City of Phoenix

Agenda
City Council Formal Meeting

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

Wednesday, March 2, 2022 **2:30 PM** **phoenix.gov**

*****REVISED March 1, 2022*****
Item Requested to be Continued: 65; Item Revised: 71

OPTIONS TO ACCESS THIS MEETING

Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov **at least 1 hour prior to the start of this meeting**. Then, click on this link at the time of the meeting and join the Webex to speak: https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e2dc5e7673538195e40840743e3880c20

- Register via telephone at 602-262-6001 **at least 1 hour prior to the start of this meeting**, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2555 989 9672# (for English) or 2559 813 1028# (for Spanish). Press # again when prompted for attendee ID.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 **al menos 1 hora antes del inicio de esta reunión** e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2559 813 1028#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2559 813 1028#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

CALL TO ORDER AND ROLL CALL

BOARDS AND COMMISSIONS

1	**Mayor and Council Appointments to Boards and Commissions**	Page 9

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

2	**Liquor License - Chennai Chetinaad Palace**	District 1 - Page 12
3	**Liquor License - Special Event - Lump Busters**	District 2 - Page 17
4	**Liquor License - Coconut's Fish Cafe**	District 2 - Page 18
5	**Liquor License - Hello Vietnam Pho & Roll**	District 3 - Page 22
6	**Liquor License - Abyssinia Restaurant & Cafe**	District 4 - Page 28
7	**Liquor License - Chicas Cabaret**	District 4 - Page 30
8	**Liquor License - Kwik Corner 305**	District 4 - Page 36
9	**Liquor License - Virginia Market**	District 4 - Page 42
10	**Liquor License - Special Event - CASA Academy**	District 5 - Page 47
11	**Liquor License - Special Event - Madison District Educational Foundation, Inc.**	District 6 - Page 48
12	**Liquor License - Special Event - Villa Montessori School**	District 6 - Page 49
13	**Liquor License - Native Grill & Wings**	District 6 - Page 50
14	**Liquor License - Special Event - Phoenix Children's Hospital Foundation**	District 7 - Page 56
15	**Liquor License - El Zaguan Bistro**	District 7 - Page 57

16	**Liquor License - Walter Studios**	District 7 - Page 62
17	**Liquor License - Kwik Corner 3001**	District 8 - Page 67
18	**Liquor License - The Garfield Phoenix**	District 8 - Page 73
PAYMENT ORDINANCE (Ordinance S-48364) (Items 19-27)		Page 79
19	**Settlement of Claim(s) Udd, et al. v. City of Phoenix**	
20	**ADK Consulting, Inc.**	
21	**West Publishing Corporation, doing business as Thomson Reuters Elite**	
22	**Ralph Steven Fisher doing business as Sentinel Concepts, LLC**	
23	**NicheVision Forensics, LLC**	
24	**Integrated Medical Evaluations, Inc.**	
25	**National Association of City Transportation Officials, Inc.**	
26	**Arizona Public Service Company doing business as APS**	
27	**Doege Development LLC**	
ADMINISTRATION		
28	**Acceptance of a Right-of-Way Assignment from Arizona State Land Department for Access Road to Lift Station 42 (Ordinance S-48365)**	District 6 - Page 83
29	**Acceptance and Dedication of Easements for Sidewalk, Public Utility, or Landscape and a Deed for Roadway Purposes (Ordinance S-48368)**	District 1 - Page 84 District 7 District 8
30	**Acceptance of an Easement for Drainage Purposes (Ordinance S-48376)**	District 8 - Page 86

31	**Dedication of Right-of-way Along the South Side of Campbell Avenue, East of 99th Avenue (Ordinance S-48383)**	District 5 - Page 87
32	**Ratification of a Recorded Easement and Conveyance of an Access Easement Across City-owned Property Located North and East of 28th and Elwood Streets (Ordinance S-48384)**	District 8 - Page 88
33	**External Audit Services for the Annual Comprehensive Financial Report (Ordinance S-48373)**	Citywide - Page 89
34	**Industrial and Medical Gases - Requirements Contract Cooperative Agreement ADHS12-020682 (Ordinance S-48374)**	Citywide - Page 91
	COMMUNITY SERVICES	
35	**TigerMountain Foundation Agreement for ARPA Phoenix Resilient Food System, Backyard Garden Program and Council District Food Action Initiatives - Amendment (Ordinance S-48388)**	Citywide - Page 92
	ECONOMIC DEVELOPMENT	
36	**Small Business Workforce Training Program (Ordinance S-48377)**	Citywide - Page 94
37	**Mayo Reimbursement Payment Ordinance Correction (Ordinance S-48385)**	District 2 - Page 97
38	**Development Agreement with Mayo Clinic Arizona for Installation of Public Infrastructure Improvements (Ordinance S-48386)**	District 2 - Page 99
	PUBLIC SAFETY	
39	**National Registry of Emergency Medical Technician (NREMT) Testing Representatives for Fire Department's**	Citywide - Page 103

	Emergency Medical Services Program (Ordinance S-48366)	
40	**Request to Apply for and Accept 2021 Staffing for Adequate Fire and Emergency Response (SAFER) Grant (Ordinance S-48387)**	Citywide - Page 105
41	**Request for Resolution to Adopt the 2021 Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (Resolution 22000)**	Citywide - Page 106
42	**Request Authorization to Apply for, Accept and Enter Into Agreements for Fiscal Year 2022-23 Governor's Office of Highway Safety Grants (Ordinance S-48389)**	Citywide - Page 117
43	**Hickey Family Foundation Grant (Ordinance S-48390)**	Citywide - Page 121
44	**Add Civilian Positions in Police Department for Staffing Relief (Ordinance S-48391)**	Citywide - Page 122
	TRANSPORTATION AND INFRASTRUCTURE	
45	**Terminal 4 South 1 (T4S1) Concourse Retail Concessions Phase I at Phoenix Sky Harbor International Airport Award Recommendation (Ordinance S-48378)**	District 8 - Page 124
46	**Terminal 4 South 1 (T4S1) Common-Use Airport Lounge Award Recommendation (Ordinance S-48379)**	District 8 - Page 126
47	**Terminal 4 South 1 (T4S1) Concourse Food and Beverage Concessions Phase I Package 1 at Phoenix Sky Harbor International Airport Award Recommendation (Ordinance S-48380)**	District 8 - Page 128
48	**Terminal 4 South 1 (T4S1) Concourse Food and Beverage Concessions Phase I Package 2 at Phoenix Sky Harbor International Airport Award Recommendation (Ordinance S-48381)**	District 8 - Page 130
49	**Bus and Transit Furniture Advertising Revenue**	Citywide - Page 132

	Contract Award (Ordinance S-48369)	
50	**Paratransit Services (Phoenix Dial-a-Ride) Contract Award (Ordinance S-48370)**	Citywide - Page 134
51	**Downtown Shared Electric Scooter Pilot Program Extension and Electric Bicycle Legalization (Ordinance G-6967)**	District 4 - Page 137 District 7 District 8 Citywide
52	**Baseline Road Fiber Optic Cable and Equipment Loop 202 to I-10 - Design-Bid-Build Services - ST89360036 (Ordinance S-48367)**	District 6 - Page 141 District 7 District 8 Out of City
53	**Street Transportation Department Environmental, Natural-Cultural Resources, National Environmental Policy Act On-Call Consulting Services for Calendar Years 2021-2022 - Amendment (Ordinance S-48382)**	Citywide - Page 144
54	**Padlocks for Water Customer Services (Ordinance S-48372)**	Citywide - Page 146
55	**Track Out Services Agreement - Request for Award (Ordinance S-48375)**	Citywide - Page 148
	PLANNING AND ZONING MATTERS	
56	**Final Plat - Talinn Phase 4 - PLAT 210103 - North of Deer Valley Drive and East of 56th Street**	District 2 - Page 150
57	**Final Plat - Blueprint Midtown - PLAT 210090 - Northwest Corner of Catalina Drive and 2nd Street**	District 4 - Page 151
58	**Final Plat - West 202 Logistics - PLAT 210056 - Northeast Corner of South Mountain Freeway and Van Buren Street**	District 7 - Page 152
59	**Final Plat - Desert Sky Multi-Family and Senior Living - PLAT 210062 - Northeast Corner of 79th Avenue and Encanto Boulevard**	District 7 - Page 153

60	**Final Plat - Jackson Street Properties Amended - PLAT 210042 - Southwest Corner of Jackson Street and 18th Street**	District 8 - Page 154
61	**Abandonment of Easement - ABND 210030 - 3010 North 2nd Street (Resolution 21998)**	District 4 - Page 155
62	**Abandonment of Alleyway Easement - ABND 210015 - Calle Redonda between 54th Way and 54th Court (Resolution 21999)**	District 6 - Page 156
63	**Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-3-21-1 - Southwest Corner of Central Avenue and Alameda Road (Ordinance G-6968)**	District 1 - Page 157
64	**Amend City Code - Ordinance Adoption - Rezoning Application Z-74-21-2 - Northwest Corner of the 29th Avenue and Bronco Butte Trail Alignments (Ordinance G-6965)**	District 2 - Page 165
*65	**Amend City Code - Ordinance Adoption - Rezoning Application Z-20-21-4 - Approximately 1,300 Feet North of the Northeast Corner of Central Avenue and Indian School Road (Ordinance G-6964) ***REQUEST TO CONTINUE***	District 4 - Page 174
66	**Amend City Code - Ordinance Adoption - Rezoning Application Z-70-21-5 - Approximately 500 Feet South of the Southeast Corner of 75th Avenue and Camelback Road (Ordinance G-6966)**	District 5 - Page 183
67	**Public Hearing and Resolution Adoption - General Plan Amendment GPA-PV-3-21-2 - Southwest Corner of 71st Street and Marilyn Road (Resolution 21997)**	District 2 - Page 192
68	**Public Hearing and Ordinance Adoption - Rezoning Application Z-56-21-2 (Davis Kierland PUD) - Southwest Corner of 71st Street and Marilyn Road (Ordinance G-6970)**	District 2 - Page 211

69	**Public Hearing - Amend Airport Height Map - Ordinance Adoption - Text Amendment Application Z-TA-2-21-7 - (Ordinance G-6969)**	District 7 - Page 247
70	**Public Hearing - Amend City Code - Ordinance Adoption - Interior Suites with Accessory Cooking Facilities Expansion - Text Amendment Application Z-TA-4-21 (Ordinance G-6971)**	Citywide - Page 281
*71	**Public Hearing and Resolution Adoption - General Plan Amendment GPA-SM-CC-1-21-7-8 (South Central TOD Community Plan) - Area Generally Bounded by Union Pacific Railroad Tracks (South of Jefferson Street) on the North, 7th Street on the East, South Mountain Avenue on the South, and 7th Avenue on the West (Resolution 22002) ***REVISED*** **	District 7 - Page 315 District 8
72	**Public Hearing and Resolution Adoption - General Plan Amendment GPA-SM-3-21-8 - Southwest Corner of 19th Avenue and South Mountain Avenue (Resolution 22001)**	District 8 - Page 467
73	**Public Hearing and Ordinance Adoption - Rezoning Application Z-58-21-8 - Southwest Corner of 19th Avenue and South Mountain Avenue (Ordinance G-6972)**	District 8 - Page 565

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 1

Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A

City of Phoenix

To: City Council **Date:** March 2, 2022

From: Mayor Kate Gallego

Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Fast Track Cities Ad Hoc Committee

I recommend the following for appointment:

Jason Vail Cruz
Jason Vail Cruz is the Manager of HIV Continuum of Care at Valleywise Health.

Duvia Lozano
Duvia Lozano is the Director of the LUCES HIV/AIDS Program at Chicanos Por La Causa.

Mayor's Commission on Disability Issues

I recommend the following for appointment:

Benée Hilton-Spiegel
Ms. Hilton-Spiegel is the Board Chair at Cortney's Place and a resident of District 6. She fills a vacancy for a term to expire March 2, 2025.

Paradise Valley Village Planning Committee

Councilwoman Debra Stark recommends the following for appointment:

Regina Schmidt
Ms. Schmidt is a Landscape Designer at Waibel & Associates Landscape Architecture, LLC and a resident of District 3. She replaces Katie Belous for a term to expire November 19, 2023.

Councilwoman Debra Stark recommends the following for reappointment:

Larisa Balderrama
Ms. Balderrama is serving her second term to expire November 19, 2023.

Toby Gerst
Ms. Gerst is serving her fifth term to expire November 19, 2022.

Rob Gubser
Mr. Gubser is serving his fourth term to expire November 19, 2023.

Jennifer Hall
Ms. Hall is serving her fifth term to expire November 19, 2022.

Alex Popovic
Mr. Popovic is serving his second term to expire November 19, 2023.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 2

Liquor License - Chennai Chetinaad Palace

Request for a liquor license. Arizona State License Application 180061.

Summary

Applicant
Zubair Zulfiqur, Agent

License Type
Series 12 - Restaurant

Location
2814 W. Bell Road, Ste. 1454 and 1455
Zoning Classification: C-2
Council District: 1

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 13, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"For your information: here in Arizona I, Zubair Zulfiqur have working and managing experience convenience store including alcohol products for long time. I have successfully conducted my duty sales and customer service without any violation. . I myself consider I ' m a competent person. I bear moral ethic and human dignity, knowingly I have never done and will not violate any law. recently I have attended Arizona liquor training class for law and management and obtain certificate and deposited to AZ department of liquor. I ' m a confident, reliable and capable person to conduct a business with all respect."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"As you know it is very suitability and privileges for restaurant patron if they can be serve their choice beverage including alcohol with their food. and certain food make test better with alcoholic ' s beverage. the area of my restaurant is a very neat and nice community. lot of decent societies lice around the restaurant. the neighborhood people been choosing this restaurant as their dream place to have good food and choice able beverages. this are people will be happy to have this restaurant continued in business and serve them good food and beverages."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Chennai Chetinaad Palace
Liquor License Map - Chennai Chetinaad Palace

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: CHENNAI CHETINAAD PALACE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Beer and Wine Bar	7	1	0
Liquor Store	9	3	1
Beer and Wine Store	10	4	1
Restaurant	12	11	6

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	81.55	88.21
Violent Crimes	9.21	11.67	11.46

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

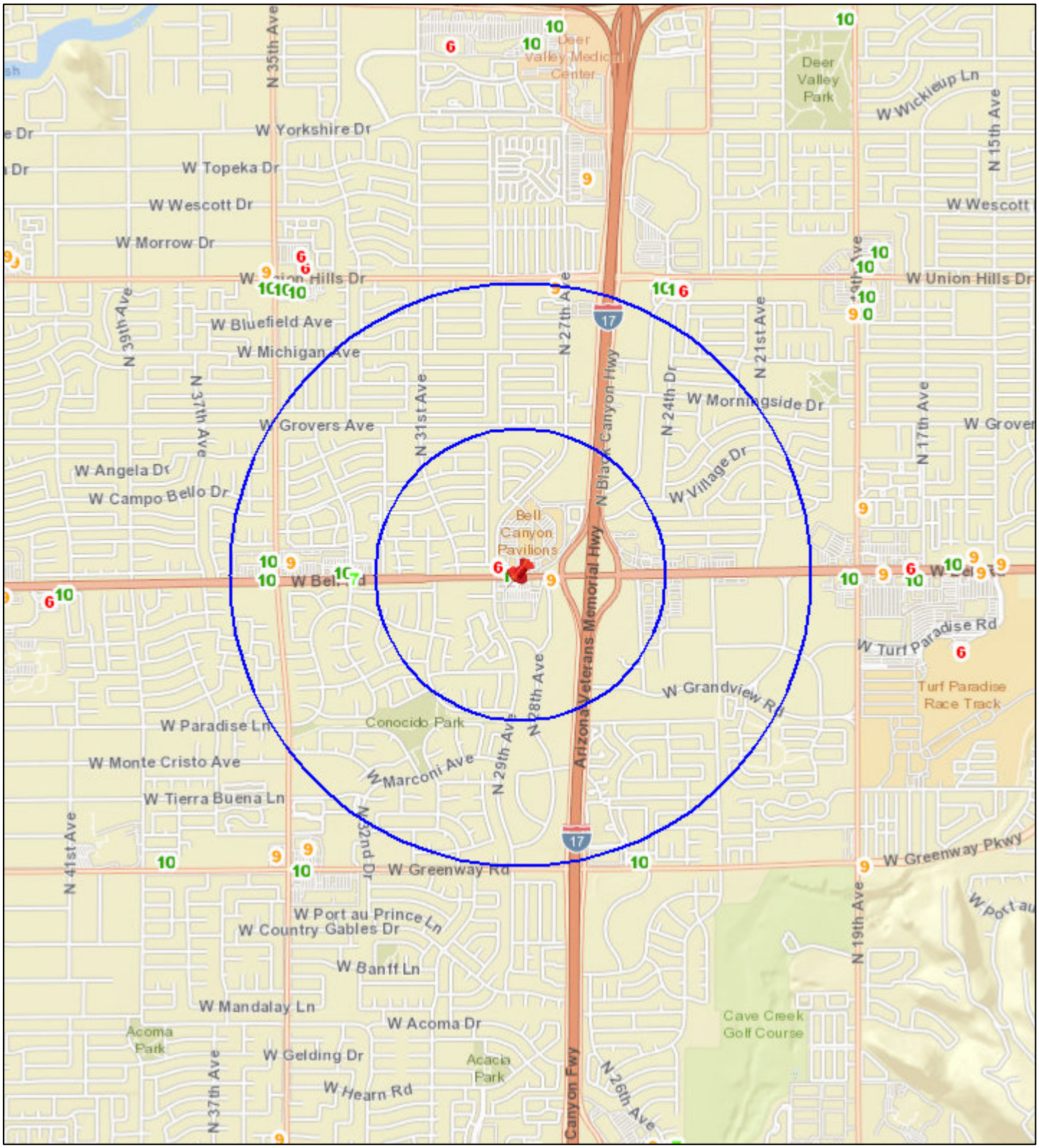
Description	Average	1/2 Mile Average
Parcels w/Violations	57	51
Total Violations	97	77

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036081	2434	69 %	11 %	7 %
1042071	1972	85 %	6 %	5 %
1042072	1463	95 %	11 %	5 %
6185001	2076	86 %	7 %	5 %
6185003	860	4 %	17 %	17 %
6186003	1177	89 %	11 %	24 %
Average		61 %	13 %	19 %

Liquor License Map: CHENNAI CHETINAAD PALACE

2814 W BELL RD



N

Date: 1/14/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 3

Liquor License - Special Event - Lump Busters

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Terri Gall

Location
2601 E. Rose Garden Lane
Council District: 2

Function
Dinner

Date(s) - Time(s) / Expected Attendance
April 9, 2022 - 6 p.m. to 10:30 p.m. / 150 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 4

Liquor License - Coconut's Fish Cafe

Request for a liquor license. Arizona State License Application 169777.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
7000 E. Mayo Blvd., Ste. 1108
Zoning Classification: PUD PCD
Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in April 2022.

The 60-day limit for processing this application is March 13, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Coconut's Fish Cafe (Series 12)
16640 N. Scottsdale Road, Ste.103, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Moving to its new location, Coconut's Fish Cafe is a popular family friendly neighborhood restaurant offering fresh fish and seafood dishes, burgers, pastas, soups and salads in a unique island/beach theme setting. Applicant would like to offer alcohol to its guests 21 an over as an incident to their favorite dishes served."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Coconut's Fish Cafe
Liquor License Map - Coconut's Fish Cafe

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: COCONUT'S FISH CAFE

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	6	4
Liquor Store	9	1	1
Hotel	11	1	1
Restaurant	12	20	17

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	14.59	24.52
Violent Crimes	9.21	1.22	1.48

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

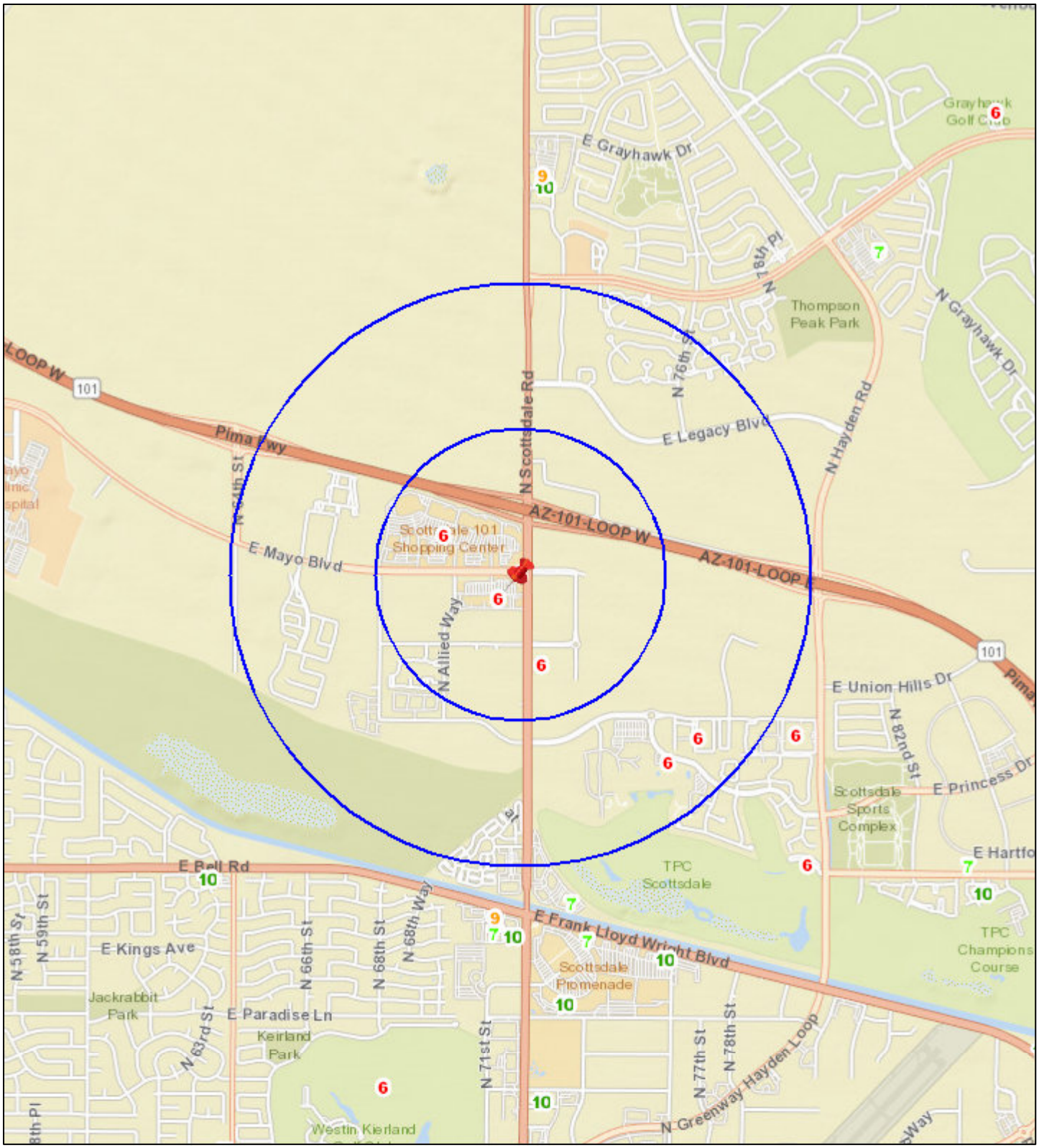
Description	Average	1/2 Mile Average
Parcels w/Violations	57	0
Total Violations	97	

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
2168442	1681	50 %	43 %	4 %
2168452	694	23 %	38 %	8 %
6152001	1993	8 %	29 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: COCONUT'S FISH CAFE

7000 E MAYO BLVD



N

Date: 1/14/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 5

Liquor License - Hello Vietnam Pho & Roll

Request for a liquor license. Arizona State License Application 179619.

Summary

Applicant
Hello Vietnam Pho & Roll

License Type
Series 12 - Restaurant

Location
12847 N. Tatum Blvd., Ste. E01
Zoning Classification: C-2 PCD
Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 8, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Hello Vietnam Pho & Roll (Series 12)
25245 N. Lake Pleasant Pkwy., #1100, Peoria
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Hello Vietnam Pho & Roll (Series 12)
8752 E. Shea Blvd., #C-11, Scottsdale
Call for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have taken both employee + management training for liquor law training I have managed Sushi Ko, Inc with a liquor license I am also 1/2 owner of Hello Vietnam Pho & Roll at 8752 E. Shea Blvd. Scottsdale AZ 85260."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We provide a safe & clean place where customers can enjoy a drink with quality food. Our liquor sales are low compared to the amount of food sold. Our hours are 10AM - 8PM so food & liquor sales are cut off relatively early."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Hello Vietnam Pho & Roll
Liquor License Map - Hello Vietnam Pho & Roll

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: HELLO VIETNAM PHO & ROLL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Liquor Store	9	5	3
Beer and Wine Store	10	5	1
Hotel	11	1	0
Restaurant	12	20	16

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	79.37	169.63
Violent Crimes	9.21	5.83	8.70

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

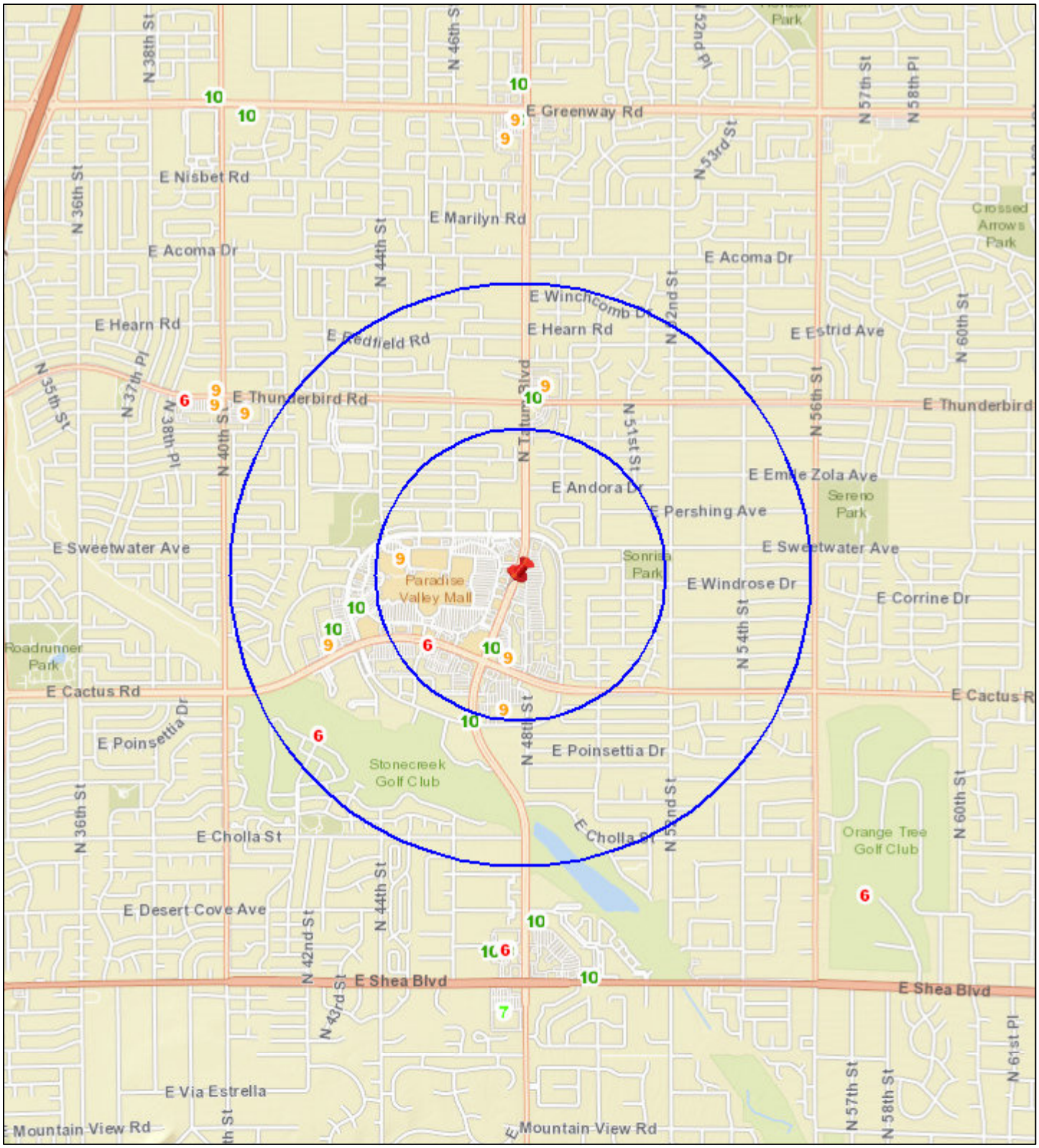
Description	Average	1/2 Mile Average
Parcels w/Violations	57	35
Total Violations	97	47

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1834	100 %	6 %	0 %
1032052	1192	82 %	0 %	16 %
1032082	1548	38 %	36 %	18 %
1032091	804	74 %	0 %	24 %
1032101	872	20 %	20 %	12 %
1032102	1681	32 %	14 %	19 %
1032105	468	0 %	19 %	22 %
1032106	886	23 %	22 %	7 %
Average		61 %	13 %	19 %

Liquor License Map: HELLO VIETNAM PHO & ROLL

12847 N TATUM BLVD



N

Date: 1/11/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 6

Liquor License - Abyssinia Restaurant & Cafe

Request for a liquor license. Arizona State License Application 1207A919.

Summary

Applicant
Azeb Getahun, Agent

License Type
Series 12 - Restaurant

Location
842 E. Indian School Road
Zoning Classification: C-2
Council District: 4

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales. This location requires a Use Permit to allow outdoor dining.

The 60-day limit for processing this application is March 19, 2022.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I am over 21 years old and I have the ability to uphold the State and Federal laws.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 7

Liquor License - Chicas Cabaret

Request for a liquor license. Arizona State License Application 07070720.

Summary

Applicant
Christian Nava Cruz, Agent

License Type
Series 7 - Beer and Wine Bar

Location
2802 N. 35th Ave.
Zoning Classification: A-1
Council District: 4

This request is for an ownership and location transfer of a liquor license for a topless bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 19, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

T &A Cabaret (Series 6)
3420 S. Central Ave., Phoenix
Calls for police service: 38
Liquor license violations: None

Showtime Cabaret (Series 6)
3614 W. McDowell Road, Phoenix
Calls for police service: 9
Liquor license violations: None

Public Opinion
Six letters protesting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from local residents and property owners. They feel that the issuance of the liquor license is not in the best interest of the community due to late night service of alcohol, potential unsafe driving through the neighborhood, and loud activity in the parking lot of the establishment.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have 22 year of experience in this business I started from the bottom cleaning toilets to handing out flyer's Business to Business I also worked security/Bartender/DJ to manager to Gm I also had a management marketing company taking companies from closig to being some of the to businesses in the country."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"I took this business from being the worst club in the city this place had lot's of Liquor violation act of violence also police Ice raids I changed it to a safe & fun bar for the community I have a great relationship with the neighborhood association La Familia & Im the president of maryvalle business alliance so public interest is top priority we also provide job's for 150 to 200 people that provide for there families."

Staff Recommendation
Staff gave careful consideration to the protest letters received, however after reviewing the application in its entirety staff is recommending approval of this application.

Attachments
Liquor License Data - Chicas Cabaret
Liquor License Map - Chicas Cabaret

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: CHICAS CABARET

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	6	2
Bar	6	5	1
Beer and Wine Bar	7	3	3
Liquor Store	9	3	0
Beer and Wine Store	10	11	4
Restaurant	12	11	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	127.33	110.72
Violent Crimes	9.21	29.61	24.52

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

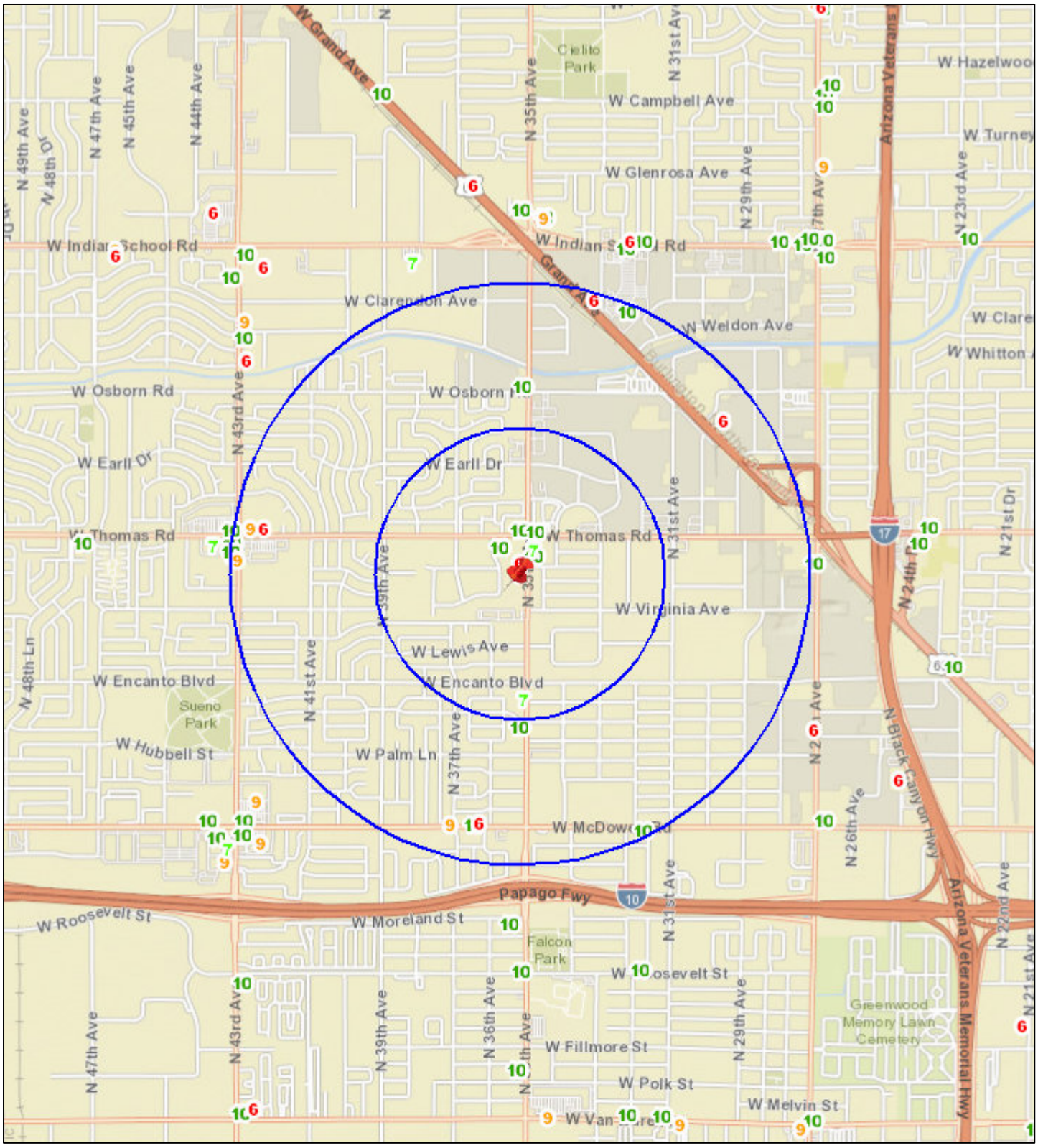
Description	Average	1/2 Mile Average
Parcels w/Violations	57	85
Total Violations	97	140

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1101002	1880	31 %	18 %	37 %
1101003	2592	65 %	0 %	27 %
1101004	1252	80 %	7 %	41 %
1121001	989	53 %	5 %	35 %
1121002	1598	60 %	3 %	32 %
1122011	2386	70 %	3 %	37 %
1122012	2059	55 %	21 %	17 %
1122023	1804	32 %	11 %	32 %
1169001	2535	66 %	12 %	50 %
Average		61 %	13 %	19 %

Liquor License Map: CHICAS CABARET

2802 N 35TH AVE



N

Date: 1/20/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 8

Liquor License - Kwik Corner 305

Request for a liquor license. Arizona State License Application 176080.

Summary

Applicant
Subhash Thathi, Agent

License Type
Series 10 - Beer and Wine Store

Location
305 E. Thomas Road
Zoning Classification: C-1
Council District: 4

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Sinclair 1101 (Series 10)
1101 N. 7th St., Phoenix
Calls for police service: 66
Liquor license violations: None

Kwik Corner #5059 (Series 10)
5059 W. Olive Ave., Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Mobil Kwik Corner 1957 (Series 10)
1957 N. Country Club Drive, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am fully trained and have 8 of these stores which I run day to day."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This business been here for more than 30 years and we have lot of regular customer who comes in to buy all the convenience items including bear and wine."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Kwik Corner 305

Liquor License Map - Kwik Corner 305

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: KWIK CORNER 305

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	9	3
Beer and Wine Bar	7	4	1
Liquor Store	9	5	0
Beer and Wine Store	10	8	6
Hotel	11	2	1
Restaurant	12	34	14
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	131.23	94.26
Violent Crimes	9.21	21.81	17.09

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

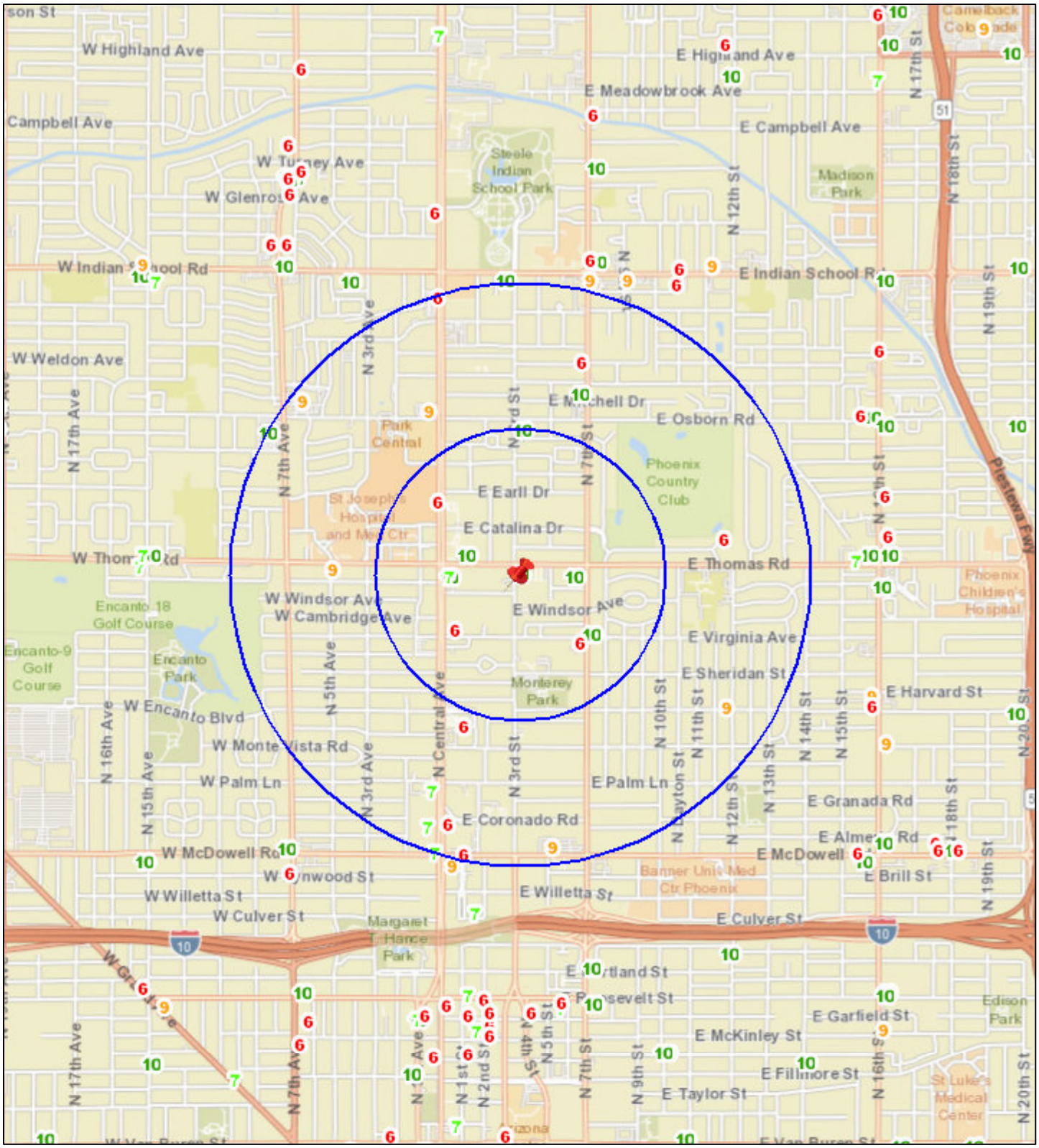
Description	Average	1/2 Mile Average
Parcels w/Violations	57	50
Total Violations	97	88

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105013	824	16 %	17 %	40 %
1105022	1216	28 %	19 %	23 %
1106004	1456	47 %	27 %	3 %
1117004	1227	75 %	20 %	21 %
1118001	742	44 %	28 %	5 %
1118003	996	65 %	15 %	4 %
1118004	671	62 %	6 %	6 %
Average		61 %	13 %	19 %

Liquor License Map: KWIK CORNER 305

305 E THOMAS RD



N

Date: 1/10/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 9

Liquor License - Virginia Market

Request for a liquor license. Arizona State License Application 179924.

Summary

Applicant
Hussam Yousef, Agent

License Type
Series 9 - Liquor Store

Location
702 E. Virginia Ave.
Zoning Classification: C-2
Council District: 4

This request is for a new liquor license for a liquor store. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 12, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Virginia Market (Series 10)
702 E. Virginia Ave., Phoenix
Calls for police service: 10
Liquor license violations: None

Mesa Liquor (Series 9)
1930 E. Broadway Road, #2, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I developed good experience from managing two stores one of them is liquor store since March 2017. In addition to the work experience I armed with a master in Financial management."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Enforcing Liquor regulations and licensing law keep the community safe and reduce alcohole problems."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Virginia Market
Liquor License Map - Virginia Market

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: VIRGINIA MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	9	2
Beer and Wine Bar	7	5	0
Liquor Store	9	6	0
Beer and Wine Store	10	8	3
Hotel	11	1	0
Restaurant	12	33	9
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	116.45	76.32
Violent Crimes	9.21	24.62	14.96

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

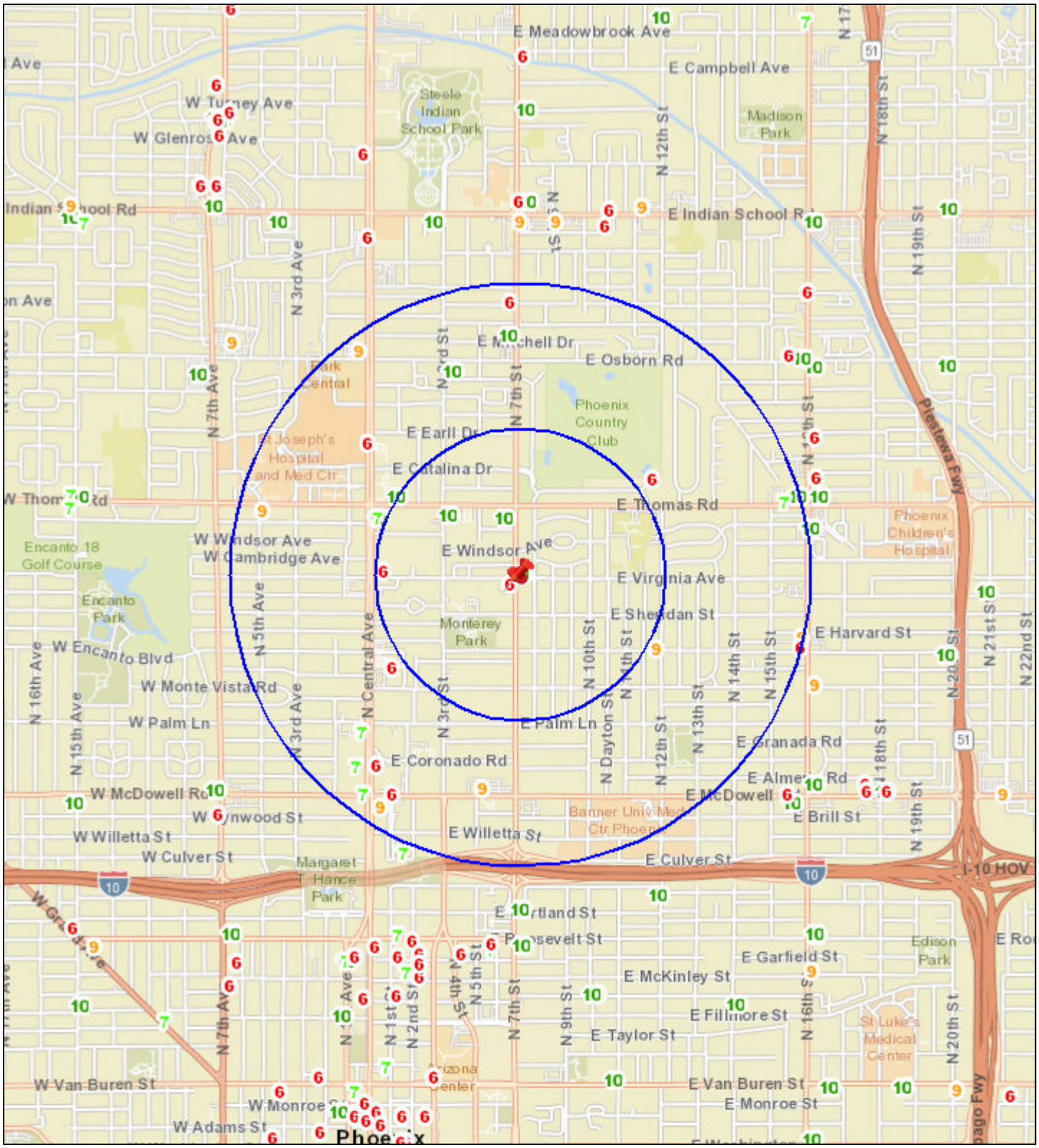
Description	Average	1/2 Mile Average
Parcels w/Violations	57	58
Total Violations	98	98

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105022	1216	28 %	19 %	23 %
1106004	1456	47 %	27 %	3 %
1117001	1792	45 %	32 %	41 %
1117003	1057	64 %	2 %	10 %
1117004	1227	75 %	20 %	21 %
1118001	742	44 %	28 %	5 %
1118004	671	62 %	6 %	6 %
Average		61 %	13 %	19 %

Liquor License Map: VIRGINIA MARKET

702 E VIRGINIA AVE



N

Date: 1/13/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 10

Liquor License - Special Event - CASA Academy

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Tacey Cundy

Location
8047 N. 35th Ave.
Council District: 5

Function
Community Event

Date(s) - Time(s) / Expected Attendance
April 8, 2022 - 7 p.m. to 10 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 11

Liquor License - Special Event - Madison District Educational Foundation, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Ari Levin

Location
5601 N. 16th St.
Council District: 6

Function
Broadway Show

Date(s) - Time(s) / Expected Attendance
March 31, 2022 - 6 p.m. to 9:15 p.m. / 900 attendees
April 1, 2022 - 6 p.m. to 9:15 p.m. / 900 attendees
April 2, 2022 - Noon to 9:15 p.m. / 1,800 attendees
April 3, 2022 - 6 p.m. to 9:15 p.m. / 900 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 12

Liquor License - Special Event - Villa Montessori School

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Athena Moskoyes

Location
2802 E. Meadowbrook Ave.
Council District: 6

Function
Dinner

Date(s) - Time(s) / Expected Attendance
April 23, 2022 - 5 p.m. to 10 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 13

Liquor License - Native Grill & Wings

Request for a liquor license. Arizona State License Application 177435.

Summary

Applicant
Jared Repinski, Agent

License Type
Series 12 - Restaurant

Location
5030 E. Ray Road, Ste. 5
Zoning Classification: C-2 PCD
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 4, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Native Grill & Wings (Series 12)
1339 E. Chandler Blvd., #101, Phoenix
Calls for police service: 6
Liquor license violations: None

Native Grill & Wings (Series 12)
8225 N. Courtney Page Way, Marana
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Native Grill & Wings (Series 12)
3100 E. Speedway Blvd., Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been representing liquor licensed establishments in Arizona for over 15 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Native Grill & Wings
Liquor License Map - Native Grill & Wings

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: NATIVE GRILL & WINGS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	4	1
Beer and Wine Bar	7	8	4
Liquor Store	9	11	3
Beer and Wine Store	10	8	4
Hotel	11	2	1
Restaurant	12	40	21

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	56.50	131.74
Violent Crimes	9.21	5.78	11.35

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

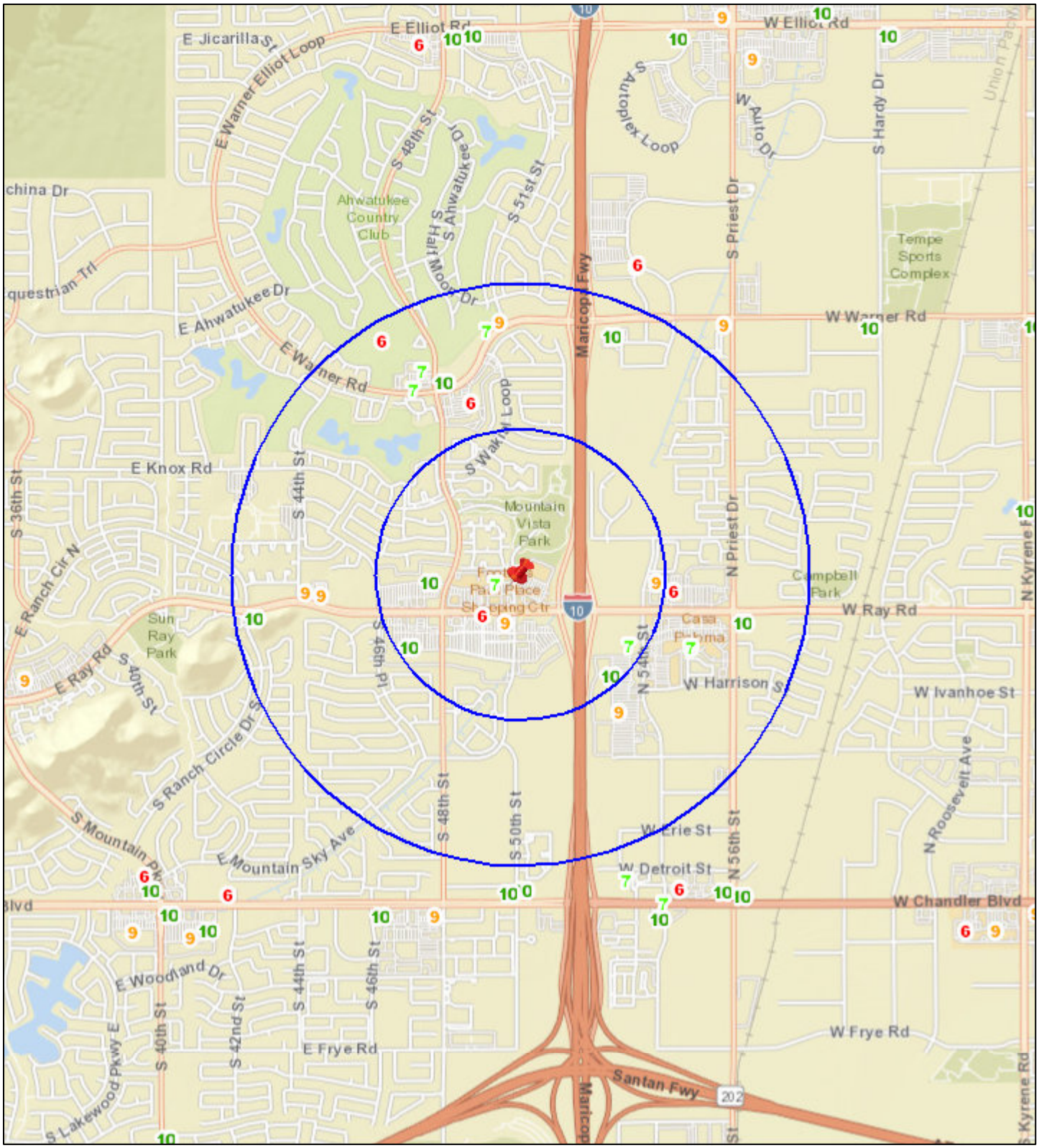
Description	Average	1/2 Mile Average
Parcels w/Violations	57	2
Total Violations	97	4

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167171	1769	0 %	25 %	11 %
1167172	1663	40 %	18 %	17 %
1167181	2685	40 %	10 %	9 %
1167192	1023	3 %	7 %	22 %
1167193	1688	72 %	17 %	14 %
8100001	1870	83 %	10 %	0 %
8104002	314	3 %	25 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: NATIVE GRILL & WINGS

5030 E RAY RD



N

Date: 1/10/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 14

Liquor License - Special Event - Phoenix Children's Hospital Foundation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Desiree Garcia

Location
380 N. 1st Ave.
Council District: 7

Function
Fashion Show

Date(s) - Time(s) / Expected Attendance
April 22, 2022 - 6 p.m. to 8 p.m. / 200 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 15

Liquor License - El Zaguan Bistro

Request for a liquor license. Arizona State License Application 179529.

Summary

Applicant
Jesus Rodriguez Figueroa, Agent

License Type
Series 12 - Restaurant

Location
16 W. Adams St.
Zoning Classification: DTC - Business Core
Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 7, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"As a business owner I feel privileged to provide a great service and experience to our guests, as a person with strong values making sure I set an example of responsibility and accountability."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"By providing a great family and friendly atmosphere for our visitors to have an excellent and safe experience for all."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - El Zaguan Bistro
Liquor License Map - El Zaguan Bistro

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: EL ZAGUAN BISTRO

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	1
Wholesaler	4	1	0
Government	5	8	5
Bar	6	44	29
Beer and Wine Bar	7	13	6
Liquor Store	9	2	2
Beer and Wine Store	10	13	2
Hotel	11	8	6
Restaurant	12	90	45
Club	14	3	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	150.34	197.13
Violent Crimes	9.21	47.50	56.26

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

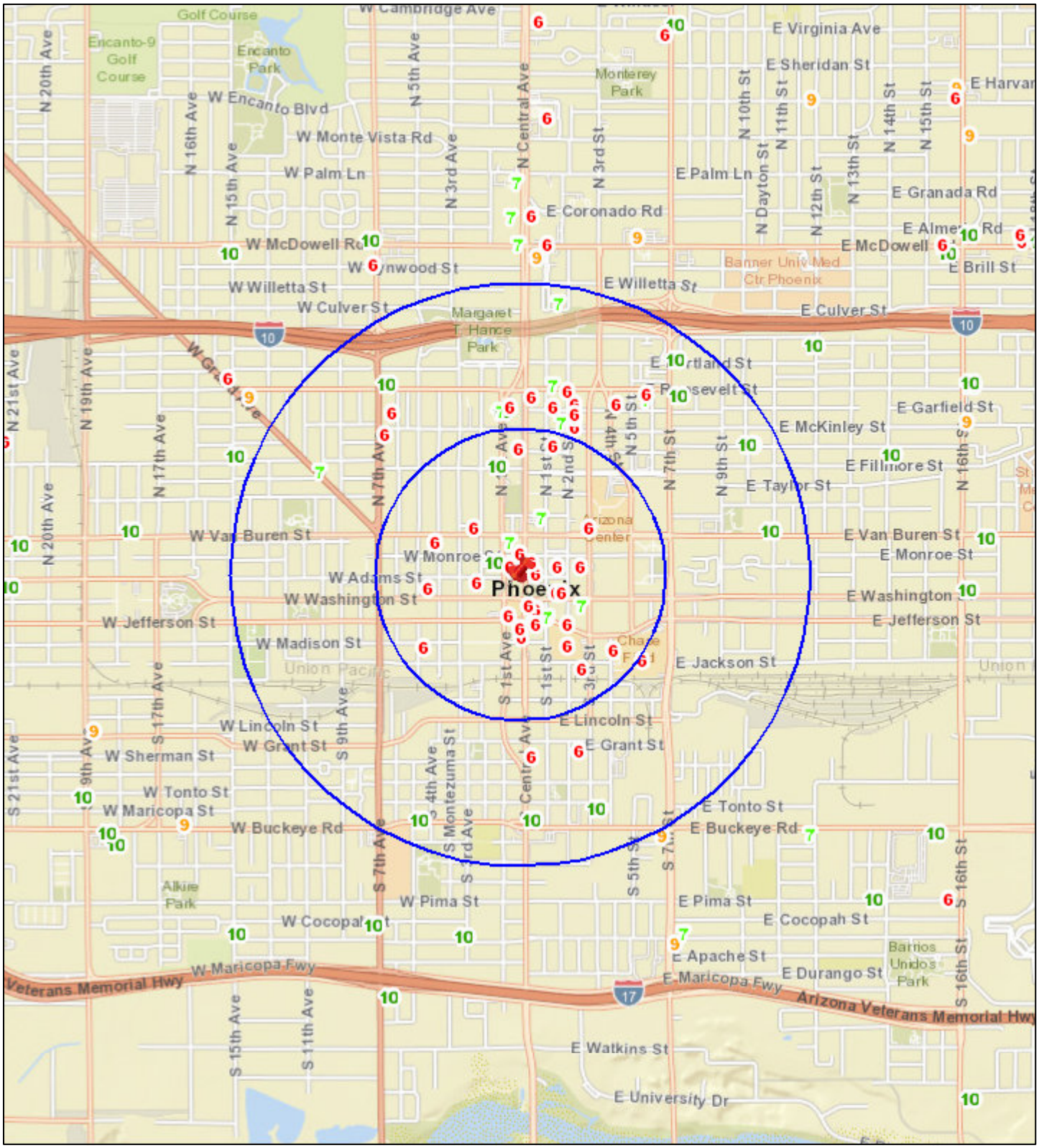
Description	Average	1/2 Mile Average
Parcels w/Violations	56	39
Total Violations	96	87

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
1143011	1389	22 %	15 %	57 %
Average		61 %	13 %	19 %

Liquor License Map: EL ZAGUAN BISTRO

16 W ADAMS ST



N

Date: 1/12/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 16

Liquor License - Walter Studios

Request for a liquor license. Arizona State License Application 177527.

Summary

Applicant
Camila Alarcon, Agent

License Type
Series 12 - Restaurant

Location
747 W. Roosevelt St.
Zoning Classification: DTC - Commercial - 1
Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in March 2022.

The 60-day limit for processing this application is March 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The Applicant's member has significant experience as an entertainment and production company and currently holds a Series 3 microbrewery, Series 7 bar and a Series 6 bar license in Phoenix. The Applicant is committed to upholding the highest standards with all Arizona liquor laws and regulations and will ensure proper training of managers and staff on the same."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Applicant intends to open a restaurant, event space, and art gallery in downtown Phoenix. It complements the other establishments currently operating in the Roosevelt neighborhood of downtown Phoenix, and provides an additional dining option to the surrounding community."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Walter Studios
Liquor License Map - Walter Studios

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: WALTER STUDIOS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	2
Government	5	5	1
Bar	6	41	4
Beer and Wine Bar	7	15	2
Liquor Store	9	4	1
Beer and Wine Store	10	8	3
Hotel	11	8	0
Restaurant	12	89	17
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	163.48	127.70
Violent Crimes	9.21	50.98	26.75

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

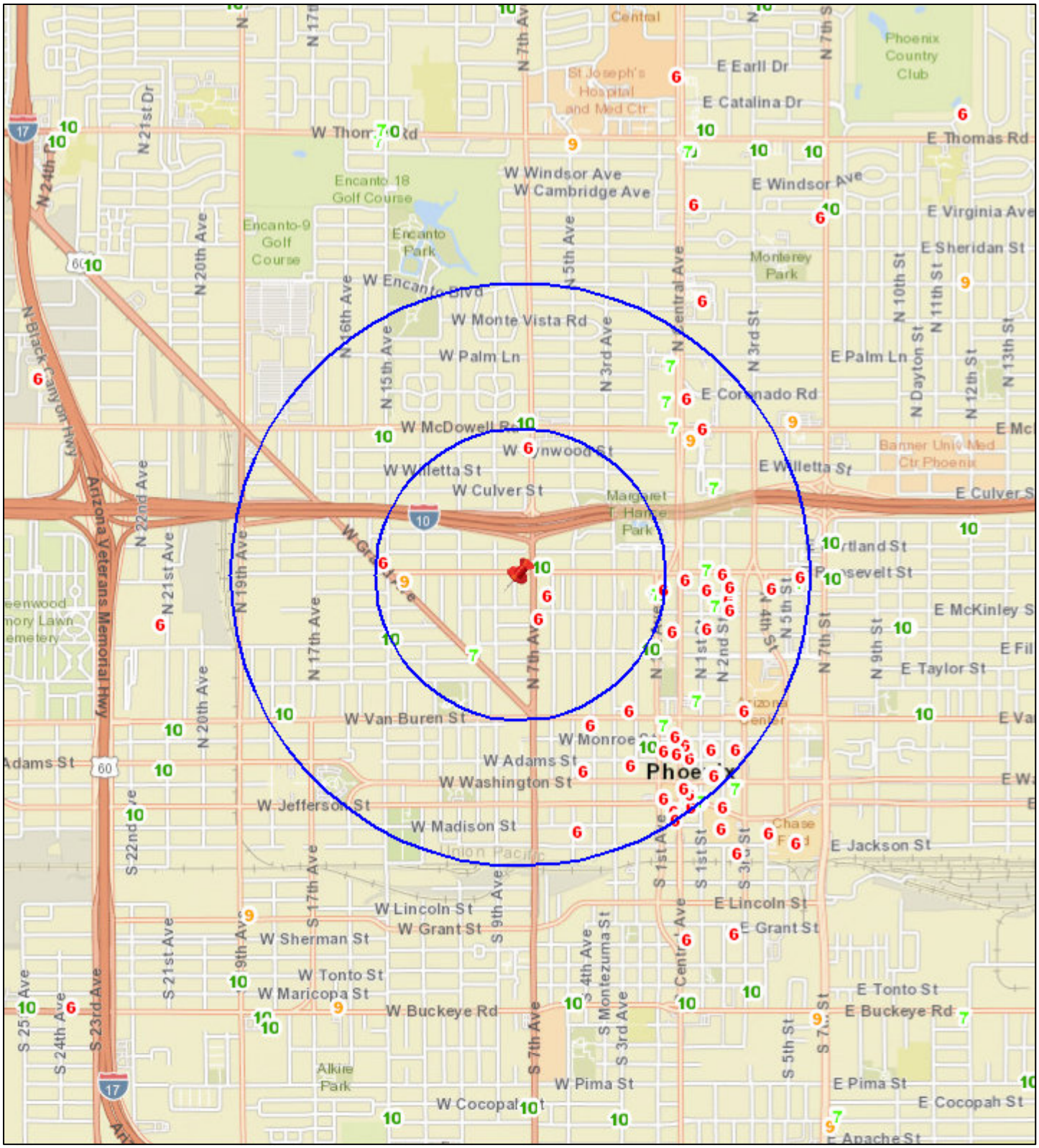
Description	Average	1/2 Mile Average
Parcels w/Violations	57	215
Total Violations	98	426

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1119002	899	68 %	5 %	9 %
1129001	1670	70 %	4 %	19 %
1129002	815	37 %	22 %	24 %
1129003	1372	4 %	18 %	40 %
1129004	1325	47 %	24 %	52 %
1130001	1218	23 %	16 %	11 %
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1143011	1389	22 %	15 %	57 %
Average		61 %	13 %	19 %

Liquor License Map: WALTER STUDIOS

747 W ROOSEVELT ST



N

Date: 1/6/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 17

Liquor License - Kwik Corner 3001

Request for a liquor license. Arizona State License Application 175152.

Summary

Applicant
Subhash Thathi, Agent

License Type
Series 10 - Beer and Wine Store

Location
3001 E. Washington St.
Zoning Classification: A-1
Council District: 8

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is March 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Sinclair 1101 (Series 10)
1101 N. 7th St., Phoenix
Calls for police service: 66
Liquor license violations: None

Kwik Corner #5059 (Series 10)
5059 W. Olive Ave., Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Mobil Kwik Corner 1957 (Series 10)
1957 N. Country Club Drive, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am fully trained and have 8 of these stores which I run day to day."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This business been here for more than 30 years and we have lot of regular customer who comes in to buy all the convenience items including bear and wine."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Kwik Corner 3001

Liquor License Map - Kwik Corner 3001

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: KWIK CORNER 3001

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	2	2
Beer and Wine Bar	7	1	0
Conveyance	8	7	0
Liquor Store	9	2	0
Beer and Wine Store	10	10	4
Restaurant	12	9	1
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	89.80	86.09
Violent Crimes	9.21	33.20	30.78

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

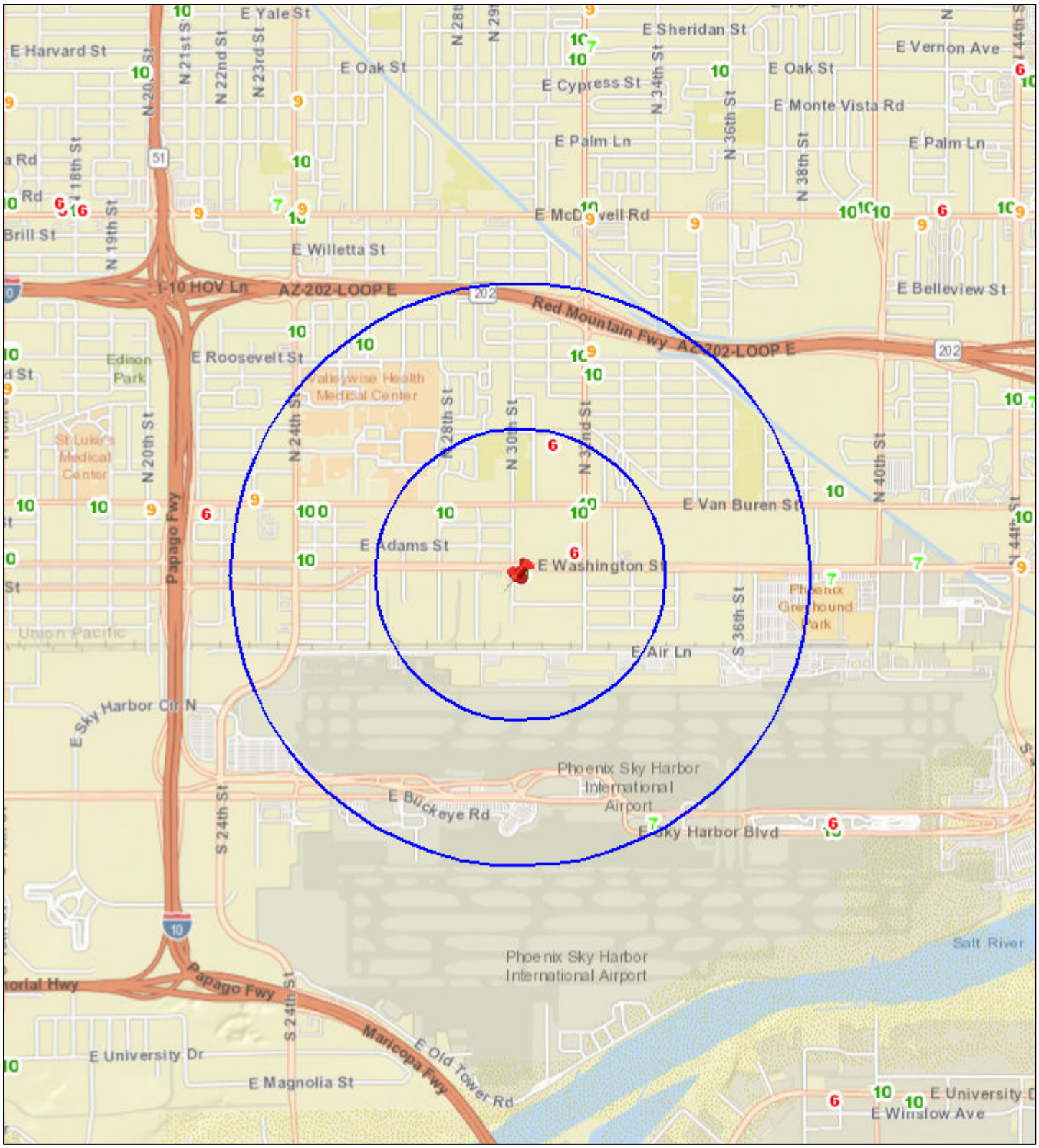
Description	Average	1/2 Mile Average
Parcels w/Violations	57	97
Total Violations	97	156

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1134001	589	0 %	0 %	100 %
1135021	2383	35 %	21 %	39 %
1136021	1061	49 %	11 %	53 %
1138011	1007	13 %	30 %	31 %
1138012	834	21 %	19 %	47 %
1138021	0	0 %	0 %	0 %
Average		61 %	13 %	19 %

Liquor License Map: KWIK CORNER 3001

3001 E WASHINGTON ST



N

Date: 1/10/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 18

Liquor License - The Garfield Phoenix

Request for a liquor license. Arizona State License Application 159738.

Summary

Applicant
Amy Nations, Agent

License Type
Series 12 - Restaurant

Location
924 E. Roosevelt St.
Zoning Classification: C-1 ACOD
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 5, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"As a mom of three, and self-made entrepreneur, I've learned 1st hand the importance of due diligence, research, and accountability. Having the ability to make decisions and asess certain situations from a liability standpoint is crucial. Since completing my Title 4 liquor training, I have gained a great deal of knowledge and understanding of the AZ liquor laws as well as new insight to the immense responsibility that comes along with offering alcohol, and it's impact on people's lives. This is something I take very seriously, and am comitted to the safety of my staff, customers, and the public whom may be impacted. My focus is to ensure that our establishment is in compliance with city and state laws at all times, and to continue to build relationships with the local community as well as our neighborhood law enforcement. By doing this, I feel we can facilitate a responsible, positive dining and drinking environment."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Since occupying our current location, we've received a lot of positive feedback from the neighborhood. People are happy that we have taken this vacant historic diner and have resurrected it into an attractive property that provides great food and drink. We are community and food focused and strive to offer a safe and welcoming gathering place that will foster responsible alcohol consumption. We plan to work with local purveyors and create an establishment that contributes to the enhancement & revitalization of the downtown Arts district."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - The Garfield Phoenix
Liquor License Map - The Garfield Phoenix

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: THE GARFIELD PHOENIX

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	2	2
Wholesaler	4	1	0
Government	5	8	0
Bar	6	26	2
Beer and Wine Bar	7	11	1
Liquor Store	9	3	0
Beer and Wine Store	10	14	5
Hotel	11	5	0
Restaurant	12	78	15

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	48.77	169.18	112.73
Violent Crimes	9.21	38.88	26.85

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

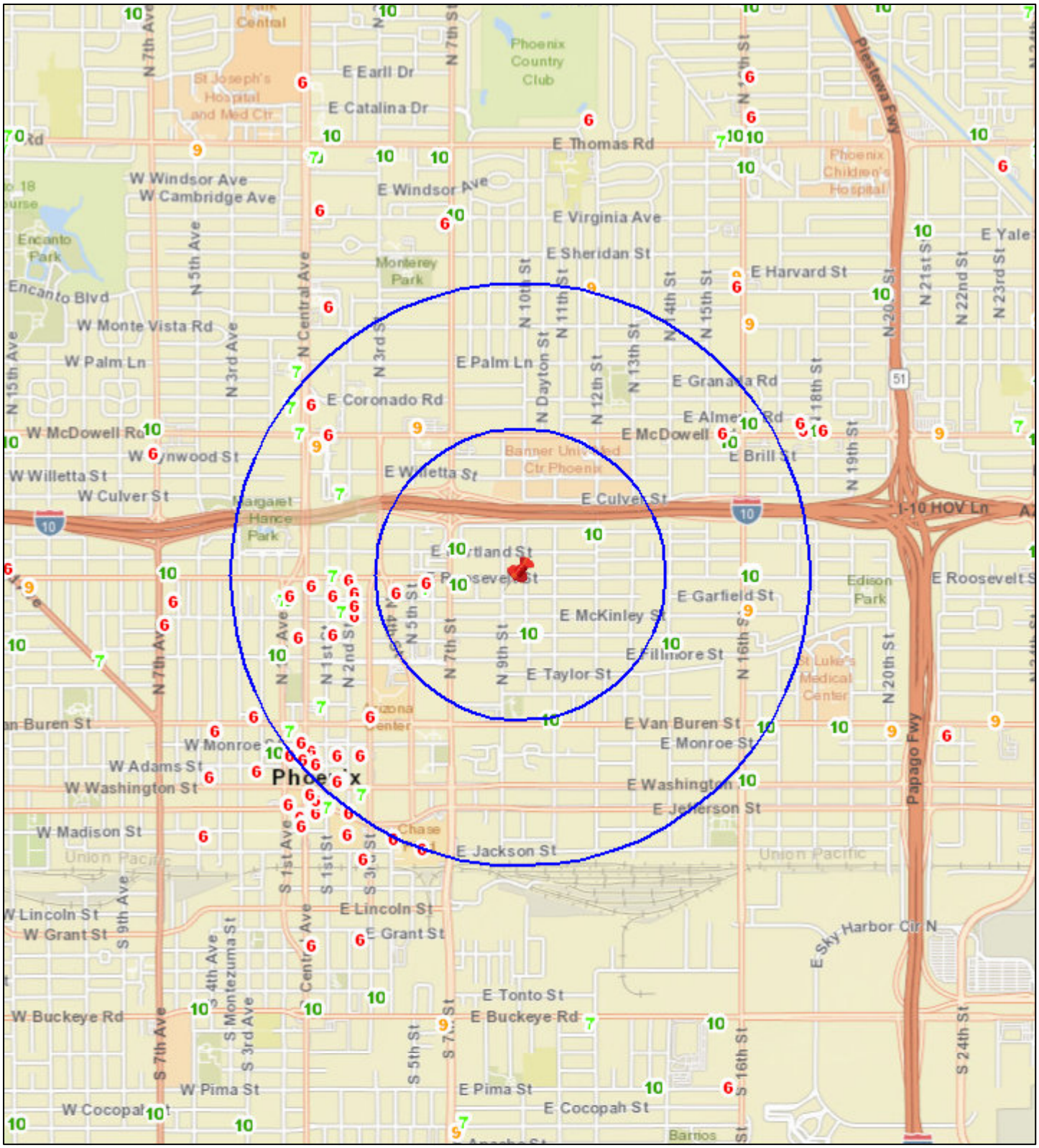
Description	Average	1/2 Mile Average
Parcels w/Violations	57	210
Total Violations	98	382

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1117003	1057	64 %	2 %	10 %
1130002	873	29 %	21 %	38 %
1131002	1242	3 %	7 %	33 %
1132011	1312	29 %	26 %	48 %
1132012	962	50 %	23 %	44 %
1132021	731	33 %	20 %	74 %
1132022	1257	47 %	29 %	55 %
1132031	1473	30 %	20 %	57 %
1132032	638	28 %	7 %	70 %
Average		61 %	13 %	19 %

Liquor License Map: THE GARFIELD PHOENIX

924 E ROOSEVELT ST



N

Date: 1/6/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

PAYMENT ORDINANCE (Ordinance S-48364) (Items 19-27)

Ordinance S-48364 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

19 **Settlement of Claim(s) Udd, et al. v. City of Phoenix**

To make payment of $273,000.00 in settlement of claim(s) in *Udd, et al. v. City of Phoenix*, 2:18-CV-01868-JJT, 17-1190-001, GL, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of lost wages claim on June 27, 2018, involving the Police Department.

20 **ADK Consulting, Inc.**

For $93,000.00 in payment authority for a new contract for a term of two years to conduct an executive search for Assistant Aviation Director - Chief Development Officer, and Assistant Aviation Director - Chief Revenue Officer for the Human Resources Department. The executive search firm will write recruitment marketing materials, advertise, conduct applicant searches, identify a diverse applicant pool, coordinate interviews, write interview questions, and facilitate offer and negotiations. The Human Resources Department conducted a Request for Qualifications.

21 **West Publishing Corporation, doing business as Thomson Reuters Elite**

For $249,000.00 in payment authority for Contract 105718, through June

30, 2026, for the support-maintenance and rules calendaring plan for the Law Department's ProLaw software, which is the Civil Division's case management and client billing system. This will continue the annual maintenance plan which provides ongoing software updates and technical support.

22 **Ralph Steven Fisher doing business as Sentinel Concepts, LLC**

For $10,000.00 in payment authority to purchase a two-day low light handgun instructor development course for the Police Department. The Department's Firearms Training Detail topics will include range safety and medical plans, how to deal with training performance-accuracy issues and how to identify corrective actions, updated malfunction clearances, red dot sighting systems with a white visible light, heavy emphasis on accuracy and speed based on a positive target identification, and effective low light handheld and pistol mounted light use. The Phoenix Police Departments Firearms Training Detail is responsible for the effective training of thousands of officers and recruits annually. The instructors must continually educate themselves on current techniques and teaching methods. Funding is available in the Police Department's budget.

23 **NicheVision Forensics, LLC**

For $10,400.00 in payment authority for refresher training workshops for the Police Department. The training includes a mix of e-learning content and live presentations for approximately two six-hour sessions, with two instructors for up to 25 attendees. Funding for the training is available in the Police Department's Laboratory Services Bureau, 2019 DNA Capacity Enhancement and Backlog Reduction Grant.

24 **Integrated Medical Evaluations, Inc.**

For $550,100.00 in payment authority for new Contract 155827, entered on or about Feb. 2, 2022, for a term of five years, for independent medical evaluations. Independent medical evaluations are used when the Local Police and Fire Retirement Boards (Local Boards) require information to determine the eligibility of individuals for a disability retirement. Furthermore, State statute requires all public safety members who have filed an application for disability retirement be referred for an

independent medical evaluation by a board certified, Arizona licensed physician to determine if they meet the criteria listed in Arizona Revised Statutes, section 38-859. The Local Boards granted approval at the Jan. 4, 2022 meetings.

25 **National Association of City Transportation Officials, Inc.**

For $25,000.00 in payment authority for a one-year 2022 membership in the National Association of City Transportation Officials (NACTO) for the Street Transportation and Public Transit departments. The NACTO Membership is vital to service, delivery, and the operation of the Street Transportation Department. The Street Transportation Department will pay $20,000.00, 80 percent of the total fee, and the Public Transit Department will pay $5,000.00, 20 percent. The item will be heard by the Transportation, Infrastructure, and Planning Subcommittee on February 16, 2022.

26 **Arizona Public Service Company doing business as APS**

For $11,500.00 in payment authority to APS for the installation of 12 new City-provided luminaries and mast arms on existing 12kV distribution poles and one secondary transition from overhead to underground for the Street Transportation Department. The services are needed to ensure that project ST87210040 Area Bounded by 7th Avenue to 7th Street and Lincoln Road to Watkins Street, meets roadway lighting standards. The project was authorized based on recommendations by the Transportation 2050 - T2050 South Downtown Neighborhoods Mobility Study - Mobility Area 1 to improve the safety of residents who walk and ride bicycles. The work is necessary to ensure this area meets arterial lighting standards. The work is budgeted and funded in FY 2021-22.

27 **Doege Development LLC**

For $213,440.00 in additional payment authority for Agreement 154721, for Change Order 1, Project AV41000074 for the Phoenix-Goodyear Drainage Improvements Project for the Aviation Department. Additional spending authority is due to the discovery of unforeseen site conditions during the excavation for pipe. The project is necessary to improve the drainage system by constructing a covered storm-water pipeline to

replace the current open-drainage ditch which runs through the airport northwest and southeast of the runway and taxiways. Since the Phoenix-Goodyear Airport facility was originally build before World War II and was owned by several entities, the as-built documentation for underground utilities was inaccurate.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 28

Acceptance of a Right-of-Way Assignment from Arizona State Land Department for Access Road to Lift Station 42 (Ordinance S-48365)

Request the City Council to accept an assignment of right-of-way from the Arizona State Land Department for an access road to Lift Station 42.

Additionally, request the City Council to grant an exception pursuant to Phoenix City Code section 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18.

Summary

Access to Lift Station 42 was severed by construction of the Loop 202 South Mountain Freeway by the Arizona Department of Transportation (ADOT). Arizona State Land Department (ASLD) granted a perpetual right-of-way to ADOT (R/W number 16-121778-00) for the construction, operation, and maintenance of an access road south of the freeway. The right-of-way was assigned by ASLD to the City at the request of ADOT to restore access to Lift Station 42.

Location

Pecos Road Alignment, south of Loop 202 South Mountain Freeway.
Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services and Finance departments.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 29

Acceptance and Dedication of Easements for Sidewalk, Public Utility, or Landscape and a Deed for Roadway Purposes (Ordinance S-48368)

Request for the City Council to accept and dedicate easements for sidewalk, public utility, or landscape and a deed for roadway purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: PPO Carlsbad, LLC, Red Mountain Asset Fund II, LLC, PPO Apple Valley MN, LLC, and H&H Family Trust, its successor and assigns
Purpose: Sidewalk
Location: 3514 W. Peoria Ave.
File: FN 210129
Council District: 1

Easement (b)
Applicant: NS Van Buren, LLC, its successor and assigns
Purpose: Public Utility
Location: 7420 W. Van Buren St.
File: FN 210122
Council District: 7

Deed (c)
Applicant: Performance Food Group, Inc., its successor and assigns
Purpose: Roadway
Location: 445 and 455 S. 75th Ave.
File: FN 210116
Council District: 7

Easement (d)
Applicant: New Hope in Christ Church which acquired title as New Hope Community, its successor and assigns
Purpose: Landscape
Location: 1616 E. Portland St.
File: FN 210114
Council District: 8

Easement (e)
Applicant: RJ7 2021 Dobbins, LLC, its successor and assigns
Purpose: Public Utility
Location: 9225 S. 19th Ave.
File: FN 210121
Council District: 8

Easement (f)
Applicant: 3308 N 28th St LLC, its successor and assigns
Purpose: Public Utility
Location: 3308 N. 28th St.
File: FN 220002
Council District: 8

Easement (g)
Applicant: KLAD, LLC, its successor and assigns
Purpose: Public Utility
Location: 3310 N. 28th St.
File: FN 220002
Council District: 8

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 30

Acceptance of an Easement for Drainage Purposes (Ordinance S-48376)

Request for the City Council to accept an easement for drainage purposes; further ordering the ordinance recorded.

Summary

Accepting the property interest below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: Prolux Homes, LLC and Dahlia Rostenberg, its successor and assigns
Purpose: Drainage
Location: 2255 E. Desert Lane
File: FN 210123
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 31

Dedication of Right-of-way Along the South Side of Campbell Avenue, East of 99th Avenue (Ordinance S-48383)

Request for the City Council to dedicate right-of-way to public use for utility, sidewalk, and roadway purposes along the south side of Campbell Avenue, east of and 99th Avenue; further ordering the ordinance recorded.

Summary
The land to be dedicated was acquired for right-of way-purposes but was not formally dedicated to public use. The 17,130 square foot parcel is located along the south side of Campbell Avenue, east of 99th Avenue. Dedication is necessary to accommodate public improvements including sidewalk and public utilities along the roadway. The parcel is more fully described in the legal description to be recorded with the ordinance.

Location
Along the south side of Campbell Avenue, east of 99th Avenue, identified by Maricopa County Assessor parcel number 102-18-003G.
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation and Finance departments.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 32

Ratification of a Recorded Easement and Conveyance of an Access Easement Across City-owned Property Located North and East of 28th and Elwood Streets (Ordinance S-48384)

Request the City Council ratify a recorded easement, Maricopa County recording 20090644034 recorded on June 14, 2009, for purposes of ingress and egress, a multi-use trail and utilities. Further request authorization for the City Manager, or his designee, to convey an access easement within the recorded easement area for access to an adjacent property.

Summary

The Easement to be ratified, MCR 20090644034 (Easement), was part of the Planning and Development Department's code modification process (CMOD 090060) for private utilities to cross property lines for the Southwest Solar project (Development) located at 3545 S. 28th St. The Easement, signed by the then Building Official and Parks and Recreation Director, included uses for ingress and egress, a multi-use trail and utilities. Upon recording of the Easement, utilities and a private roadway were constructed for access to the Development. The multi-use trail within the Easement, along Rio Salado, connects to a multi-use trail along the north side of the Development that was dedicated to the City as part of the Development.

Hecktech Inc., its successors and/or assigns (Hecktech), is currently developing the property north and east of the 28th Street cul-de-sac, adjacent to the Easement, and requires access across the Easement for a development (KIVA 19-371). The access easement will exclude the multi-use trail and will be conveyed via separate recording instrument, with standard maintenance and indemnification required from Hecktech. The access easement will not modify the existing use within the area of the Easement.

Location

North and east of 28th and Elwood streets, within Maricopa County Assessor parcel number 122-24-003N.
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation and Finance departments.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 33

External Audit Services for the Annual Comprehensive Financial Report (Ordinance S-48373)

Request to authorize the City Manager, or his designee, to extend and allow additional expenditures under Contract 145008 with BKD, LLP., to conduct the FY 2021-22 financial statement audits and federal grant audits for the City Auditor Department. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $579,250.

Summary

The City of Phoenix Charter and Code require that the City Auditor Department arrange for an annual audit of the City's annual comprehensive financial report and the federal single audit. These audits must be conducted by one or more certified public accountants who are not City employees (external auditors). Due to changes in the Governmental Accounting Standards (i.e., GASB 87), limited staff resources for the dedicated on-going support of departments, and the need to focus staff resources on new reporting requirements for the Coronavirus Aid, Relief, and Economic Security (CARES) Act and American Rescue Plan Act (ARPA) funding, the Finance and City Auditor departments are recommending extending the contract with BKD, LLP for one year.

Contract Term

Upon approval, the contract term will be extended through June 30, 2023.

Financial Impact

Upon approval of $579,250 in additional funds, the revised aggregate value of the contract will not exceed $3,310,740. Funds are available in the City Auditor Department's budget.

Concurrence/Previous Council Action

The City Council approved:

- Contract 145008 (Ordinance S-43235) on Feb. 15, 2017;
- Payment Authority (Ordinance S-44629) on June 6, 2018;
- Payment Authority (Ordinance S-44902) on Aug. 29, 2018.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the City Auditor Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 34

Industrial and Medical Gases - Requirements Contract Cooperative Agreement ADHS12-020682 (Ordinance S-48374)

Request to authorize the City Manager, or his designee, to extend and continue using Ordinance S-45994 under Contract 144279 with Matheson Tri-Gas, Inc. to provide industrial and medical gases to Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed.

Summary
Matheson Tri-Gas provides a broad range of industrial gases such as oxygen, acetylene, argon, hydrogen, and carbon dioxide tanks used for medical emergencies and other industrial applications to numerous City departments. The primary departments using the contract are Aviation, Fire, Police, and Water Services. This extension is necessary to allow additional time to establish a new cooperative purchasing agreement for these industrial and medical gases.

Contract Term
Upon approval, the contract term will be extended through June 30, 2022.

Financial Impact
The aggregate value of this contract is $940,000 and no additional funds are needed for the extension. Funding is available in the various City departments' budgets.

Concurrence/Previous Council Action
The contract was originally approved by City Council on May 30, 2012; supplemental actions included Ordinance S-43005 approved on Nov. 30, 2016 and Ordinance S-45994 approved on Sep. 4, 2019.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 35

TigerMountain Foundation Agreement for ARPA Phoenix Resilient Food System, Backyard Garden Program and Council District Food Action Initiatives - Amendment (Ordinance S-48388)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 155310 with TigerMountain Foundation, to provide additional funding of $30,300 and time to the contract for two additional garden beds related to the Backyard Garden Program and for construction of six raised bed gardens at the John F. and Mary P. Long Homestead Park. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available through the City's allocation of the American Rescue Plan Act (ARPA) funding received from the federal government and is under the Phoenix Resilient Food System category of the strategic plan. There is no impact to the General Fund.

Summary

In response to the COVID-19 pandemic, the Office of Environmental Programs (OEP) developed a food assistance plan to address the food needs of vulnerable populations and communities impacted by COVID-19. The plan provides: 1) access to healthy foods for impacted populations; 2) infrastructure assistance regarding transportation and delivery with a focus on home delivery; 3) support for food banks, food pantries and community agencies; 4) support for increased local food production; and 5) business and employment opportunities throughout the food system spectrum.

Local Food Consumption/Production

The Backyard Food Production Pilot Project aka Backyard Garden Program

This program will empower residents to grow healthy food in their own backyards to improve health, promote physical activity, decrease food insecurity and hunger, and potentially decrease their food budgets. TigerMountain Foundation (TMF) is providing a total of 32 raised bed gardening systems to eligible residents in the Backyard Garden Program, which includes system installation, including equipment, materials, supplies and labor, and gardening training throughout the 12-month program. Program outreach materials, application, and training materials will be provided in English and Spanish. The original Subrecipient Agreement was for 30 gardens and two have been added at the request of Council District 7 using a portion of their allocation from the ARPA Resilient Food System program.

Equity and Inclusion

Council District Food Action Plans or Initiatives

As part of the Council District Food Action Initiatives, TMF will install six raised bed gardening systems to establish a community garden at John F. and Mary P. Long Homestead Park located at 2602 W Glendale Ave. The community garden is being established at the request of Council District 5 using a portion of their allocation from the ARPA Resilient Food System program. OEP is coordinating the effort with Parks and Recreation Department and Council District 5.

Procurement Information

Services may be procured, as needed, in accordance with Administrative Regulation 3.10 to implement and administer programs intended to prevent, prepare for, and respond to the COVID-19 pandemic.

Contract Term

This amendment will extend the end date of the contract from Oct. 31, 2022, to April 30, 2023. Contracts may be extended based on continuous need and available funding, which may be exercised by the City Manager or designee.

Financial Impact

The initial authorization for Subrecipient Agreement 155310 with TMF was authorized for $138,000. This amendment will increase the authorization for the contract by $30,300, for a new total not-to-exceed contract value of $168,300.

There is no impact to the General Fund. Funding is available through the City's allocation of ARPA funding received from the federal government and is under the Phoenix Resilient Food System category of the ARPA Strategic Plan approved by Mayor and Council.

Concurrence/Previous Council Action

The City Council approved Agreement 155310 (Ordinance S-47932) with TMF for ARPA Phoenix Resilient Food System on Sept. 8, 2021.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Office of Environmental Programs.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 36

Small Business Workforce Training Program (Ordinance S-48377)

Request to authorize the City Manager, or his designee, to utilize the remaining $1.625 million of the $2 million American Rescue Plan Act (ARPA) funded Small Business Workforce Program for the implementation of a new Small Business Workforce Training Improvement Program and to execute contracts to codify program requirements with the awarded entities. Further request the City Controller to disburse all funds related to this item. This item will have an aggregate amount of$1.625 million. There is no impact to the General Fund. Funding is available through the City's allocation of the American Rescue Plan Act (ARPA) received from the federal government and is under the City's Small Business Workforce Program category.

Summary

On June 8, 2021, City Council authorized $2 million in ARPA funding for a Small Business Workforce Training Program to assist small businesses in Phoenix with specialized training resources and/or assistance to enhance or expand their talent pipeline. To date, two programs have been implemented.

PHXbizConnect

On May 5, 2020, City Council approved $100,000 of federal Coronavirus Relief Funds to invest in a small business program to assist Phoenix businesses with their recovery efforts. On Nov. 4, 2020, City Council authorized a contract with CO+HOOTS to launch and maintain a technology-driven community platform. This platform, called the HUUB, a robust digital platform that supports local governments in revitalizing small businesses during, and after the COVID-19 pandemic, was launched on March 3, 2021, and is providing on-demand expertise, guidelines and solutions to assist Phoenix small businesses in recovering from the impacts of COVID-19. This platform, is made available in both English and Spanish, and streamlines support for small businesses in one central location, or hub, to assist with business stabilization, recovery, and resiliency of Phoenix small businesses. On July 1, 2021, City Council approved a one-year $295,000 contract extension with CO+HOOTS using ARPA funds as registered businesses indicated PHXbizConnect had been vital in helping them navigate through the pandemic, connect to grants, and grow their business

during this critical time.

Local First Arizona Incubator Kitchen
On Jan. 5, 2022, City Council approved an $80,000 sponsorship for a new walk-in cooler at the Rio Salado College Thomas campus located at 3631 W. Thomas Rd. for the development of a new Local First Arizona incubator kitchen facility to amplify efforts to grow food businesses in west Phoenix. The development of this new incubator kitchen facility will be leveraged to implement business development and technical assistance programs aimed at rebuilding the restaurant industry and strengthening the food economy in an under-resourced area of Phoenix, benefiting approximately 125 entrepreneurs annually with the physical resources needed to grow their businesses.

Proposed Small Business Workforce Training Improvement Program
This proposed new program will assist Phoenix-based organizations with capital investments or improvements to expand or enhance small business training programs and/or demonstration projects that benefit the Phoenix entrepreneurial/small business community. Organizations can apply for up to $200,000 to expand and/or enhance their offerings with the following eligibility and requirement criteria:

- Eligibility: The program and/or demonstration project must operate in Phoenix and provide proof of the concept to include: a) History of the proposed program and/or demonstration project; and b) One year proven success rate for the program or equivalent experience in the project's industry.

- Requirements: Applicants must provide three quotes for the requested equipment or physical improvements to expand/enhance their organization's small business training offerings, and provide the number of people to be served and to benefit from the program improvement funds.

An evaluation panel comprised of City staff and Phoenix Business and Workforce Development Board members will review each application for eligibility and provide recommendation for approval or denial. Approved applicants will enter into contracts with the City to outline the terms and conditions of awarded funds.

Contract Term
Agreements with awarded organizations will be executed to effectuate terms and conditions.

Financial Impact

The aggregate amount of the Small Business Workforce Training Improvement Program is $1.625 million. This amount reflects the remaining funds available from the original $2 million that City Council authorized for the Small Business Workforce Training Program, of which $375,000 was previously approved for funding. There is no impact to the General Fund. Funding is available through the City's allocation of the American Rescue Plan Act (ARPA) received from the federal government and is under the City's Small Business Workforce Program category.

This is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 37

Mayo Reimbursement Payment Ordinance Correction (Ordinance S-48385)

Request for $4,620,953.50 in payment authority for reimbursement of permit and plan review fees to Mayo Foundation for Educational Research previously authorized by Development Agreement CON 72047. Further request the City Controller to disburse all funds related to this item.

Summary

The Development Agreement (Contract 72047) was executed between City of Phoenix and Mayo Foundation for Educational Research (“Mayo”) on Jan. 3, 1996, with a contract term of 50 years. The Development Agreement describes the reimbursement of construction sales tax for permit/plan review fees paid for Phase I improvements up to the amount of construction sales tax paid. It includes a provision for unused reimbursement credits that carry over if applicable.

The Development Agreement was executed after the associated Ordinance; however, the Development Agreement is inconsistent with the Ordinance with regards to reimbursement amount. Staff does not have records that explain the discrepancy.

- The City Council Report dated Sept. 14, 1995, (GEN81552) refers to the permit fee reimbursements “estimated cost” of $1,045,000.
- The Payment Ordinance dated Sept. 20, 1995, (S-23079) Section 1.f. specifies that the City shall reimburse Mayo in an amount “not to exceed” $1,045,000.
- The Development Agreement (CON 72047) dated Jan. 3, 1996, Section 6 provides for reimbursements limited to the amount of construction sales tax remitted to the city, with no hard cap or maximum amount.

To date, the City has paid Mayo $5,665,953.50 as reimbursement of permit and plan review fees collected by the Development Services/Planning & Development Department for Phase I construction activity provided by the Development Agreement Jan. 3, 1996, to Dec. 31, 2020. Additional payment authority of $4,620,953.50 is requested to correct the discrepancy between the previously

approved Ordinance amount ($1,045,000) and the total amount reimbursed to date. Payments to Mayo are made from the Development Repayment Agreement Trust Fund, which is reimbursed from City funds based on construction sales taxes remitted to the City from applicable activity under the Development Agreement.

Future reimbursement requests will be reviewed per the terms of the Development Agreement. Additional payment authority needed to process payment for future reimbursements will be requested on an annual basis.

Financial Impact
All expenditures and fund transfers for reimbursements related to this item were completed in prior years.

Previous Council Action
Authorized Development Agreement (CON 72047) and approved Payment Ordinance (S-23079) on Sept. 20, 1995.

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 38

Development Agreement with Mayo Clinic Arizona for Installation of Public Infrastructure Improvements (Ordinance S-48386)

Request to authorize the City Manager, or his designee, to negotiate and enter into a Development Agreement (DA) with Mayo Clinic Arizona (Mayo) for installation of public infrastructure improvements, drainage and dedication of public right-of-way (ROW) or easements, and any other agreements as necessary (Agreements) for a mixed-use project to be located on approximately 228 acres south of Loop 101, east of 56th Street, west of 64th Street, and as described in the Arizona State Land Department (ASLD) Auction No. 53-122049 (Site). Also request authorization to amend the 1996 DA with the Mayo Foundation for Medical Education and Research (MFMER), City Contract No. 72047, to utilize any "Unused Reimbursement Credit" for reimbursement as described below. Also request to authorize the City Controller to disburse all funds under the terms of the Agreements.

Summary

Mayo is a nonprofit organization committed to patient care, clinical practice, education, and research and providing expert, whole-person care to those who need healing. Mayo selected Phoenix for an expansion following a national search that concluded in 1995. On January 3, 1996, the City and MFMER entered into a DA, City Contract No. 72047, for medical education and research in the connection with the development of a mixed-use medical campus with a hospital and ancillary uses. As part of this initial DA, that is still in effect, the City reimburses Mayo for permitting fees through construction sales tax. The DA culminated with Mayo commencing construction in 1996 on their existing campus in North Phoenix. Mayo's Phase I Hospital has been operational ever since with subsequent expansions including the addition of their Proton Therapy facility in 2014 to deliver specialized cancer treatments to its patients.

Mayo is currently undergoing a $748 million dollar expansion on their existing north Phoenix campus to enhance their top-ranked patient care, clinical research, and medical school for a total footprint of more than three million square-feet. This expansion will nearly double the footprint on the Phoenix campus.

In December 2021, Mayo was the successful bidder at a public ASLD auction to acquire approximately 228-acres of land located immediately adjacent to their existing

north Phoenix campus. Mayo envisions the development and creation of this Site as the “Discovery Oasis”, similar to the “Discovery Square” adjacent to its campus in Rochester, Minn. Discovery Square is a 16-block sub-district built in collaboration with Mayo in a highly connected urban life science hub. In Phoenix, “Discovery Oasis” will be home to early and later stage healthcare, life sciences, technology, and other industry-related companies, adding approximately 2,000 new high wage jobs and approximately 500,000 square-feet of new development representing an estimated $250 million in capital investment.

Mayo has been a strategic partner of the City of Phoenix as it works to attract life science and health technology leaders, and jobs, to the community. The creation of Discovery Oasis will further accelerate these efforts as companies are attracted to being co-located with Mayo as a top-ranked research and patient care organization.

To facilitate the development of the Discovery Oasis on the Site, enhanced new public infrastructure improvements and drainage solutions at an estimated cost of $40 million will need to be installed by Mayo, including:

- Construction of the north half of Mayo Boulevard along project frontage including streets, curb, gutter, sidewalk, and landscaping;
- Construction of the east half street of 56th Street frontage including street, curb, gutter, sidewalk, and landscaping;
- Reconstruction of the interim traffic signal located at the intersection of Mayo Boulevard and 64th Street, unless developed sooner by others;
- Additional public street improvements and traffic signal infrastructure as required by the approved traffic impact analysis;
- Construction or redevelopment of roadway striping or resurfacing to accommodate restriping;
- Contribution of $4.7 million towards the construction of the 64th Street improvements, including the bridge over the Reach;
- 16-inch water main extension within Mayo Boulevard, from 56th to 64th streets;
- Distribution water main extension along 64th Street north of Mayo Boulevard;
- Connection of the main within 64th Street connecting to the existing 12-inch main within Mayo Boulevard;
- Construction of water main extensions within the new public ROW adjacent to, or incorporated in, the project;
- Construction of new fire hydrants located in the public ROW;
- Construction of new sewer mains or upsizing of existing sewer mains located in the public ROW;

- Improvements related to public transit including bus stops, bus shelters and enhanced street improvements to accommodate for public transit; and
- Construction of the ultimate 100-year storm event box culverts along both Mayo Boulevard and 64th Street.

Subject to City Council approval, the following major business terms have been negotiated with Mayo and would be implemented through the Agreements:

- Mayo will privately finance and construct the public infrastructure and drainage solutions as outlined above;
- Mayo will dedicate and convey public rights of way or easements in a mechanism approved by the City;
- Mayo must comply with Title 34 of the A.R.S. in constructing improvements;
- Public improvements must be preapproved by the City;
- City will reimburse Mayo for public infrastructure in the following manner:

1. Years 1-35, 100 percent of the General Fund share of Transaction Privilege Tax (TPT) revenue generated from new development activity at the Site, including construction sales tax and lease tax;
2. Any “Unused Reimbursement Credit” from the 1996 Mayo Hospital Campus DA; and
3. To accommodate for the drainage improvements to be installed on the south side of Mayo Boulevard, which is an existing public street, a reimbursement not to exceed a total of $1 million shall be paid over a three-year period from the Strategic Economic Development Fund.

- Reimbursement shall not exceed actual verifiable costs for approved public infrastructure improvements.
- Reimbursement will not begin until after Mayo completes the public infrastructure improvements, and the City has accepted those improvements;
- Infrastructure improvements may be completed in phases, as the Site develops;
- Reimbursements to be made annually, in arrears;
- No other sources of funds would be used if above resources are not adequate to meet projected construction expense; and
- Agreements will include other terms and conditions as deemed necessary by the City.

The development of Desert Oasis is an important economic development opportunity that will create approximately 2,000 high wage jobs over time for the community and will yield significant financial and public benefits for the City of Phoenix, above and beyond the TPT and Construction Sales tax revenues generated.

Contract Term
The DA will terminate 35 years after execution and the City's acceptance of the public infrastructure improvements and drainage solutions.

Financial Impact
The City will reimburse Mayo up to $40 million of the General Fund share of TPT revenue generated from the Site. This includes 100 percent of the General Fund share of TPT revenue generated from new development activity including Construction Sales Tax and Commercial Lease Tax and any "Unused Reimbursement Credit" from the 1996 Mayo Hospital Campus DA. Additionally, up to $1 million shall be paid as a reimbursement to Mayo for the construction, and acceptance by the City, of the drainage improvements on the south side of Mayo Boulevard, which is an existing public street. Reimbursements for the drainage shall follow the same reimbursement requirements as the TPT reimbursement, but will be paid over a three-year time period, estimated to start in FY2024-25, from the Strategic Economic Development Fund. Financial terms of the Agreements will be reviewed by the Budget and Research Department to verify funding availability prior to execution. No other sources of funds would be used if above resources are not adequate to meet projected construction expense.

Concurrence/Previous Council Action
This item was recommended for approval by the Economic Development and Equity Subcommittee at the Feb. 23, 2022, meeting by a vote of 4-0.
On Sept. 20, 1995, City Council approved entering into a DA with MFMER via Ordinance S-23079.

Location
Generally located on approximately 228 acres south of Loop 101; east of 56th Street; west of 64th Street, and as described in the ASLD Auction No. 53-122049.
Council District: 2

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 39

National Registry of Emergency Medical Technician (NREMT) Testing Representatives for Fire Department's Emergency Medical Services Program (Ordinance S-48366)

Request authorization for the City Manager, or his designee, to enter into five-year contracts with Robert Dotterer, and with Terrie Pasch for the provision of a National Registry of Emergency Medical Technician (NREMT) Representative for proctoring and testing services required for the Fire Department's Emergency Medical Services (EMS) Program. The aggregate value of both contracts will not exceed $33,600. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Phoenix Fire Department (PFD) Emergency Medical Services (EMS) Division is an accredited educational organization that provides a NREMT-Paramedic training program on an annual basis with an occasional additional course per fiscal year dependent upon department need and computer-based and psychomotor examinations.

National Registry Emergency Medical Technician psychomotor examinations are standardized examinations administered in a variety of locations across the United States. All advanced level psychomotor exams (Advanced EMT and Paramedic) are authorized and monitored by an official National Registry Exam Representative.

The NREMT psychomotor examination for national certification is required by law in the state of Arizona to obtain initial state Paramedic certification per Arizona Revised Statutes (A.R.S.) Title 36 and Arizona Administrative Code (A.A.C.) Chapter 9, Rule 25. Pursuant to this requirement during the testing process, the NREMT representative will provide proctoring services and deliver the testing material to the testing site, be present through the testing process until completion, and manage the overall testing process.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived, citing a determination memo - without competition.

Contract Term
The term of the agreements is March 15, 2022 through March 14, 2027.

Financial Impact
The aggregate five-year contract value for the two contracts shall not exceed $33,600. Funds are available in the Fire Department's operating budget.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 40

Request to Apply for and Accept 2021 Staffing for Adequate Fire and Emergency Response (SAFER) Grant (Ordinance S-48387)

Request to retroactively authorize the City Manager, or his designee, to apply for, and accept, if awarded, up to $10,984,800 from federal fiscal year (FFY) 2021 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program funds. If awarded, request to authorize the City Manager, or his designee, to add 32 new sworn positions. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. If not approved, the grant, if awarded, would be turned down and no new positions would be added.

Summary
The grant application period opened on Jan. 3, 2022 and closed on Feb. 4, 2022. The purpose of SAFER grants is to increase the number of firefighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate protection from fire and fire-related hazards. The grant application will request $10,984,800 to hire 32 new firefighter positions lost through attrition (retirements and resignations). These positions will be used to increase service coverage area and improve emergency response time. Funding will be distributed over a three-year period with no cost match required. If awarded, federal funding will be up to $10,984,800, over the period of performance.

Contract Term
The grant period of performance, if awarded, is three years and is estimated to begin on or around March 2023 with a program end date on or around May 2026.

Financial Impact
If awarded, the City of Phoenix Fire Department will receive up to $10,984,800 in grant funding for 32 new firefighter positions. No match will be required from the city.

Responsible Department
This item is recommended by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 41

Request for Resolution to Adopt the 2021 Maricopa County Multi-Jurisdictional Hazard Mitigation Plan (Resolution 22000)

Request to approve a resolution to authorize the City Manager, or his designee, to adopt and administer the 2021 Maricopa County Multi-Jurisdictional Hazard Mitigation Plan as the Federal Emergency Management Agency (FEMA) approved Hazard Mitigation Plan for the City of Phoenix.

By adopting this Resolution, the City of Phoenix recognizes the consequences and need to reduce and mitigate the impacts of disasters.

Summary

In 2015, the Phoenix City Council approved the Maricopa County Multi-Jurisdictional Hazard Mitigation Plan that expired in 2020. Due to delayed federal funding and COVID-19, the multi-jurisdictional planning team began meeting in July 2020 through November 2020. The City's Local Planning Team (LPT) also met monthly beginning in August 2020 and finishing all assignments by December 2020. The pandemic consumed most jurisdictions resources and subsequent "catch up meetings" were conducted to assist several jurisdictions with finalizing assignments and the first draft of the updated 2021 plan was issued September 2021. FEMA provided approval in November 2021, pending jurisdiction adoption.

Key components of the Disaster Mitigation Act of 2000 (DMA 2000):

- Requires all local, county, and tribal governments to develop a hazard mitigation plan for eligibility to receive certain federal non-emergency mitigation funds (Hazard Mitigation Grant Program, Building Resilient Infrastructure and Communities Program known as BRIC).
- Prioritization of hazard mitigation planning at the local level, with an increased emphasis placed on planning and public involvement, assessing risks, implementing loss reduction measures, and ensuring that critical services/facilities survive a disaster.

Summary of updates to 2021 City of Phoenix Hazard Mitigation Plan based on LPT collaboration, coordination and data analysis:

- Nine Natural Hazards selected for mitigation (See **Attachment A**).

- Critical and non-critical facilities within the City, exposed to identified hazards, estimated at least $7.8 billion. Replacement value for residential buildings exposed to identified hazards estimated over $167.5 billion.
- Twenty mitigation actions, projects, and implementation strategies submitted, fifteen are on-going efforts revised and carried over from the 2015 Plan (ID No. 1 -15), five are new actions and projects added to the Plan for 2021 which four have already been implemented by the City (ID No. 16-19). The fifth new project is being led by Downtown Phoenix Partnership (See **Attachment B**).
- Phoenix conducted two public involvement and input opportunities that provided the community education and awareness of the 2015 Plan with a survey to capture comments and access to the “draft” 2021 Plan with an opportunity to provide comments.

Financial Impact

Funding for the identified projects, programs and efforts implemented to address mitigation strategies is part of the specified departments budget. The potential financial impact of the identified hazards in the event of an emergency or disaster far outweighs the estimates of recommended mitigation strategies (**Attachment C**).

Public Outreach

In November 2020, Office of Emergency Management and Communications Office staff developed and released the Hazard Mitigation Public website. The 2015 Multi-Jurisdictional Hazard Mitigation Plan was provided for public comment. Several resource links and a Fact Sheet was developed to help provide an overview of the hazard mitigation plan process. A ten question survey in English and Spanish, developed by Maricopa County Department of Emergency Management, was provided on the website with a link to the Maricopa County Department of Emergency Management website as well.

As part of the public involvement process, staff developed and published a social media campaign for the month of December 2021 with social media postings two times a week. All communications promoted the Hazard Mitigation website to encourage community engagement and education. Additionally, staff conducted a virtual community meeting to share details about the 2015 Multi-Jurisdictional Plan, the purpose of the 2021 Hazard Mitigation planning process, and the importance of public comment during the process and on the 2021 draft plan.

Concurrence/Previous Council Action

This item was recommended for approval by the Public Safety and Justice Subcommittee on Feb. 9, 2022, by a vote of 4-0.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department Office of Emergency Management.

Attachment A
Natural Hazard List for Phoenix Hazard Mitigation Plan

Natural Hazard List for the Plan and Phoenix	
• **Dam Inundation** • **Drought** • **Extreme Heat** • **Fissure** • **Flood**	• **Levee Failure** • **Severe Wind** • **Subsidence** • **Wildfire**

Attachment B
Mitigation Actions and Projects and Implementation Strategies

Mitigation actions and projects and implementation strategy for Phoenix									
Mitigation Action/Project					**Implementation Strategy**				
ID No.	**Description**	**Hazard(s) Mitigated**	**Community Assets Mitigated (Ex/New)**	**Estimated Cost**	**Priority Ranking**	**Planning Mechanism(s) for Implementation**	**Anticipated Completion Date**	**Primary Agency / Job Title Responsible for Implementation**	**Funding Source(s)**
1	Review building permits for compliance with Floodplain Ordinance and NFIP regulations.	Flood, Dam Inundation,	Both	Staff Time	High	Staff Training, Plan Review	Annual-Ongoing	Public Works / Floodplain Manager	General Funds
2	Continue to include in the General Plan policies that protect the natural flow regime of washes, designate areas for Open Space and Preserves, and when fiscally possible support the use of green stormwater infrastructure/low impact development to address multiple risks.	Flood, Dam Inundation, Extreme Heat, Drought	Both	Staff time	High	Land acquisition and natural resource protection	Annual - ongoing	Parks and Recreation / PPPI Administrator	Phoenix Parks Preserves Initiative; General Fund; Bonds
3	Storm Drain CIP Program. Construct drainage facilities to mitigate flooding hazard to residents of the city.	Flood, Levee Failure	Both	Variable	High	Staff Training, Plan Review, Design and Construction	Ongoing	Street Transportation Department/ Deputy Street Transportation Director	Bonds/Impact Fees

Mitigation actions and projects and implementation strategy for Phoenix									
Mitigation Action/Project					Implementation Strategy				
ID No.	Description	Hazard(s) Mitigated	Community Assets Mitigated (Ex/New)	Estimated Cost	Priority Ranking	Planning Mechanism(s) for Implementation	Anticipated Completion Date	Primary Agency / Job Title Responsible for Implementation	Funding Source(s)
4	Coordinate review and approval of development projects located within flood hazard areas with PDD and Floodplain Management.	Flood, Extreme Heat	Both	Staff time	High	GIS	Annual - ongoing	Planning and Development Department / Planning Researcher	Enterprise
5	Summer Respite regional program to network with faith-based organizations to provide heat relief, hydration and respite with wellness checks. Program services are provided for the affected populations.	Extreme Heat	N/A - people	Donations totaling $70,000 annually	High	Heat Relief Network	Annual - ongoing	Human Services/Family Advocacy Director	Corporate, Community, and faith-based contributions
6	Maintain and execute the Drought Response Plan (Revision in Draft - No Ordinance Change)	Drought	Both	Staff Time	Medium	Master Plan Update and Water Resource Plan Update	Ongoing	Water	WSD Operating Budget
7	Maintain and execute a water use awareness outreach program.	Drought	Both	Staff Time	Medium	Master Plan Update, Water Resource Plan Update, Drought Response Plan	Ongoing	Water	WSD Operating Budget

Mitigation actions and projects and implementation strategy for Phoenix									
Mitigation Action/Project					**Implementation Strategy**				
ID No.	**Description**	**Hazard(s) Mitigated**	**Community Assets Mitigated (Ex/New)**	**Estimated Cost**	**Priority Ranking**	**Planning Mechanism(s) for Implementation**	**Anticipated Completion Date**	**Primary Agency / Job Title Responsible for Implementation**	**Funding Source(s)**
8	Revise and ratify the General Plan every ten years.	Flood	Both	Staff time	Medium	State statute; Smart Growth Requirement	Ongoing	Planning and Development Department/ Planning Manager	General Fund
9	Update and adopt a revised building code.	Flood, Severe Wind, Excessive Heat	Both	Staff time; Materials	Medium	Staff training; Community Outreach; Plan review	Annual - ongoing	Planning and Development Department / Assistant Director	Permit fees
10	Continue to ensure zoning stipulations are met before construction permits are issued, and zoning is compatible with the zoning ordinance.	Flood, Excessive Heat	Both	Staff time	Medium	Zoning Ordinance; Staff training; Plan review	Annual - ongoing	Planning and Development Department / Deputy Director	Permit fees
11	Dam/Levee Safety Program – Operate and Maintain Dams/Levees to mitigate flooding hazard to the residents of the city.	Flood, Dam Inundation, Levee Failure	Both	Staff Time, Materials	Medium	Staff Training, Plan Review	Annual - Ongoing	Street Transportation Department / Deputy Street Transportation Director	General Funds

Mitigation actions and projects and implementation strategy for Phoenix									
Mitigation Action/Project					**Implementation Strategy**				
ID No.	**Description**	**Hazard(s) Mitigated**	**Community Assets Mitigated (Ex/New)**	**Estimated Cost**	**Priority Ranking**	**Planning Mechanism(s) for Implementation**	**Anticipated Completion Date**	**Primary Agency / Job Title Responsible for Implementation**	**Funding Source(s)**
12	Continue to provide links on the Phoenix.gov/Office of Emergency Management website to sources of hazard mitigation educational materials such as FEMA.gov and Ready.gov	Dam Inundation, Drought, Flood, Severe Wind, Wildfire	Both	Staff Time	Medium	N/A	Annual - ongoing	Office of Homeland Security and Emergency Management, City of Phoenix IT	General Funds
13	Continue to adhere to the City of Phoenix Building Standards and Review Process, which are regularly updated. The Building and Review Process requires site assessment for presence of, among other conditions, subsidence, and fissures.	Subsidence, Fissure	Both	Staff Time	Medium	Staff Training, Plan Review, Design and Construction	Annual - ongoing	Street Transportation Department: Design and Construction Management	General Funds
14	Enforce City Ordinance 39-7D, which addresses overgrown vegetation, dead trees, brush and weeds or other conditions that present a health, fire, or safety hazard.	Wildfire	Both	Staff Time	Medium	Staff Training, Zoning Ordinance with Neighborhood Preservation Ordinance	Annual – Ongoing	Neighborhood Services Department: Deputy Director, Preservation Division	General Funds, Community Development Block Grant
15	Coordinate with private companies and public agencies to study and map subsidence and fissure activity in critical or key areas of the community so that effective mitigation or avoidance strategies can be implemented.	Subsidence, Fissure	Both	Staff Time	Low	Staff Training, Plan Review, Design and Construction	Annual - ongoing	Street Transportation Department: Design and Construction Management	General Funds

Mitigation actions and projects and implementation strategy for Phoenix									
Mitigation Action/Project					Implementation Strategy				
ID No.	Description	Hazard(s) Mitigated	Community Assets Mitigated (Ex/New)	Estimated Cost	Priority Ranking	Planning Mechanism(s) for Implementation	Anticipated Completion Date	Primary Agency / Job Title Responsible for Implementation	Funding Source(s)
16	Design and construct Rio Salado Oeste in Salt River (19th Ave-83rd Ave), including low flow channel improvements and riparian/xeri-riparian vegetation to improve flow conveyance and increase native vegetation/habitat.	Flooding and extreme heat	Both	Staff time, design, and construction expenses	High	Rio Reimagined, land acquisition, design and construction	2030	Parks and Recreation Department/Natural Resource Division Deputy Director	TBD; anticipated USACE Civil Works project funds and local city match
17	The "Take a Hike do it Right" Outreach Program aims to educate the general public, including visitors and resort/hotel staff, on hike/trail selection and hiking safety to avoid heat related illnesses.	Extreme heat	Both	Staff time	High	Reincorporate original marketing strategies and enhance effort to wider audience	On going	Parks and Recreation Department/Natural Resource Division Deputy Director	TDB: Grants and possible funding from tourism related sources
18	Provide shade coverage at all City of Phoenix Bus Stops to shelter riders from excessive sunlight and extreme heat. Of the 4050 bus stops in Phoenix, 1500 of them still require shading structure. The T2050 plan will also implement a new bus shelter design to improve shading options for mitigating heat/sun issues for west-facing bus stops.	Extreme Heat	Both	$20M (additional $1M per year for maintenance and repair)	High	Public Transit Department's T2050 Plan	2025	Public Transit Department/Facilities Deputy Director	T2050

Mitigation actions and projects and implementation strategy for Phoenix									
Mitigation Action/Project					Implementation Strategy				
ID No.	Description	Hazard(s) Mitigated	Community Assets Mitigated (Ex/New)	Estimated Cost	Priority Ranking	Planning Mechanism(s) for Implementation	Anticipated Completion Date	Primary Agency / Job Title Responsible for Implementation	Funding Source(s)
19	Increase frequency of bus routes around vulnerable communities (highest ridership, low income, minority) to minimize exposure to extreme heat while waiting for public transit.	Extreme Heat	Both	$270M for Operating Service; $55M for the additional buses and replacement buses	High	Public Transit Department's T2050 Plan	2025	Public Transit Department/Facilities Deputy Director	T2050
20	Implement a notification system for Downtown Phoenix businesses to raise hazard awareness and provide advanced warning of potential threats in the area.	All Hazards	Both	TBD, plan to put out RFP Q2 2021	High	Downtown Phoenix Business Master Plan	2022	Downtown Phoenix Partnership/ Strategy and Community Affairs	TBD

Attachment C
Vulnerability Analysis Estimates by Hazard

Hazard	Exposure Estimates [a]		
	Critical Facilities	Residential	Population [b]
Dam Failure (High Hazard)	$0	$0	0
Drought	(None estimated)		1,561,296
Extreme Heat	(None estimated)		1,561,296
Fissure (High Hazard)	$0	$32.8 million	214
Flooding (High Hazard)	$111.5 million (15 Structures)	$3.4 billion	34,577
Levee Failure (High Hazard)	$37.5 million (6 Structures)	$1.7 billion	12,915
Severe Wind	(None estimated)		1,561,296
Subsidence	$552.2 million (113 Structures)	$27 billion	314,904
Wildfire (High Hazard)	$954.6 million (37 Structures)	$7.1 billion	61,284

[a] – These numbers represent estimates of exposure that may result assuming all delineated hazard areas are impacted at the same time. Actual event losses may not impact the entire area during a single event.

[b] – These numbers represent the total human population potentially exposed to the hazard.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 42

Request Authorization to Apply for, Accept and Enter Into Agreements for Fiscal Year 2022-23 Governor's Office of Highway Safety Grants (Ordinance S-48389)

Request authorization for the City Manager, or his designee, to allow staff to apply for, accept and enter into grant contracts for Fiscal Year 2022-23 with the Arizona Governor's Office of Highway Safety (GOHS), which includes funding from the DUI Abatement Council and Proposition 207 funding. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The GOHS announced the availability of funding on January 2022. Grant proposals are due by March 4, 2022. If awarded, these funds will be used to support new traffic safety programs and enhance existing programs in the City Prosecutor's Office, the Fire Department, the Street Transportation Department and the Police Department. The total Citywide request for funding is $5,657,178.

City Prosecutor's Office - Total Funding Request $225,000

Traffic Safety Resource Prosecutor: If awarded, grant funds will be used to pay the salary, expenses, supplies and travel for an existing Traffic Safety Resource Prosecutor (TSRP), Attorney IV. Approximately half of the funding will be sought from the Oversight Council on Driving or Operating Under the Influence Abatement Council. The other half will be requested through a grant from GOHS. GOHS will administer all funds. The TSRP program has four primary objectives:

- Provide training for prosecutors and law enforcement officers in the prosecution of traffic safety related crimes.
- Act as a resource for questions about traffic laws and trial advocacy.
- Improve communication between prosecutors, law enforcement officers, and members of the judiciary.
- Act as a liaison for individuals and agencies committed to the enforcement and prosecution of traffic safety related crimes.

GOHS has funded the TSRP program since its inception in 2007. Though the grant

project is administered by Phoenix, it also benefits citizens, law enforcement, and prosecutors across Arizona. The TSRP is a resource to both small and large jurisdictions for legal issues related to the enforcement of DUI and traffic laws. The TSRP also provides training to prosecutors, law enforcement officers, crime lab personnel, interns and community groups. It is anticipated that up to $19,000 of employee-related expenses will need to be covered by City general funds.

Fire Department - Total Funding Request $360,000

Occupant Protection and Child Car Seat Program: Funding will be requested for training, overtime, related fringe benefits, materials, public education and equipment related to child safety seats and seat belt usage. This funding will maintain current occupant protection efforts and increase the frequency for conducting child safety technician certification and recertification classes; increase the opportunities to educate residents at car seat check events, increase the number of locations of designated car seat check fitting stations to enhance geographical outreach; and to enhance outreach for occupant protection public education in K-12 schools.

(DUI) Youth Alcohol Awareness: Funding will be requested for overtime and related fringe benefits, materials, and equipment related to high school education campaigns including dramatic mock crashes and classroom education. The program informs young drivers of the danger of distracted driving, alcohol, and other drug impairment with the goal of decreasing preventable injuries and fatalities associated with impaired and distracted driving.

Bicycle and Pedestrian Safety: Funding will be requested for overtime, related fringe benefits, materials, and equipment related to education campaigns to increase safety awareness, traffic awareness, and skills necessary for young pedestrians and bicyclists. This program provides bike rodeos for young cyclists, bike and pedestrian school safety assemblies, and public education opportunities at community safety fairs and events.

Distracted Driving: Funding will be requested for overtime and related fringe benefits, materials, and equipment related to high school education campaigns including teen and adult education as we build this program with the idea of eliminating or minimizing injuries and deaths from a preventable choice to drive distracted. Education will include educating drivers to recognize distractions; taking your hands of the wheel to adjust electronic devices in the vehicle, texting or talking on cell phones; visual and mentally focusing on the primary task of driving. The program informs young drivers of the danger of distracted driving, with the goal of decreasing preventable injuries and fatalities associated with distracted driving.

Police Department - Total Funding Request $5,000,000

DUI Enforcement (Traffic Bureau): Funding will provide training, overtime, related fringe benefits and equipment to support and enhance DUI enforcement within the City of Phoenix and joint enforcement efforts throughout the valley.

Occupant Protection (Traffic Bureau): Funding will provide training, materials, supplies, overtime and related fringe benefits associated with Click It or Ticket enforcement activities, child passenger safety technician certification classes, car seat events, Buckle Up, Baby Hotline and various seatbelt enforcement campaigns.

Pedestrian and Bicycle Safety (Traffic Bureau): Funding will provide training, materials, supplies, overtime and related fringe benefits associated with education and enforcement campaigns designed to increase safety awareness, traffic law knowledge, and skills among pedestrians and bicyclists.

Traffic Services (Traffic Bureau): Funding will provide training, materials, supplies, equipment (radar/laser speed detection devices), overtime and related fringe benefits associated with education and enforcement campaigns such as: Traffic Impact Programs, school zone enforcement, construction zone enforcement, Traffic Complaint Hotline enforcement, and selective traffic enforcement programs.

DUI Abatement Council DUI (Traffic Bureau): Funding will be requested from the DUI Abatement Council for overtime and related fringe benefits associated with DUI enforcement and innovative Know Your Limit Programs.

Proposition 207 Funding (Traffic Bureau): Funding will be requested for training, overtime, related fringe benefits, and equipment to support and enhance DUI enforcement, pedestrian and bicycle safety, occupant protection, and traffic services within the City of Phoenix.

Street Transportation Department - Total Funding Request $72,178

Roadway Safety/Education Programs: This funding will develop and enhance the educational campaigns and tools for school, bicycle, and pedestrian/driver safety. Requests for Pedestrian and Bicycle Safety includes funds for Pedestrian and driver safety promotional materials, bicycle helmets, and LED flashing Stop paddles.

Contract Term
One year beginning Oct. 1, 2022 through Sept. 30, 2023. The contract term for

Proposition 207 funds is Jan. 1, 2022 through Dec. 31, 2022.

Financial Impact

Total funding request is $5,657,178. The cost to the City is personnel expenses and in-kind resources only.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and Deputy City Manager Mario Paniagua, the City Prosecutor's Office and the Fire, Street Transportation and Police departments.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 43

Hickey Family Foundation Grant (Ordinance S-48390)

Request retroactive authorization for the City Manager, or his designee, to allow the Police Department to apply for, accept and enter into an agreement with the Hickey Family Foundation. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The grant amount is $249,400. No matching funds are required.

Summary

The Police Department is requesting grant funding from the Hickey Family Foundation in support of the Department's Human Exploitation and Trafficking (H.E.A.T) Unit's mission to combat human trafficking, with emphasis on commercial sexual exploitation of children and domestic minor sex trafficking. The unit intends to build on their existing success through proactive and reactive investigations, undercover operations and victim outreach. The funding will directly impact the unit's ability to efficiently and effectively investigate the various forms of human trafficking and will enable a positive impact to the human trafficking victims throughout the state.

If awarded, grant funding will be utilized for operational and investigative expenses, training and equipment. If the request is denied, the grant application will be rescinded.

Contract Term

One year beginning Sept. 1, 2022 through Aug. 30, 2023.

Financial Impact

No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 44

Add Civilian Positions in Police Department for Staffing Relief (Ordinance S-48391)

Request authorization for the City Manager, or his designee, to allow the Police Department to add 33 civilian positions to the Investigations Division and North/South Patrol Divisions to provide staffing relief.

Summary

The Police Department requests to add 25 positions to the Investigations Division and eight positions to the North/South Patrol Divisions as part of the Department's civilianization efforts **(Attachment A).** Due to current and future sworn staffing challenges, it is critical for the Department to identify job functions that are currently being performed by sworn personnel, that can be completed by civilians.

The Police Civilian Investigators will provide support to the Violent Crimes, Family Investigations, Property Crimes, and Drug Enforcement Bureaus. This classification will perform selected investigator functions to provide necessary staffing flexibility, increase effectiveness with the Department’s investigative capacity, and allow the Department to use sworn staff where they are most needed.

The Police Assistants for the precincts will perform several tasks of a quasi-police nature in support of the law enforcement activities in the North/South Patrol Divisions. The positions will respond to calls for service not requiring the presence of a sworn officer, assist with civil traffic collisions, provide traffic control, and respond to misdemeanor crimes with no follow-up. In FY2017-18 the Department received 16 precinct Police Assistant positions. These positions have allowed officers to respond to higher priority calls and has been very successful in providing relief.

Financial Impact

There is no financial impact as funding is already available in the Police Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

Attachment A
Police Department
Additional Civilian Positions

Position	Job code	Job Grade
Police Civilian Investigators (25)	62560	033
Police Assistant (8)	62160	325

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 45

Terminal 4 South 1 (T4S1) Concourse Retail Concessions Phase I at Phoenix Sky Harbor International Airport Award Recommendation (Ordinance S-48378)

Request to authorize the City Manager, or his designee, to enter into a Lease agreement with The Marshall Retail Group, LLC to develop, operate, and manage the T4S1 Phase 1 retail concessions at Phoenix Sky Harbor International Airport for 10 years with no options to extend. Further request to authorize the City Treasurer accept all funds related to this item.

Summary

Phoenix Sky Harbor International Airport is among the busiest airports in the United States, serving over 46 million passengers in 2019 and approximately 22 million passengers in 2020 due to the impact of the COVID-19 pandemic. With increased passenger projections as the airport recovers from the pandemic, comes the need to grow the airport's footprint and concessions program. The Aviation Department received approval to construct a new eight-gate concourse at Terminal 4 in 2016. The new T4S1 concourse is scheduled to be operational in the Summer of 2022 and will be home to Southwest Airlines.

On March 17, 2021, Phoenix City Council authorized the Aviation Department to issue a Revenue Contract Solicitation (RCS) for a retail concession operator within the new concourse at Terminal 4. The goals of the RCS were to optimize sales and revenue over the term of the lease, provide quality and unique retail merchandise to passengers, emphasize local culture in the design of the facility, and select a respondent with experience operating successful retail concessions in the U.S. and/or abroad.

Procurement Information

Aviation issued the RCS on May 27, 2021, with responses due on Sept. 17, 2021. Five responses were received and deemed responsive. The evaluation panel met for the initial consensus meeting on Oct. 27, 2021 and respondent interviews were held on Nov. 16, 2021. The panel's award recommendation was posted to the City's public award website on Dec. 2, 2021.

The panel consensus scoring and ranking for each respondent is shown below:

- The Marshall Retail Group, LLC 880 Points
- Stellar LAM PHX III LLC 825 Points
- Paradies Lagardere at PHX, LLC 810 Points
- HG CYS PHX Retailers JV dba Hudson 790 Points
- Gideon Toal Management Services, LLC 650 Points

Contract Term
The term will be for 10 years with no options to extend.

Financial Impact
The estimated annual revenue to the City will be the established Minimum Annual Guarantee (MAG) or percentage of gross sales, whichever is greater. MAG for the first year will be set at $1,010,000. The MAG will be adjusted annually thereafter at 85 percent of the prior year's annual rent owed by the Lessee or 100 percent of MAG for the first Lease year, whichever is greater.

Concurrence/Previous Council Action
The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Feb. 16, 2022, by a vote of 4-0.

Public Outreach
This solicitation process included all standard and required outreach efforts, including advertising in Aviation industry publications.

Location
Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 46

Terminal 4 South 1 (T4S1) Common-Use Airport Lounge Award Recommendation (Ordinance S-48379)

Request to authorize the City Manager, or his designee, to enter into a lease with AD Partnership LLC dba Sapphire Lounge by The Club for the development, operation and management of a Common-Use Airport Lounge Concession in the new Terminal 4 South 1 Concourse at Phoenix Sky Harbor International Airport for 10 years. Further request to authorize the City Treasurer accept all funds related to this item.

Summary

Phoenix Sky Harbor International Airport (PHX) is among the busiest airports in the United States, serving over 46 million passengers in 2019 and approximately 22 million passengers in 2020 due to the impact of the COVID-19 pandemic. With increased passenger projections as the airport recovers from the pandemic comes the need to grow the airport's footprint and concessions program. The Aviation Department received approval to construct a new eight-gate concourse at Terminal 4 in 2016. The new Terminal 4 South 1 Concourse (T4S1) concourse is scheduled to be operational in the Summer of 2022 and will be home to Southwest Airlines.

On March 17, 2021, Phoenix City Council authorized the issuance of a Revenue Contract Solicitation (RCS) for a Common-Use Airport Lounge (Lounge) in the new T4S1 concourse. The goals of the RCS were to optimize sales and revenue over the term of the lease, develop the quality and uniqueness of the lounge facility, emphasize local culture in the design of the facility and in food and beverage offerings, and select a respondent with experience operating successful airport lounges in the U.S. and/or abroad. In addition, the lounge must offer access to passengers of its partnering airlines and other clients or customers wishing to pay for lounge access at PHX.

Procurement Information

Aviation issued the RCS May 27, 2021, with responses due Sept. 17, 2021. Four responses were received. Three responses were deemed responsive. One response was deemed non-responsive as they did not meet the minimum qualification for experience operating a lounge in a large-hub airport. The evaluation panel met for the initial consensus meeting on Oct. 20, 2021 and respondent interviews were held on Oct. 28, 2021. The panel’s award recommendation was posted to the City’s public

award website on Dec. 2, 2021.

The consensus score and ranking for each Respondent is shown below:

- AD Partnership LLC dba Sapphire Lounge by The Club
  925 Points
- Joint Billion USA Holdings LLC dba Capital One | Plaza Premium Lounge LLC
  818 Points
- MAG US Lounge Management LLC dba Escape Lounges
  764 Points

The panel recommendation was reached by consensus in consideration of the above criteria.

Contract Term
The term will be 10 years with no options to extend.

Financial Impact
The estimated annual revenue to the City will be the greater of a Minimum Annual Guarantee (MAG) or 13 percent of gross sales, whichever is greater. MAG for the first year will be $1.8 million. The MAG will be adjusted annually thereafter at 85 percent of the prior year's annual rent revenues or 103 percent of MAG for the prior year, whichever is greater.

Concurrence/Previous Council Action
The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Feb. 16, 2022, by a vote of 4-0.

Public Outreach
This solicitation process included all standard and required outreach efforts, including advertising in Aviation industry publications.

Location
Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 47

Terminal 4 South 1 (T4S1) Concourse Food and Beverage Concessions Phase I Package 1 at Phoenix Sky Harbor International Airport Award Recommendation (Ordinance S-48380)

Request to authorize the City Manager, or his designee, to enter into a lease agreement with The Grove, Inc. to develop, operate, and manage the T4S1 Phase I Package 1 food and beverage concessions at Phoenix Sky Harbor International Airport for 10 years with no options to extend. Further request to authorize the City Treasurer accept all funds related to this item.

Summary

Phoenix Sky Harbor International Airport is among the busiest airports in the United States, serving over 46 million passengers in 2019 and approximately 22 million passengers in 2020 due to the impact of the Covid-19 pandemic. With increased passenger projections as the airport recovers from the pandemic, comes the need to grow the airport's footprint and concessions program. The Aviation Department received approval to construct a new eight-gate concourse at Terminal 4 in 2016. The new T4S1 concourse is scheduled to be operational in the Summer of 2022 and will be home to Southwest Airlines.

On March 17, 2021, Phoenix City Council authorized the issuance of a Revenue Contract Solicitation (RCS) for food and beverage concessions in the new T4S1 concourse. The goals of the RCS were to optimize sales and revenue over the term of the lease, provide quality food and beverage offerings to passengers, emphasize local culture in the design of the facility, and select respondents with experience operating successful food and beverage concessions in the US and/or abroad.

Procurement Information

Aviation issued the RCS on May 27, 2021, with responses due on Sept. 17, 2021. Two responses were received for Package 1 and all responses were deemed responsive. The evaluation panel met for the initial consensus meeting on Nov. 2, 2021 and respondent interviews were held on Nov. 9, 2021. The panel’s award recommendation was posted to the City’s public award website on Dec. 2, 2021.

The panel consensus scoring and ranking for each respondent is shown below:

- The Grove, Inc. 885 Points
- Kind Hospitality, Inc. 800 Points

Contract Term
The term will be for 10 years with no options to extend.

Financial Impact
The estimated annual revenue to the City will be the established Minimum Annual Guarantee (MAG) or percentage of gross sales, whichever is greater. MAG for the first year will be set at $850,000. The MAG will be adjusted annually thereafter at 85 percent of the prior year's annual rent owed by the Lessee or 100 percent of MAG for the first Lease year, whichever is greater.

Concurrence/Previous Council Action
The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Feb. 16, 2022, by a vote of 4-0.

Public Outreach
This solicitation process included all standard and required outreach efforts, including advertising in Aviation industry publications.

Location
Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 48

Terminal 4 South 1 (T4S1) Concourse Food and Beverage Concessions Phase I Package 2 at Phoenix Sky Harbor International Airport Award Recommendation (Ordinance S-48381)

Request to authorize the City Manager, or his designee, to enter into a Lease agreement with Emerging Domestic Market Ventures, LLC to develop, operate, and manage the T4S1 Phase I Package 2, small business opportunity, food and beverage concessions at Phoenix Sky Harbor International Airport for 10 years with no options to extend. Further request to authorize the City Treasurer accept all funds related to this item.

Summary

Phoenix Sky Harbor International Airport is among the busiest airports in the United States, serving over 46 million passengers in 2019 and approximately 22 million passengers in 2020 due to the impact of the COVID-19 pandemic. With increased passenger projections as the airport recovers from the pandemic comes the need to grow the airport's footprint and concessions program. The Aviation Department received approval to construct a new eight-gate concourse at Terminal 4 in 2016. The new T4S1 concourse is scheduled to be operational in the Summer of 2022 and will be home to Southwest Airlines.

On March 17, 2021, Phoenix City Council authorized the issuance of a Revenue Contract Solicitation (RCS) for food and beverage concessions, a small business opportunity, in the new T4S1 concourse. The goals of the RCS were to optimize sales and revenue over the term of the lease, provide quality food and beverage offerings to passengers, emphasize local culture in the design of the facility, and select respondents with experience operating successful food and beverage concessions in the US and/or abroad.

Procurement Information

Aviation issued the RCS on May 27, 2021, with responses due on Sept. 17, 2021. Three responses were received for Package 2 and all responses were deemed responsive. The evaluation panel met for the initial consensus meeting on Nov. 2, 2021 and respondent interviews were held on Nov. 9, 2021. The panel’s award recommendation was posted to the City’s public award website on Dec. 2, 2021.

The panel consensus scoring and ranking for each respondent is shown below:

- Emerging Domestic Market Ventures, LLC 945 Points
- Mosby & Company, Inc. 875 Points
- TMG Services, LLC 845 Points

Contract Term
The term will be for 10 years with no options to extend.

Financial Impact
The estimated annual revenue to the City will be the established Minimum Annual Guarantee (MAG) or percentage of gross sales, whichever is greater. MAG for the first year will be set at $115,000. The MAG will be adjusted annually thereafter at 85 percent of the prior year's annual rent owed by the Lessee or 100 percent of MAG for the first Lease year, whichever is greater.

Concurrence/Previous Council Action
The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Feb. 16, 2022, by a vote of 4-0.

Public Outreach
This solicitation process included all standard and required outreach efforts, including advertising in Aviation industry publications.

Location
Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 49

Bus and Transit Furniture Advertising Revenue Contract Award (Ordinance S-48369)

Request to authorize the City Manager, or his designee, to enter into a contract with Lamar Transit, LLC to provide bus advertising and transit furniture advertising services for the Public Transit Department. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary

The bus advertising and transit furniture advertising programs generate revenue for the Public Transit Department (PTD), which in turn is one of the components which funds the City's transit system. The advertising contractor is responsible for all costs associated with the installation, maintenance, and restoration of advertising surfaces pertaining to buses and transit furniture advertisements.

Procurement Information

PTD issued a Revenue Contract Solicitation (RCS) based upon percentage bids that yield the overall greatest advertising revenues to the City on individual or combined contracts for bus and transit-furniture advertising services. The selection was made using a RCS procurement process in accordance with Phoenix City Code Chapter 43 and Administrative Regulation 3.10.

The evaluation panel, which consisted of qualified staff having experience with the advertising programs, evaluated and scored each proposal based on the following criteria (1,000 points total):

- Method of Approach (450 points);
- Price Proposal (350 points); and
- Qualifications and Experience (200 points).

The evaluation recommendations were reached by consensus in consideration of the published selection criteria, with the panel selecting Lamar Transit, LLC for contract award of both the bus advertising and transit-furniture advertising programs. The following summarizes the results of the evaluations:

Proposer	Total Points
Lamar Transit, LLC	801
Clear Channel Outdoor, Inc.	741
Intersection Media	670
Outfront Media Group	663

Contract Term
The initial five-year base contract term will begin July 1, 2022, and the contract includes two one-year options to extend if the contractor has performed satisfactorily and it is in the City's best interest to exercise the available options.

Financial Impact
This is a revenue generating contract, with all related expenses being borne by the advertising contractor. The RCS and resulting contract provide that the City will be paid the percentage of net sales revenue submitted in the proposal or the Minimum Annual Guarantee (MAG), whichever is greater.

The net sales revenue share percentage for Lamar Transit, LLC is 69.25 percent for the combined advertising program. The MAG is defined as $1.9 million annually for transit furniture advertising and $1.4 million annually for bus advertising. The MAG will not decrease below the level of annual revenue outlined in PTD's current advertising contracts.

Concurrence/Previous Council Action
The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Feb. 16, 2022, by a vote of 4-0.

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 50

Paratransit Services (Phoenix Dial-a-Ride) Contract Award (Ordinance S-48370)

Request to authorize the City Manager, or his designee, to enter into a contract with MV Transportation, Inc. for the management and operation of paratransit (Phoenix Dial-a-Ride) service. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the contract will not exceed $153,454,595.

Summary

The City provides Phoenix Dial-a-Ride service for individuals who, because of a disability, cannot access or navigate local bus or light-rail services. This shared-ride, origin-to-destination service is mandated by the Federal Government as required with the enactment of the Americans with Disabilities Act (ADA) of 1990. Commonly known as "paratransit service," Phoenix Dial-a-Ride acts as a safety net for individuals with disabilities and affords them the same level of transit service as other passengers, operating during the same hours and covering the same areas as bus and light-rail services. While the ADA requires the provision of paratransit service only within a three-quarter mile radius around local bus routes and light rail stations, Phoenix Dial-a-Ride operates within the entirety of the City's incorporated city limits south of Jomax Road.

Phoenix Dial-a-Ride is operated as a turnkey service, with the service provider responsible for all aspects of the operation, which include scheduling reservations, dispatching trips, operating and maintaining vehicles, and providing administrative and support activities, with PTD supplying the fleet. This service is operated out of a centrally-located facility leased by the contractor and staffed with about 200 employees to operate, maintain, and administer this contract on behalf of the City. The current contract expires June 30, 2022.

Procurement Information

City Council approved the issuance of this solicitation at its June 2, 2021 Formal Meeting. PTD issued a Request for Proposals (RFP) in October 2021 to solicit a contract for the operation of Phoenix Dial-a-Ride service. Because PTD receives funding from Federal Transit Administration grants to operate transit services, all procurements and contracts must comply with federal requirements and process guidelines. The process used to develop the work scope for the RFP and select the contractor for recommended award complies with federal guidelines.

An evaluation committee, with the aid of a technical advisory team, evaluated the proposals to select the proposer recommended for contract award. Both the committee and the technical team consisted of qualified staff from the City's Public Transit and Human Services departments and Valley Metro, which coordinates regional transit services with the City.

The following evaluation criteria were used by the panel (1,000 points possible):
- Qualifications, experience, and past performance (250 points);
- Method of approach and transition plan (200 points);
- Proposed organizational structure and personnel (150 points); and
- Cost (400 points).

The result of the evaluation committee's deliberations is a recommendation to award the contract to MV Transportation, Inc., which received the highest overall technical score based on the evaluation criteria above. The final scoring and cost proposal for the aggregate term of the contract are shown below:

Proposer	Total Points	Contract Amount
MV Transportation, Inc.	912 points	$153,454,595
First Transit	825 points	$170,587,800

Additional Information
In addition to the 200 local jobs currently supported by this contract, MV Transportation, Inc. will partner with a third-party contractor to provide additional service capacity as necessary to meet service requirements. The contractor's service plan also includes employing technology to integrate with the current scheduling system to provide real-time service updates to monitor and track service performance, and customer-focused apps to allow riders to manage their trips and receive service notifications.

Contract Term
The initial five-year base contract term will begin July 1, 2022, and the contract includes one two-year option to extend if the contractor has performed satisfactorily and it is in the City's best interest to exercise the available option.

Financial Impact
The total cost of the contract with MV Transportation, Inc. is estimated at $153,454,595 for the aggregate term, which includes the initial five-year base term and two-year extension option.

Transportation 2050 funds are available for the estimated first contract year amount of $20,244,948 in the Public Transit Department's proposed Fiscal Year 2022-23 operating budget, recognizing that the City is reimbursed annually by Valley Metro with regional Public Transportation Funds to fund Phoenix Dial-a-Ride service entirely.

Concurrence/Previous Council Action

The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on Feb. 16, 2022, by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 51

Downtown Shared Electric Scooter Pilot Program Extension and Electric Bicycle Legalization (Ordinance G-6967)

Request to authorize the City Manager, or his designee, to approve a 12-month extension of the existing Downtown Shared Electric Scooter Pilot Program, to amend Ordinance G-6602 to extend the sunset provision by an additional 12 months to allow shared electric scooters to continue to operate within the Downtown Shared Electric Scooter Pilot Program area, and to amend Phoenix City Code to allow for the use of electric bicycles on public streets Citywide.

Summary

Downtown Shared Electric Scooter Pilot Program

On June 26, 2019, City Council unanimously approved the Downtown Shared Electric Scooter Pilot Program (Pilot Program), which allowed shared electric scooter vendors to obtain a permit to operate within the City of Phoenix. As part of the Pilot Program, City Council approved Ordinance G-6602, amending the Phoenix City Code to allow shared electric scooters to operate on public streets. The Ordinance amendment also included definitions for an electric scooter and authorized the City of Phoenix Police Department or peace officer to issue civil traffic citations for, among other things, speed limit violations, yielding the right-of-way, parking violations, and riding on the sidewalk. Additionally, the Ordinance amendment included a one-year sunset provision, which effectively would repeal the Code changes on June 25, 2020.

The initial six-month Pilot Program was to end on March 16, 2020. On Feb. 19, 2020, City Council approved Ordinance G-6676, extending the Pilot Program for an additional six months and to open the permit application process to allow new vendors to apply for the Pilot Program. Ordinance G-6676 also amended Ordinance G-6602 to extend the sunset provision until Dec. 31, 2020.

Due to the COVID-19 pandemic, the start of the second six-month pilot program was delayed. In October 2020, staff issued permits for the second six-month Pilot Program to two electric scooter vendors: Razor and Spin. The second six-month Pilot Program commenced on Oct. 1, 2020. On Dec. 2, 2020, City Council approved Ordinance G-6772, extending the second six-month Pilot Program through March 31, 2021, and amending Ordinance G-6602 to extend the Phoenix City Code sunset provision to Dec. 31, 2021.

On March 17, 2021, City Council approved a 12-month extension of the Pilot Program through March 31, 2022, and an amendment to Ordinance G-6602 to extend the Phoenix City Code sunset provision to June 30, 2022. The extension was approved to allow staff time to research and develop a new program to replace the Pilot Program.

The requested action to extend the Pilot Program through March 31, 2023, and the Phoenix City Code sunset provision to June 30, 2023, will allow shared electric scooters to continue to operate within the Pilot Program area and Street Transportation Department staff time to continue to develop a Request for Proposals process for a new Comprehensive Micromobility Program. The program extension will also allow the City to progress further with the development and implementation of a Road Safety Action Plan (RSAP), and to incorporate micromobility transportation options into the RSAP.

Electric Bicycles

Electric bicycles, or e-bikes as they are commonly known, have increased immensely in popularity over the past few years. The COVID-19 pandemic spurred a significant uptake in biking. E-bikes, in particular, saw a 145 percent increase in sales between 2019 and 2020. Bikes and e-bikes can be a means of reducing traffic congestion and lowering our carbon footprint. Along with health benefits, e-bikes have the added benefit of making cycling easier with the assistance of an electric motor. In fact, it is expected that between 2020 and 2023 more than 130 million e-bikes will be sold worldwide.

E-bikes are classified into three types in many states. Class 1 e-bikes are defined as e-bikes that provide pedal assist up to 20 miles per hour. Class 2 e-bikes, on the other hand, accelerate with the use of a throttle up to 20 miles per hour. Lastly, Class 3 e-bikes provide pedal assist up to 28 miles per hour. As of 2019, e-bike manufacturers and distributors are required to add a sticker stating the classification number, top assisted speed, and motor wattage of the bicycle.

In 2018, Arizona updated state statutes to define e-bikes and permit their use. However, they are still considered illegal within Phoenix city limits due to the “motorized play vehicles” ordinance. This ordinance prohibits the use of certain vehicles in the public right-of-way unless they are defined by state statutes as a motor vehicle, motorcycle, motor-driven cycle, electric stand-up scooter, motorized wheelchair, or electric personal assistive mobility device. Unfortunately, e-bikes are omitted which renders them illegal. Therefore, City Code must be updated to allow Phoenix residents to use this viable form of transportation. In fact, according to staff’s

observations, e-bikes are already being used by residents on city roadways. Additionally, the City's adopted Climate Action Plan identifies the promotion of active transportation as a key goal toward reducing single occupancy vehicle use and lowering emissions. In addition, staff anticipates e-bikes being part of the future Comprehensive Micromobility Program.

The requested action to amend Phoenix City Code to allow for the use of e-bikes on public streets Citywide will permit the use of Class 1 and Class 2 e-bikes in the public right-of-way.

Financial Impact

There is no financial impact to the City of Phoenix to amend Ordinance G-6602 to extend the sunset provision or to amend Phoenix City Code to allow for the use of e-bikes on public streets.

Concurrence/Previous Council Action

The Aviation and Transportation Subcommittee:

- Recommended approval of the initial Pilot Program on Jan. 22, 2019, by a vote of 3 -0; and
- Reviewed the program on June 25, 2019.

The Transportation, Infrastructure, and Innovation Subcommittee:

- Was provided with a three-month update on the Pilot Program on Jan. 7, 2020;
- Recommended approval of the Pilot Program extension on Feb. 5, 2020, by a vote of 4-0;
- Was provided with an update on the Pilot Program extension on Feb. 3, 2021, and requested the item be brought back to the March 3, 2021, meeting; and
- Was provided with an update on the second six-month extension and recommended approval of a twelve-month extension on March 3, 2021, by a vote of 4-0.

The Planning and Economic Development Subcommittee:

- Was provided information on the initial Pilot Program on Feb. 5, 2019; and
- Received an update for information and discussion on June 4, 2019.

The Workforce and Economic Development Subcommittee:

- Was provided a report with a summary of the second six-month extension on Feb. 24, 2021, and requested the item be presented on March 24, 2021.

The Transportation, Infrastructure and Planning Subcommittee:
- Was provided with an update on the Pilot Program and information on the proposed Comprehensive Micromobility Program on Oct. 20, 2021.

The City Council approved:
- The Pilot Program (Ordinance G-6602) on June 26, 2019;
- A Pilot Program extension (Ordinance G-6676) on Feb. 19, 2020;
- A sunset provision extension (Ordinance G-6772) on Dec. 2, 2020;
- A Pilot Program extension and a sunset provision extension (Ordinance G-6823) on March 17, 2021; and
- Fee increases to ensure full cost recovery (Ordinance G-6835) on April 21, 2021.

Location
The main boundaries of the Pilot Program are from 7th Avenue to 7th Street and from Buckeye to McDowell roads. The Pilot Program boundary includes an extension of the area bounded by Roosevelt Street and Grand Avenue, and a reduction of the northern boundary to Portland Street between 7th and Central avenues.
Council Districts: 4, 7 and 8

The amendment of Phoenix City Code to allow for e-bikes would apply Citywide.

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 52

Baseline Road Fiber Optic Cable and Equipment Loop 202 to I-10 - Design-Bid-Build Services - ST89360036 (Ordinance S-48367)

Request to authorize the City Manager, or his designee, to accept William Charles Construction Company as the lowest-priced, responsive and responsible bidder and to enter into an agreement with William Charles Construction Company for Design-Bid-Build Services for the Baseline Road Fiber Optic Cable and Equipment Loop 202 to I-10 project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed $3,529,437.07.

Summary

The purpose of this project is to construct a fiber transportation enhancement along Baseline Road from Loop 202 to Interstate 10. The project will be constructed within the existing right-of-way of the City of Phoenix, City of Tempe and the Arizona Department of Transportation.

William Charles Construction Company's services include, but are not limited to: installing new conduit, fiber, and pull box infrastructure; installing fiber through existing conduit, directional drilling and installing new conduit underneath asphalt, concrete and canals; reconditioning existing conduit and pull boxes and installing new pull boxes; installing electrical system fiber optic equipment; and other improvements as required for a complete project in compliance with approved plans.

Procurement Information

The selection was made using an Invitation for Bids procurement process set forth in section 34-201 of the Arizona Revised Statutes. Four bids were received on Dec. 21, 2021, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements.

The Opinion of Probable Cost and the two lowest responsive, responsible bidders are listed below:

Opinion of Probable Cost: $4,249,752.19
William Charles Construction Company: $3,529,437.07

MP Nexlevel LLC: $8,434,184.49

Bidders who were deemed non-responsive are listed below, in alphabetical order:
BPG Designs, L.L.C.
Martell Electric, LLC

The bid award amount is within the total budget for this project.

The reason for the variance from the Opinion of Probable Cost (OPC) to the lowest, responsive, responsible bid is the OPC is based on contractor's pricing on similar projects for the City of Phoenix in 2020. A factor of safety was added to the average of bid unit prices known in 2020 given the amount of available work in the Phoenix Metro area exceeded labor forces available and the difficulty of conditions anticipated along Baseline Road.

Contract Term
The term of the agreement is 300 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for William Charles Construction Company will not exceed $3,529,437.07, including all subcontractor and reimbursable costs.

This project will utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations Part 26 and the U.S. Department of Transportation DBE Program. Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Public Outreach
William Charles Construction Company will work with the City of Phoenix Street Transportation Department on public outreach, if needed.

Location
Baseline Road/Loop 202 to I-10
Council Districts: 6, 7, 8 and Out of City

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 53

Street Transportation Department Environmental, Natural-Cultural Resources, National Environmental Policy Act On-Call Consulting Services for Calendar Years 2021-2022 - Amendment (Ordinance S-48382)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 153067 with Archaeological Consulting Services, Ltd., to approve a name change to Commonwealth Heritage Group, Inc.

Summary
Commonwealth Heritage Group, Inc. will be responsible for providing On-Call Environmental / Natural-Cultural Resources / National Environmental Policy Act (NEPA) consulting services that include, but are not limited to: NEPA documentation and related supporting technical analysis and reports; cultural resources; biology and natural resources; Rivers and Harbors Act Section 408 permitting; Clean Water Act sections 404, 401 and 402; Clean Air Act; green infrastructure; and developing and updating environmental compliance training programs.

This amendment is necessary because Archaeological Consulting Services, Ltd. merged with Commonwealth Heritage Group, Inc. on Aug. 11, 2021. All responsible project personnel from Archaeological Consulting Services, Ltd. shall remain actively involved and oversee the projects under this Agreement.

Contract Term
The term of original agreement remains unchanged. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The initial agreement amount remains unchanged.

Concurrence/Previous Council Action
The City Council approved On-Call Consulting Services Agreement 153067 (Ordinance S-46960) on Oct. 7, 2020.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 54

Padlocks for Water Customer Services (Ordinance S-48372)

Request to authorize the City Manager, or his designee, to enter into an agreement with Anderson Lock and Safe to provide padlocks for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The agreement value will not exceed $555,403.

Summary

The purpose of this agreement is to purchase padlocks for the Water Services Department, on an as needed basis. The padlocks are used to secure items within the department including fire hydrants, meter vaults, safety-related lock-out tag-out procedures and other anti-theft and security purposes.

Anderson Lock and Safe will supply padlocks of varying sizes as needed by the Water Meters Division.

Procurement Information

The recommendation was made using an Invitation for Bids procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

Seven vendors submitted bids and are listed below. All bids were found to be responsive and responsible.

Selected Bidder
Anderson Lock and Safe: $115,466

Other Bidders
Accredited Lock Supply: $123,570
Doyle Security: $124,430
Independent Hardware: $123,928
Intermountain Lock: $122,840
Locking Solutions R Us: $152,186
White Cap: $137,950

Contract Term
The term of the agreement is five years and will begin on or about March 15, 2022.

Financial Impact
The agreement value for Anderson Lock and Safe will not exceed a total value of $555,403.

Funding is available in the Water Services Department Operating Budget.

Responsible Department
This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 55

Track Out Services Agreement - Request for Award (Ordinance S-48375)

Request to authorize the City Manager, or his designee, to enter into an agreement with Clean Sweep Companies, Inc. dba Clean Sweep Property Services, to provide track out services for the purpose of ensuring compliance with Maricopa County Air Pollution Control Regulation, Rule 310. Further request to authorize the City Controller to disburse all funds related to this item. The agreement will not exceed $766,250.

Summary

The purpose of this agreement is to provide track out services for the Water Services Department Water Distribution Division.

The services of Clean Sweep Companies, Inc. dba Clean Sweep Property Services, include, but are not limited to: removing and disposing of excavated material, construction debris, mud, dirt, rock, sand, gravel, concrete or asphalt from public streets, alleys or sidewalks using street sweepers, vacuum trucks, wet brooms, or by manually sweeping up the deposits.

Procurement Information

The recommendation was made using an Invitation for Bids procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted bids and are listed below, and all bids except for two were found to be responsive and responsible.

Selected Bidder:
Clean Sweep Companies, Inc. dba Clean Sweep Property Services: $153,250

Other Bidders:
Newman Services, LLC dba American Sweeping: $104,750
Offsite Sweeping, LLC: $132,500

Contract Term

The agreement will begin on or about March 2, 2022, for a five-year aggregate term.

Financial Impact

The agreement value for Clean Sweep Companies, Inc. dba Clean Sweep Property Services will not exceed $766,250.

Funding is available in the Water Services Department Operating budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 56

Final Plat - Talinn Phase 4 - PLAT 210103 - North of Deer Valley Drive and East of 56th Street

Plat: 210103
Project: 06-657
Name of Plat: Talinn Phase 4
Owner: D.R. Horton, LLC
Engineer: Brian J. Diehl, RLS
Request: A 108 Lot Residential Plat
Reviewed by Staff: January 20, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located north of Deer Valley Drive and east of 56th Street.
Council District: 2

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 57

Final Plat - Blueprint Midtown - PLAT 210090 - Northwest Corner of Catalina Drive and 2nd Street

Plat: 210090
Project: 20-4691
Name of Plat: Blueprint Midtown
Owner: 3010 Westmount, LLC
Engineer: James B. Flack, RLS
Request: A 1 Lot Commercial Plat
Reviewed by Staff: Jan. 19, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public. This plat needs to record concurrently with Abandonment 210030. The sequence of recording is as follows: the resolution of abandonment is to be recorded first, then the plat recorded second.

Location
Generally located at the northwest corner of Catalina Drive and 2nd Street.
Council District: 4

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 58

Final Plat - West 202 Logistics - PLAT 210056 - Northeast Corner of South Mountain Freeway and Van Buren Street

Plat: 210056
Project: 20-4327
Name of Plat: West 202 Logistics
Owner: Southern Cross, LLC
Engineer: Jared Hansmann, RLS
Request: An 8 Lot Commercial Plat
Reviewed by Staff: Jan. 21, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at the northeast corner of South Mountain Freeway and Van Buren Street.
Council District: 7

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 59

Final Plat - Desert Sky Multi-Family and Senior Living - PLAT 210062 - Northeast Corner of 79th Avenue and Encanto Boulevard

Plat: 210062
Project: 20-2134
Name of Plat: Desert Sky Multi-Family and Senior Living
Owner: Westpen Associates, LLC
Engineer: James A. Brucci, RLS
Request: A 2 Lot Commercial Subdivision Plat
Reviewed by Staff: Feb. 2, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at the northeast corner of 79th Avenue and Encanto Boulevard.
Council District: 7

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 60

Final Plat - Jackson Street Properties Amended - PLAT 210042 - Southwest Corner of Jackson Street and 18th Street

Plat: 210042
Project: 03-3206
Name of Plat: Jackson Street Properties Amended
Owner: MT. Shasta Investments, LLC
Engineer: David S. Klein, RLS
Request: A 1 Lot Commercial Plat
Reviewed by Staff: Feb. 2, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at the southwest corner of Jackson Street and 18th Street.
Council District: 8

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 61

Abandonment of Easement - ABND 210030 - 3010 North 2nd Street (Resolution 21998)

Abandonment: ABND 210030
Project: 20-4691
Applicant: Mike Kocourek, 3010 Westmount LLC
Request: The western 12’ of the PUE parallel to 2nd Street from Catalina Drive to the northern boundary of APN 118-35-083B. The PUE covers the entirety of APN 118-35-083B which was right-of-way that was abandoned but retained rights as a PUE per MCR 85-251148 (COP abandonment V-188-84).
Date of Decision/Hearing: July 29, 2021

Summary
The resolution of the abandonment and PLAT # 210090 are to be recorded together with the Maricopa County recorder on the same day, at the same time. The sequence of recording is as follows: the resolution of abandonment is recorded first, then the plat is recorded second.

Location
3010 North 2nd St.
Council District: 4

Financial Impact
None. No consideration fee was required as a part of this easement abandonment, although filing fees were paid.

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 62

Abandonment of Alleyway Easement - ABND 210015 - Calle Redonda between 54th Way and 54th Court (Resolution 21999)

Abandonment: ABND 210015
Project: 05-1208
Applicant: Mike Ragland
Request: The alley area between 54th Way and 54th Court, from Calle Redonda north to the corner of the second alleyway that provides access to 54th Court.
Date of Decision/Hearing: Oct. 6, 2021 (City Council Formal)

Location
Calle Redonda between 54th Way and 54th Court.
Council District: 6

Financial Impact
A consideration fee was also collected as part of this abandonment in the amount of $1,474.

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

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 63

Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-3-21-1 - Southwest Corner of Central Avenue and Alameda Road (Ordinance G-6968)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-3-21-1 and rezone the site from A-1 SP DVAO (Light Industrial, Special Permit, Deer Valley Airport Overlay District) and A-1 DVAO (Light Industrial, Deer Valley Airport Overlay District) to A-1 SP DVAO (Light Industrial, Special Permit, Deer Valley Airport Overlay District) to allow the continuation of a sand and gravel mining operation, concrete batch plant, asphalt blending plant, and all underlying A-1 uses.

Summary

Current Zoning: A-1 SP DVAO and A-1 DVAO
Proposed Zoning: A-1 SP DVAO
Acreage: 39.54 acres
Proposed Use: Continuation of a sand and gravel mining operation, concrete batch plant, asphalt blending plant, and all underlying A-1 uses.

Owner: Airpark 30, LLC
Applicant: Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard the case on Jan. 13, 2022, and recommended approval, per the staff recommendation, by a vote of 9-0.
PC Action: The Planning Commission heard the case on Feb. 3, 2022, and recommended approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation, by a vote of 7-0.

Location

Southwest corner of Central Avenue and Alameda Road.
Council District: 1
Parcel Addresses: 23742 N. Central Ave.

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-3-21-1) FROM A-1 SP DVAO (LIGHT INDUSTRIAL, SPECIAL PERMIT, DEER VALLEY AIRPORT OVERLAY DISTRICT) AND A-1 DVAO (LIGHT INDUSTRIAL, DEER VALLEY AIRPORT OVERLAY DISTRICT) TO A-1 SP DVAO (LIGHT INDUSTRIAL, SPECIAL PERMIT, DEER VALLEY AIRPORT OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 39.54-acre site located at the southwest corner of Central Avenue and Alameda Road in a portion of Section 8, Township 4 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “A-1 SP DVAO” (Light Industrial, Special Permit, Deer Valley Airport Overlay District) and A-1 DVAO (Light Industrial, Deer Valley Airport Overlay District) to “A-1 SP DVAO” (Light Industrial, Special Permit, Deer Valley Airport Overlay District) for a Special Permit to allow continuation of a sand and gravel mining operation, concrete batch plant, asphalt blending plant, and all underlying A-1 uses.

DRAFT

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Upon abandonment of the Special Permit or prior to any preliminary site plan approval for any portion of the site for a use not related to the Special Permit, a reuse plan shall be developed in compliance with the provisions in Section 647 of the Zoning Ordinance, as approved by the Planning and Development Department.

2. New buildings or building additions visible from public right-of-way shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

3. A minimum building setback of 50 feet shall be provided along the east side of the site.

4. A minimum building setback of 50 feet shall be provided along the north side of the site.

5. A minimum 20-foot wide landscape setback shall be provided along the east and north sides of the site, as approved by the Planning and Development Department.

6. The landscape setbacks along the street frontages shall include shade trees placed 20 feet on center or in equivalent groupings. Twenty five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.

7. The developer shall dedicate 40 feet of right-of-way and construct the south half of Alameda Road (Misty Willow Lane) alignment, including a detached sidewalk, for the full limits of the project per Cross Section E standards, as approved by the Street Transportation and Planning and Development Departments.

DRAFT

8. The developer shall dedicate 40 feet of right-of-way and construct the west half of Central Avenue for the full limits of the project, including a detached sidewalk, per Cross Section E standards or as approved by the Street Transportation and Planning and Development Departments.

9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

11. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

12. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

15. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

DRAFT

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-3-21-1

The East half of the North half of the Southwest quarter of Section 8, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
Except the North 40 feet; and
Except the East 40 feet; and
Except one-sixteenth of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is, or may be determined, by the laws of the United States or of the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved to the State of Arizona in Arizona Revised Statutes and in the Patent to said land recorded May 18, 1981 in Docket 15242, Page 556, records of Maricopa County, Arizona.

Also described in ALTA/ NSPS Survey prepared by MKA dated August 10, 2020, last revised August 13, 2020, as Job No. 6565-20-6895, as follows:

A portion of the Southwest quarter of Section 8, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being the same property described in Special Warranty Deed, recorded in Instrument No. 2018-0879254, records of Maricopa County, Arizona, more particularly described as follows;
BEGINNING at the Northwest corner of said Special Warranty Deed;
Thence along the North line of said Special Warranty Deed, South 89 degrees 06 minutes 00 seconds East 1226.28 feet to the Northeast corner of said Special Warranty Deed;
Thence along the East line of said Special Warranty Deed, South 00 degrees 43 minutes 19 seconds West 1299.95 feet to the Southeast corner of said Special Warranty Deed;
Thence along the South line of said Special Warranty Deed, North 89 degrees 38 minutes 13 seconds West 1254.16 feet to the Southwest corner of said Special Warranty Deed;
Thence along the West line of said Special Warranty Deed, North 01 degrees 56 minutes 20 seconds East 1311.91 feet to the POINT OF BEGINNING.

Being the same tract of land described in a Commitment for Title Insurance prepared by Chicago Title Insurance Company, Order No. 20001335-040-DO, dated August 14, 2020, Amendment dated August 19, 2020, and the easements, covenants and restrictions referenced in said
Title Commitment or apparent from a physical inspection of the subject property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

The legal description describes the same property as insured in such title insurance commitment and all property specific exceptions have been noted herein.

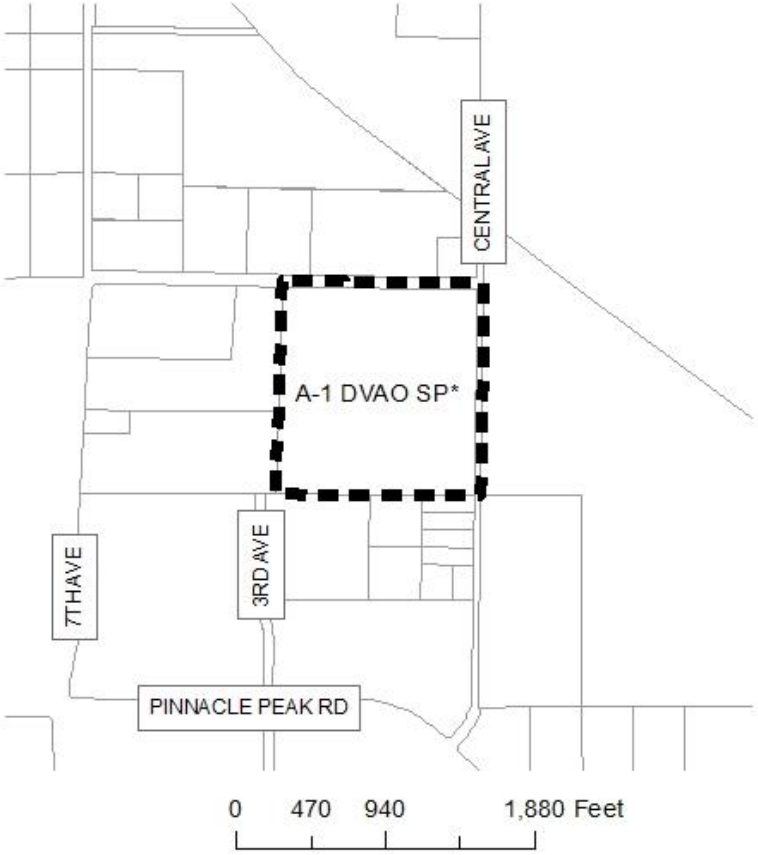
DRAFT

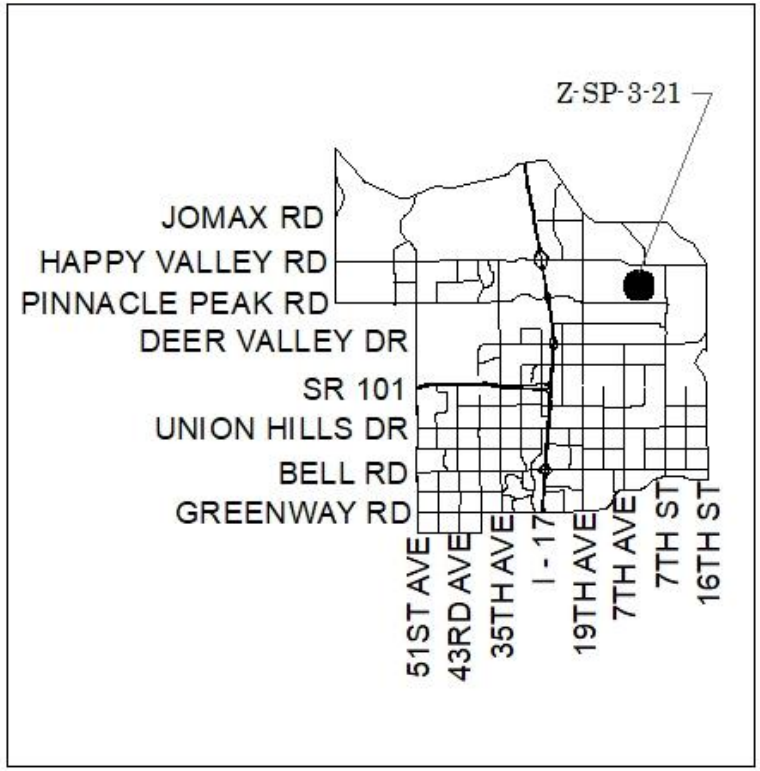
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ▬ ▬ ▬ ▬

Zoning Case Number: Z-SP-3-21
Zoning Overlay: Deer Valley Airport Overlay District (DVAO)
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 2/1/2022

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\3-2-22\Z-SP-3-21.mxd

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 64

Amend City Code - Ordinance Adoption - Rezoning Application Z-74-21-2 - Northwest Corner of the 29th Avenue and Bronco Butte Trail Alignments (Ordinance G-6965)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-74-21-2 and rezone the site from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District) to C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) to allow multifamily residential.

Summary

Current Zoning: C-2 M-R NBCOD
Proposed Zoning: C-2 HGT/WVR DNS/WVR NBCOD
Acreage: 18.81 acres
Proposed Use: Multifamily residential

Owner: Plas North Valley Land, LLC
Applicant: Bond Companies
Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Gateway Village Planning Committee heard this case on Jan. 13, 2022, and recommended approval, per the staff recommendation, by a vote of 3-0.
PC Action: The Planning Commission heard this case on Feb. 3, 2022, and recommended approval, per the North Gateway Village Planning Committee recommendation, with an additional stipulation, by a vote of 8-0.

Location

Northwest corner of the 29th Avenue and Bronco Butte Trail alignments.
Council District: 2
Parcel Address: N/A

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-74-21-2) FROM C-2 M-R NBCOD (INTERMEDIATE COMMERCIAL, MID-RISE, NORTH BLACK CANYON OVERLAY DISTRICT) TO C-2 HGT/WVR DNS/WVR NBCOD (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, DENSITY WAIVER, NORTH BLACK CANYON OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 18.81-acre site located at the northwest corner of the 29th Avenue and Bronco Butte Trail alignments in a portion of Section 14, Township 5 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "C-2 M-R NBCOD" (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District), to "C-2 HGT/WVR DNS/WVR NBCOD" (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District).

DRAFT

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall utilize the R-5 Planned Residential Development option.

2. The development shall be limited to a maximum of 560 dwelling units.

3. A minimum of 10 percent of the gross site area shall be retained as open space.

4. A development shall provide a minimum landscape setback of 10 feet between the shared use path (SUP) along Skunk Creek Wash and any fencing or buildings on the west side of the site, as approved by the Planning and Development Department.

5. A minimum of eight amenities shall be provided and dispersed throughout the development, as approved by the Planning and Development Department.

6. Surface parking shall be located a minimum of 50 feet from the western limits of the development along Skunk Creek Wash, as approved by the Planning and Development Department.

7. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and/or overhang canopies, as approved by the Planning and Development Department.

8. All building and wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

9. A minimum 10-foot-wide shared use path (SUP) shall be constructed within a 25-foot-wide public trail easement (PTE) along the east side of Skunk Creek Wash on this site or the adjacent FH property per Section 429 of the City of

DRAFT

Phoenix MAG Supplement, as approved by the Planning and Development Department.

10. Pedestrian pathways, including public sidewalks and excluding the shared use path along Skunk Creek Wash, shall be shaded a minimum of 75 percent by a structure and/or trees at maturity, as approved by the Planning and Development Department.

11. Where pedestrian pathways cross drive aisles, the pathways shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.

12. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and amenity areas, using the most direct route for pedestrians, as approved by the Planning and Development Department.

13. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 10-foot-wide landscape area between the back of curb and sidewalk along 29th Avenue and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper shade trees planted 20 feet on center or in equivalent groupings.

    b. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

14. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 28 inverted U-bicycle racks shall be provided for guests located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

15. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.

16. The developer shall dedicate and construct right-of-way to connect to two separate existing public streets, as approved by the Street Transportation Department.

DRAFT

17. The developer shall dedicate and construct the west half of 29th Avenue, as required by the approved Traffic Impact Study and as approved by the Street Transportation Department.

18. The developer shall provide traffic signal conduit and junction boxes at the northwest corner of 29th Avenue and Bronco Butte Trail and deposit a 25% escrow contribution for the future traffic signal prior to final site plan approval, as approved by the Street Transportation Department.

19. The developer shall provide site access to the future identified signalized intersection of 29th Avenue and Bronco Butte Trail. A cross access easement shall be provided to APN 204-11-002M for joint use of the signalized intersection. Connection shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval.

20. All access control placement and spacing shall be in compliance with the Street Planning and Design Guidelines and shall coordinate to align with accesses on the east side of 29th Avenue, as approved by the Street Transportation Department.

21. The developer shall provide a minimum of three shaded pedestrian connections from the development to the shared-use path along the east side of Skunk Creek Wash, as approved by the Planning and Development Department.

22. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

23. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

25. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

DRAFT

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-74-21-2

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 14 (REBAR WITH CAP RLS 21081) FROM WHICH POINT THE EAST QUARTER CORNER THEREOF (MCDOT BRASS CAP RLS 29891 2001) BEARS N89°32'56"E A DISTANCE OF 2639.42 FEET;

THENCE N89°32'56"E, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 301.40 FEET TO THE POINT OF BEGINNING;

THENCE ACROSS SAID NORTHEAST QUARTER THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1) N6°27'00'E A DISTANCE OF 118.59 FEET;

2) N23°24'40"E A DISTANCE OF 152.38 FEET;

3) N26°54'58"E A DISTANCE OF 132.34 FEET;

4) N16°51'03"E A DISTANCE OF 126.06 FEET;

5) N17°31'05"E A DISTANCE OF 3.93 FEET;

6) N26°11'47"E A DISTANCE OF 188.59 FEET;

7) N25°14'28E A DISTANCE OF 97.90 FEET;

8) N28°35'55" A DISTANCE OF 116.75 FEET;

9) N22°21'58"E A DISTANCE OF 85.73 FEET;

10) N35°47'19"E A DISTANCE OF 68.99 FEET;

11) N89°30'23"E A DISTANCE OF 586.64 FEET;

12) S0°21'50"E A DISTANCE OF 992.64 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER;

DRAFT

THENCE S89°32'56"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1018.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 18.9241 ACRES OF LAND (824,332.43 S.F.), MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S89°32'56"W FOR THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA AS SHOWN ON AN ALTA SURVEY PRODUCED BY HILGART WILSON AND SIGNED AND SEALED BY JAMES B. RICHARDS (RLS 40916) ON JULY 15, 2021.

THIS LEGAL DESCRIPTION IS BASED ON THE ABOVE-NOTED ALTA SURVEY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY PERFORMED BY RITOCH-POWELL & ASSOCIATES.

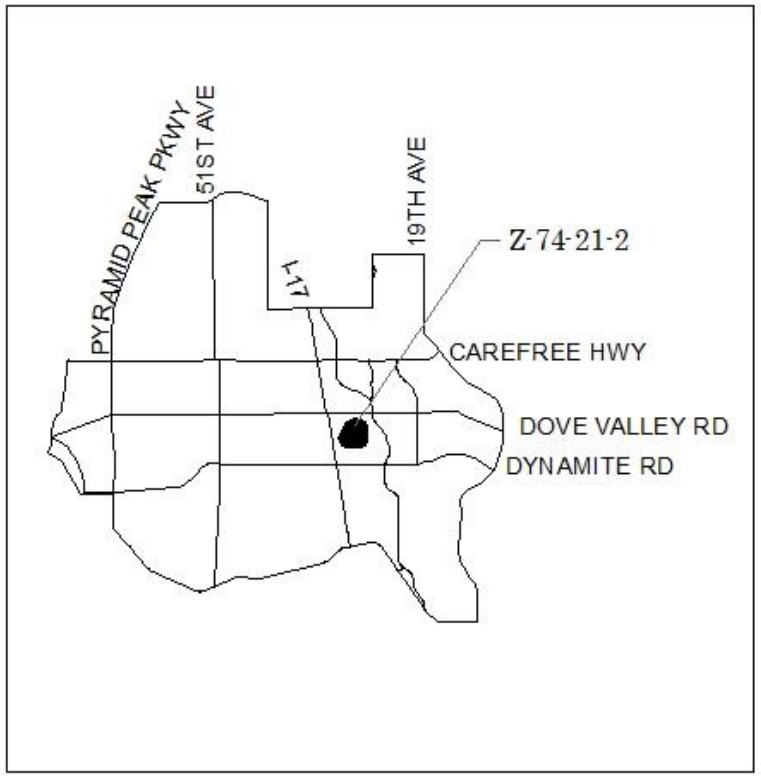
DRAFT

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-74-21-2
Zoning Overlay: North Black Canyon Corridor Plan and Overlay District
Planning Village: North Gateway

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -



NOT TO SCALE

N

Drawn Date: 2/1/2022

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\3-2-22\Z-74-21-2.mxd

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** *65

REQUEST TO CONTINUE (SEE ATTACHED MEMO) Amend City Code - Ordinance Adoption - Rezoning Application Z-20-21-4 - Approximately 1,300 Feet North of the Northeast Corner of Central Avenue and Indian School Road (Ordinance G-6964)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-20-21-4 and rezone the site from UR TOD-1 (Urban Residential, Interim Transit-Oriented Zoning Overlay District One) to PUD (Planned Unit Development) to allow multifamily and single-family attached residential.

Summary

Current Zoning: UR TOD-1
Proposed Zoning: PUD
Acreage: 4.34 acres
Proposed Use: Multifamily and single-family attached residential

Owner: Midtown Central Hotel Corporation
Applicant: Cresleigh Homes Arizona, LLC
Representative: Alan Beaudoin, Norris Design

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Encanto Village Planning Committee heard this case on June 7, 2021, for information only.
VPC Action: The Encanto Village Planning Committee heard this case on Sept. 13, 2021, and recommended approval, per the staff recommendation, by a vote 11-3.
PC Action: The Planning Commission heard this case and continued the item on Oct. 7, Nov. 4, Dec. 2, 2021; and Jan. 6, 2022. The Planning Commission heard this case on Feb. 3, 2022, and recommended approval, per the Addendum A Staff Report, with an additional and modified stipulation by a vote of 6-2.

Location

Approximately 1,300 feet north of the northeast corner of Central Avenue and Indian School Road
Council District: 4

Parcel Address: 4325 N. Central Ave.

Responsible Department

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

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: February 25, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CONTINUANCE OF ITEM 65 ON THE MARCH 2, 2022 FORMAL AGENDA – Z-20-21-4 (G-6964) – APPROXIMATELY 1,300 FEET NORTH OF THE NORTHEAST CORNER OF CENTRAL AVENUE AND INDIAN SCHOOL ROAD

Item 65, rezoning application Z-20-21-4 is a request to rezone 4.34 acres property located approximately 1,300 feet north of the northeast corner of Central Avenue and Indian School Road from UR TOD-1 to PUD to allow for multifamily and single-family attached residential.

Staff has received correspondence from the applicant requesting a continuance in order to work further with the community and Vice Mayor Pastor.

Staff recommends continuing this item to allow the case to be posted for a public hearing to be held at the April 6, 2022 City Council Formal meeting.

Approved: _____
Alan Stephenson
Deputy City Manager/Planning and Development Director

Stephanie Vasquez

From: Wade Kempton <WKempton@cresleigh.com>
Sent: Friday, February 25, 2022 1:06 PM
To: Alan Stephenson
Cc: Joshua Bednarek; Stephanie Vasquez; Wade Kempton; Alan Beaudoin
Subject: Zoning case # Z20-21-4

Mr. Stephenson:

Cresleigh Homes Arizona, Inc. is formally requesting a continuance from the Phoenix City Council Meeting to be held on March 2, 2022 for Zoning Case #Z20-21-4 for approximately 30 days until the scheduled Phoenix City Council Meeting to be held on April 6, 2022.

Please let me know if this request is received and will be on the agenda for approval.

We appreciate your interaction with our development on Central.

Wade Kempton
Senior Vice President | Designated Broker
Cresleigh Homes Arizona, Inc.
4100 S. Lindsay Rd., Suite 129
Gilbert, AZ 85297
P. 480.899.2202
C. 602.478.2188
Direct Email. *wkempton@cresleigh.com*

This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-20-21-4) FROM UR TOD-1 (URBAN RESIDENTIAL, INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 4.34-acre site located approximately 1,300 feet north of the northeast corner of Central Avenue and Indian School Road, in a portion of Section 20, Township 2 North and Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “UR TOD-1” (Urban Residential, Interim Transit-Oriented Zoning Overlay District One) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

DRAFT

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for Uptown Residential Community PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 12, 2021, as modified by the following stipulations:

    a. Page 12, PUD Development Standards Table (Single-Family Attached), Add a row titled “Pedestrian connections to Central Avenue” with the following development standard: “Two pedestrian connections to the Central Avenue sidewalk from a system of interior pedestrian pathways. All units with a required stoop frontage type shall be connected to Central Avenue by a direct pedestrian pathway. The pedestrian connections to the public sidewalk shall be a minimum 5 feet wide.”

    b. Page 12, PUD Development Standards Table (Single-Family Attached), Add a row titled “Pedestrian system standards” with the following:
        - “Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, public sidewalks, and amenity areas, using the most direct route for pedestrians.”

    c. Page 14, 4. Shade. Replace with the following language and formatting:
        - 75 percent minimum shade shall be provided on public sidewalk along Central Avenue.
        - 75 percent minimum shade shall be provided on private walkways through a combination of vegetative and architectural shade but architectural shade shall not comprise more than 30 percent of the total shade.
        - All interior pedestrian pathways shall be shaded to a minimum of 75 percent

    d. Page 12, PUD Development Standards Table (Single-Family Attached), Add a row titled “Pedestrian system standards” with the following: “Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, public sidewalks, and amenity areas, using the most direct route for pedestrians.”

    e. Page 15, 6. Walls and Fences, Replace the first sentence with the following “Walls will be in accordance with the wall exhibits herein”

    f. Page 15, PUD Wall & Fence Design Standards Table, Replace the development standards for all perimeters adjacent to private parcels located near the northwest and northeast corners of the PUD from “6’ minimum; 8’ maximum” to “maximum height of 6 feet.”

DRAFT

g. Page 12, PUD Development Standards Table (Single-Family Attached), Replace the development standards language for “WU Frontage Types” with the following: “All units adjacent to Central Avenue shall comply with the requirements of Section 1305, Table 1305.1. For stoop. Units 1 through 14, and 38 to 43, as depicted on the illustrative landscape plan date stamped February 1, 2022 shall comply with the requirements of Section 1305, Table 1305.1. For stoop with the frontage oriented to the south. Minimum width: 60% of building façade”

h. Page 11, PUD Development Standards Table (Single-Family Attached), Update “Maximum Projection by Porches, Patios, Balconies or port-cocheres into required Perimeter setbacks” to add “Stoops.”

i. Page 15, 7. Central Avenue Frontage, Replace “Porch” With “Stoop.”

j. Page 8. B. Land Use Plan. Replace all descriptions of “Porch” Frontage Types with “Stoop.”

k. Pages 9-10, 17, 22, 24, 25, and 30 - 34. Update the figures and exhibits contained in the narrative to be consistent with the illustrative landscape plan date stamped February 1, 2022 and add the architectural rendering figures date stamped February 1, 2022, to reflect the change from “porch” to “stoop” frontages and the added pedestrian pathway along the south property line.

l. Page 26, Section E.2. Architectural Design. Add the following to the beginning of the list and renumber the remaining entries: “The development shall be in general conformance with the architectural renderings with specific regard to parapet design, four-sided architecture, and multiple colors and materials on each building face, as approved by the Planning and Development Department.”

m. Page 3, Table of Contents. Update the table of contents to include the architectural renderings and renumber pages accordingly.

2. The developer shall dedicate a 12-foot Image Enhancement Easement along the east side of Central Avenue, as approved by the Planning and Development Department.

3. The developer shall provide improvements on Central Avenue in compliance with the Central Avenue Image Enhancement guidelines, as approved by the Planning and Development Department.

4. The developer shall dedicate a public access easement along the northern site boundary to provide legal access to APN 155-25-001L, as approved by the Planning and Development Department.

DRAFT

5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

7. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

12. A maximum one point of ingress/egress shall be allowed onto Central Avenue, not including the shared easement located along the north boundary of the subject site. The width of the vehicular ingress/egress shall be no greater than 30 feet, as approved or modified by the Planning and Development Department.

13. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

DRAFT

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeff Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-20-21-4

THAT PORTION OF THE SOUTHEAST OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20 FROM WHICH THE CENTER QUARTER CORNER BEARS NORTH 0°15'41” EAST, A DISTANCE OF 2636.90 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 0°15'41" EAST A DISTANCE OF 1352.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 0°15'41" EAST A DISTANCE OF 250.00 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°44'19" EAST A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-0913462, MARICOPA COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 0°15'41" EAST A DISTANCE OF 250.00 FEET TO THE NORTHEAST CORNER THEREOF AND TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER NOD-15422 MARICOPA COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE SOUTH 89°44'19" EAST A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-0913462, MARICOPA COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 0°15'41" WEST A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 89°44'19" EAST A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 1996-0877263 MARICOPA COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 0°15'41" WEST A DISTANCE OF 250.00 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°44'19" WEST A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 187500 SQUARE FEET OR 4.3044 ACRES OF LAND, MORE OR LESS.

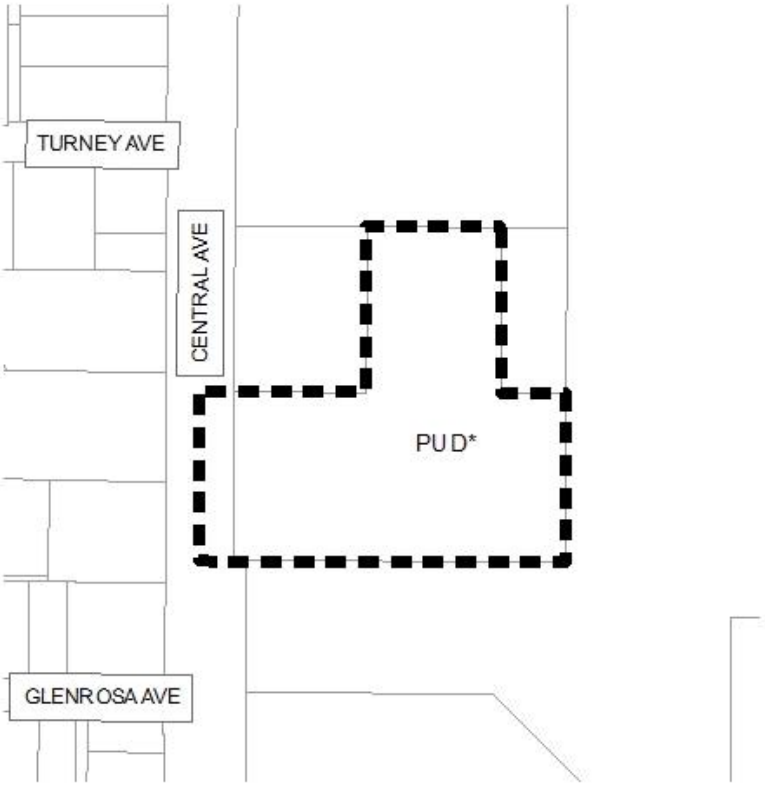
DRAFT

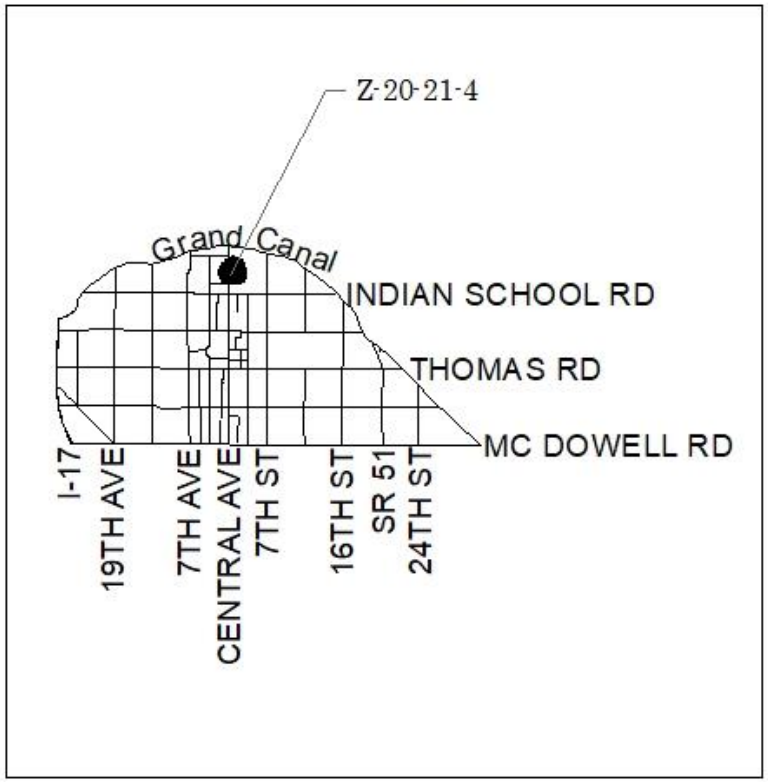
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-20-21-4
Zoning Overlay: Transit Overlay District (TOD-1)
Planning Village: Encanto





NOT TO SCALE

N

Drawn Date: 9/30/2021

\\one\pdd\Shared\Department Share\Information Systems\PLGIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2021 Ord\11-3-21\Z-20-21-4.mxd

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 66

Amend City Code - Ordinance Adoption - Rezoning Application Z-70-21-5 - Approximately 500 Feet South of the Southeast Corner of 75th Avenue and Camelback Road (Ordinance G-6966)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-70-21-5 and rezone the site from R1-6 (Single-Family Residence District) to R-3A (Multifamily Residence District) to allow multifamily residential.

Summary

Current Zoning: R1-6
Proposed Zoning: R-3A
Acreage: 6.50
Proposed Use: Multifamily residential

Owner: Sheri Ranger, Ranger Homes
Applicant: Daryn Murphy, Commonwealth Development
Representative: Rod Jarvis, Earl and Curley, PC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Maryvale Village Planning Committee heard this case on Jan. 12, 2022, and recommended approval, per the staff recommendation, by a vote of 9-0.
PC Action: The Planning Commission heard this case on Feb. 3, 2022, and recommended approval, per the Maryvale Village Planning Committee recommendation, with an additional stipulation, by a vote of 8-0.

Location

Approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road
Council District: 5
Parcel Addresses: 4705 and 4735 N. 75th Ave.

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-70-21-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-3A (MULTIFAMILY RESIDENCE DISTRICT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 6.50-acre site located approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road in a portion of Section 24, Township 2 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from “R1-6” (Single-Family Residence District) to “R-3A” (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following

DRAFT

stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped December 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.

2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, pop-outs, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.

3. Building elevations adjacent and oriented to 75th Avenue and the Grand Canal shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.

4. The south landscape setback shall be planted with minimum 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

5. Resident bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces, as approved by the Planning and Development Department. These spaces shall be located near building entrances or common areas and may be provided through a combination of inverted U-bicycle racks, artistic style racks, “Secure/Covered Facilities” or “Outdoor/Covered Facilities” as defined in Appendix K or the Comprehensive Bicycle Master Plan.

6. The developer shall replenish the existing landscape area within the 75th Avenue right-of-way with minimum 2-inch caliper large canopy shade trees placed minimum 20-feet on center and near the sidewalk to provide thermal comfort for pedestrians, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

7. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

8. The developer shall dedicate 70 feet of right-of-way along the east side of 75th Avenue, as approved by the Planning and Development Department.

9. The developer shall construct a minimum of two 8-foot-wide shaded pedestrian pathways constructed of decorative material such as brick, pavers or

DRAFT

alternative material providing access to the Grand Canal Trail, as approved by the Planning and Development Department.

10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

DRAFT

By:

_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (3 Pages)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-70-21-5:

PARCEL NO. 1:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST;

THENCE SOUTH ALONG A LINE PARALLEL WITH AND 40 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 532.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST 508.25 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 24, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE GRAND CANAL;

THENCE SOUTH 41 DEGREES 56 MINUTES 30 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID GRAND CANAL 217.31 FEET TO A POINT;

THENCE WEST PARALLEL WITH THE NORTH SECTION LINE, A DISTANCE OF 656.25 FEET TO A POINT ON THE EAST LINE OF 75TH AVENUE, SAID POINT BEING 40 FEET EAST AND 1877 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 160.00 FEET ALONG SAID EAST LINE, TO THE TRUE POINT OF BEGINNING. EXCEPT THE WEST 30 FEET THEREOF.
PARCEL NO. 2:

THE NORTH HALF OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 70 FEET EAST AND 33 SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST;

THENCE SOUTH ALONG A LINE PARALLEL WITH AND 70 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 532.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH A DISTANCE OF 60 FEET POINT;

DRAFT

THENCE EAST 452.96 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SECTION 24 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE GRAND CANAL;

THENCE SOUTH ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE GRAND CANAL TO A POINT BEING THE NORTHEAST

CORNER OF THE PROPERTY CONVEYED IN JOINT TENANCY WARRANTY DEED RECORDED AS DOCKET 6900, PAGE 365;

THENCE SOUTH 89 DEGREES 37 MINUTES 50 SECONDS WEST A DISTANCE OF 502.96 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 70.00 FEET EAST AND 33.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH, ALONG A LINE PARALLEL TO AND 70.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, 692.90 FEET TO THE POINT OF BEGINNING;

THENCE EAST 656.25 FEET, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 24, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE GRAND CANAL;

THENCE SOUTH 41 DEGREES 56 MINUTES 30 SECONDS EAST, 237.68 FEET ALONG THE SOUTH RIGHT-OF-WAY OF THE GRAND CANAL;

THENCE WEST, 817.92 FEET TO A POINT ON THE EAST LINE OF 75TH AVENUE, SAID POINT BEING 70.00 FEET EAST AND 1702.00 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 175.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL NO. 4:
THE SOUTH HALF OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 70 FEET EAST AND 33 SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST;

DRAFT

THENCE SOUTH ALONG A LINE PARALLEL WITH AND 70 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 532.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH A DISTANCE OF 60 FEET POINT;

THENCE EAST 452.96 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SECTION 24 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE GRAND CANAL;

THENCE SOUTH ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE GRAND CANAL TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED IN JOINT TENANCY WARRANTY DEED RECORDED AS DOCKET 6900, PAGE 365;

THENCE SOUTH 89 DEGREES 37 MINUTES 50 SECONDS WEST A DISTANCE OF 502.96 FEET TO THE TRUE POINT OF BEGINNING.

DRAFT

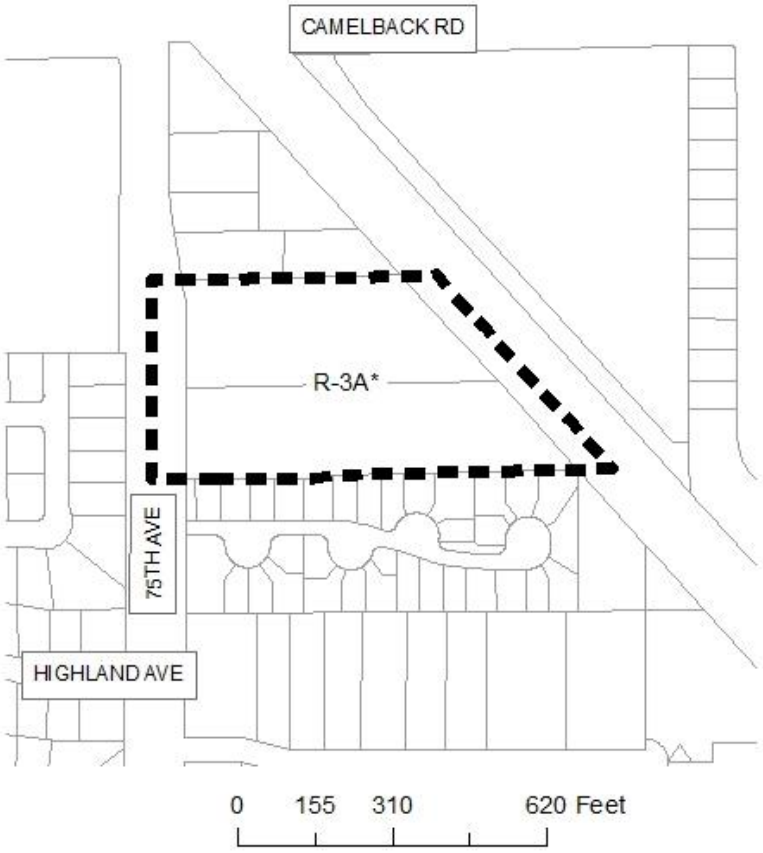
ORDINANCE LOCATION MAP

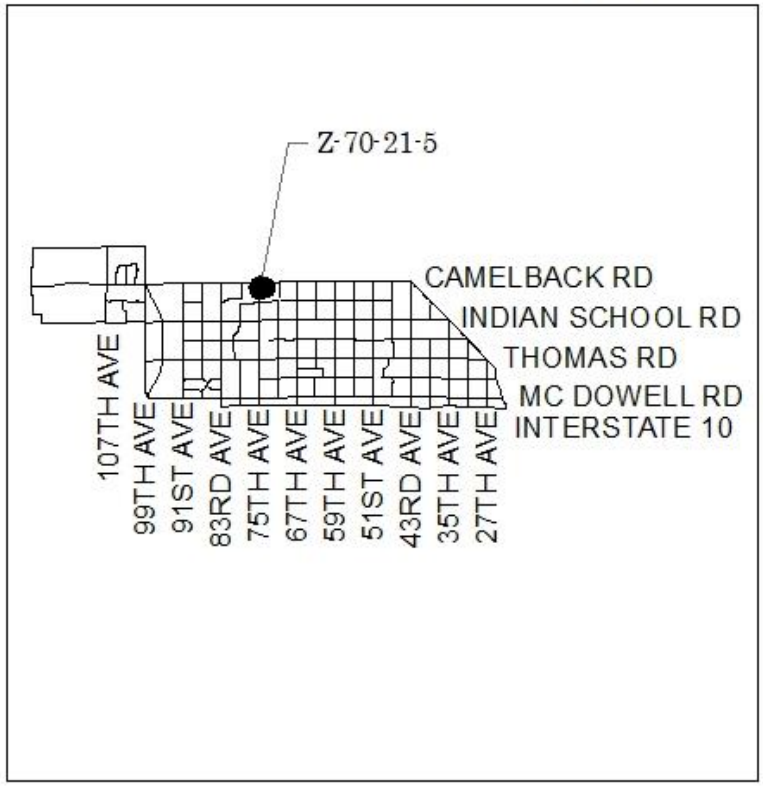
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - -

Zoning Case Number: Z-70-21-5
Zoning Overlay: N/A
Planning Village: Maryvale





NOT TO SCALE

N

Drawn Date: 2/1/2022

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\3-2-22\Z-70-21-5.mxd

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 67

Public Hearing and Resolution Adoption - General Plan Amendment GPA-PV-3-21-2 - Southwest Corner of 71st Street and Marilyn Road (Resolution 21997)

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related Resolution if approved. This file is a companion case to Z-56-21-2 and must be heard first, followed by Z-56-21-2.

Summary

Current Plan Designation: Industrial and Mixed Use (Commercial / Commerce/Business Park)
Proposed Plan Designation: Mixed Use (Commercial / Commerce/Business Park / Residential 15+ dwelling units per acre)
Acreage: 4.21 acres
Reason for change: Minor General Plan Amendment for a mix of commercial, commerce park, and residential 15+ dwelling units per acre

Owner: Kierland Office Park Condo Assoc, et al.
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval.
VPC Info: The Paradise Valley Village Planning Committee heard the case on Oct. 4, 2021, for information only.
VPC Action: The Paradise Valley Village Planning Committee heard the case on Jan. 10, 2022, and recommended approval, per the staff recommendation, by a vote of 13-1.
PC Action: The Planning Commission heard the case on Feb. 3, 2022, and recommended approval, per the Paradise Valley Village Planning Committee, by a vote of 8-0.

Location

Southwest corner of 71st Street and Marilyn Road.
Council District: 2
Parcel Addresses: 7077 E. Marilyn Road.

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-PV-3-21-2, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 21307, is hereby amended by adopting GPA-PV-3-21-2. The 4.21 acres located on the southwest corner of 71st Street and Marilyn Road is designated as Mixed Use (Commercial / Commerce/Business Park / Residential 15+ dwelling units per acre).

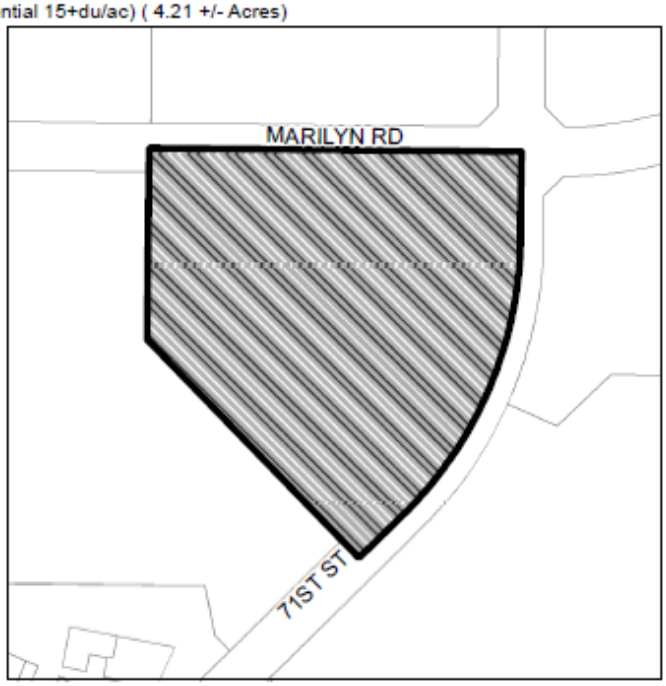
SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

DRAFT

PROPOSED CHANGE:

Mixed Use (Commercial / Commerce / Business Park / Residential 15+du/ac) (4.21 +/- Acres)

Mixed Use (Commercial / Commerce / Business Park / Residential 15+ du/ac)



PASSED by the Council of the City of Phoenix this 2nd day of March 2022.

_____

M A Y O R

ATTEST:

_____

Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton City Manager

PL:tml:LF21-3649:3-3-23:

DRAFT

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
January 7, 2022

Application:	GPA-PV-3-21-2
Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
Owner:	Kierland Office Park Condo Assoc, et al
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Location:	Southwest corner of 71st Street and Marilyn Road
Acreage:	4.21 acres
Current Plan Designation:	Industrial (3.72 acres) and Mixed-Use (Commercial / Commerce / Business Park) (0.48 acres)
Requested Plan Designation:	Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) (4.21 acres)
Reason for Requested Change:	Minor General Plan Amendment for a mix of commercial, commerce park, and residential 15+ dwelling units per acre
Paradise Valley Village Planning Committee Date:	January 10, 2022
Staff Recommendation:	Approval

FINDINGS:

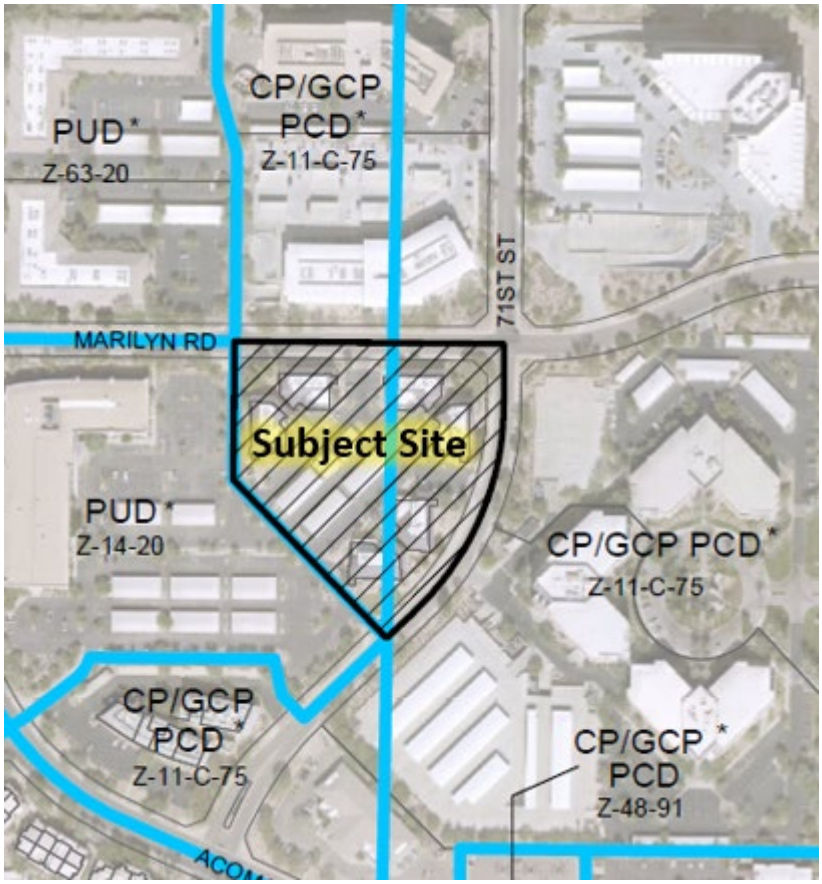
1) The companion rezoning case, Z-56-21-2, proposes development that is consistent in scale and character with land uses in the surrounding area to the north and west.

2) The Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) land use designation will permit new zoning to be applied to the site that maximizes opportunities within the Paradise Valley Village within close proximity to transit options.

3) The proposed land use designation provides consistency with the land use pattern of property in the immediate area, while allowing for the introduction of new uses that will complement the existing employment and commercial uses in the area.

BACKGROUND

The subject site is located at the southwest corner of 71st Street and Marilyn Road. The site is occupied by six commercial office buildings, and surface parking areas. The current buildings are located along the street frontages, while surface parking is centrally located. The companion Rezoning Case No. Z-56-21-2 is a request to allow PUD zoning for multifamily residential and commercial uses on the entirety of the site.



Aerial Map, Source: City of Phoenix Planning and Development Department

Currently the site has a General Plan Land Use Map designation of Industrial (3.72 acres) and Mixed Use (Commercial / Commerce / Business Park) (0.48 acres). The requested General Plan Land Use Map designation of Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) will allow for additional housing choices and commercial uses in the area. Recent development patterns suggest that there is a growing demand for housing choices and commercial plus employment uses in the Kierland area. The proposed General Plan Land Use Map change will allow for the continuation of these development trends across the greater Kierland area.

The requested Mixed Use designation will allow commercial and residential land uses to locate on the site in compliance with the with the companion PUD's development standards. Maps of the existing and proposed General Plan Land Use Map designations can be found attached to this report.

EXISTING CONDITIONS AND SURROUNDING LAND USES

The table below provides a summary of the surrounding General Plan (GP) Land Use Map designations, existing land uses and zoning surrounding the site.

Location	GP Land Use	Existing Land Uses	Zoning
North (across Marilyn Road)	Industrial and Mixed-Use (Commercial / Commerce / Business Park)	Commercial office	CP/GCP PCD
Northwest (across Marilyn Road)	Mixed-Use (Commercial / Commerce / Business Park / Residential 15+ du/acre)	Commercial office	PUD
South (across 71st Street)	Industrial	Commercial office	PUD and CP/GCP PCD
East (across 71st Street)	Industrial and Mixed-Use (Commercial / Commerce / Business Park)	Commercial office	CP/GCP PCD
West	Industrial	Commercial office	PUD

Surrounding Land Use Designations, Land Use and Zoning

The site is also approximately 0.2 miles west of Scottsdale Road and lies within the boundaries of the Maricopa Association of Governments designated Desert Ridge/Kierland Major Employment Center and is in close proximity to a City of Phoenix designated employment center. Providing additional housing options in close proximity to the nearby workforce will add to the sustainability of established office and commercial uses built around the Desert Ridge/Kierland Major Employment Center.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

- **CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.**

  This request and the concurrent Davis Kierland PUD promotes redevelopment of the site by allowing for an increase in intensity at a scale compatible with surrounding properties and the Kierland area. The development is located in a mixed-use corridor where nearby properties are multifamily or commercial. The project site is also within a designated employment center. The concentration of people near employment uses promotes the sustainability of nearby commercial uses.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

  The proposed General Plan Land Use Map amendment will further diversify the existing land use map designations in this part of the city by allowing multifamily and commercial uses in a major employment center. This will help to provide diverse housing opportunities in this area to both current and future residents.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

  The companion PUD narrative incorporates standards that are compatible in scale and intensity with the surrounding area and properties adjacent to the site. The development is located in a mixed-use corridor where nearby properties are multifamily or commercial. Further, there are no existing single-family residential properties in close proximity that will be impacted by this development.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-PV-3-21-2 as filed. The request aligns with the goals and polices of the General Plan and will result in a land use designation that will continue to support surrounding uses while maximizing the property's location in an employment center. This proposed Minor General Plan Amendment request is consistent with surrounding land uses and General Plan Land Use Map designations in the general area.

Writer

David Simmons
January 7, 2022

Exhibits

Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-PV-3-21-2_BW	ACRES: 4.21 +/-
VILLAGE: Paradise Valley	COUNCIL DISTRICT: 2
APPLICANT: Nick Wood, Esq	

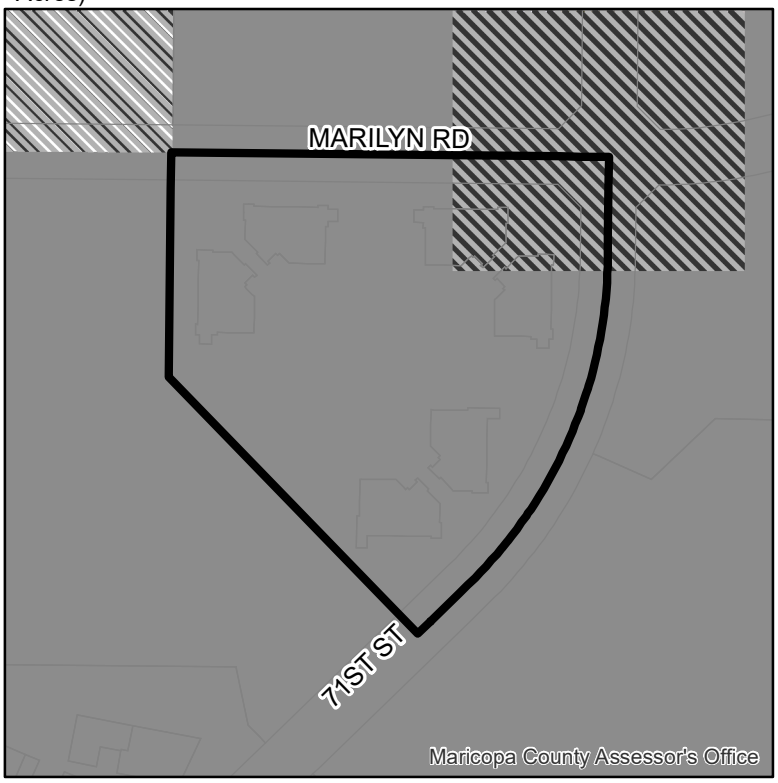
EXISTING:

Industrial (3.72 +/- Acres)
Mixed Use (Commercial / Commerce / Business Park) (0.48 +/- Acres)

Industrial

Mixed Use (Commercial / Commerce / Business Park)

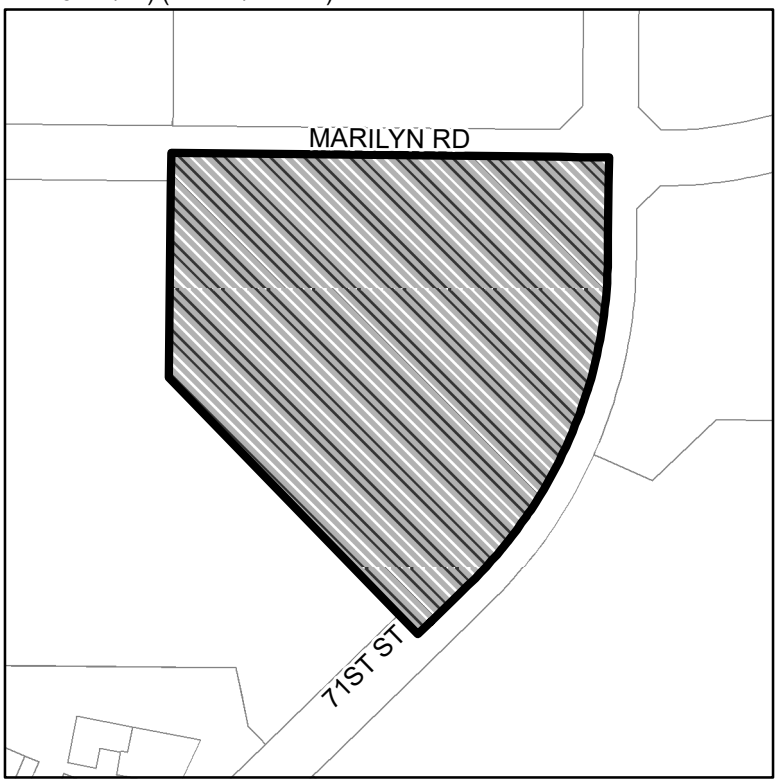
Mixed Use (Commercial / Commerce / Business Park / Residential 15+ du/ac)



PROPOSED CHANGE:

Mixed Use (Commercial / Commerce / Business Park / Residential 15+du/ac) (4.21 +/- Acres)

Mixed Use (Commercial / Commerce / Business Park / Residential 15+ du/ac)



GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-PV-3-21-2	ACRES: 4.21 +/-
VILLAGE: Paradise Valley	COUNCIL DISTRICT: 2
APPLICANT: Nick Wood, Esq	

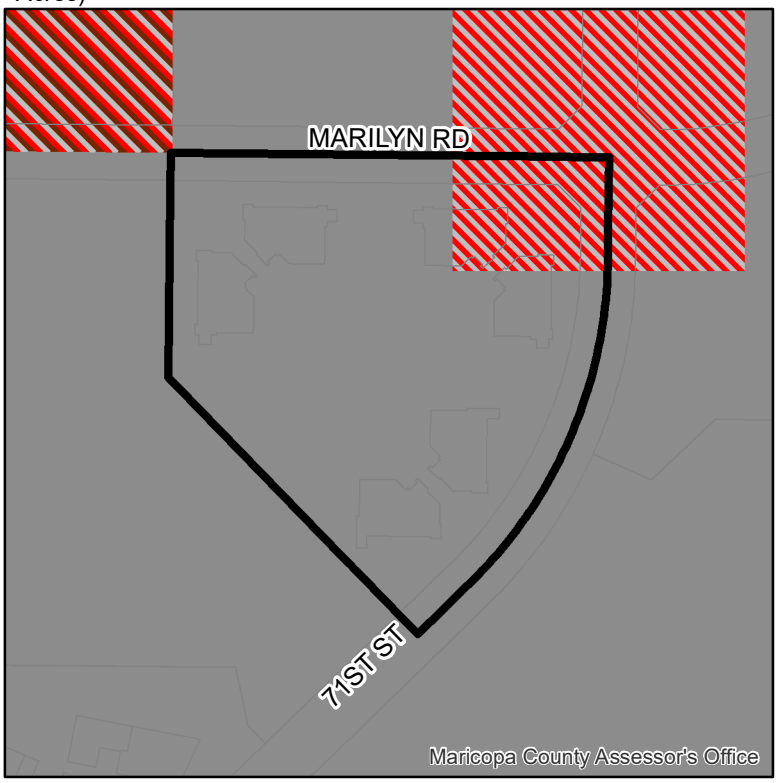
EXISTING:

Industrial (3.72 +/- Acres)
Mixed Use (Commercial / Commerce / Business Park) (0.48 +/- Acres)

Industrial

Mixed Use (Commercial / Commerce / Business Park)

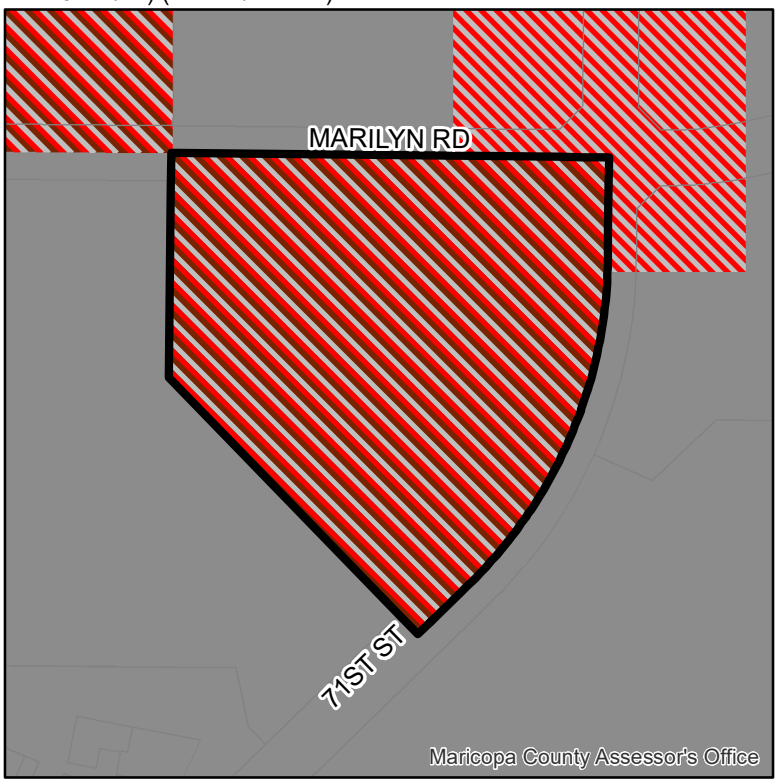
Mixed Use (Commercial / Commerce / Business Park / Residential 15+ du/ac)



PROPOSED CHANGE:

Mixed Use (Commercial / Commerce / Business Park / Residential 15+du/ac) (4.21 +/- Acres)

Mixed Use (Commercial / Commerce / Business Park / Residential 15+ du/ac)



Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-PV-3-21-2
INFORMATION ONLY

Date of VPC Meeting	October 04, 2021
Request	To amend the General Plan Land Use Map Designation on approximately 4.21 **from** Industrial **to** Mixed Use (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre)
Location	Southwest corner of 71st Street and Marilyn Road

VPC DISCUSSION:

Cases GPA-PV-3-21-2 and Z-56-21-2 were heard concurrently.

Mr. Nick Wood, Representative with Snell & Wilmer, introduced himself and gave an overview of both e the GPA and Rezoning requests. He went over a slide depicting a context aerial with heights in the nearby area to show how this request will be consistent with heights in the surrounding area. He highlighted the consistency with recently approved PUD cases int eh area. He went over a setback exhibit reflecting consistencies with recently approved projects to the south of the subject site. Mr. Wood highlighted the proposed landscape plan which reflects enhanced landscaping on all street frontages. He also went over the amenity areas for residents as well as enhanced architectural embellishments on all building elevations to include the wrapped garage with living units. He also went over the distance from nearby single-family residential uses. Lastly, he went over parking requirements and parking provided on the site.

VPC Discussion:

Ms. Diane Petersen shared that she has concerns with traffic safety issues that could possibly arise from pedestrians utilizing the private access way (71st St) as a way to get to Bell Road and/or Scottsdale Rd. She also expressed concerns with a lack of sidewalks on the private access way and lack of traffic calming measures. She asked if the applicant could incorporate traffic mitigation measures on the private access way.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, shared that the Kierland Community Alliance (KCA) is currently working with the City of Phoenix Streets Department in an effort to incorporate more traffic calming measures throughout the Kierland area. He suggested Ms. Petersen reach out to Amy

Satterfield, representing the KCA, so she would be informed of current efforts related to traffic calming.

Public Comment:

None (no show)

Applicants Response:

None

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-PV-3-21-2

Date of VPC Meeting	January 10, 2022
Request	To amend the General Plan Land Use Map Designation **from** Industrial and Mixed-Use (Commercial/ Commerce/Business Park) **to** Mixed Use (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre)
Location	Southeast corner of 71st Street and Marilyn Road
VPC Recommendation	Approval, per the staff recommendation in the staff report
VPC Vote	**13-1** with committee members Bowman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Lesher and Goodhue in favor. Member Petersen not in favor.

VPC DISCUSSION:

Cases GPA-PV-3-21-2 and Z-56-21-2 were heard concurrently.

The Planning Commission will consider this request on February 3, 2022.

Mr. David Simmons, staff, introduced himself and gave an overview of the requests to include the character of the surrounding area, General Plan Land Use Map consistency with the GPA update, and highlighted multiple facets of the proposed site plan. Further, Mr. Simmons shared several policy documents in which this request is consistent, helping staff to formulate a recommendation for approval subject to a series of stipulations.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, gave a detailed presentation highlighting the need for housing within an employment center, the consistency with the character of the surrounding area and how this site will function with recently approved cases in the nearby area. Mr. Wood also shard specific details about the site plan, elevations, open space areas and traffic. He highlighted the setbacks proposed and frontage standards, which will activate the street frontages and help to create a more pedestrian friendly environment. He shared the shade study, which will help to reduce the urban heat island effect and discussed the proposed perimeter landscape treatments, which will provide visual interest.

Ms. Diane Petersen stated that she has concerns with an increase in traffic and wanted to know if the applicant was planning any traffic mitigation features on the surrounding rights-of way.

Ms. Toby Gerst asked if the applicant agreed to all of staffs proposed stipulations.

Mr. Simmons shared that the applicant did agree to all of the stipulations at the post application meeting.

Mr. Wood reiterated staff's comments and stated that his client did agree to all of staffs stipulations.

Mr. Roy Wise joined the meeting at 6:22, bringing quorum up to 14.

Ms. Petersen shared that she has concerns with the results of the traffic study. She reiterated that she would like to see traffic mitigation features incorporated in the abutting rights-of-way.

Mr. Wood went over the projected traffic counts resulting from the traffic study.

Mr. Robert Goodhue shared that traffic on Acoma is of concern. He inquired about a potential traffic signa being installed at Greenway Road.

Ms. Dawn Cartier, with CivTech, spoke to the traffic mitigation study that was initiated by the developer for Kierland Sky, abutting to the west of the subject site. She stated that the study was till in progress. She spoke to Mr. Goodhue's inquiry about the traffic signal at Greenway Road as well, which would result in traffic back-ups due to the close proximity to other traffic lights int the area.

Ms. Petersen shared that Acoma curves and does not have an outlet to anywhere. She also shared that Acoma has residential fronting on it.

Vice Chairman Joe Lesher let Ms. Petersen know that a petition is required to submit to the Streets Department in order to get traffic mitigation features installed, such as speed humps/tables.

Mr. Alan Sparks shared that he supports the project but may abstain from the vote du to Ms. Petersen's traffic concerns.

Chairman Robert Gubser requested that staff reach out to the Streets Department in order to get an Information only item on the next agenda that addresses a traffic mitigation study int the area.

Mr. Wood stated that the proposed use for the site is the least intensive in regard to traffic volumes. He requested that the committee recommend approval.

MOTION:

Mr. Robert Goodhue made a motion to recommend approval of General Plan Amendment No. GPA-PV-3-21-2, per staff's recommendation.

Mr. Roy Wise seconded the motion.

VOTE:

13-1 with committee members Bowman, DiMassa, Gerst, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Lesher and Goodhue in favor. Member Petersen not in favor.

REPORT OF PLANNING COMMISSION ACTION
February 3, 2022

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-PV-3-21-2
Location:	Southwest corner of 71st Street and Marilyn Road
From:	Industrial, Mixed-Use (Commercial/Commerce/Business Park)
To:	Mixed Use (Commercial/Commerce/Business Park/Residential 15+ dwelling units per acre)
Acreage:	4.21
Proposal:	Minor General Plan Amendment for a mix of commercial, commerce park, and residential 15+ dwelling units per acre.
Applicant:	Nick Wood, Esq., Snell & Wilmer, LLP
Owner:	Kierland Office Park Condominium Association Assoc, et al.
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 10/4/2021 Information only.
Paradise Valley 1/10/2022 Approval. Vote: 13-1.

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

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve GPA-PV-3-21-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Mangum
Second: Johnson
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The companion rezoning case, Z-56-21-2, proposes development that is consistent in scale and character with land uses in the surrounding area to the north and west.

2. The Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre) land use designation will permit new zoning to be applied to the site that maximizes opportunities within the Paradise Valley Village within close proximity to transit options.

3. The proposed land use designation provides consistency with the land use pattern of property in the immediate area, while allowing for the introduction of new uses that will complement the existing employment and commercial uses in the area.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

David O Simmons

From: James Wayne mailloux <waynemailloux@me.com>
Sent: Thursday, February 3, 2022 12:01 PM
To: David O Simmons
Cc: Nicholas J. Wood; ethan edwards; bill entringer; Gary Fairbanks; Jhillier4561@gmail.com; Phill Killey; Mark Riehle; Amy Satterfield; Tom Stern
Subject: Davis Group presentation to the Planning Commission.

To: David O Simmons,
Paradise Valley Planning Committee Village Planner City of Phoenix

David,

I am writing you to express our support for the Davis Group presentation to the City of Phoenix Planning Commission this Thursday evening, February 3, 2022.
I apologize for the short notice, but I ask you to include this in the packet for tonight's meeting. I am copying Nick Woods, so that he may read it into the record, if he chooses to do so..

They have collaborated with us in discussions. They have answered our questions, including our request to add a dog park, which they are working on now, and which we expect them to do, as we had requested of them.
Furthermore, we are finalizing financial negotiations for a $100,000 contribution to the Parks Foundation to fund and assist in improving the park facility at SandPiper Elementary school, in the adjacent neighborhood.

This is in lieu of contributing funds to additional traffic studies, or traffic mitigation efforts, which we feel are adequately covered by existing agreements with other developers in the neighborhood..

Given this collaboration, and expected outcomes, we support this application, and the Davis Group for the responsible approach they have shown in their interactions with us on this project.

Wayne Mailloux,
Chairman,
Kierland Community Alliance

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 68

Public Hearing and Ordinance Adoption - Rezoning Application Z-56-21-2 (Davis Kierland PUD) - Southwest Corner of 71st Street and Marilyn Road (Ordinance G-6970)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-56-21-2 and rezone the site from CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses. This is a companion case and should be heard following GPA-PV-3-21-2.

..Report

Summary

Current Zoning: CP/GCP PCD
Proposed Zoning: PUD
Acreage: 4.21 acres
Proposed Use: Multifamily residential and commercial uses

Owner: Kierland Office Park Condo Assoc, et al.
Applicant: Michael Lee, Davis Development
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Paradise Valley Village Planning Committee heard the case on Oct. 4, 2021, for information only.
VPC Action: The Paradise Valley Village Planning Committee heard the case on Jan. 10, 2022, and recommended approval, per the staff recommendation, by a vote of 12-2.
PC Action: The Planning Commission heard the case on Feb. 3, 2022, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, with an additional stipulation, by a vote of 8-0.

Location

Southwest corner of 71st Street and Marilyn Road.
Council District: 2

Parcel Addresses: 7077 E. Marilyn Road.

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-56-21-2) FROM CP/GCP PCD (COMMERCE PARK/GENERAL COMMERCE PARK, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 4.21-acre site located on the southwest corner of 71st Street and Marilyn Road in a portion of Section 10, Township 3 North, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “CP/GCP PCD” (Commerce Park/General Commerce Park, Planned Community District) to “PUD” (Planned Unit Development District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

DRAFT

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Davis Kierland PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 16, 2021, as modified by the following stipulations:

    a. Front Cover: Remove “HEARING DRAFT” and revise submittal date information on bottom of the cover page as follows:
    1st Submittal: August 10, 2021
    2nd Submittal: October 01, 2021
    Hearing Draft: November 16, 2021
    City Council adopted: TBD

    b. Reorder pages 42 and 43.

2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

3. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.

4. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

5. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-

DRAFT

foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-56-21-2

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNITS 1 THROUGH 6, OF KIERLAND OFFICE PARK CONDOS, ACCORDING TO DECLARATION OF CONDOMINIUM IN RECORDING NO. 20031365538, AND PLAT RECORDED IN BOOK 654 OR MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT AND ANY ANNEXATIONS THERETO.

THE ABOVE DESCRIBED LEGAL DESCRIPTION TO BE KNOWN AS:

LOT 4, KIERLAND COMMERCE SOUTH, ACCORDING TO BOOK 465 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF KIERLAND BOULEVARD AND MARILYN ROAD SE SET FORHT ON THE PLAT OF SAID KIERLAND COMMERCE SOUTH;

THENCE ALONG THE CENTERLINE OF SAID MARILYN ROAD, NORTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, 485.24 FEET;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 52 SECONDS EAST, 213.49 FEET;

THENCE SOUTH 44 DEGREES 57 MINUTES 48 SECONDS EAST, 357.90 FEET TO A POINT ON TH EASTERLY LINE OF SAID LOT 4;

THENCE SOUTH 45 DEGREES 02 MINUTES 12 SECONDS WEST ALONG SAID EASTERLY LINE, 284.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 396.14 FEET;

THENCE SOUTHWESTRLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 38 MINUTES 31 SECONDS, A DISTANCE OF 150.36 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 23 DEGREES 23 MINUTES 42 SECONDS WEST, 22.00 FEET;

DRAFT

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 88 DEGREES 23 MINUTES 42 SECONDS WEST, 35.36 FEET TO A POINT ON THE SOUTHERLY LINE FO SAID LOT 4;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 66 DEGREES 38 MINUTES 18 SECONDS WEST, 104 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 485.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE AND THE WESTERLY LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 66 DEGREES 20 MINUTES 25 SECONDS, A DISTANCE OF 538.41 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 00 DEGREES 15 MINUTES 52 SECONDS WEST, 192.20 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 01 DEGREES 46 MINUTES 52 SECONDS EAST, 138.22 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 45 DEGREES 45 MINUTES 30 SECONDS EAST, 37.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 44 MINUTES 11 SECONDS EAST (NORTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, RECORD) 418.38 FEET TO THE POINT OF BEGINNING.

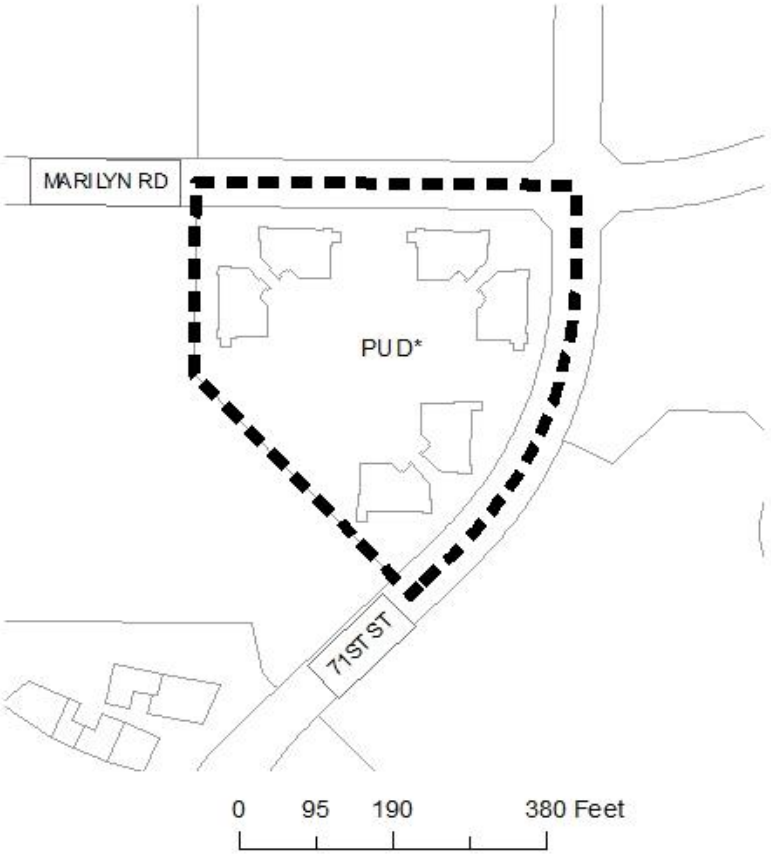
DRAFT

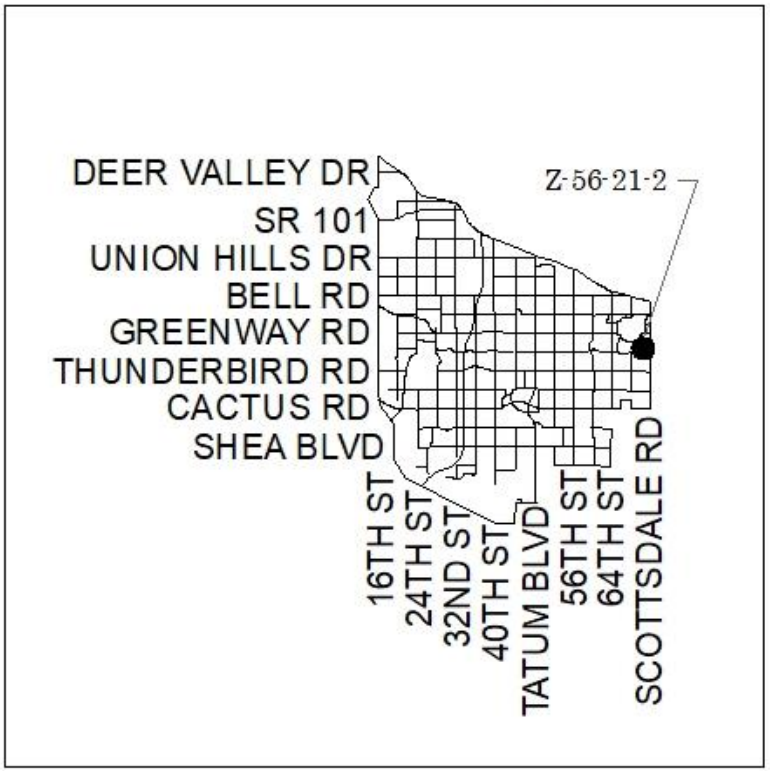
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-56-21-2
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 2/1/2022

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\3-2-22\Z-56-21-2.mxd

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-56-21-2
Davis Kierland PUD
January 7, 2022

Paradise Valley Village Planning Committee Meeting Date:	January 10, 2022
Planning Commission Hearing Date:	February 3, 2022
Request From:	CP/GCP PCD (4.21 acres)
Request To:	PUD (4.21 acres)
Proposed Use:	Planned Unit Development to allow multifamily residential and commercial uses.
Location:	Southwest corner of 71st Street and Marilyn Road
Owners:	Kierland Office Park Condo Assoc, et al
Applicant:	Michael Lee, Davis Development
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

<table>
<tr><th colspan="4">General Plan Conformity</th></tr>
<tr><td colspan="2">General Plan Land Use Map Designation</td><td colspan="2">Current: Industrial and Mixed Use (Commercial / Commerce / Business Park)

Proposed (GPA-PV-3-21-2): Mixed Use (Commercial / Commerce / Business Park / Residential 15+ dwelling units per acre)</td></tr>
<tr><td rowspan="2">Street Map Classification</td><td>Marilyn Road</td><td>Local Street</td><td>30-foot south half street</td></tr>
<tr><td>71st Street</td><td>Local Street</td><td>30-foot west half street</td></tr>
<tr><td colspan="4">CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</td></tr>
</table>

The Davis Kierland Planned Unit Development (PUD) proposes multifamily and commercial uses that are compatible in scale and intensity with the surrounding Kierland area and properties adjacent to the site. The development is in a mixed-use corridor where nearby properties are multifamily or commercial. The project site is also within a designated employment center, thus the concentration of residential uses in this commercial area will promote new and existing businesses. The requested PUD will facilitate ongoing investment and development of the greater Kierland area.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPILE*: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The Davis Kierland PUD proposes landscaping around the perimeter of the building. Shaded detached sidewalks along 71st Street and Marilyn Road will provide thermal comfort for pedestrians. The PUD requires that public pedestrian pathways be shaded a minimum of 75 percent.
CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should be designed to included convenient bicycle parking. The proposed development will provide bicycle parking for both residents and guests. The project also is adjacent to a proposed bike lane along 71st Street and will support tenants who prefer using alternative modes of transportation to get to work or nearby entertainment.

Applicable Plans, Overlays, and Initiatives
Maricopa Association of Governments (MAG) Desert Ridge and Kierland Employment Center – See background item No. 5
Tree and Shade Master Plan – See background item No. 7
Complete Streets Guiding Principles – See background item No. 8
Comprehensive Bicycle Master Plan – See background item No. 9
Housing Phoenix Plan – See background item No. 10
Zero Waste PHX – See background item No. 11

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Commercial office	CP/GCP PCD
North (across Marilyn Road)	Commercial office	CP/GCP PCD
South (including across 71st Street)	Commercial office	PUD and CP/GCP PCD
East (across 71st Street)	Commercial office	CP/GCP PCD
West	Commercial office	PUD

Background/Issues/Analysis

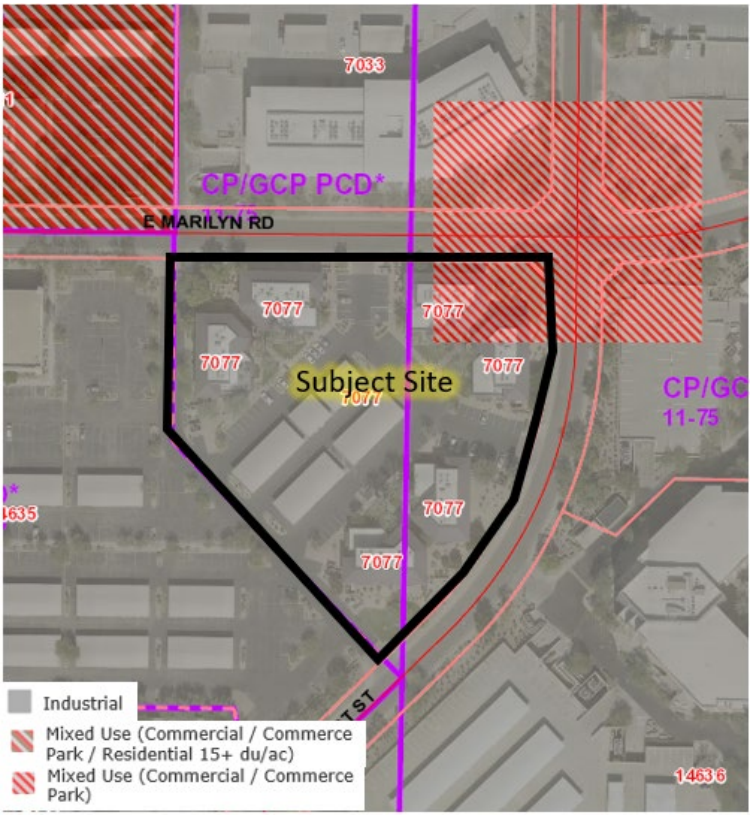
SUBJECT SITE

1. This request is to rezone a 4.21-acre site located on the southwest corner of 71st Street and Marilyn Road. The request is to rezone from CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses.

2. The subject site consists of one parcel that currently contains six two-story office buildings with surface parking. The subject site was annexed into the City of Phoenix on October 15, 1961. At that time the subject site and the surrounding area vastly consisted of vacant land. This area was planned in 1975 as a Planned Community District (PCD) of 1,082 acres, previously known as the Desert Springs PCD and now known as the Kierland PCD, through Rezoning Case No. Z-11-75. Subsequently, the Kierland PCD went through several amendments since its original approval. The current CP/GCP zoning designation was established through Rezoning Case Nos. Z-11-D-75 on June 15, 1994 and Z-11-F-75 on February 19, 1997. Historic aerial imagery indicates that the first property to develop near the site was in approximately 1997 just west of the subject site and the subject property began development in approximately 2002. The PCD Zoning District is intended to establish a development pattern for a larger area while permitting flexibility for specific developments and safeguards that adequate infrastructure needs are met for the area. The proposed PUD also proposes to remove the property from the PCD, and the developer will be required to provide updated infrastructure as needed and determined through the Planning and Development Department's site development process.

Historic Aerials, Source: Maricopa County Assessor's Office

3. The General Plan Land Use Map designation for the subject site is Industrial and Mixed Use (Commercial / Commerce Park). The proposal is not consistent with the General Plan Land Use Map designation. A companion General Plan Amendment request (GPA-PV-3-21-2) proposes a Land Use Map designation of Mixed Use (Commercial / Commerce Park / Residential 15+ dwelling units per acre). This Mixed-Use designation will allow residential and commercial land uses the flexibility to locate on any portion of the site in compliance with the PUD's development standards.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

The General Plan Land Use Map designations on three sides of the subject parcel are also Industrial. To the northeast the General Plan Land Use Map designation is Mixed Use (Commercial / Commerce Park). To the northwest the General Plan Land Use Map designation is Mixed Use (Commercial / Commerce Park / Residential 15+ dwelling units per acre.

SURROUNDING ZONING AND USES

4. ***North***

The property to the north of the subject site, across Marilyn Road, is a three-story office building zoned CP/GCP (Commerce Park, General Commerce Park).

South

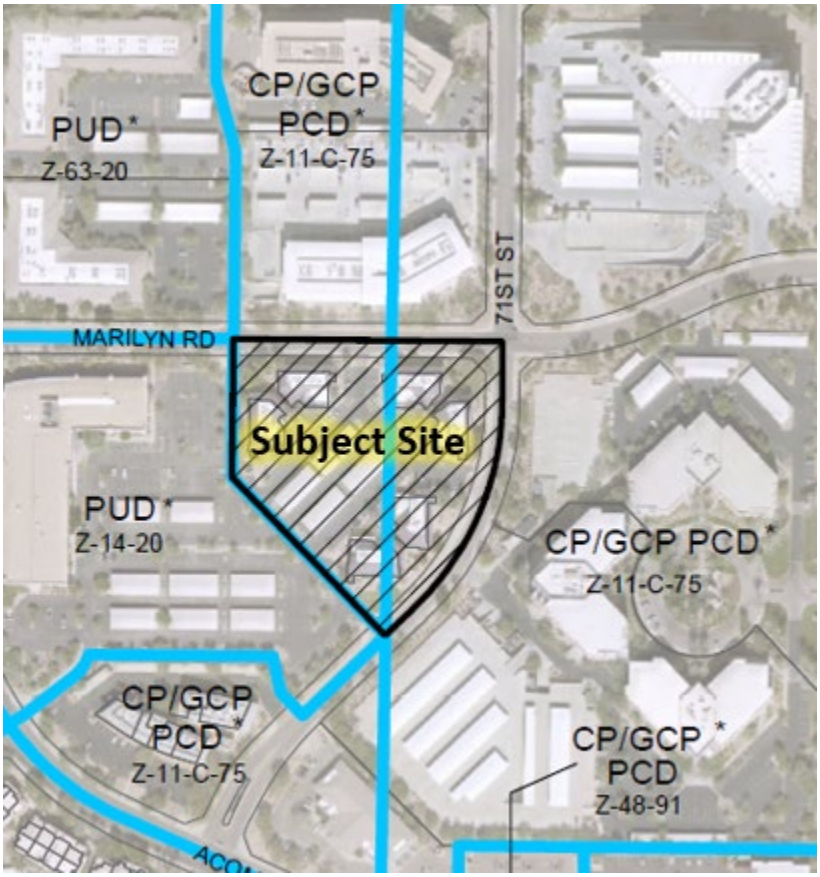
Directly south of the subject site, across 71st Street, is a commercial parking lot that is part of a commercial office development zoned CP/GCP. Abutting the subject site to the south is a property zoned PUD through Rezoning Case No. Z-14-20-2 that allows office with minor commercial uses.

East

Directly to the east of the subject site, across 71st Street, are three four-story commercial office buildings zoned CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District).

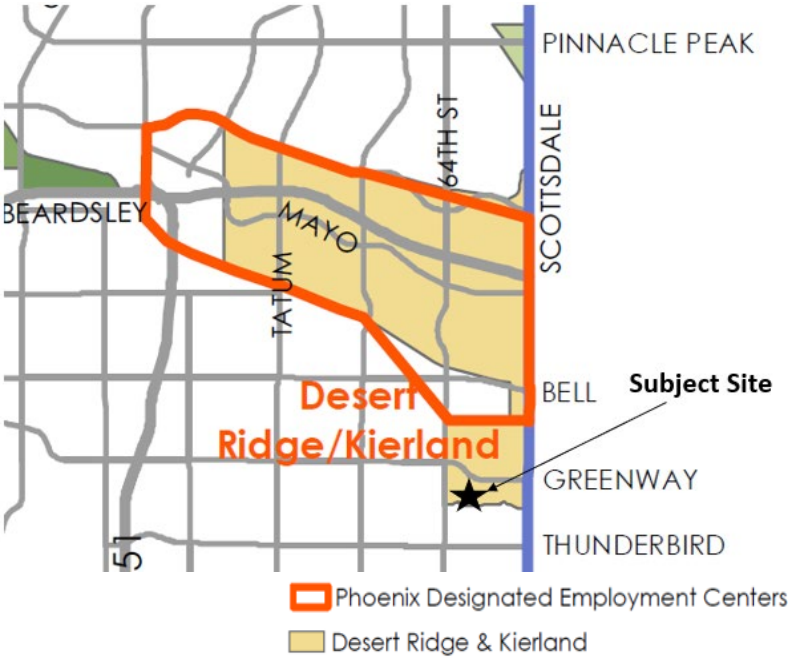
West

West of the subject site is a property zoned PUD through Rezoning Case No. Z-14-20-2 that allows office with minor commercial uses.



Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

5. The subject site falls within the boundaries of the Maricopa Association of Governments designated Desert Ridge/Kierland major employment center and in close proximity to a City of Phoenix designated employment center. The Desert Ridge/Kierland employment center extends east from 36th Street to Scottsdale Road between Deer Valley Road and the Central Arizona Project Canal, including the area from 64th Street to Scottsdale Road between the CAP canal and Acoma Drive.



Employment Center Map, Source: City of Phoenix Planning and Development Department

The Desert Ridge/Kierland employment center profile provided by the City of Phoenix Community and Economic Development Department identifies the Kierland area as being comprised of a highly educated, executive, and professional workforce with a large inventory of Class A office space. Providing additional residential options in close proximity to the nearby office spaces will add to the sustainability of the established employment center and the Kierland area overall.

PROPOSAL

6. The proposal was developed utilizing the PUD zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case by case basis.

Where the Davis Kierland PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

List of Uses

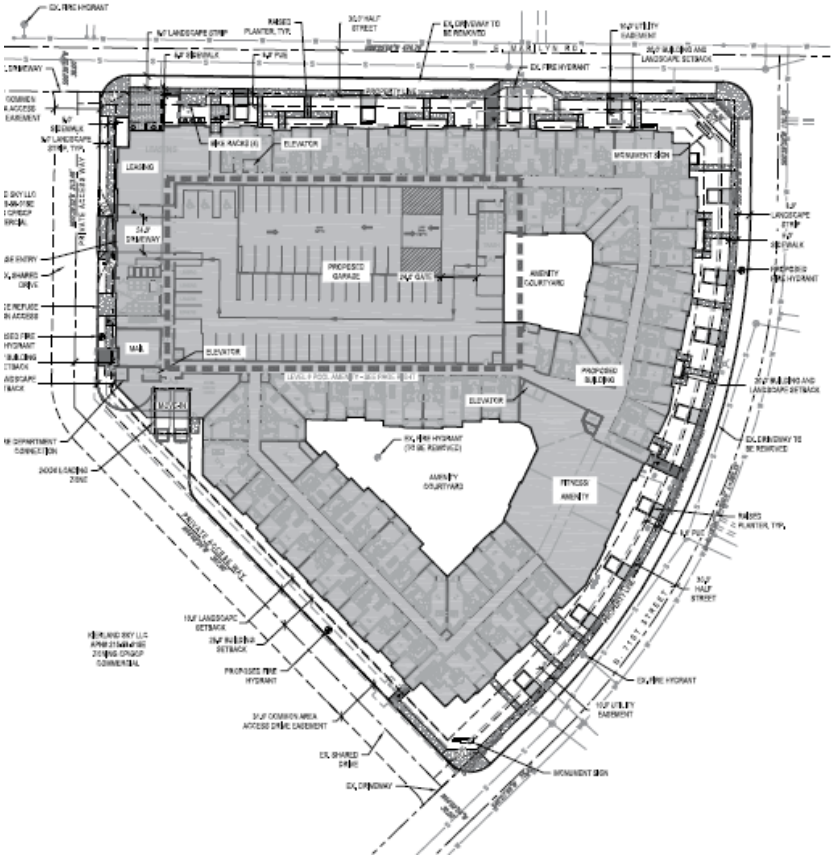
The Development Narrative proposes several permitted uses. The proposed uses consist of the permitted C-1 uses found in Sections 622 of the Phoenix Zoning Ordinance. Additionally, multifamily residential is permitted with a maximum of 261 residential dwelling units.

The Development Narrative also proposes restricting certain uses that are inconsistent with the Narrative's vision of mixed-use pedestrian-oriented development such as auto title loan establishments, gas stations, and automobile service stations.

Conceptual Site Plan

The development's main access point is along the private drive bordering the western boundary of the subject site. The project proposes a five-story, 70-foot tall multifamily building, up to 75 feet to include rooftop amenities. The parking garage is wrapped by dwelling units, except the garage entry point. Two amenity courtyards are proposed and are reserved as private common open space.

Both street frontages will have an enhanced streetscape with a minimum five-foot wide detached sidewalk, framed by landscape areas that will include trees, shrubs, and live ground cover.



Site Plan, Source: Norris Design

Development Standards

The PUD development narrative proposes development standards based on the C-1 Zoning District. These standards vary from the C-1 standards in relation to height, density, lot coverage, open space and building setbacks. All other development standards are comparable.

The proposed maximum height of the project is 75 feet. The C-1 standards allow a maximum height of 30 feet. Staff is supportive of the additional height due to enhanced design elements, placement, and comparable heights with other developments in the area.

Maximum Residential Unit Count: Maximum Dwellings Maximum Density	 261 dwelling units 62.05 dwelling units per gross acre
Minimum Lot Width/Depth	No Minimum
Minimum Building Setbacks	**From Property Line**
North (Marilyn Road) West (Interior property line) East (71st Street)	20 feet 25 feet 20 feet
Minimum Landscape Setbacks	
North (Marilyn Road) West (Interior property line) East (71st Street)	20 feet 10 feet 20 feet
Maximum Building Height	75 feet
Maximum Lot Coverage	66 percent of total net site area
Common Area	Minimum 10 percent of net site area

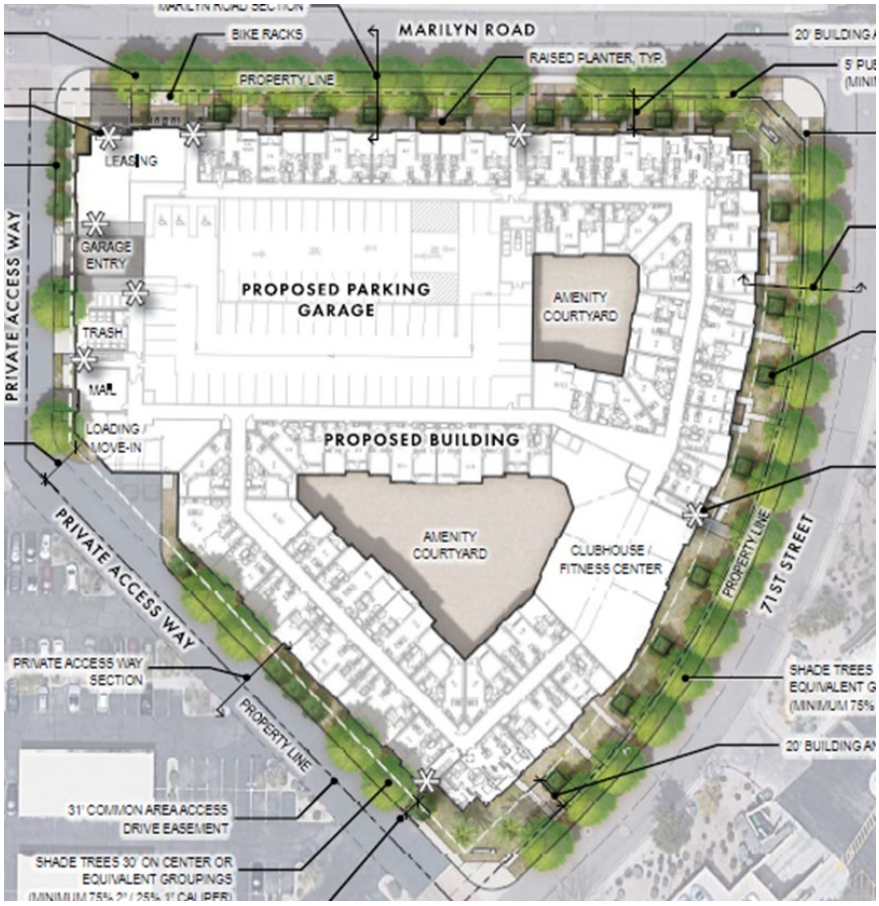
The lot coverage proposed for the project is 66 percent, while the maximum lot coverage permitted in the C-1 zoning district is 50 percent. However, additional common area (a minimum of 10 percent of the net site area) is being provided, which exceeds the minimum of 5 percent of the gross site area required for multifamily projects. The required common area per the Zoning Ordinance standards is 9,169 square feet, while the common area proposed is 15,278 square feet.

Open Space Plan, Source: Norris Design

The proposed interior building setback is 25 feet where 0 feet is required in the C-1 zoning district standards. A 20 foot building setback is proposed along Marilyn Road and 71st Street, which is comparable to the C-1 zoning district requirements.

Landscape Standards

The PUD proposes landscaping along all sides of the building. The Development Narrative includes increased landscape setbacks adjacent to the street frontages. Minimum landscape setbacks of 20 feet will be provided along 71st Street and Marilyn Road. These areas will incorporate a mixture of two-inch and three-inch caliper trees in all landscape areas and shall utilize existing trees where possible. In addition to the trees, the developer shall install a minimum of five, five-gallon drought tolerant shrubs per tree and achieve 75 percent live ground cover.

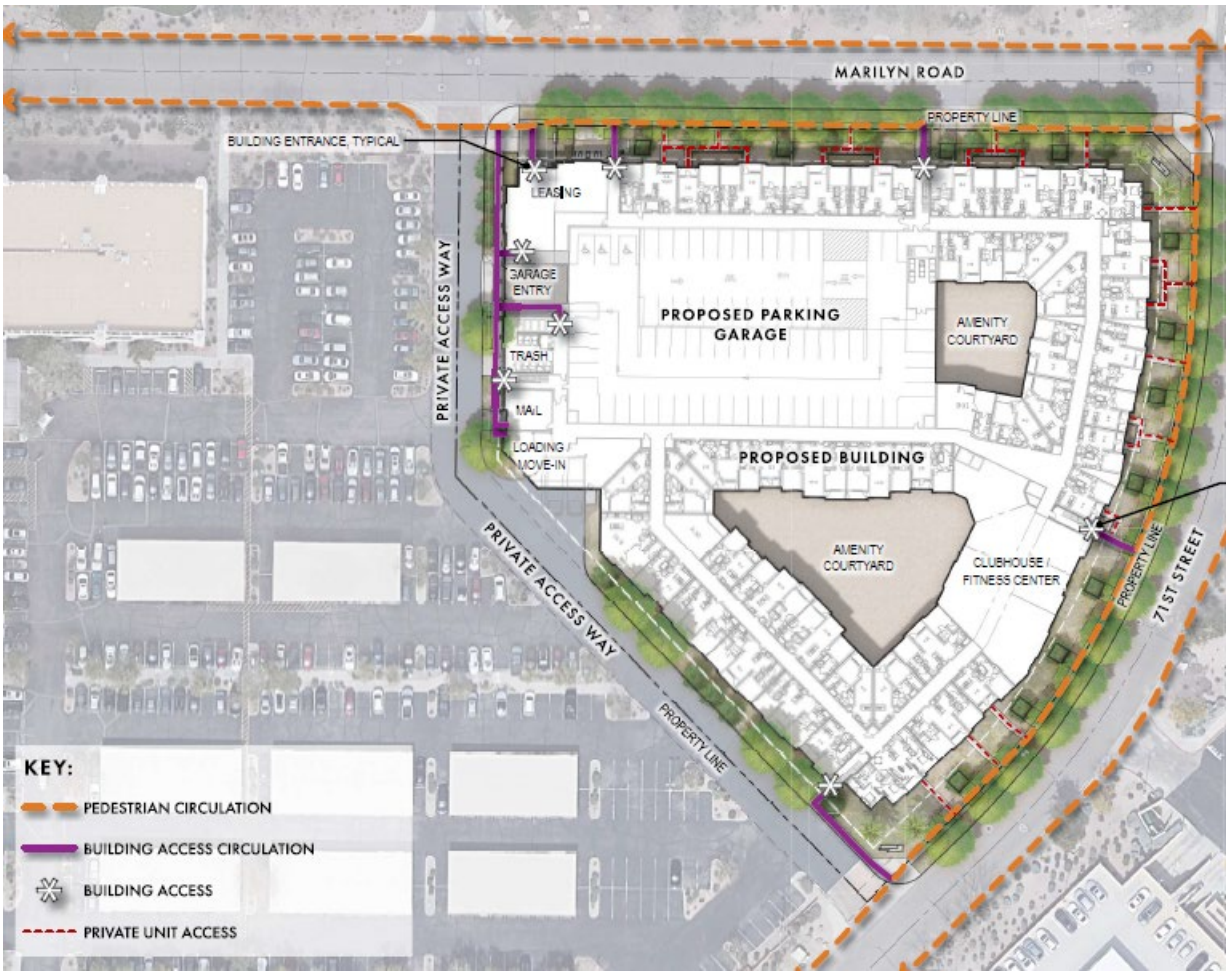


Conceptual Landscape Plan, Source: Collaborative Design Studio

The streetscapes along 71st Street and Marilyn Road will include a minimum five-foot wide detached sidewalk and a mixture of two-inch (75 percent) and three-inch (25 percent) caliper trees along the public rights-of-way. This exceeds minimum tree size requirements. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade on all public sidewalks and 50 percent shade at maturity along the private pedestrian pathways. The PUD proposes 50 percent live ground cover within landscape planters which is consistent with the Zoning Ordinance standards.

Design Guidelines and Standards

The Development Narrative includes design standards that promote pedestrian circulation on and around the site. The graphic below illustrates the proposed pedestrian network for the site.



Circulation Plan, Source: Norris Design

Design standards ensure that the building facade will contain 40 percent masonry, 40 percent fiber cement and 20 percent glazing as depicted in the graphic below. Each unit above the first floor will have at minimum one private balcony per unit and first floor units will include a private patio. Building corners will provide a change in color or material from immediately adjacent building sections on floors one through five. The building corners will include vertical elements that project beyond the facade in order to provide visual interest, as depicted in the graphic below. The final elevations and building plans submitted to the City will incorporate the provisions outlined in the development narrative and shall follow the Design Guidelines of Section 507.Tab A of the Phoenix Zoning Ordinance.

Conceptual Elevations, Source: Norris Design

The PUD Narrative includes standards that require the parking garage to be wrapped by dwelling units to promote pedestrian orientation onto adjacent streets. Furthermore, streetscape design standards will provide uniform perimeter design. Lastly, several residential amenities are also provided, which are outlined further below.

Parking Standards

The proposed vehicular parking of 1.50 spaces per dwelling unit is consistent with the Zoning Ordinance requirements for one and two-bedroom units. However, this standard proposes a reduction for three-bedroom unit as the Zoning Ordinance requires 2 parking spaces each.

Furthermore, the PUD proposes a minimum of 0.25 bicycle parking spaces per unit for multifamily development, up to maximum of 25 spaces. These shall comply with Section 1307.H. of the City of Phoenix Zoning Ordinance.

Fences/Walls

All fences and walls will adhere to the Zoning Ordinance requirements per Section 703. In addition, all screen walls shall include architectural detailing consistent or complementary to the building facade.

Amenities
The PUD proposes amenities intended for use by residents and guests to include a clubhouse and fitness center no less than 8,000 square feet. If a fifth floor sky lounge is provided, then at least three of the following will be provided:

- Lounge area
- Shaded outdoor dining area
- Water features
- Barbeque grills
- Fire features
- Seating nodes

Internal courtyards will include at least three of the following at a minimum:

- Shaded outdoor dining area
- Outdoor furniture grouping
- Two barbeque grills
- Water and fire feature
- Three seating nodes
- Art installation
- Outdoor game

Additionally, other amenities, such as a pool and spa, may be provided on the parking garage roof deck.

Shade
The proposed shade standards require that a minimum of 75 percent of shade cover be provided at maturity over public sidewalks and 50 percent shade coverage over private sidewalks. The required shade standards along public sidewalks exceed the Zoning Ordinance requirements.

Lighting Plan
All lighting will be consistent with the standards of Section 704 (Environmental Performance Standards), Section 507 Tab. A, and Section 23-100 of the City Code.

Signage
The proposed sign standards shall comply with Section 705.C of the City of Phoenix Zoning Ordinance with some exceptions to blade signs, ground signage and walls signs.

If the site develops with only commercial uses, then the sign standards from the Walkable Urban Code would apply.

Sustainability
The Development Narrative proposes several options to incorporate sustainability principals including drought-tolerant landscaping, LED landscape and exterior building lighting, and recycling receptacles. The project also proposes retaining established tree where possible along 71st Street and Marilyn Roads, where possible and the utilization of low flow water fixtures.

PUD Compatibility to Zoning Ordinance
The PUD proposes building setbacks that are comparable or greater than what is required by the Phoenix Zoning Ordinance in the C-1 zoning district. The interior setbacks are proposed at 25 feet, while the Zoning Ordinance requires 0 feet. The proposed street setback standards are 20 feet, while the Zoning Ordinance requires an average 25-foot, minimum 20-foot building setback along perimeter streets. All property boundaries adjacent to public streets will include enhanced landscaping with five-foot-wide detached sidewalks. Shade coverage at 75 percent at tree maturity will be provided to increase pedestrian comfort and activity. Regarding open space, this PUD proposes a minimum of 10 percent of the net site are as common area, while the Zoning Ordinance requires a minimum of 5 percent of the gross site area be provided as open space for multifamily uses. The PUD landscape setbacks proposed are comparable or greater compared to the minimum requirement of the Phoenix Zoning Ordinance. The hearing draft of the development narrative requires that 75 percent of trees be a minimum of two-inch caliper and 25 percent be three-inch caliper planted along all public rights-of-way to include 71st Street and Marilyn Road.

Phasing
The project will be constructed in one phase.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **Tree and Shade Master Plan**
The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and

development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes shaded pedestrian walking paths, open space areas and greater planting standards than otherwise required by the City of Phoenix Zoning Ordinance.

8. **Complete Streets Guiding Principles**
In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. There are proposed detached sidewalks adjacent to the public streets and pathways throughout the site which provides a safer and more comfortable pedestrian experience.

9. **Comprehensive Bicycle Master Plan**
The Comprehensive Bicycle Master Plan also supports options for both short and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307. H. of the City of Phoenix Zoning Ordinance.

10. **Housing Phoenix Plan**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by allowing up to 261 multifamily residential units and contributing to the variety of housing types in the area.

11. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments. The provision of recycling is addressed in the PUD narrative. Recycling receptacles and chutes will be provided in the refuse room.

COMMUNITY INPUT SUMMARY

12. At the time the staff report was written, staff has received one letter of opposition. Concerns include change of the character of the area, oversaturation of multifamily residential in the area and increased traffic.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development, shall be constructed with all required elements, including meeting ADA requirements. Furthermore, no preliminary approval of plans shall be granted until a Traffic Impact Study is reviewed and approved by the City. These are addressed in Stipulation Nos. 2 and 3.

14. The City of Scottsdale Aviation Department expressed concern with the location of this project as it relates to the airports flight paths and the 55 and 60 Day Night Average Sound Level (DNL) noise contours of Scottsdale Airport. The City of Scottsdale comments and proposed stipulations were provided to the City of Phoenix Aviation Department for review.

15. The City of Phoenix Aviation Department has noted that the site is within the Scottsdale Municipal Airport (SDL) traffic pattern airspace, therefore, the developer shall provide notice to prospective purchasers of the existence and operation characteristics of the Scottsdale Airport and shall provide documentation that Form 7460-1 from has been filed with the FAA. The requirements are addressed in Stipulation Nos. 4 and 5.

16. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

17. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), and is located in Shaded Zone X, on panel 1760 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

18. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of

Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 6.

20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Commercial / Commerce Park / Residential 15+ dwelling units per acre).

2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.

3. The proposed development will provide additional housing options close to employers in a designated Major Employment Center.

Stipulations

1. An updated Development Narrative for the Davis Kierland PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 16, 2021, as modified by the following stipulations:

    a. Front Cover: Remove “HEARING DRAFT” and revise submittal date information on bottom of the cover page as follows:
    1st Submittal: August 10, 2021
    2nd Submittal: October 01, 2021
    Hearing Draft: November 16, 2021
    City Council adopted: TBD

    b. Reorder pages 42 and 43.

2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

3. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and

approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.

4. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

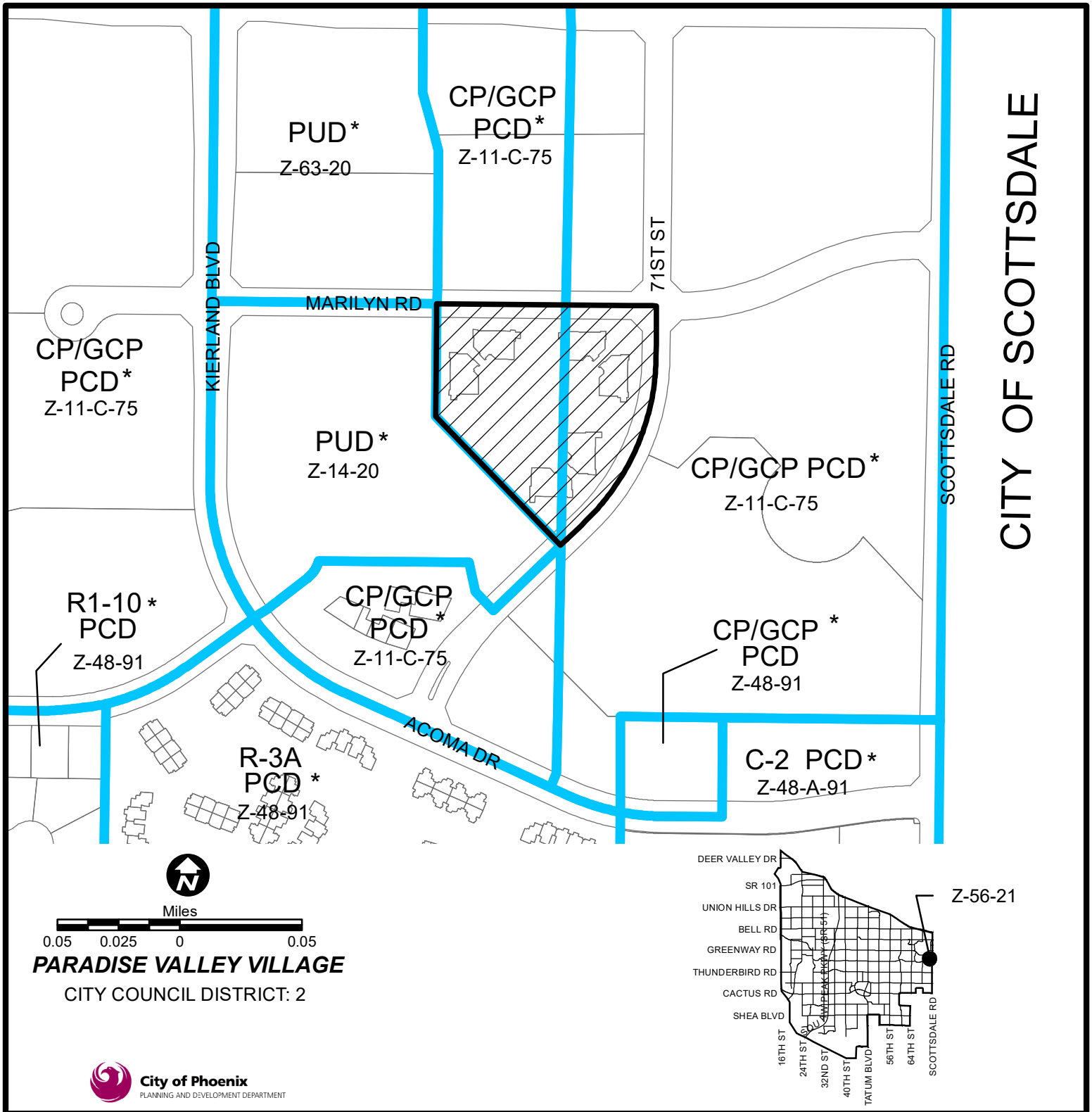
5. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer
David Simmons
January 7, 2022

Team Leader
Samantha Keating

Exhibits
Zoning Sketch Map
Zoning Aerial Map
Community Correspondence (1 page)
Davis Kierland PUD Development Narrative date stamped November 16, 2021



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Michael Lee, Davis Development
APPLICATION NO.	Z-56-21
DATE:	8/16/2021
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4.21 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 34-44
ZONING MAP	L-12

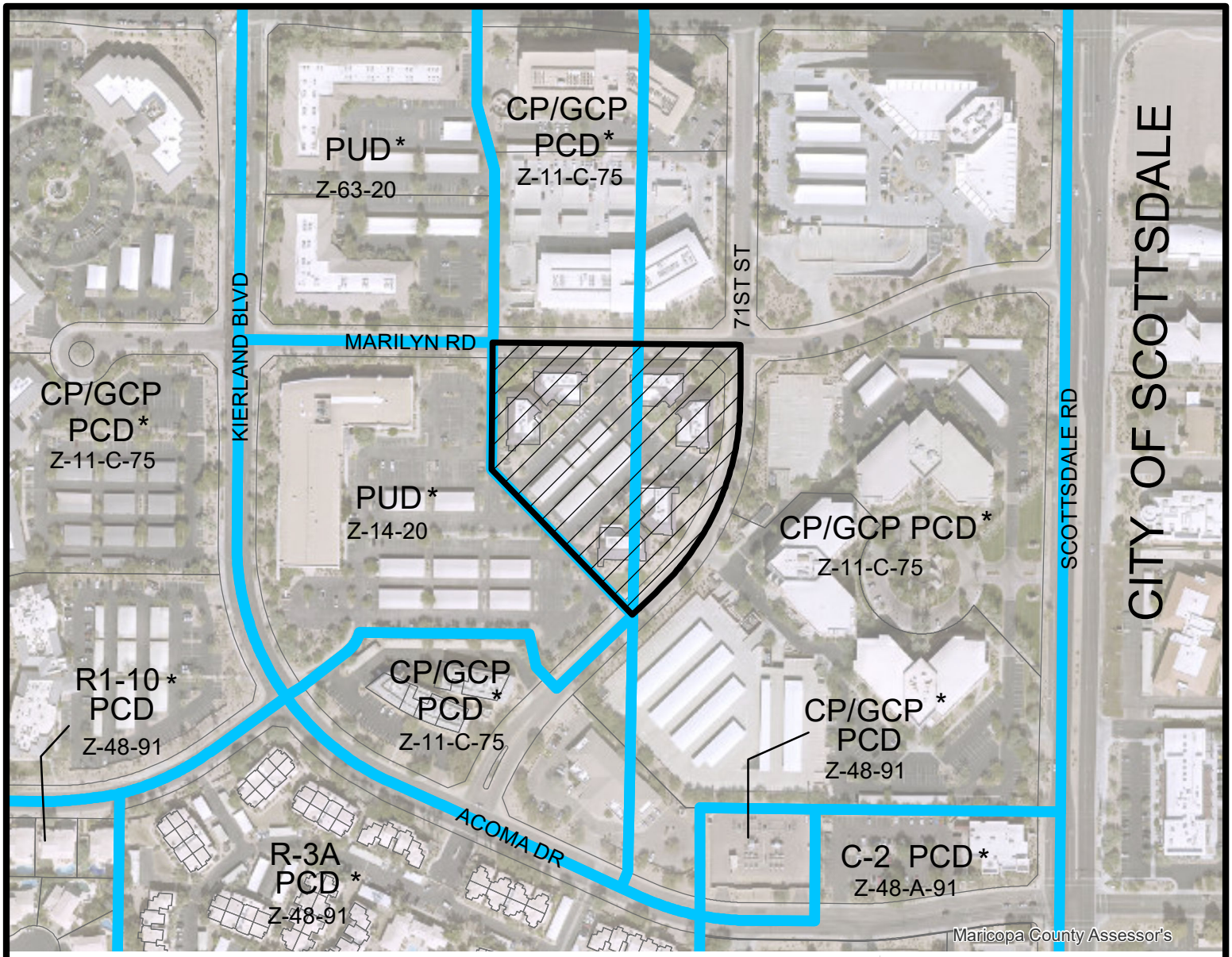
REQUESTED CHANGE:

FROM: CP/GCP PCD (4.21 a.c.)

TO: PUD (4.21 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
CP/GCP PCD	N/A	N/A
PUD	264	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

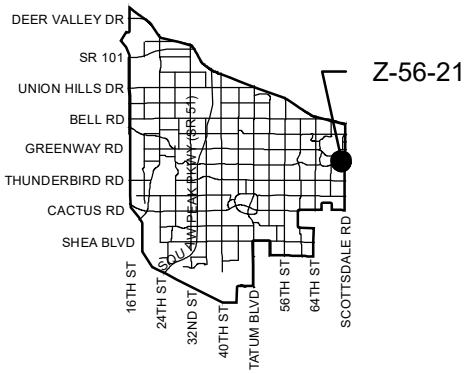


Miles

0.05 0.025 0 0.05

PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Michael Lee, Davis Development
APPLICATION NO.	Z-56-21
DATE:	8/16/2021
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4.21 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 34-44
ZONING MAP	L-12

REQUESTED CHANGE:

FROM: CP/GCP PCD (4.21 a.c.)

TO: PUD (4.21 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
CP/GCP PCD	N/A	N/A
PUD	264	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

David O Simmons

From: Joanne Thomas <joanne.e.thomas68@gmail.com>
Sent: Tuesday, September 28, 2021 9:24 AM
To: David O Simmons
Subject: Case Nos. GPA-PV-3-21-2 and Z-56-21-2

My husband and I own a condo within two blocks of the planned site and we **strongly oppose** changing the current zoning from industrial and mixed use (commercial/commerce park) to mixed use (commercial/commerce park/residential 15+ dwelling units per acre). This area is already over saturated with personal residences and traffic. Please do not support the changes requested by the applicant. This area does not need more residential housing. The street off of the proposed site, E. Acoma, is a already a pass through that is highly used to escape traffic from Scottsdale Rd and Kierland Blvd. Adding the apartment buildings onto E. Marilyn and N. 71st Street will only increase the traffic pass through on E. Acoma.

Again, we strongly oppose this project. Leave the area zoned as it is now, industrial/commercial.

Thank you.
Joanne and Jeff Thomas

Sent from Mail [go.microsoft.com] for Windows

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-56-21-2

Date of VPC Meeting	January 10, 2022
Request From	CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District)
Request To	PUD (Planned Unit Development)
Proposed Use	Multifamily residential and commercial uses
Location	Southwest corner of 71st Street and Marilyn Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	**12-2** with committee members Bowman, DiMassa, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Lesher and Goodhue in favor. Members Gerst and Petersen not in favor.

VPC DISCUSSION:

Case Nos. GPA-PV-3-21-2 and Z-56-21-2 were heard concurrently.

1 speaker card was submitted in support, wishing to speak

The Planning Commission will consider this request on February 3, 2022.

Mr. David Simmons, staff, introduced himself and gave an overview of the requests to include the character of the surrounding area, General Plan Land Use Map consistency with the GPA update, and highlighted multiple facets of the proposed site plan. Further, Mr. Simmons shared several policy documents in which this request is consistent, helping staff to formulate a recommendation for approval subject to a series of stipulations.

Mr. Nick Wood, with Snell & Wilmer, representing the applicant, gave a detailed presentation highlighting the need for housing within an employment center, the consistency with the character of the surrounding area and how this site will function with recently approved cases in the nearby area. Mr. Wood also shard specific details about the site plan, elevations, open space areas and traffic. He highlighted the setbacks proposed and frontage standards, which will activate the street frontages and help to create a more pedestrian friendly environment. He shared the shade study, which will help to reduce the urban heat island effect and discussed the proposed perimeter landscape treatments, which will provide visual interest.

Ms. Diane Petersen stated that she has concerns with an increase in traffic and wanted to know if the applicant was planning any traffic mitigation features on the surrounding rights-of way.

Ms. Toby Gerst asked if the applicant agreed to all of staffs proposed stipulations.

Mr. Simmons shared that the applicant did agree to all of the stipulations at the post application meeting.

Mr. Wood reiterated staff's comments and stated that his client did agree to all of staffs stipulations.

Mr. Roy Wise joined the meeting at 6:22, bringing quorum up to 14.

Ms. Petersen shared that she has concerns with the results of the traffic study. She reiterated that she would like to see traffic mitigation features incorporated in the abutting rights-of-way.

Mr. Wood went over the projected traffic counts resulting from the traffic study.

Mr. Robert Goodhue shared that traffic on Acoma is of concern. He inquired about a potential traffic signa being installed at Greenway Road.

Ms. Dawn Cartier, with CivTech, spoke to the traffic mitigation study that was initiated by the developer for Kierland Sky, abutting to the west of the subject site. She stated that the study was till in progress. She spoke to Mr. Goodhue's inquiry about the traffic signal at Greenway Road as well, which would result in traffic back-ups due to the close proximity to other traffic lights int the area.

Ms. Petersen shared that Acoma curves and does not have an outlet to anywhere. She also shared that Acoma has residential fronting on it.

Vice Chairman Joe Lesher let Ms. Petersen know that a petition is required to submit to the Streets Department in order to get traffic mitigation features installed, such as speed humps/tables.

Mr. Alan Sparks shared that he supports the project but may abstain from the vote du to Ms. Petersen's traffic concerns.

Chairman Robert Gubser requested that staff reach out to the Streets Department in order to get an Information only item on the next agenda that addresses a traffic mitigation study int the area.

Mr. Wood stated that the proposed use for the site is the least intensive in regard to traffic volumes. He requested that the committee recommend

MOTION:

Mr. Robert Goodhue made a motion to recommend approval of Rezoning Case No. Z-56-21-2, per staff's recommendation.

Ms. Jennifer Hall seconded the motion.

VOTE:

12-2 with committee members Bowman, DiMassa, Goodhue, Hall, Maggiore, Mortensen, Popovic, Sparks, Ward, Wise, Lesher and Goodhue in favor. Members Gerst and Petersen not in favor.

Staff Comments:

None

REPORT OF PLANNING COMMISSION ACTION
February 3, 2022

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-56-21-2 (Davis Kierland PUD)
Location:	Southwest corner of 71st Street and Marilyn Road
From:	CP/GCP PCD
To:	PUD
Acreage:	4.21
Proposal:	Planned Unit Development for multifamily residential and commercial uses.
Applicant:	Michael Lee, Davis Development
Owner:	Kierland Office Park Condominium Association, et al.
Representative:	Nick Wood, Esq., Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Paradise Valley 10/4/2021 Information only.
Paradise Valley 1/10/2022 Approval, per the staff recommendation. Vote: 12-2.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-56-21-2, per the Paradise Valley Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Mangum
Second: Gaynor
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Commercial / Commerce Park / Residential 15+ dwelling units per acre).

2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.

3. The proposed development will provide additional housing options close to employers in a designated Major Employment Center.

Stipulations:

1. An updated Development Narrative for the Davis Kierland PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 16, 2021, as modified by the following stipulations:

    a. Front Cover: Remove "HEARING DRAFT" and revise submittal date information on bottom of the cover page as follows:
    1st Submittal: August 10, 2021
    2nd Submittal: October 01, 2021
    Hearing Draft: November 16, 2021
    City Council adopted: TBD

    b. Reorder pages 42 and 43.

2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

3. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.

4. The property owner shall record documents that disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

5. The developer shall provide documentation to the City of Phoenix prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.

6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

7. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER

SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

David O Simmons

From: James Wayne mailloux <waynemailloux@me.com>
Sent: Thursday, February 3, 2022 12:01 PM
To: David O Simmons
Cc: Nicholas J. Wood; ethan edwards; bill entringer; Gary Fairbanks; Jhillier4561@gmail.com; Phill Killey; Mark Riehle; Amy Satterfield; Tom Stern
Subject: Davis Group presentation to the Planning Commission.

To: David O Simmons,
Paradise Valley Planning Committee Village Planner City of Phoenix

David,

I am writing you to express our support for the Davis Group presentation to the City of Phoenix Planning Commission this Thursday evening, February 3, 2022.
I apologize for the short notice, but I ask you to include this in the packet for tonight's meeting. I am copying Nick Woods, so that he may read it into the record, if he chooses to do so..

They have collaborated with us in discussions. They have answered our questions, including our request to add a dog park, which they are working on now, and which we expect them to do, as we had requested of them.
Furthermore, we are finalizing financial negotiations for a $100,000 contribution to the Parks Foundation to fund and assist in improving the park facility at SandPiper Elementary school, in the adjacent neighborhood.

This is in lieu of contributing funds to additional traffic studies, or traffic mitigation efforts, which we feel are adequately covered by existing agreements with other developers in the neighborhood..

Given this collaboration, and expected outcomes, we support this application, and the Davis Group for the responsible approach they have shown in their interactions with us on this project.

Wayne Mailloux,
Chairman,
Kierland Community Alliance

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 69

Public Hearing - Amend Airport Height Map - Ordinance Adoption - Text Amendment Application Z-TA-2-21-7 - (Ordinance G-6969)

Request to hold a public hearing for a proposed text amendment to the City Code, Text Amendment Z-TA-2-21-7, amending Article XIII (Airport Zoning), Section 4-241(Zones) to permit up to 250 feet in height at the southwest corner of 1st Street and Jackson Street.

Summary

The intent of this proposed text amendment is to amend Article XIII (Airport Zoning), Section 4-241(Zones) of the City Code to permit up to 250 feet in height at the southwest corner of 1st Street and Jackson Street.

Owner: 39 East Jackson, LLC
Applicant: Phoenix Airport Zoning Commission
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff recommendation: Approval.
VPC Info: The Central City Village Planning Committee heard this item on Nov. 8, 2021 for information only.
VPC Action: The Central City Village Planning Committee heard this item on Jan. 10, 2022, and recommended approval, per the staff recommendation with direction, by a vote of 11-0.
AZC Action: The Airport Zoning Commission heard the item on Feb. 3, 2022, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 7-0.

Location

Southwest corner of 1st Street and Jackson Street
Council District: 7
Parcel Address: 39 E. Jackson St.

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING A PORTION OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 4, ARTICLE XIII, BY AMENDING SECTION 4-241 AIRPORT ZONING TO AMEND THE HEIGHT PROVISIONS AT THE SOUTHWEST CORNER OF 1ST STREET AND JACKSON STREET.

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

That Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code is amended to increase the height of a parcel located at the southwest corner of 1st Street and Jackson Street to a maximum height of 250 feet and update the Downtown Zone Map, as follows:

DRAFT

***

B. Height Zone B—Downtown Zone. The Downtown Zone shall be subdivided into ~~fifteen~~ SIXTEEN contour areas as shown in the attached Downtown Zone Map.

***

3. Maximum building height includes all structures as shown below.

***

AREA 15:	**1,700 FEET MSL WITHIN THE COORDINATES:**	
	Latitude	*Longitude*
	33 27 17.29821	112 04 57.74605
	33 27 17.29253	112 04 54.91001
	33 26 49.85140	112 04 54.90606
	33 26 50.14964	112 04 57.74074

AREA 16:	**1,385 FEET MSL WITHIN THE COORDINATES:**	
	LATITUDE	*LONGITUDE*
NEC	33 26 41.7464	112 04 21.6795
SEC	33 26 40.3868	112 04 21.6816
SWC	33 26 40.3970	112 04 24.6317
NWC	33 26 41.7488	112 04 24.6291

Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail. Any tree or structure which may be erected, or caused to be erected, by the City of Phoenix for public purposes, is hereby exempted from the height limitations of this Ordinance.

M:\Projects\Airport_Height_Contours\Airport_Zoning_Downtown.mxd
Map Date: 12/10/2021
GRAND AVE
7TH AVE
6TH AVE
5TH AVE
4TH AVE
3RD AVE
2ND AVE
1ST AVE
CENTRAL AVE
1ST ST
2ND ST
3RD ST
5TH ST
7TH ST
JACKSON ST
MADISON ST
LINCOLN ST
BUCHANAN ST
UNION PACIFIC RR
WASHINGTON ST
ADAMS ST
MONROE ST
VAN BUREN ST
POLK ST
TAYLOR ST
FILLMORE ST
AREA 15 1700'
AREA 14 1675'
AREA 13 1650'
AREA 12 1625'
AREA 11 1600'
AREA 10 1575'
AREA 9 1550'
AREA 8 1525'
AREA 7 1500'
AREA 6 1400'
AREA 5 1375'
AREA 4A 1350'
AREA 4B 1350'
AREA 3A 1325'
AREA 3B 1325'
AREA 2 1300'
AREA 1 1275'
AREA 16 1385'
AIRPORT ZONING MAP
DOWNTOWN ZONE MAP
City of Phoenix
Maximum Building Height (MSL)*
AREA 16 = 1385'
AREA 15 = 1700'
AREA 14 = 1675'
AREA 13 = 1650'
AREA 12 = 1625'
AREA 11 = 1600'
AREA 10 = 1575'
AREA 9 = 1550'
AREA 8 = 1525'
AREA 7 = 1500'
AREA 6 = 1400'
AREA 5 = 1375'
AREA 4A = 1350'
AREA 4B = 1350'
AREA 3A = 1325'
AREA 3B = 1325'
AREA 2 = 1300'
AREA 1 = 1275'
Downtown Zone Boundaries
*Maximum Building Height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc., as shown below. All elevations are above Mean Sea Level (NAVD 88).
Maximum Building Height
This Zoning Ordinance does not replace any Federal, State or local regulations. Any proposed structure that is 200 feet above ground level must include building coordinates and an FAA determination letter as required as per Federal Aviation Regulations Part 77.13.

***

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
City Code Text Amendment
Z-TA-2-21-7
January 4, 2022

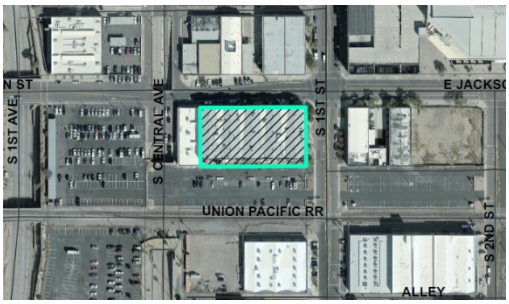
Application No. Z-TA-2-21-7: Amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height at the southwest corner of 1st Street and Jackson Street.

Staff Recommendation: Staff recommends approval of Z-TA-2-21-7 as shown in the recommended text in Exhibit A.

Background:

This request is to amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height for a 1.30 acre site located at the southwest corner of 1st Street and Jackson Street.

On February 3, 2021, the Phoenix City Council approved Z-TA-5-20-7 and Z-26-20-7 which amended the Downtown Code Height Map to allow up to 250 feet in height and removed the Historic Preservation Overlay on the subject site. A request to remove the conservation easement on the site was also approved.



Aerial Map, Source: City of Phoenix Planning and Development Department

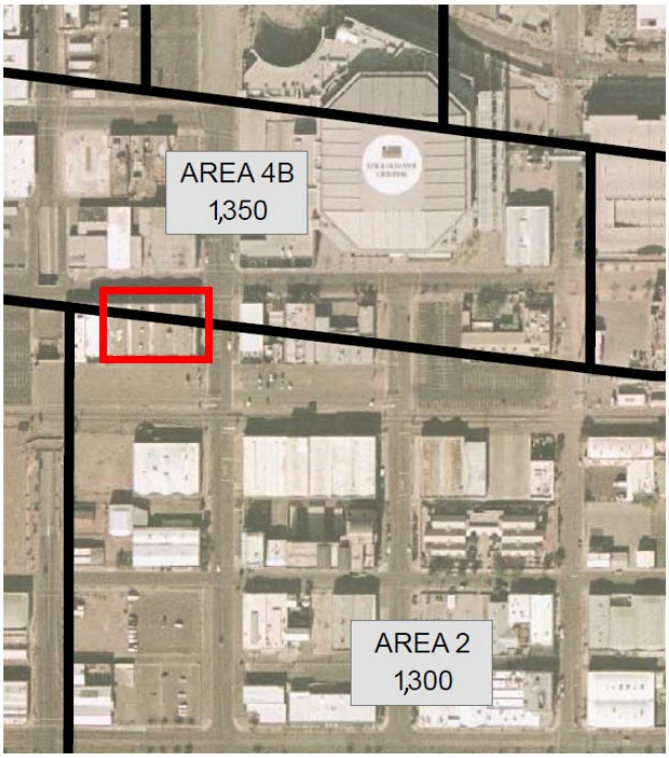
The Airport Height Zoning Ordinance, established in 1971, protects arrival, departure, and engine-out procedures around the airport and outlines maximum heights for buildings and other structures that are regulated by the City of Phoenix. In March 2006, the Phoenix City Council approved the Phase 1 “Downtown Zone” amendment to the 1971 Airport Height Zoning Ordinance. That amendment changed the Airport Height Zoning restrictions within the “Downtown Zone” for an area bounded by 7th Avenue to 7th Street and Fillmore Street to Lincoln Street. Cases Z-TA-9-06 and Z-32-08 amended the Airport Height Zoning text in the City Code to establish height limits for obstacles in the vicinity of Phoenix Sky Harbor Airport that are not covered by the existing downtown zones.

The Downtown Code, Chapter 12 of the Zoning Ordinance, was approved in 2010 and governs the allowable heights within the downtown area. The Downtown Code states

that the allowable heights cannot exceed those listed in the airport height limits of the City Code.

The proposed development is a mixed-use building with ground floor office, retail, restaurant and hotel uses. The subject site is used as an office building for the Arizona Opportunities Industrialization Center and is listed on the Phoenix Historic Property Register as the “Arizona Hardware Supply Company Warehouse” and on the National Historic Property Register as the “Chambers Transfer and Storage Co. Central Warehouse.”

The subject site is currently within Area 2 and 4B of the Airport Height Map, which allows maximum heights of 1,300 and 1,350 feet Mean Sea Level, which are 165 and 215 feet from grade, respectively. Those height limits are lower than the 250 feet maximum height allowed in the Downtown Code. This text amendment proposes to amend the City Code to allow a maximum height of 250 feet, to match was approved by City Council in the amended Downtown Code Height Map.



Airport Height Map, Source: City of Phoenix

Staff Analysis

The proposal is consistent with the approved maximum height in the Downtown Code and is consistent with the allowable heights in the surrounding area. Further, at the time this application was submitted the Interim Aviation Department Director contacted the operating airline partners at Phoenix Sky Harbor International Airport and they do not oppose the request.

Conclusion

Staff recommends approval of Z-TA-2-21-7 to amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code as shown in Exhibit A.

Writer

Sarah Stockham
January 4, 2022

Team Leader

Samantha Keating

Exhibits

Exhibit A: Proposed Language (4 pages)
Sketch Map
Airport Zoning Map
Applicant Narrative (11 pages)

EXHIBIT A

Application No. Z-TA-2-21-7: Amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height at the southwest corner of 1st Street and Jackson Street.

Staff Proposed Language That May Be Modified During the Public Hearing Process is as follows:

Amend Article XIII, Section 4-241 (Zones) to read as follows and by removing the old map, and inserting the new map as follows:

***

B. Height Zone B—Downtown Zone. The Downtown Zone shall be subdivided into ~~fifteen~~ SIXTEEN contour areas as shown in the attached Downtown Zone Map.

***

3. Maximum building height includes all structures as shown below.

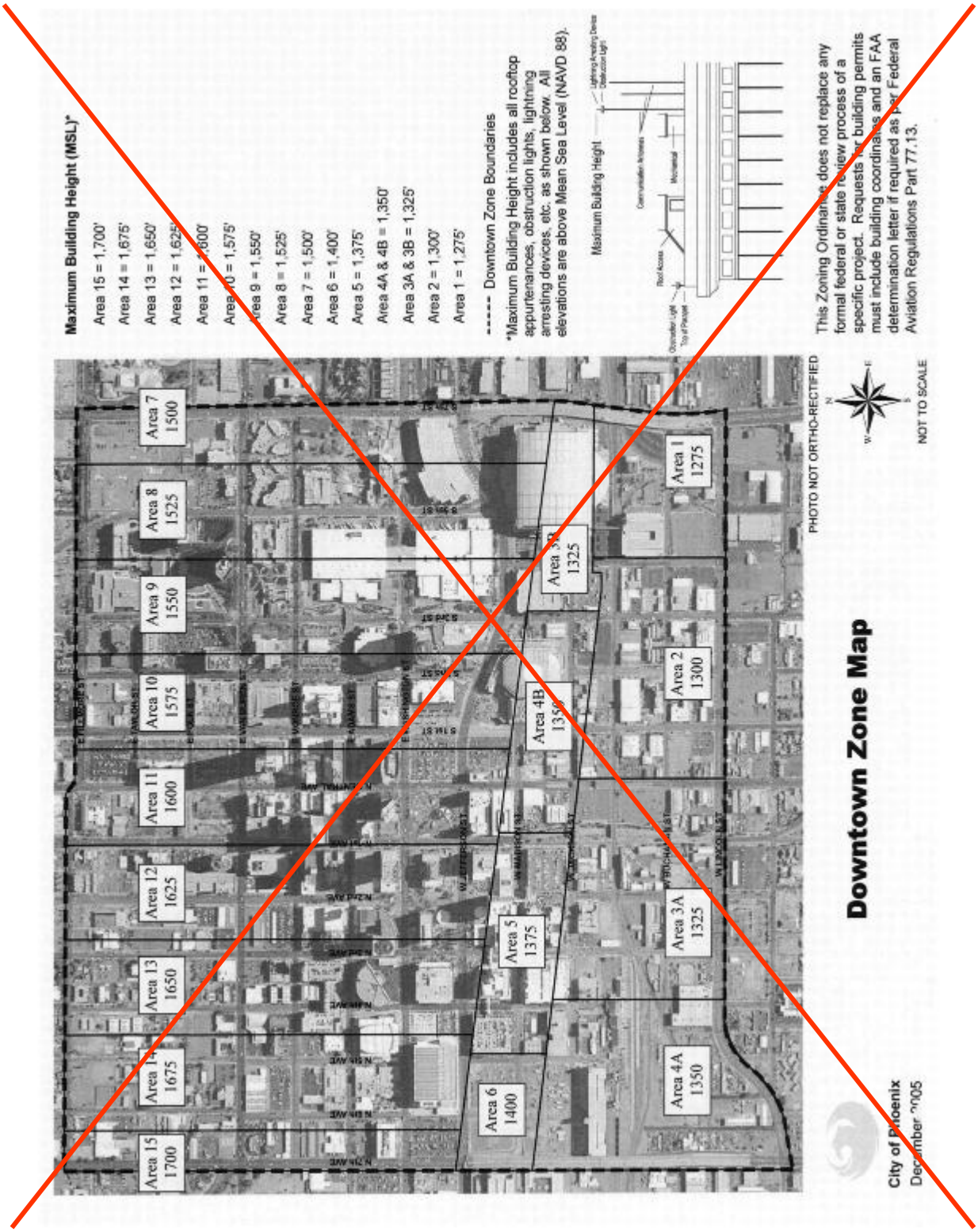
***

AREA 15:	**1,700 FEET MSL WITHIN THE COORDINATES:**	
	Latitude	*Longitude*
	33 27 17.29821	112 04 57.74605
	33 27 17.29253	112 04 54.91001
	33 26 49.85140	112 04 54.90606
	33 26 50.14964	112 04 57.74074

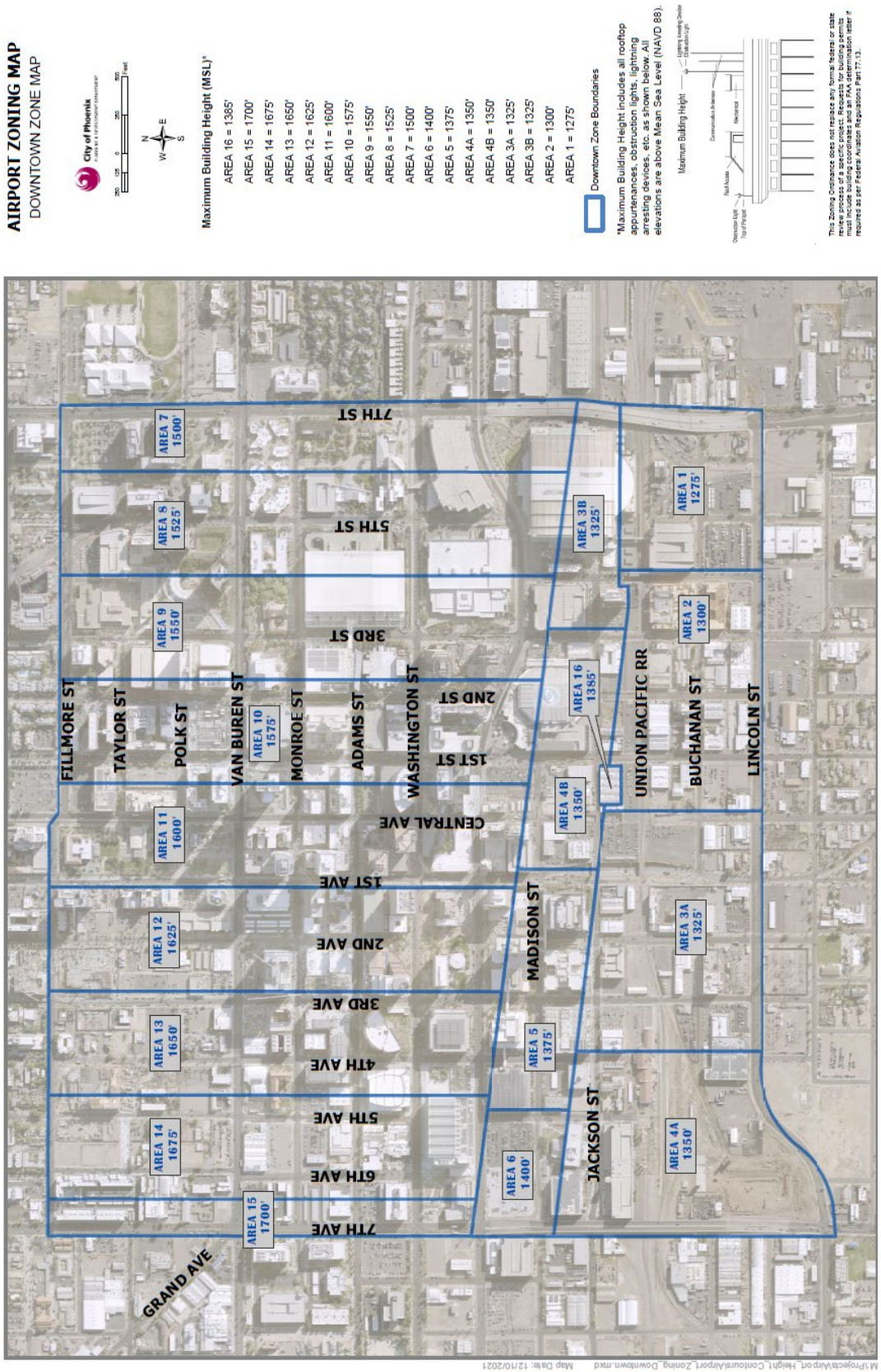
AREA 16:	**1,385 FEET MSL WITHIN THE COORDINATES:**	
	LATITUDE	*LONGITUDE*
NEC	33 26 41.7464	112 04 21.6795
SEC	33 26 40.3868	112 04 21.6816
SWC	33 26 40.3970	112 04 24.6317
NWC	33 26 41.7488	112 04 24.6291

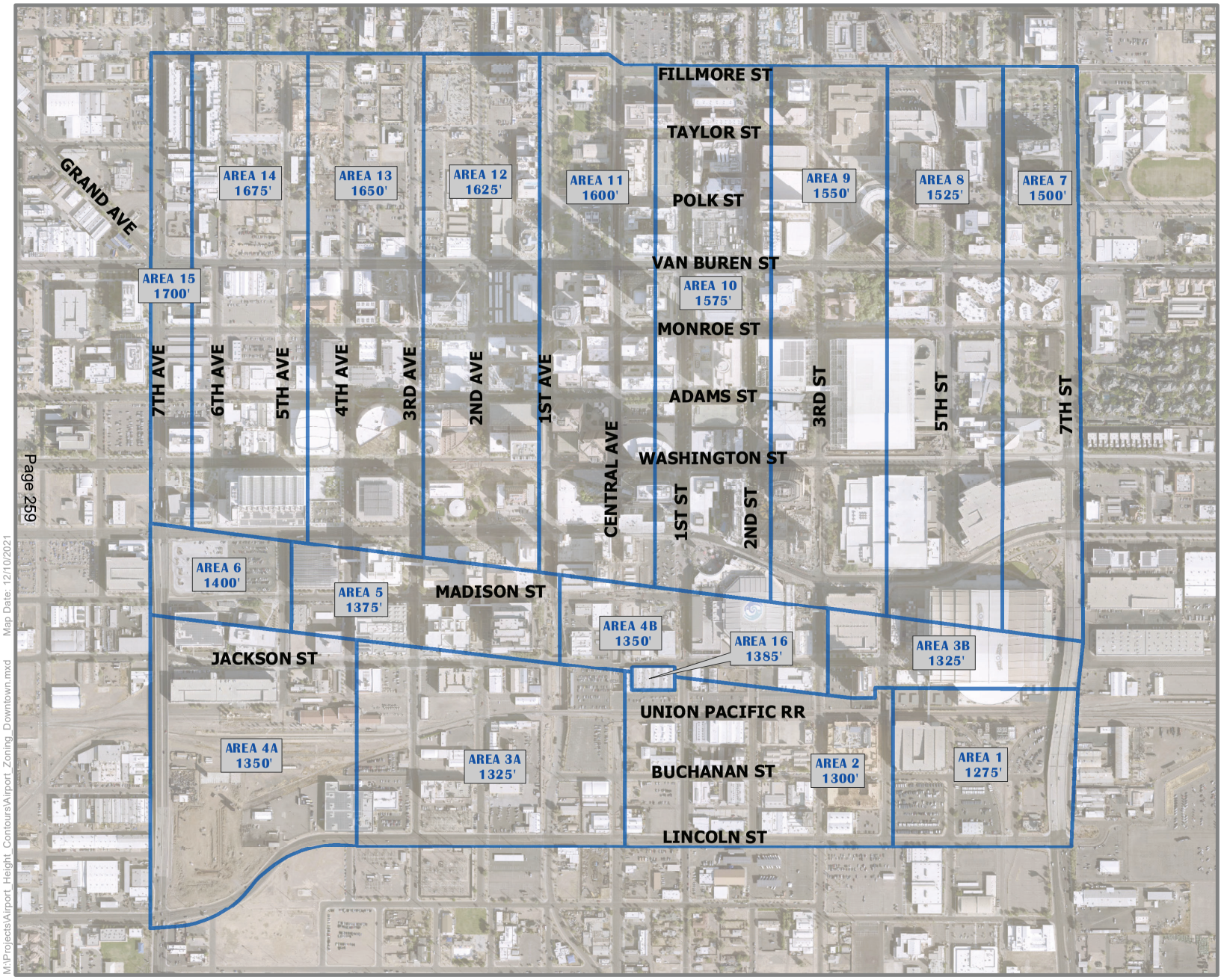
Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail. Any tree or structure which may be erected, or caused to be erected, by the City of Phoenix for public purposes, is hereby exempted from the height limitations of this Ordinance.

EXHIBIT A
Z-TA-2-21-7
Page 3



***


AIRPORT ZONING MAP
DOWNTOWN ZONE MAP
City of Phoenix
Maximum Building Height (MSL)*
AREA 16 = 1385'
AREA 15 = 1700'
AREA 14 = 1675'
AREA 13 = 1650'
AREA 12 = 1625'
AREA 11 = 1600'
AREA 10 = 1575'
AREA 9 = 1550'
AREA 8 = 1525'
AREA 7 = 1500'
AREA 6 = 1400'
AREA 5 = 1375'
AREA 4A = 1350'
AREA 4B = 1350'
AREA 3A = 1325'
AREA 3B = 1325'
AREA 2 = 1300'
AREA 1 = 1275'
Downtown Zone Boundaries
*Maximum Building Height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).
Maximum Building Height
This Zoning Ordinance does not replace any formal federal or state review process of a specific project. Requests for building permits must include building coordinates and an FAA determination letter if required as per Federal Aviation Regulations Part 77.13.
FILLMORE ST
TAYLOR ST
POLK ST
VAN BUREN ST
MONROE ST
ADAMS ST
WASHINGTON ST
MADISON ST
JACKSON ST
UNION PACIFIC RR
BUCHANAN ST
LINCOLN ST
GRAND AVE
CENTRAL AVE
1ST ST
2ND ST
3RD ST
4TH ST
5TH ST
7TH ST
1ST AVE
2ND AVE
3RD AVE
4TH AVE
5TH AVE
6TH AVE
7TH AVE
AREA 1 1275'
AREA 2 1300'
AREA 3A 1325'
AREA 3B 1325'
AREA 4A 1350'
AREA 4B 1350'
AREA 5 1375'
AREA 6 1400'
AREA 7 1500'
AREA 8 1525'
AREA 9 1550'
AREA 10 1575'
AREA 11 1600'
AREA 12 1625'
AREA 13 1650'
AREA 14 1675'
AREA 15 1700'
AREA 16 1385'
M:\Projects\Airport_Height_Contours\Airport_Zoning_Downtown.mxd
Map Date: 12/10/2021



AIRPORT ZONING MAP

DOWNTOWN ZONE MAP

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

250 125 0 250 500 Feet

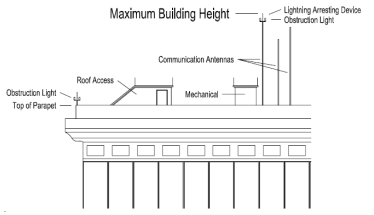
N W E S

Maximum Building Height (MSL)*

AREA 16 = 1385'
AREA 15 = 1700'
AREA 14 = 1675'
AREA 13 = 1650'
AREA 12 = 1625'
AREA 11 = 1600'
AREA 10 = 1575'
AREA 9 = 1550'
AREA 8 = 1525'
AREA 7 = 1500'
AREA 6 = 1400'
AREA 5 = 1375'
AREA 4A = 1350'
AREA 4B = 1350'
AREA 3A = 1325'
AREA 3B = 1325'
AREA 2 = 1300'
AREA 1 = 1275'

Downtown Zone Boundaries

*Maximum Building Height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).



This Zoning Ordinance does not replace any formal federal or state review process of a specific project. Requests for building permits must include building coordinates and an FAA determination letter if required as per Federal Aviation Regulations Part 77.13.

Map Date: 12/10/2021
M:\Projects\Airport_Height_Contours\Airport_Zoning_Downtown.mxd

Text Amendment

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: TA-2-21-7 (Airport Height Zoning in City Code)	ACRES: 1.30 +/-
VILLAGE: Central City	COUNCIL DISTRICT: 7
APPLICANT: Nick Wood, Esq., Snell & Wilmer, LLP	

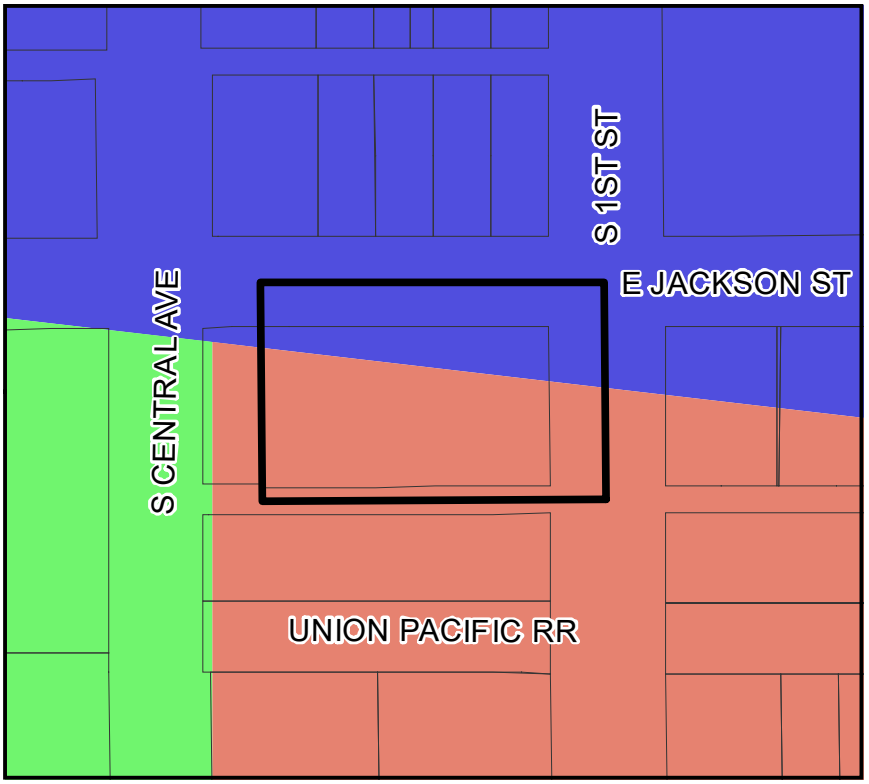
EXISTING:

Area 2, 1300' MSL (0.79 +/- Acres)
Area 4B, 1350' MSL (0.51 +/- Acres)

Proposed Change Area

Maximum Height (ft)

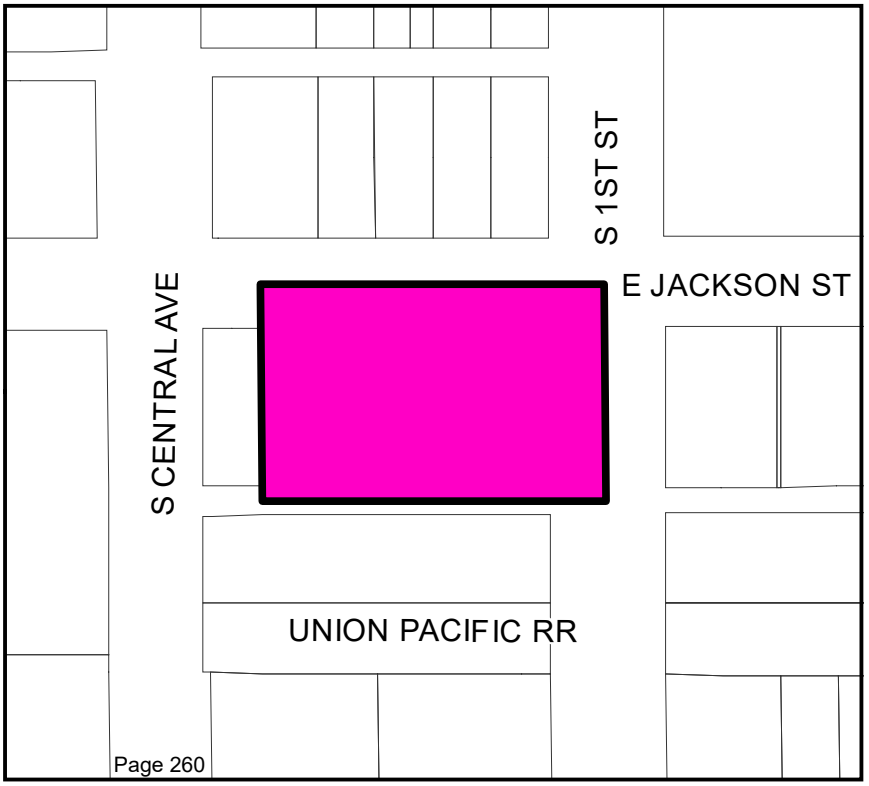
1300'
1325'
1350'



PROPOSED CHANGE:

Area 16, 1385' MSL (1.30 +/- Acres)

Proposed Change Area



Snell & Wilmer
ONE ARIZONA CENTER
400 E. VAN BUREN, SUITE 1900
PHOENIX, AZ 85004-2202
602.382.6000 P
602.382.6070 F

Nicholas J. Wood
(602) 382-6269
nwood@swlaw.com

August 27, 2021

VIA E-MAIL

Alan Stephenson
Director
Planning & Development Services Department
City of Phoenix
200 W Washington St
Phoenix, AZ 85003

Charlene Reynolds
Assistant Aviation Director
Aviation Department
City of Phoenix
2485 E Buckeye Rd
Phoenix, AZ 85034

Re: Application for Amendment of the City of Phoenix Airport Height Zoning Article, Article XIII of the City Code, for the OIC Project, 39 E Jackson Street

Dear Alan and Charlene:

On February 3, 2021, the City Council approved our request for a text amendment to the City of Phoenix Zoning Ordinance, Chapter 12, Downtown Code, specifically Section 1202.C, which includes the maximum building height map for property located at 39 E Jackson Street ("Site") to allow for up to 250 feet in height for the proposed "Blue" building, a residential condominium and hotel high-rise with supporting ground floor retail and offices for Arizona Opportunities Industrial Center ("OIC"), a non-profit community-based organization that has been working with the unemployed and underemployed in Arizona since 1967. The applicable case is Z-TA-5-20-7, adopted via Ordinance G-6807.

Section 1202.C also notes that, irrespective of the designation on the maximum building height map, that in "no event can the height exceed the airport height limit." The airport height limit is a reference to City Code Article XIII, Airport Zoning, which is titled "The City of Phoenix Airport Height Zoning Article" (Section 4-237), herein "Airport Zoning."

The Airport Zoning includes a detailed set of height zones, more specifically detailed in Section 4-241. Based upon an approximate application of the supporting maps prolongated by the City of Phoenix Aviation Department[1] the maximum height allowed at the Site is a mix of "Area 2" 1,300 feet MSL[2] (or 165 feet of structural height from grade) and "Area 4B" 1,350 feet MSL (or 215 feet of structural height from grade) (see Exhibit A), both well below the approved 250 feet of structural height allowed by the Zoning Ordinance.

In order to facilitate the Blue building project, we are requesting that the City of Phoenix amend the Airport Zoning to allow for up to 250 feet of height at the Site (Exhibit B), subject to the maximum building height provisions of Section 4-241.B.3, which limits the maximum height to the "top of the top" of all rooftop elements. Our proposed modification to the text is attached as Exhibit C.

In review of the history of the establishment of the Airport Zoning, according to a Request for Council Action (Exhibit D) from the 2005 amendment, the original adoption of the Airport Zoning was adopted in 1970 (Ordinance G-988). This ordinance governed until 2005, when the City undertook efforts to update the ordinance, reaching culmination in 2008 with the adoption of the current version via Ordinance G-5179.

According to the "Frequently Asked Questions" information that was issued by the Airport during the 2008 update, the Airport Zoning "does not affect flight patterns or noise contours" (Exhibit E). It is our understanding that the actual operating procedures for takeoff/landing as well as emergency engine out procedures are set by the operators (airlines) themselves, not the Federal Aviation Administration (they "accept" but do not "approve" these plans[3]). As such, we requested that the Aviation Department contact its operating airline partners to inquire as to any concerns that they may have with respect to additional height at the Site. It is our understanding that no concerns with additional height at this location were reported by those operators.

That response is logical given that the Site is due west of the Summit at Copper Square, a 254 foot tall structure and to the northwest is the 284 foot tall South Court Tower, both taller structures that would be "in the way" of any aircraft flying over the Site. Aircraft making a rightward turn coming off the runway will already need to avoid both the South Court Tower and Summit, making the Site an appropriate place for the 250-foot structure. Given the relationship between existing structures and the Blue, this minor adjustment to the Airport Zoning is appropriate and should not be impactful to aviation operations, as illustrated by Exhibit F.

---

[1] See https://www.skyharbor.com/docs/default-source/default-document-library/airport-height-restrictions.pdf?sfvrsn=ec938588_0

[2] Mean Sea Level

[3] https://www.faa.gov/other_visit/aviation_industry/airline_operators/airline_safety/obstacle/media/AC_120-91_Overview.pdf (See Page 14)

It is our understanding that this request will be heard by (i) the Central City Village Planning Committee, (ii) the Airport Zoning Commission (which is the City Planning Commission as per City Code Section 4-239), (iii) the applicable City Council Subcommittee and (iv) the City Council for final action.

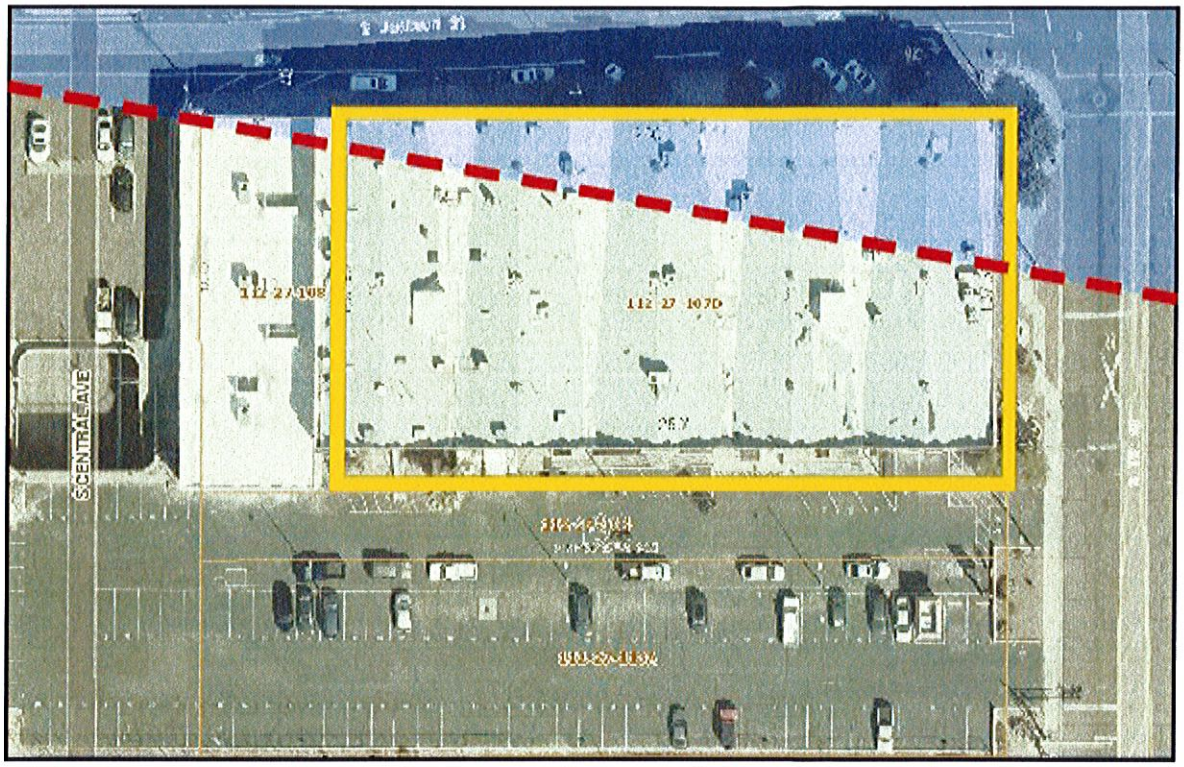
We look forward to working with your respective departments as this application is processed. If you need any additional information, please let me know.

Respectfully submitted,

Snell & Wilmer

Nicholas J. Wood

EXHIBIT A – Proximation of Airport Zoning at Site



KEY

OIC Site

Airport Zoning Height Boundaries

Area 2
Maximum Height: 165'

Area 4B
Maximum Height: 215'

**NOTE Sea Level of Sky Harbor is 1,135' which is subtracted from Maximum Height for Area 2 and Area 4B.

SOURCE: City of Phoenix Airport Zoning Map / Downtown Zoning Map

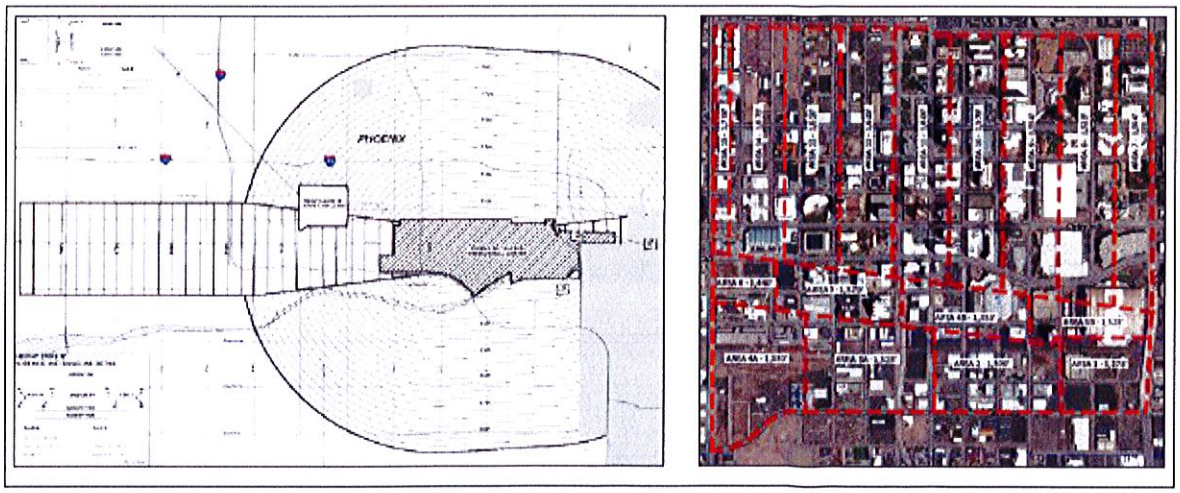
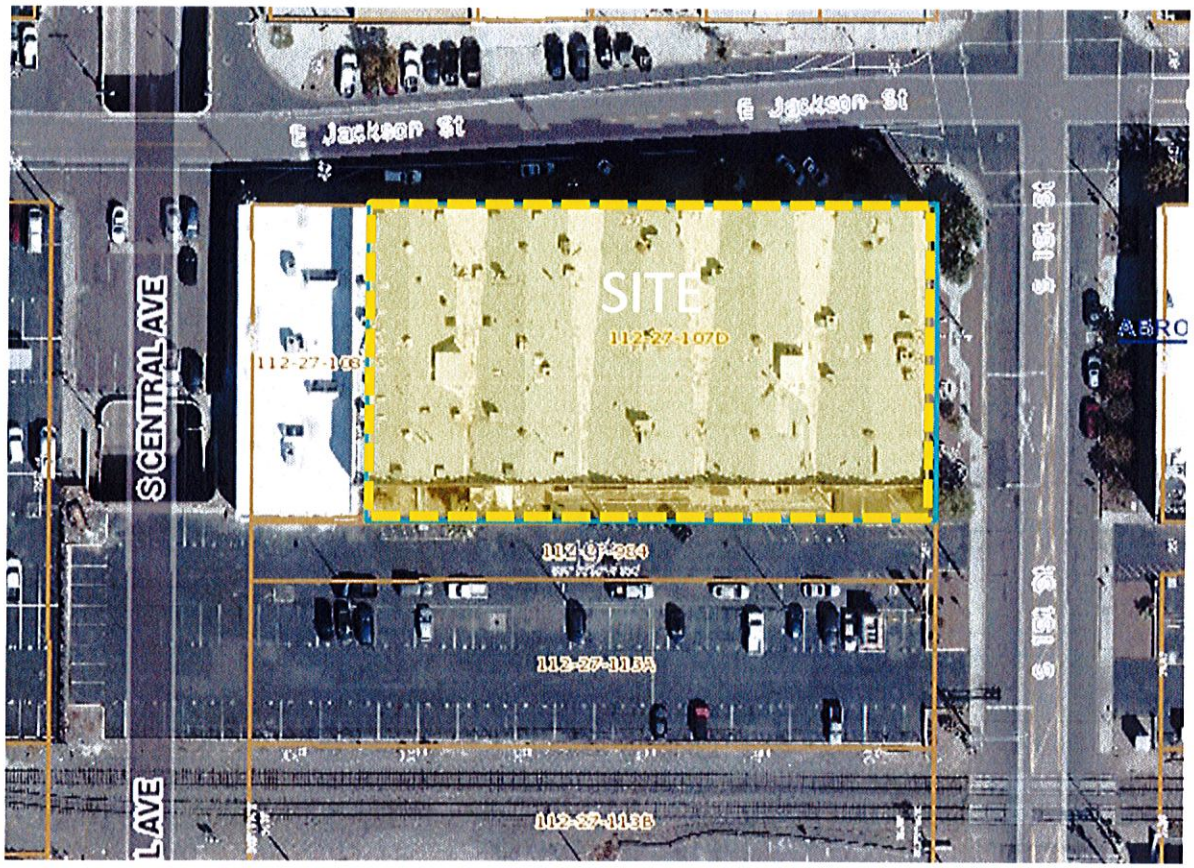


EXHIBIT B – Site and Site Legal Description



LOTS 1, 3, 5, 7 AND 9, BLOCK 49, ORIGINAL TOWNSITE OF PHOENIX, ACCORDING TO BOOK 2 OF MAPS, PAGE 51, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT C – Proposed Text

Amend Section 4-241. Zones, as follows:

B. Height Zone B—Downtown Zone. The Downtown Zone shall be subdivided into ~~fifteen~~ SIXTEEN contour areas as shown in the attached Downtown Zone Map.

...

AREA 16:	**1,385 FEET MSL WITHIN THE COORDIANTES:**	
	Latitude	*Longitude*
NEC	**33 26 41.7464**	**112 04 21.6795**
SEC	**33 26 40.3868**	**112 04 21.6816**
SWC	**33 26 40.3970**	**112 04 24.6317**
NWC	**33 26 41.7488**	**112 04 24.6291**

OIC PROJECT - HEIGHT RESTRICTION AREA 16

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF JACKSON STREET WITH 1ST STREET (CITY OF PHOENIX BRASS CAP FLUSH), FROM WHICH A POINT ONLINE SAID CENTERLINE OF 1ST STREET (STONE IN HAND HOLE), BEARS S00°09'28"W A DISTANCE OF 340.20 FEET;

THENCE S00°09'28"W, ALONG SAID CENTERLINE OF FIRST STREET, A DISTANCE OF 25.00 FEET;

THENCE N89°51'32"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE S00°09'28"W A DISTANCE OF 137.42 FEET;

THENCE N89°40'36"W A DISTANCE OF 249.97 FEET;

THENCE N01°16'44"E A DISTANCE OF 136.62 FEET;

THENCE S89°51'32"E A DISTANCE OF 249.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 34,247.63 SQUARE FEET (0.7862 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS S00°09'28"W FOR A PORTION OF THE CENTERLINE OF 1ST STREET AS DETERMINED BY GPS OBSERVATIONS PERFORMED IN THE FIELD.

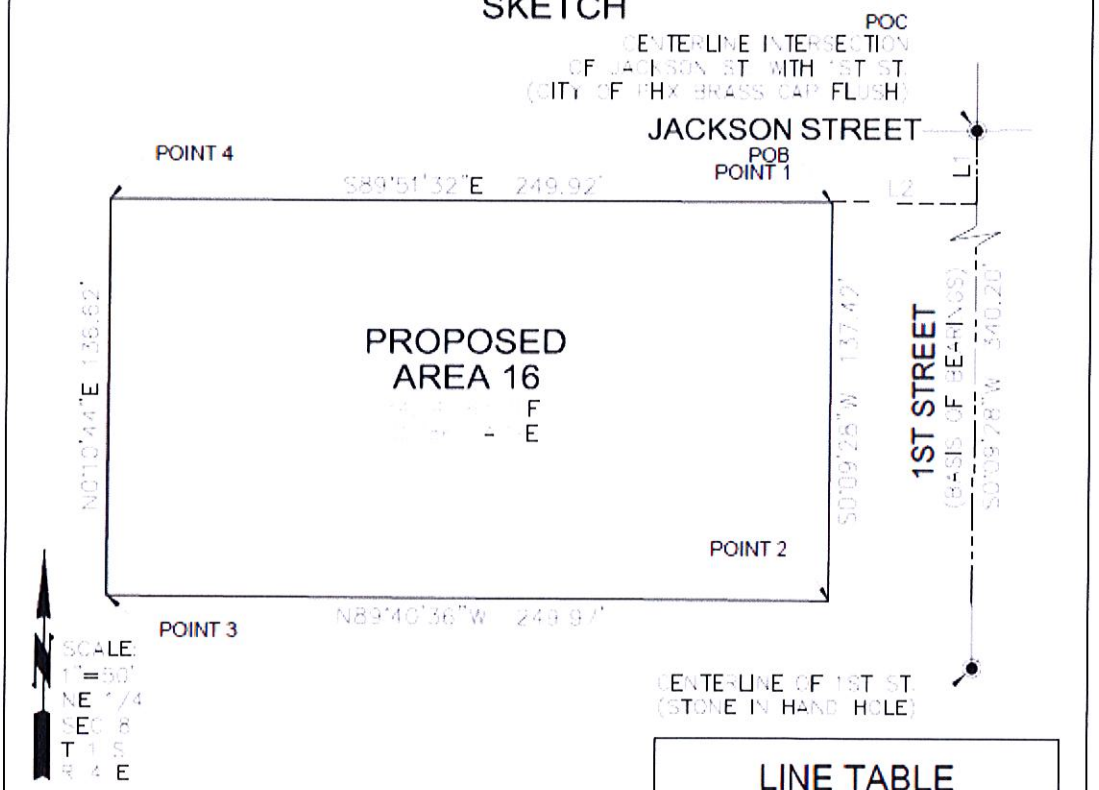
Page 2 of 2

Date: 8/24/21	OIC PROJECT - HEIGHT RESTRICTION AREA 16 39 E. JACKSON ST. PHOENIX, AZ. 85004 PROJECT No. 220105
Preparing Firm: RPA RITOCH-POWELL & Associates 602-263-1177 www.rpaeng.com	

OIC PROJECT - HEIGHT RESTRICTION AREA 16

EXHIBIT A

SKETCH



GEOGRAPHIC COORDINATE TABLE		
POINT	LATITUDE	LONGITUDE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°09'28"W	25.00'
L2	N89°51'32"W	50.00'

Page 1 of 2

OIC PROJECT - HEIGHT RESTRICTION AREA 16
39 E. JACKSON ST. PHOENIX, AZ. 85004
PROJECT No. 220105

Date: 8/24/21

Preparing Firm:

RPA RITOCH-POWELL & Associates
602-263-1177
www.rpaeng.com

EXHIBIT D – Excerpt of Request for Council Action for Z-TA-33-05

ITEM	CITYWIDE	APPLICATION NUMBER Z-TA-33-05. AMENDMENT TO THE PHOENIX CITY CODE, CHAPTER 4 AVIATION, ARTICLE XIII AIRPORT ZONING (HEIGHT ZONING).

Request authorization to amend City Code, Chapter 4 Aviation, Article XIII Airport Zoning, Section 237 Airport Zoning Commission, to change the number of Airport Zoning Commission members to nine and amend Sections 239 Zones and 240 Height Limitations to add a Downtown Zone that includes the boundaries of 7th Avenue to 7th Street and Fillmore Street to Lincoln Street and provide height limitations for the Downtown Zone.

In September 2005 the Airport Zoning Commission authorized the Aviation Department to initiate an amendment to the existing height zoning ordinance which helps regulate the maximum height of buildings and other structures around Phoenix Sky Harbor International Airport. The existing ordinance was adopted on February 1, 1971 and does not adequately protect the airspace around the airport from tall buildings and structures that would negatively affect aircraft operations to or from Sky Harbor Airport.

The proposed text amendment will revise the allowed maximum heights for buildings and other structures west of the airport to promote the safety of aircraft, people, and property while allowing the maximum height of development west of the airport. The Central City Village Planning Committee and the Airport Zoning Commission voted in favor of this amendment. The City Council granted approval at its February 15, 2006 Recessed Meeting.

This item is recommended by Ms. Perkins and the Aviation Department.

EXHIBIT E – FAQ from 2008 Amendment

Airport Height Zoning Amendment
Zoning Case TA 9-06 and Z-32-08

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

Frequently Asked Questions

1. What does Airport Height Zoning do?

It protects arrival, departure and engine-out procedures around the airport, and outlines potential maximum heights for buildings and other structures within the City of Phoenix. The Airport Height Zoning Ordinance accommodates City growth while protecting and maintaining the airspace capacity around Phoenix Sky Harbor International Airport; its purpose is to protect airspace for aircraft operations.

2. Is airport height zoning different from underlying zoning?

Yes. Underlying zoning is determined by the City of Phoenix and takes into consideration health, safety and welfare. Underlying zoning heights are typically lower than that of airport zoning heights. Airport zoning heights are determined by Federal Aviation Administration (FAA) regulations and show the maximum allowable structure heights to allow for aircraft economics, efficiency and safety.

3. Does Airport Height Zoning affect flight patterns and noise contours?

No, the zoning is intended to protect airspace for aircraft operations, and does not affect flight patterns or noise contours.

4. Does Airport Height Zoning encourage developers to construct shorter/taller buildings?

Most likely not, because the height of development is determined by underlying zoning. A developer must go through the standard development review process and adhere to the City's allowable height, which is usually lower than that of the airport. The Airport Height Zoning purpose is to protect airspace for aircraft operations; it is not intended to influence city development.

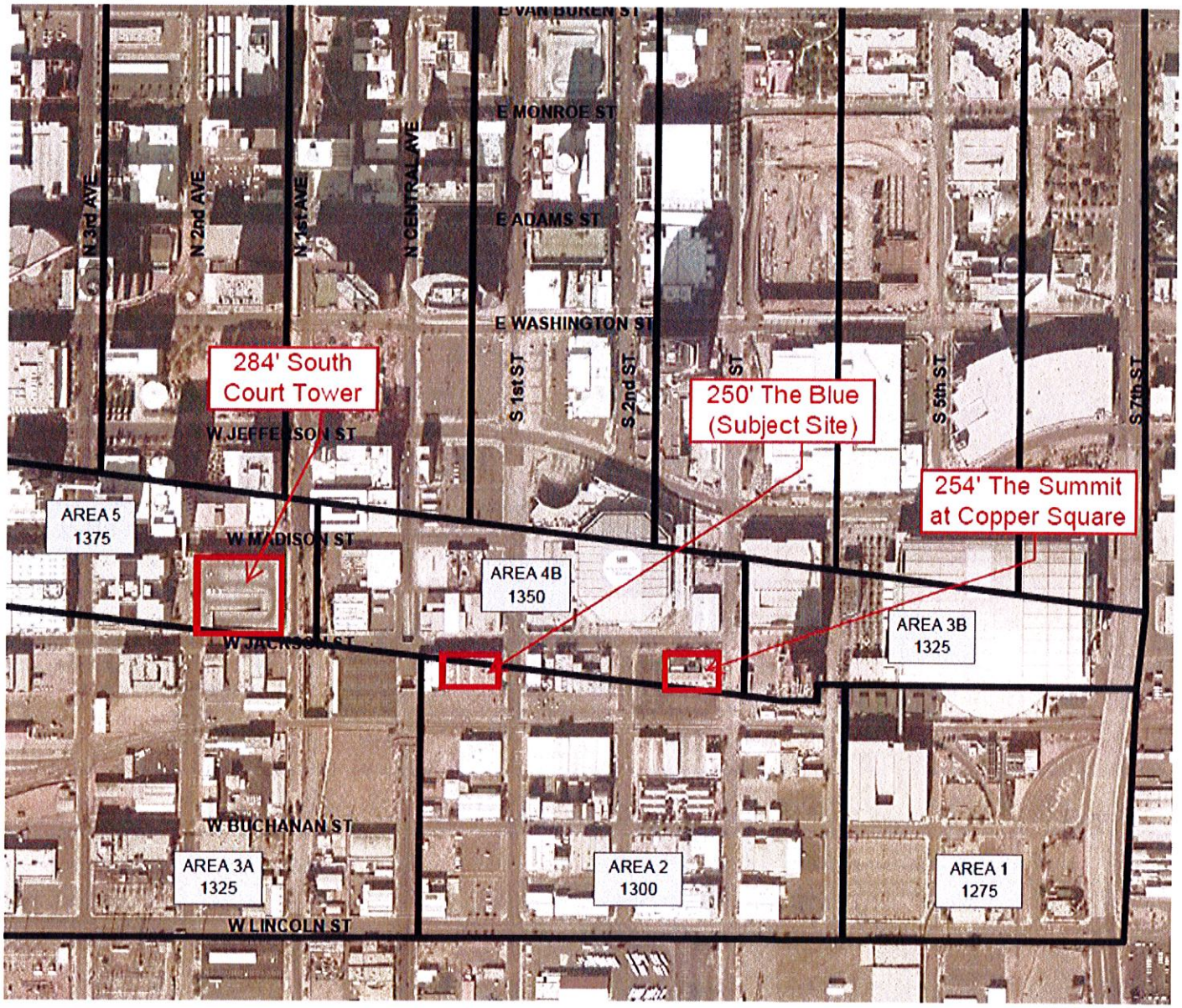
5. What is above "Mean Sea Level (MSL)"?

The height above the level of the ocean's surface, particularly the level halfway between mean high and low tide, used as a standard in reckoning land elevation or sea depths. Phoenix is approximately 1100' above Mean Sea Level (MSL); Sky Harbor is 1135' above MSL.

6. What is Above Ground Level (AGL)?

The height above ground level.

EXHIBIT F – Existing Conditions Exhibit



Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-2-21-7
INFORMATION ONLY

Date of VPC Meeting	November 8, 2021
Request	Amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height
Location	Southwest corner of 1st Street and Jackson Street

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One request to speak was made for this request.

Nick Wood, with Snell & Wilmer, provided a brief history of the site location, proposed development, nearby uses, the history of OIC, past text amendments and approvals, and reviewed the airport height restrictions and their work with the Aviation Department on the proposed project and that they received a No Hazard Determination from the FAA.

Questions from the Committee:
Ryan Boyd asked if there was a consideration for updating the entire map. Ms. Stockham, staff, replied that this is the Airport Height Map in the City Code, and any update to the map would have to be considered by the Aviation Department in regard to flight paths.

Vice Chair Nate Sonoskey asked when the last time the map was updated. Ms Stockham replied that she believed it was in 2008.

Darlene Martinez asked if every building had to go through this process. Mr. Wood replied that it depends on their proposed height and any change to the Airport Height Map would need to be considered on a case-by-case basis.

Chair Rachel Frazier Johnson asked if the OIC program will continue to operate out of the building. Mr. Wood replied that the main office will still be in the building and that the training programs will take place in other buildings.

Public Comment:

Michael Kuzman shared that he leases a space as an artist in the current building and if any consideration will be given to the displacement of those who currently are leasing space in the building. Mr. Wood replied that his client will work out their contractual obligations with their tenets.

Comments from the Committee:

Wayne Rainey shared that the community member who spoke did not get a reasonable answer from the applicant and that he didn't want members of the public who attend these meetings to be discouraged and asked that the applicant reach out and work with Mr. Kuzman.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-2-21-7

Date of VPC Meeting	January 10, 2022.
Request From	Amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height.
Location	Southwest corner of 1st Street and Jackson Street.
VPC Recommendation	Approval, per the staff recommendation with direction.
VPC Vote	11-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Committee member Chris Colyer declared a conflict of interest and Will Gaona left the meeting during this item, bringing quorum to 11.

Sarah Stockham, staff, reviewed the surrounding zoning, land uses, site history and previous approvals, the Airport Height Map and the proposed changes to the City Code text and Airport Height Map.

Noel Griemsmann, representing the applicant with Snell & Wilmer, displayed a site aerial map, historic images, and a rendering of the proposed project, reviewed past approvals on the site and the Airport Zoning Map and nearby projects and their existing heights. Mr. Griemsmann reviewed the project outreach and notification area, their project website and the No Hazard Determination they received by the FAA.

Questions from the Committee:
Vice Chair Ryan Boyd asked how The Summit at Copper Square is taller (254 feet) that the allowable height per the Airport Height Map which is 240 feet, and asked why the applicant is not asking just to extend Area 4B of the Airport Height Map over the subject site. Mr. Griemsmann replied that there was an update to the Airport Height Map which was done after The Summit at Copper Square was already entitled or built, and that there is not an area on the map that allows 250 feet which is why they are requesting a map amendment.

Darlene Martinez asked for clarification on the proposed building and the parking (automobile and bicycle) that will be provided. Mr. Griemsmann replied that the hotel operator will work with the developer to provide adequate parking, the hotel will most

likely have travelers who are flying in rather than driving in, there will be adequate parking for hotel guests and there will be bicycle parking and amenities provided on site.

Public Comment:
None.

Motion:
Vice Chair Ryan Boyd motioned to recommend approval per the staff recommendation with direction that the Airport Height Map be updated to reflect the current building heights which are not in conformance. **Darlene Martinez** seconded the motion.

Vote
11-0, Motion to approve passed, with Committee Members Burns, Gonzalez, R. Johnson, Lockhart, Martinez, Olivas, Panetta, Starks, Uss, Boyd and Sonoskey in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

REPORT OF AIRPOR ZONING COMMISSION ACTION
February 3, 2022

ITEM NO: 3	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-TA-2-21
Location:	Southwest corner of 1st Street and Jackson Street
From:	Area 2, Maximum 1,300 feet MSL (165 feet) Area 4B, Maximum 1,350 feet MSL (215 feet)
To:	Area 16, Maximum 1,385 feet MSL (250 feet)
Acreage:	1.30
Proposal:	Request to amend Article XIII (Airport Zoning), Section 4-241 (Zones) of the City Code to permit up to 250 feet in height for a 1.30-acre site located at the southwest corner of 1st Street and Jackson Street
Applicant:	Phoenix Airport Zoning Commission
Owner:	39 East Jackson, LLC
Representative:	Nick Wood, Esq.-Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Central City 11/8/2021 Information only.
Central City 1/10/2022 Approval. Vote: 11-0.

Airport Zoning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation.

Motion Discussion: Commissioner Johnson made a MOTION to approve Z-TA-2-21, per the Central City Village Planning Committee recommendation.

Motion details:

Maker: Johnson
Second: Gaynor
Vote: 7-0 (Conflict: Mangum)
Absent: None
Opposition Present: No

Findings: The proposal is consistent with the approved maximum height in the Downtown Code and is consistent with the allowable heights in the surrounding area.

Proposed Language:

Amend Article XIII, Section 4-241 (Zones) to read as follows and by removing the old map, and inserting the new map as follows:

***

B. Height Zone B—Downtown Zone. The Downtown Zone shall be subdivided into ~~fifteen~~ SIXTEEN contour areas as shown in the attached Downtown Zone Map.

***

3. Maximum building height includes all structures as shown below.

***

AREA 15:	**1,700 FEET MSL WITHIN THE COORDINATES:**	
	Latitude	*Longitude*
	33 27 17.29821	112 04 57.74605
	33 27 17.29253	112 04 54.91001
	33 26 49.85140	112 04 54.90606
	33 26 50.14964	112 04 57.74074

AREA 16:	**1,385 FEET MSL WITHIN THE COORDINATES:**	
	LATITUDE	*LONGITUDE*
NEC	33 26 41.7464	112 04 21.6795
SEC	33 26 40.3868	112 04 21.6816
SWC	33 26 40.3970	112 04 24.6317
NWC	33 26 41.7488	112 04 24.6291

Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail. Any tree or structure which may be erected, or caused to be erected, by the City of Phoenix for public purposes, is hereby exempted from the height limitations of this Ordinance.

PHOTO NOT ORTHO-RECTIFIED

Downtown Zone Map

City of Phoenix
December 2005

N
W
E
S

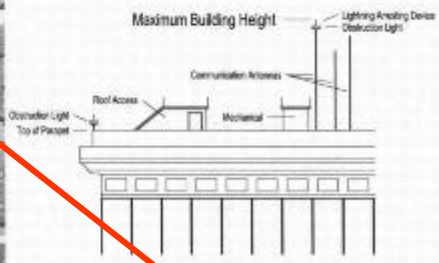
NOT TO SCALE

Maximum Building Height (MSL)*

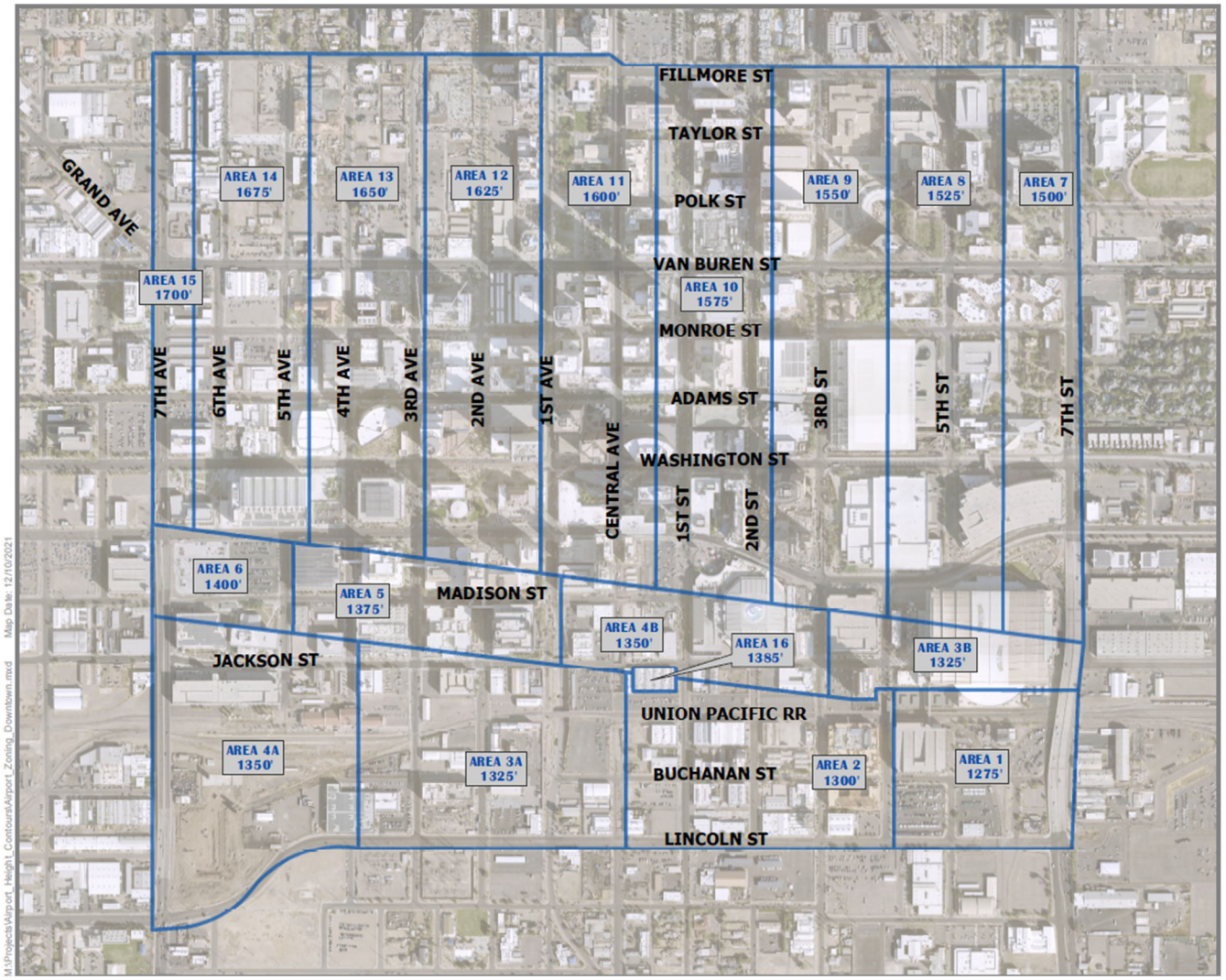
Area 15 = 1,700'
Area 14 = 1,675'
Area 13 = 1,650'
Area 12 = 1,625'
Area 11 = 1,600'
Area 10 = 1,575'
Area 9 = 1,550'
Area 8 = 1,525'
Area 7 = 1,500'
Area 6 = 1,400'
Area 5 = 1,375'
Area 4A & 4B = 1,350'
Area 3A & 3B = 1,325'
Area 2 = 1,300'
Area 1 = 1,275'

----- Downtown Zone Boundaries

*Maximum Building Height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).



This Zoning Ordinance does not replace any formal federal or state review process of a specific project. Requests for building permits must include building coordinates and an FAA determination letter if required as per Federal Aviation Regulations Part 77.13.



AIRPORT ZONING MAP

DOWNTOWN ZONE MAP

City of Phoenix

250 125 0 250 500 Feet

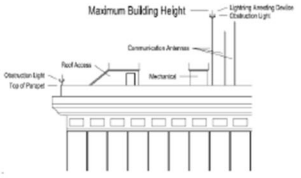
N W E S

Maximum Building Height (MSL)*

AREA 16 = 1385'
AREA 15 = 1700'
AREA 14 = 1675'
AREA 13 = 1650'
AREA 12 = 1625'
AREA 11 = 1600'
AREA 10 = 1575'
AREA 9 = 1550'
AREA 8 = 1525'
AREA 7 = 1500'
AREA 6 = 1400'
AREA 5 = 1375'
AREA 4A = 1350'
AREA 4B = 1350'
AREA 3A = 1325'
AREA 3B = 1325'
AREA 2 = 1300'
AREA 1 = 1275'

Downtown Zone Boundaries

*Maximum Building Height includes all rooftop appurtenances, obstruction lights, lightning arresting devices, etc. as shown below. All elevations are above Mean Sea Level (NAVD 88).



This Zoning Ordinance does not replace any formal federal or state review process of a specific project. Requests for building permits must include building coordinates and an FAA determination letter if required as per Federal Aviation Regulations Part 77.13.

***

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 70

Public Hearing - Amend City Code - Ordinance Adoption - Interior Suites with Accessory Cooking Facilities Expansion - Text Amendment Application Z-TA-4-21 (Ordinance G-6971)

Request to hold a public hearing for a proposed text amendment Z-TA-4-21, to amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suites with accessory cooking facilities.

Summary

The intent of this proposed text amendment is to expand the applicability of interior suites with accessory cooking facilities to the South Mountain, North Mountain and Maryvale Villages.

Applicant: Taylor C. Earl, Earl & Curley, PC
Representative: Taylor C. Earl, Earl & Curley, PC

Staff recommendation: Approval, as shown in Exhibit A of the Staff Report (Attachment B).
VPC Info: The South Mountain Village Planning Committee heard this item on Nov. 9, 2021, for information only. The Maryvale Village Planning Committee heard this item on Nov. 10, 2021, for information only. The North Mountain Village Planning Committee heard this item on Nov. 17, 2022, for information only. Summaries of these meetings are provided in Attachment C.
VPC Action: The South Mountain Village Planning Committee heard this item on Dec. 14, 2021, and recommended approval, per the staff recommendation, by a vote of 9-1. The Maryvale Village Planning Committee heard this item on Jan. 12, 2022, and recommended approval, per the staff recommendation, by a vote of 10-0. The North Mountain Village Planning Committee heard this item on Jan. 19, 2022, and recommended approval, per the staff recommendation, by a vote of 13-1. Summaries of these meetings are provided in Attachment D.
PC Action: The Planning Commission heard the item on Jan. 6, 2022, for information only. The Planning Commission heard the item on Feb. 3, 2022, and recommended approval, per the Village Planning Committee recommendations, by a vote of 8-0.

Location
South Mountain, North Mountain and Maryvale Villages.
Council District: Citywide
Parcel Address: N/A

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING CHAPTER 6, SECTION 608.D.8.A. (INTERIOR SUITE WITH ACCESSORY COOKING FACILITIES) TO REVISE MAP 1.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

That Chapter 6, Section 608.D.8.a. (Interior Suite with Accessory Cooking Facilities) is amended to revise Map 1 as follows:

D. Permitted Uses with Conditions.

***

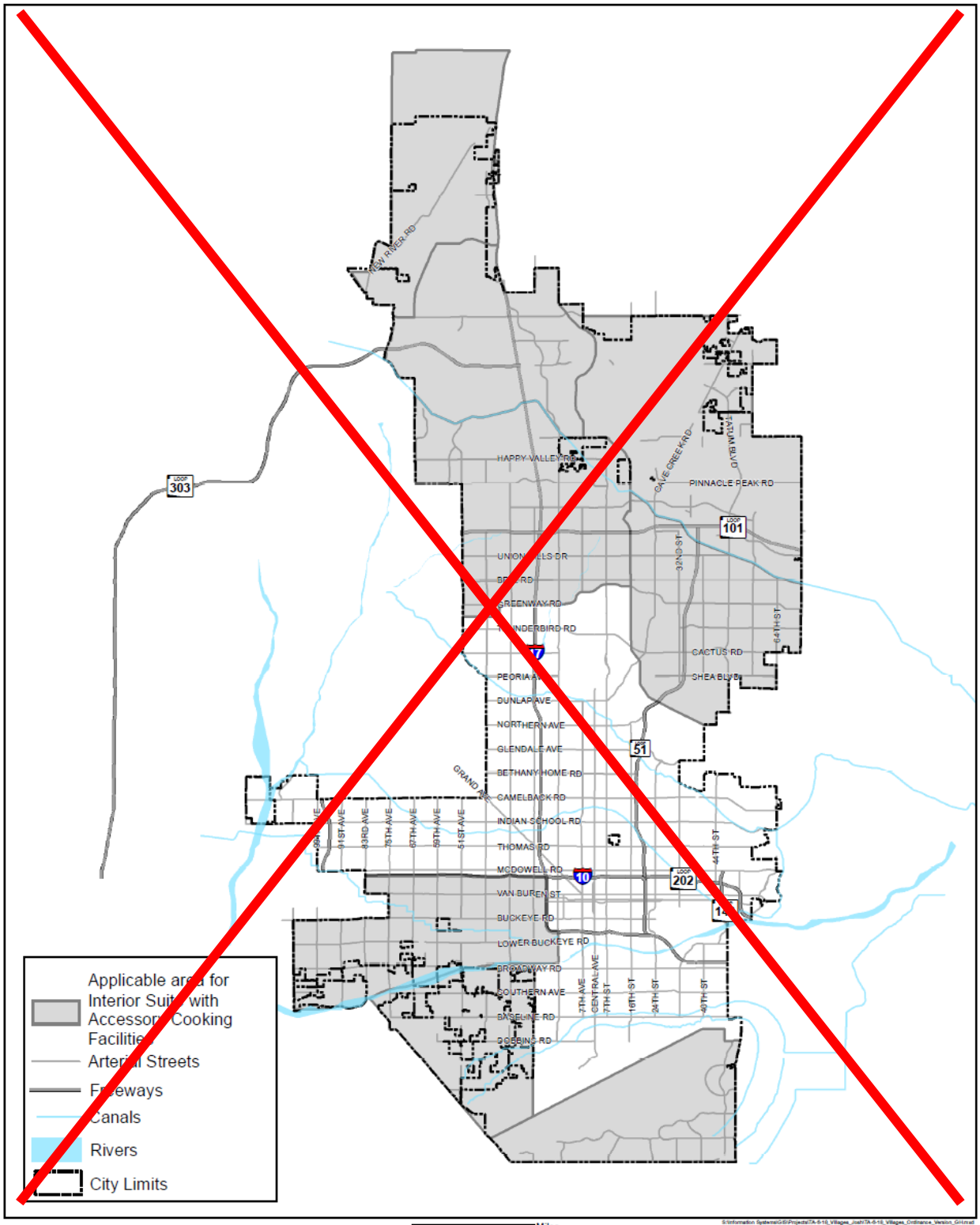
8. Interior suite with accessory cooking facilities, subject to the following:

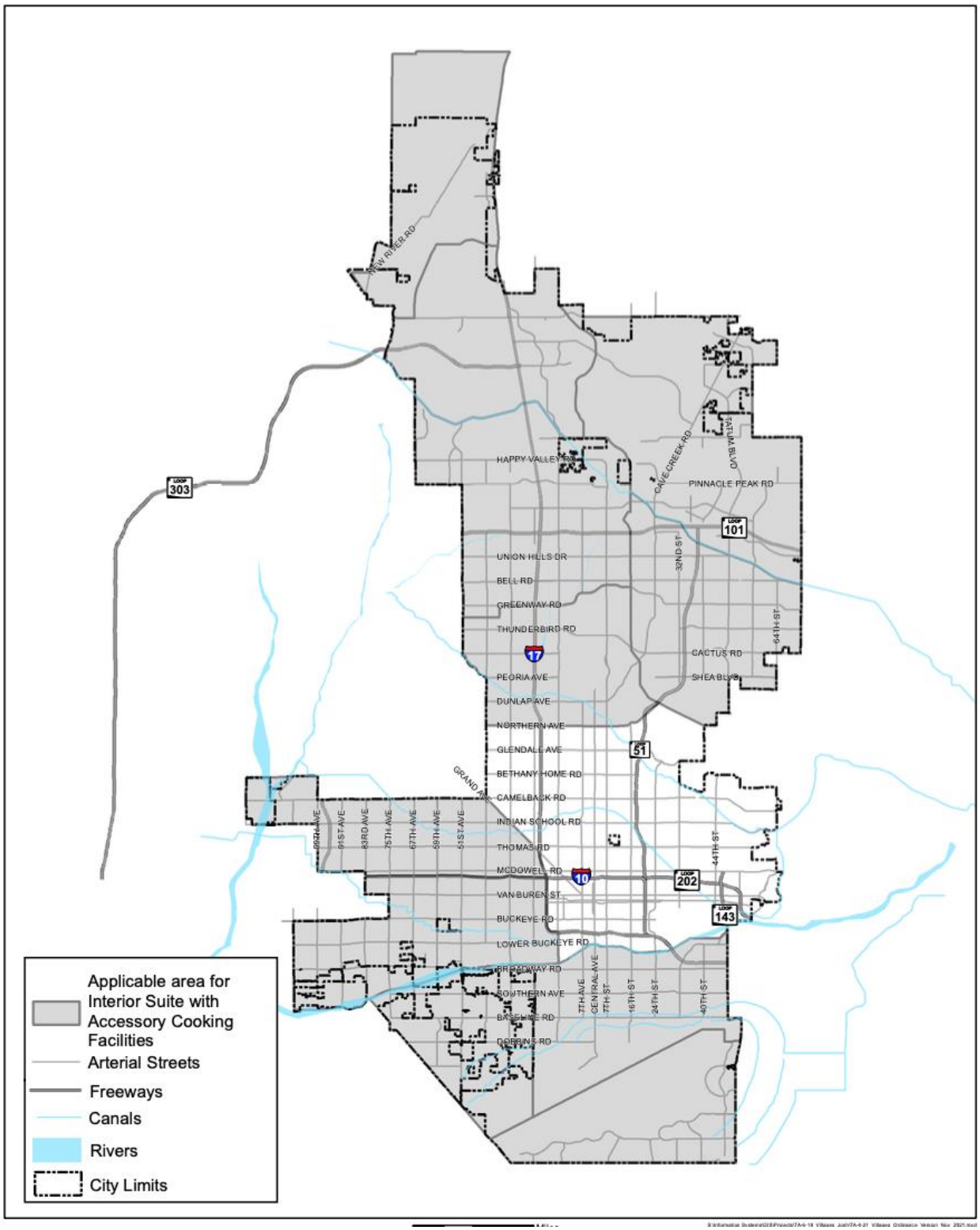
   a. Dwelling units with an interior suite with accessory cooking facilities are permitted only in residential subdivisions of 15 acres or more and located within the boundaries illustrated in Map 1, as follows:

      (1) Subdivided after July 5, 2019; or

      (2) Subdivided prior to July 5, 2019, but with less than 25 percent of the lots having constructed dwelling units or valid building permits as of July 5, 2019.

MAP 1: APPLICABLE AREA


Applicable area for Interior Suite with Accessory Cooking Facilities
Arterial Streets
Freeways
Canals
Rivers
City Limits
HAPPY VALLEY RD
PINNACLE PEAK RD
UNION HILLS DR
GREENWAY RD
THUNDERBIRD RD
CACTUS RD
PEORIA AVE
DUNLAP AVE
NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD
INDIAN SCHOOL RD
THOMAS RD
MCDOWELL RD
VAN BUREN ST
BUCKEYE RD
LOWER BUCKEYE RD
BROADWAY RD
SOUTHERN AVE
BASELINE RD
ROBBINS RD
303
101
202
51
10
17
Miles
0 1.25 2.5 5
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
NORTH


NEW RIVER RD
HAPPY VALLEY RD
CAVE CREEK RD
PARADISE VALLEY MALL
PINNACLE PEAK RD
LOOP 303
LOOP 101
UNION HILLS DR
BELL RD
GREENWAY RD
THUNDERBIRD RD
CACTUS RD
SHEA BLVD
PEORIA AVE
DUNLAP AVE
NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD
INDIAN SCHOOL RD
THOMAS RD
MCDOWELL RD
VAN BUREN ST
BUCKEYE RD
LOWER BUCKEYE RD
BROADWAY RD
SOUTHERN AVE
BASELINE RD
DOBBINS RD
GRAND AVE
91ST AVE
83RD AVE
75TH AVE
67TH AVE
59TH AVE
51ST AVE
32ND ST
40TH ST
44TH ST
64TH ST
7TH AVE
CENTRAL AVE
7TH ST
16TH ST
24TH ST
LOOP 202
LOOP 143
51
10
17
Applicable area for Interior Suite with Accessory Cooking Facilities
Arterial Streets
Freeways
Canals
Rivers
City Limits

***

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

_____
MAYOR

ATTEST:

_____City Clerk

APPROVED AS TO FORM:

_____City Attorney

REVIEWED BY:

_____City Manager

DRAFT

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-4-21 (Applicability Expansion of Interior Suites with Accessory Cooking Facilities)

November 15, 2021

Application No. Z-TA-4-21: Chapter 6, Section 608.D.8.a. (Interior Suite with Accessory Cooking Facilities) of the Phoenix Zoning Ordinance to expand the applicability of interior suites with accessory cooking facilities to the South Mountain, North Mountain and Maryvale Villages.

Staff recommendation: Staff recommends approval of Z-TA-4-21 as shown in Exhibit A.

Background and Purpose

In 2019, City Council adopted an amendment to the Zoning Ordinance (G-6592) to allow an accessory cooking facility within new single-family subdivisions and partially developed single-family subdivisions that were abandoned during the economic downturn, with conditions as well as location and size limitations to address multigenerational housing while maintaining a single-family neighborhood character.

An interior suite with a cooking facility is a semi-private space (teal area) under the same roof in a single-family home within the main building envelope (purple area) with additional amenities such as refrigerators, sinks/disposals, dishwashers, microwaves, range/oven, washer/dryers, and counter/food prep areas. These spaces have been and continue to be utilized for aging parents or adult children to allow different generations their own semi-private living space or dedicated spaces for leisure (tv/game rooms), offices, or hosting guests.

To facilitate orderly development of an interior suite with accessory cooking facilities while protecting the character of existing single-family neighborhoods the application of an interior suite with accessory cooking facilities are limited to new subdivisions that are 15-acres or larger in the applicable villages subdivided after July 5, 2019 (effective date of the ordinance) or previously subdivided with less than 25% of the lots having constructed dwelling units or valid building permits.

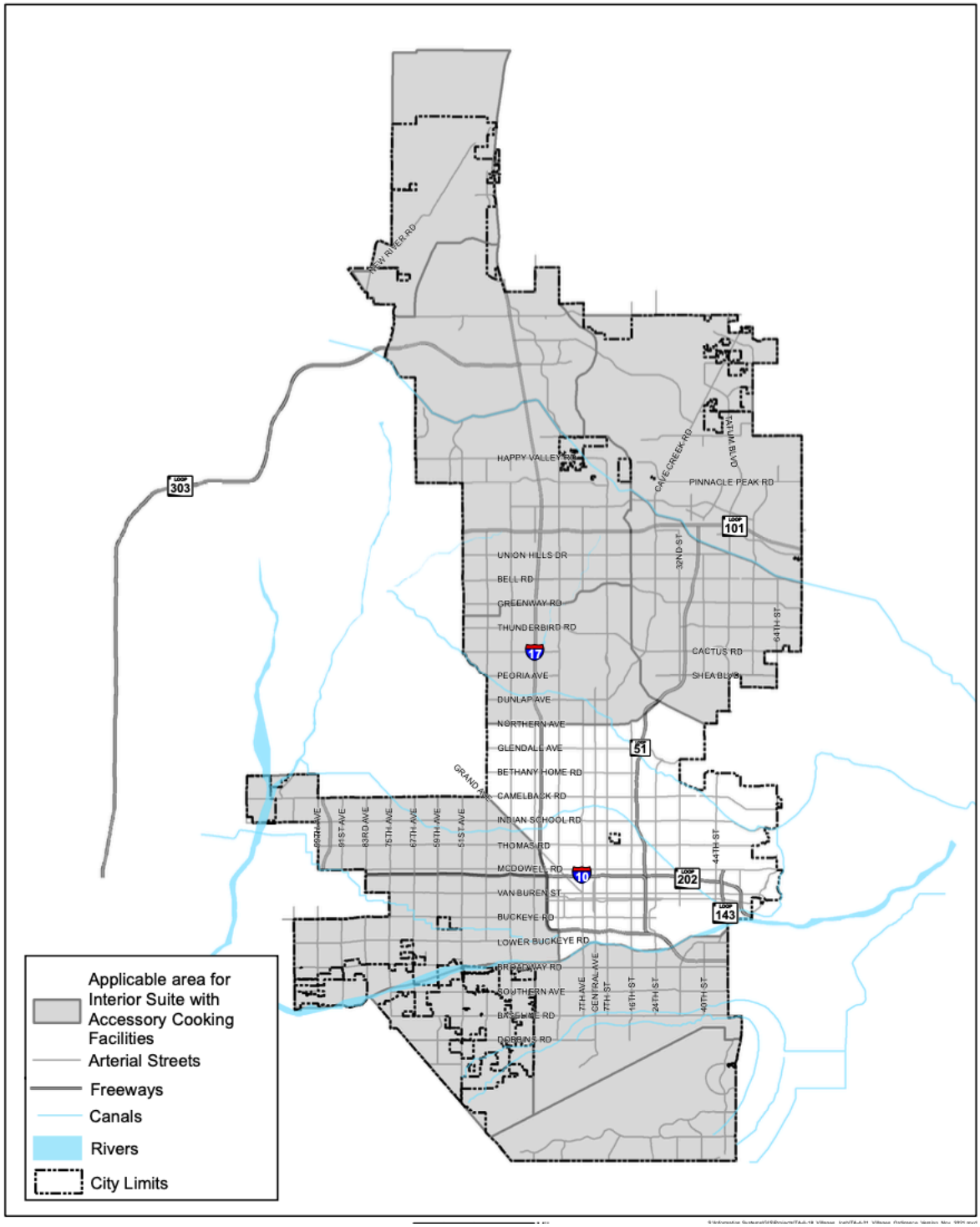
In addition to the location and size criteria, interior suites with accessory cooking facilities must be under the same roof as the home, and be a maximum size of 30% of the total net floor area or 800 square feet (whichever is less). In addition, properties may only have a single meter, mail service and access point.

There is a design requirement to address the building elevation visible from the street and there is a limit on the dedicated space for parking to ensure the single-family neighborhood character is maintained.

The initial applicable areas were limited to the following Village boundaries: Rio Vista, North Gateway, Desert View, Deer Valley, Paradise Valley, Laveen, Estrella and Ahwatukee Foothills. These villages had majority of vacant residentially zoned land of 15-acres or more.

The intent of this change is to expand the applicability of interior suites with cooking facilities to the South Mountain, North Mountain and Maryvale Villages as illustrated in Map 1 below.

MAP 1: APPLICABLE AREA



The proposed text amendment is supported by the Phoenix General Plan and establishes the tools to carry out the Core Value and achieve the following goal:

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: ***Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

TOOLS - POLICIES AND ACTIONS: ***Research and revise city codes and ordinances when appropriate to allow modifications that will facilitate greater flexibility for neighborhoods and single-family residences to accommodate aging family members (next generation home product).***

The proposed text amendment would expand the accessibility of different housing types and address a growing demand for multigenerational housing where aging parents or adult children can have their own semi-private space with cooking facilities while still living under the same roof.

Conclusion
This text amendment will amend Chapter 6, Section 608.D.8.a (Interior Suite with Accessory Cooking Facilities) of the Phoenix Zoning Ordinance to expand the applicability of interior suites with accessory cooking facilities to the South Mountain, North Mountain and Maryvale Villages.

Staff recommends approval of Z-TA-4-21 as proposed in Exhibit A.

Writer
T. Gomes
11/15/21

Team Leader
Joshua Bednarek

Exhibits
A. Proposed Language

EXHIBIT A
Text Amendment Z-TA-4-21:
Applicability Expansion of Interior Suites with Accessory Cooking Facilities

Proposed Language:

Amend Chapter 6, Section 608.D.8.a. (Interior Suite with Accessory Cooking Facilities) to revised Map 1 as follows:

D. Permitted Uses with Conditions.

***

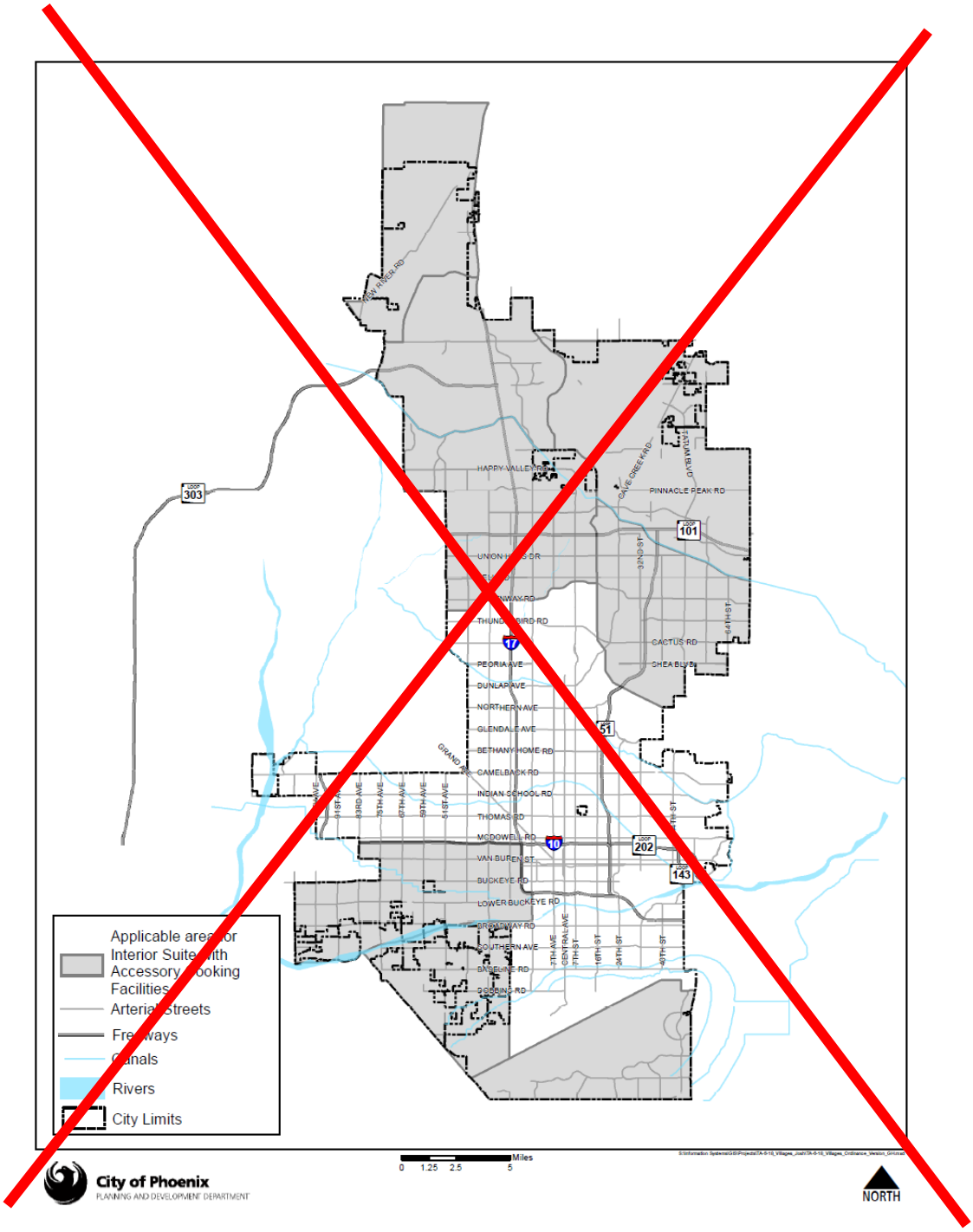
8. Interior suite with accessory cooking facilities, subject to the following:

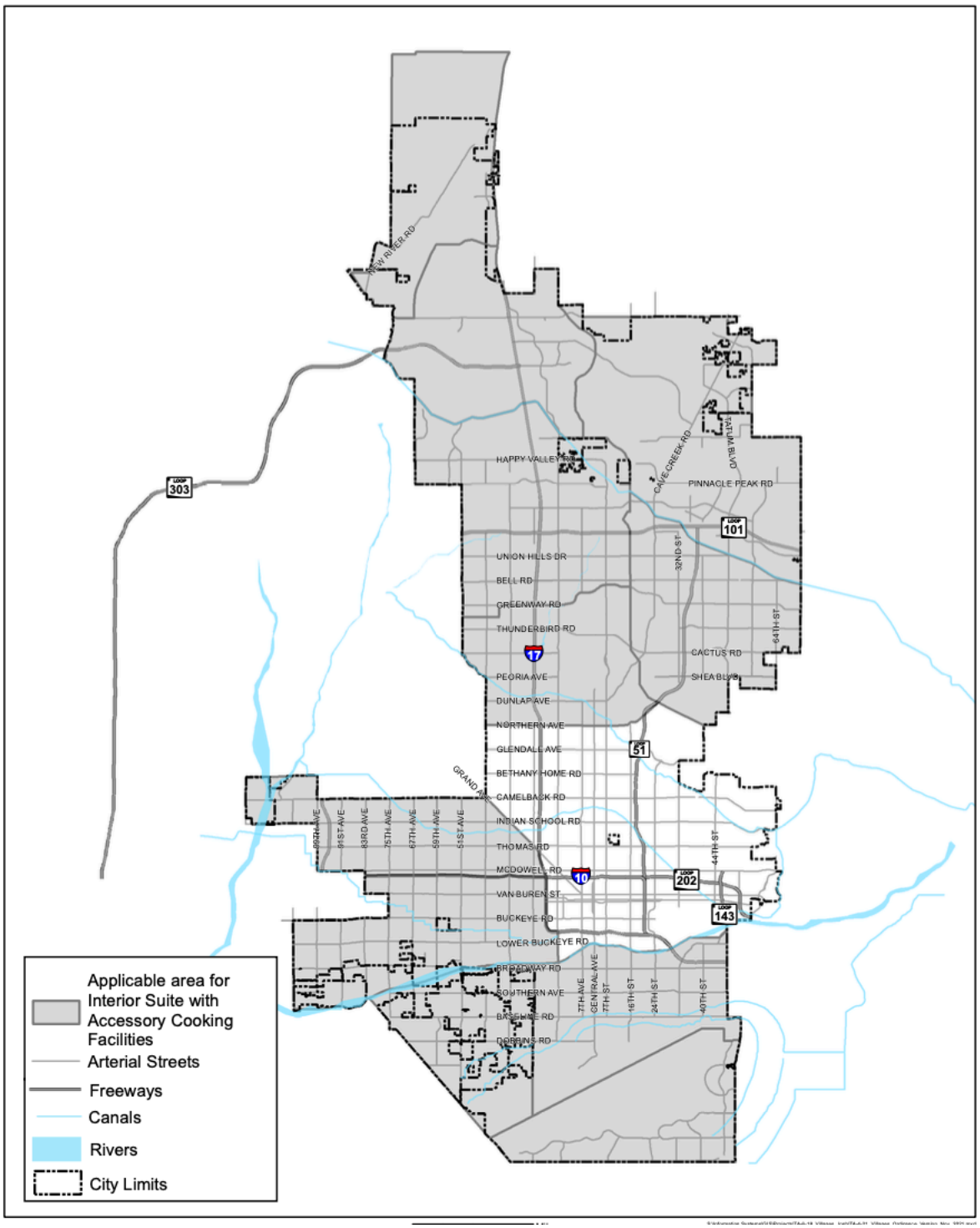
    a. Dwelling units with an interior suite with accessory cooking facilities are permitted only in residential subdivisions of 15 acres or more and located within the boundaries illustrated in Map 1, as follows:

        (1) Subdivided after July 5, 2019; or

        (2) Subdivided prior to July 5, 2019, but with less than 25 percent of the lots having constructed dwelling units or valid building permits as of July 5, 2019.

MAP 1: APPLICABLE AREA


Applicable area for Interior Suite with Accessory Cooking Facilities
Arterial Streets
Freeways
Canals
Rivers
City Limits
303
101
51
10
17
202
143
HAPPY VALLEY RD
PINNACLE PEAK RD
CACTUS RD
PEORIA AVE
DUNLAP AVE
NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD
INDIAN SCHOOL RD
THOMAS RD
MCDOWELL RD
VAN BUREN ST
BUCKEYE RD
LOWER BUCKEYE RD
BROADWAY RD
SOUTHERN AVE
BASELINE RD
ROEING RD
Miles
0 1.25 2.5 5
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
NORTH



b. An interior suite with accessory cooking facilities shall only be part of a single-family detached dwelling unit and must be under the same roof structure. only one interior suite with accessory cooking facilities shall be permitted per lot and shall be located on the ground floor.

c. The square footage of the interior suite with accessory cooking facilities shall not exceed 30 percent of the total net floor area or 800 square feet (whichever is less). Garage or patio areas shall not be included for the purpose of this calculation.

d. An interior suite with accessory cooking facilities shall not have utility services that are metered separately from the remainder of the

dwelling unit.

e. At least one internal doorway shall be provided between the interior suite with accessory cooking facilities and the remainder of the dwelling unit.

f. An interior suite with accessory cooking facilities shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for different purposes.

g. No more than one parking space, which may be covered or enclosed, shall be provided for an interior suite with accessory cooking facilities in addition to the parking provided for the remainder of the dwelling unit, with a maximum of four spaces total. This requirement does not apply to parking that may occur on the driveway in front of the garage(s).

h. An interior suite with accessory cooking facilities shall not have a parking space served by a driveway separated from the main driveway and parking areas provided for the remainder of the dwelling unit.

i. An interior suite with accessory cooking facilities shall not provide separate mail service or have a separate address from the remainder of the dwelling unit.

j. *Design requirements.* Elevations must minimize any secondary entry visible from the street and have the appearance of a single-family home. This shall be treated as a presumption as outlined in Section 507.C.2.

***

ATTACHMENT C
TA-4-21
Interior Suite with Accessory Cooking Facilities Expansion
(FOR INFORMATION) - Village Planning Committee Summary Results

Village	Date	Comments
South Mountain	11/9/21	Consider language to discourage wall insulation between the interior site and primary living space, discourage dead-bolts, discourage separate entrance to interior suite from the outside to avoid this from becoming multifamily.
Maryvale	11/10/21	No comments
North Mountain	11/17/21	No comments

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-4-21
INFORMATION ONLY

Date of VPC Meeting	November 9, 2021
Request	Presentation and discussion on a request to amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Rod Jarvis, with Earl and Curley PC, introduced himself as the applicant and provided an overview of the request. This proposed text amendment will help multigenerational households by allowing interior suites with cooking facilities across the Maryvale, North Mountain and South Mountain Villages. He discussed multigenerational households and provided examples of interior suite spaces. In 2019, a city-initiated text amendment was approved which allowed these types of uses in parts of the city due to the amount of vacant land available. He discussed different appliance types that are permitted in these suites and described the criteria that is currently in the Zoning Ordinance which regulates these. He discussed examples of interior suites and asked for the text amendment case to be approved.

Marcia Busching feels that this is a good idea but wonders why not expanding this option citywide. How can this be accomplished? **Mr. Jarvis** responded that the main reason for not expanding it citywide is due to concerns over changing existing neighborhoods. However, you can inform staff about this.

Lee Coleman asked if it would be simpler to rezone these communities to multifamily since they have more than one kitchen. **Mr. Jarvis** responded that this proposal balances the single-family feel while promoting multiple generations.

Mr. Coleman asked how one can prevent the suite from being turned into a short-term rental. **Mr. Jarvis** responded that currently this cannot be prevented, and that having a range will not make it more appealing to short-term renters. People on vacation will not want to use an oven most likely.

Mr. Coleman discussed creative ways that people can circumvent the process. **Mr. Jarvis** agreed.

Vice Chair Marchuk stated that this seems like a good idea for existing homes as well but has two main concerns with the proposal. He has seen up to three families living in the same home due to rising housing costs.

- The suite having a separate entrance from the main house.
- The possibility of walling-off the suite and insulate it.

Mr. Jarvis responded that this text amendment is not creating the issue, as this is often done illegally. This proposal accommodates people that want to follow the rules.

Vice Chair Marchuk wants to ensure that the suite is not treated as an isolated unit.

Greg Brownell stated that people destined to live in these suites will eventually die and wonders what will happen to the suite. Anyone can convert the suites into multifamily but feels that this is a step in the right direction. **Mr. Jarvis** responded that multigenerational households apply to older and younger generations. This proposal preserves the single-family nature of the community.

Vice Chair Marchuk asked for clarification on the scope of the text amendment. He is interested whether this proposal can address the issues presented.

Mr. Jarvis responded that he believes it is workable to incorporate limitations on having deadbolts, no solid doors, and having no insulation on the walls. However, amending these sections will cause non-conformities in many homes that have already been constructed.

Mr. Coleman stated that the city cannot enforce what type of locks, insulation and other elements are used in these homes. This is a multifamily use being proposed.

Mr. Jarvis responded that no building permits are needed to change a door lock, thus agrees. The proposal will maintain the character by keeping single-driveways and unchanged exterior of the home.

Chairwoman Daniels helped design a similar concept for a home in the far west valley and loves this concept. Due to the high costs of living, is a very popular product that benefits families with adult children and elderly relatives. She likes the fact that suites can have separate entrances. She thanked the presenter and concluded the discussion.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-4-21
INFORMATION ONLY

Date of VPC Meeting	November 10, 2021
Request	Amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities

VPC DISCUSSION:

Committee members Sandra Oviedo joined the meeting at this time and Ken Dubose left, bringing quorum to 8.

Taylor Earl, with Earl and Curley, PC, introduced the proposed text amendment which is to expand the option of interior suites with cooking facilities to three additional Villages (North Mountain, South Mountain and Maryvale), with no changes to the existing requirements as listed in the Zoning Ordinance. Mr. Earl explained that multigenerational housing is needed, by 2030 all baby boomers will have shifted into the ranks of the older population, and that an interior suite has a door between the main house and the suite, is not a separate dwelling unit and has been permitted within the city for a long time. Mr. Earl explained that in 2019, TA-6-18 allowed for interior suites to have an oven, which makes it another dwelling unit. Mr. Earl added that the original text amendment allowed for interior suites with accessory kitchen facilities to be permitted in 8 Villages (Rio Vista, North Gateway, Desert View, Deer Valley, Paradise Valley, Estrella, Laveen and Ahwatukee Foothills) which were the Villages with the greatest amount of vacant land with the acreage to meet the size criteria. Mr. Earl added that this request is to expand the option to build interior suites with cooking facilities to the North Mountain, South Mountain and Maryvale Villages, and clarified that the cooking facility is for a stove/oven. Mr. Earl reviewed the existing requirements for interior suites with cooking facilities, which would be extended to the three proposed Villages if this proposal was approved. The requirements are that the interior suites with cooking facilities are permitted in new subdivisions of 15 acres or more (or subdivided prior to July 5, 2019 but with less than 25 percent of the lots under construction), under one roof with the remainder of the house, on the ground floor, the square footage shall not be more than 30 percent of the total net floor area of the house, shall not have a separate utility meter, address, driveway or yard area, and shall have no more than one parking space, shall have at least one internal door to the remainder of the house and shall be designed so that the second entry is minimized if viewed from the street. Mr. Earl showed examples of interior suites and interior suites with cooking facilities and shared that this product type provides for more independence with the oven, and it is difficult

when an older person feels like they are losing their independence, and that during the pandemic they recognized that senior living facilities might not be the solution for everyone, and some might want to live with their families.

Questions from the Committee:

Mike Weber asked why North Mountain, South Mountain and Maryvale Villages were originally exclude from the original text amendment and for clarification on how the acreage minimum correlates to allowing an extra cooking facility. Mr. Earl responded that the 8 Villages which were included in the original text amendment had the largest quantity of vacant parcels of 15 acres or more, which would be considered the first level of applicability. The next three, which are being proposed in this text amendment represent the next level of Villages which have available land large enough to allow this type of development. Mr. Earl added that the acreage minimum is a systematic way to limit the applicability, so it is not misused and to get support for the text amendment.

Chair Gene Derie asked the applicant to clarify is this text amendment would apply for new construction and not remodels. Mr. Earl replied affirmatively.

Alvin Battle asked about the size of the interior suite and how large the remaining house is for this product type. Mr. Earl replied that the product type he showed pictures of is a one-bedroom interior suite with a living room, and the remainder of the house varies from three to four bedrooms, and sometimes is multiple stories.

Public Comment:

None.

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-4-21
INFORMATION ONLY

Date of VPC Meeting	November 17, 2021
Request	Amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities

VPC DISCUSSION:

No speaker cards were received on this item.

At this time, O'Hara departed and Ford, Sommacampagna, Veidmark arrived bringing the quorum to 13 members (11 being required for a quorum).

APPLICANT PRESENTATION

Taylor Earl, of Earl and Curley, presented on the request to amend the Phoenix Zoning Ordinance to allow accessory cooking facilities in certain circumstances. A few years ago, a similar text amendment made interior suites with accessory cooking facilities permitted in 8 of the 15 villages. This text amendment would allow these new housing types in North Mountain, Maryvale, and the South Mountain Villages.

The city currently allows the construction of accessory living quarters that do not include an oven, range, or utility connections that would allow such facilities; the proposed text amendment would allow for the installation of accessory cooking facilities in residential applications subject to conditions. The text amendment proposes a series of conditions including a restriction to allow only in new subdivision greater than 15 acres, to limit the interior suite to 30 percent of the structure, to require the suite be accessed from the interior of the structure, and to requirement to prohibit a private yard for the interior suite. The target market is multigenerational households.

QUESTIONS FROM COMMITTEE

Veidmark asked about the origin of the 15-acre minimum. **Earl** shared that he is representing Lennar Homes. Their NextGen homes are a proven product in the region but that some additional protections were necessary for political support. The 15-acre minimum targets institutional homebuilders that are experienced at building thoughtful communities and this experience will ensure the product not become problematic.

Barraza asked if there is anything to restrict based on familial status or if there is potential for this to open these communities to short term rentals. **Earl** responded that the Federal Fair Housing Act presents some challenges to regulating housing based on familial status. Accessory units without cooking facilities are currently allowed and the addition of a range or over would likely not be a substantial draw for most short-term renters. Additionally, Lennar includes a deed restriction on all their homes with NextGen units to prohibit owners from leasing the interior suite separate from the remainder of the house while also prohibiting leases of less than 6 months.

Sommacampagna stated that he supports housing diversity. He asked why the 220V utility was selected by the city as a threshold. **Earl** responded that a 220V connection requires a building permit and is therefore an enforceable threshold.

Vice Chair Jaramillo expressed support for multigenerational housing and asked if this would help or hinder subsequent efforts to legalize accessory dwelling units (ADUs) more broadly within the city. **Earl** responded that these are separate and distinct from ADUs so it will not have a negative impact. The regulation rubric developed in this text amendment should be adaptable to regulating ADUs in a later process.

Veidmark asked how this will impact infrastructure planning throughout the city and whether this will now require calculations to assume a density of two dwellings per home. **Earl** responded that people are already building casitas and that this is expected to be a small part of the much larger housing picture. **Klimek** concurred.

Steinmetz asked Earl to clarify the difference between what is allowed today versus what would be allowed in the future. **Earl** responded that the comparison photos show that a microwave would be allowed today but that an oven or cooktop would not be permitted.

PUBLIC COMMENTS
None.

APPLICANT RESPONSE
None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION
None.

ATTACHMENT D
TA-4-21
Interior Suite with Accessory Cooking Facilities Expansion
(FOR RECOMMENDATION) - Village Planning Committee Summary Results

Village	Date	Recommendations	Vote
South Mountain	12/14/21	Approval per staff recommendation.	9-1
Maryvale	1/12/22	Approval per staff recommendation.	10-0
North Mountain	1/19/22	Approval per staff recommendation.	13-1

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-4-21

Date of VPC Meeting	December 14, 2021
Request	Presentation, discussion, and possible recommendation on a request to amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities.
Recommendation	Approval, per the staff recommendation.
Vote	**9-1;** Members Aldama, Brooks, Busching, Hare, Holmerud, Shepard, Viera, Marchuk and Daniels in favor; Member Coleman in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

No members of the public registered to speak on this item.

Enrique Bojórquez, staff, introduced himself and provided a presentation on case Z-TA-4-21. He provided an overview of the request, noting the proposed expansion on the applicability area. He also provided a summary of interior suites, and background on the 2018 text amendment for this section of the Zoning Ordinance. He concluded the presentation by providing a schedule on the text amendment case.

Rod Jarvis, with Earl and Curley PC, introduced himself as the applicant and provided an overview of the request.

Marcia Busching supports this proposal but wonders why this request does not propose to expand these provisions citywide. **Mr. Bojórquez** responded that this text amendment was privately filed, thus not a city-initiated request. He will share the suggestion with others in the department for future consideration.

Vice Chair Marchuk asked for clarification on the scope of the text amendment case. He would support a broader expansion of this provision citywide. **Mr. Bojórquez** responded that the scope of this request is limited to the expansion of the applicability area for interior suites.

Mr. Jarvis stated that this request is a step in the right direction.

Gene Holmerud and **Chairwoman Daniels** support this request.

Vice Chair Marchuk asked for clarification on how these provisions could be expanded citywide. **Mr. Bojórquez** responded that a private application could be filed, or the Planning Commission could initiate a text amendment request given other considerations.

Lee Coleman asked if a use permit was an option to utilize this provision of the code. **Mr. Bojórquez** responded that a use permit was not an option and a text amendment was necessary to expand this provision of the code.

Chairwoman Daniels asked for further discussion or a motion on this case.

MOTION:

Mr. Coleman motioned to deny case Z-TA-4-21. This motion failed due to lack of a second.

Chairwoman Daniels asked for subsequent motions.

MOTION:

Ms. Busching motioned to approve case Z-TA-4-21 per the staff recommendation in Exhibit A of the staff report. **Mr. Holmerud** seconded the motion.

VOTE:

9-1, motion passed; Members Aldama, Brooks, Busching, Hare, Holmerud, Shepard, Viera, Marchuk and Daniels in favor; Member Coleman in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-4-21

Date of VPC Meeting	January 12, 2022
Request	Amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	10-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Sarah Stockham, staff, reviewed the existing applicability area for interior suites with accessory cooking facilities, displayed the ordinance map, reviewed the existing requirements and applicability area and the request to expand the option of interior suites with cooking facilities to three additional Villages (North Mountain, South Mountain and Maryvale), and reviewed the hearing dates for the proposal.

Taylor Earl, with Earl and Curley, PC, introduced the proposed text amendment which is to expand the option of interior suites with cooking facilities to three additional Villages (North Mountain, South Mountain and Maryvale), with no changes to the existing requirements as listed in the Zoning Ordinance. Mr. Earl explained that multigenerational housing is needed, by 2030 all baby boomers will have shifted into the ranks of the older population, and that an interior suite has a door between the main house and the suite, is not a separate dwelling unit and has been permitted within the city for a long time. Mr. Earl explained that in 2019, TA-6-18 allowed for interior suites to have an oven, which makes it another dwelling unit. Mr. Earl added that the original text amendment allowed for interior suites with accessory kitchen facilities to be permitted in 8 Villages (Rio Vista, North Gateway, Desert View, Deer Valley, Paradise Valley, Estrella, Laveen and Ahwatukee Foothills) which were the Villages with the greatest amount of vacant land with the acreage to meet the size criteria. Mr. Earl added that this request is to expand the option to build interior suites with cooking facilities to the North Mountain, South Mountain and Maryvale Villages, and clarified that the cooking facility is for a stove/oven. Mr. Earl reviewed the existing requirements for interior suites with cooking facilities, which would be extended to the three proposed Villages if this proposal was approved. The requirements are that the interior suites with cooking facilities are permitted in new subdivisions of 15 acres or more (or subdivided prior to July 5, 2019 but with less than 25 percent of the lots

under construction), under one roof with the remainder of the house, on the ground floor, the square footage shall not be more than 30 percent of the total net floor area of the house, shall not have a separate utility meter, address, driveway or yard area, and shall have no more than one parking space, shall have at least one internal door to the remainder of the house and shall be designed so that the second entry is minimized if viewed from the street. Mr. Earl showed examples of interior suites and interior suites with cooking facilities and shared that this product type provides for more independence with the oven, and it is difficult when an older person feels like they are losing their independence, and that during the pandemic they recognized that senior living facilities might not be the solution for everyone, and some might want to live with their families.

Questions from the Committee:

Saundra Cole asked that for the zombie subdivisions (land that was subdivided prior to the ordinance adoption but the units were not constructed, largely due to the economic recession) if they also must be 15 acres or more. Mr. Earl replied affirmatively, and that there are not too many of them left in Phoenix.

Sandra Oviedo asked why this is not an option for parcels less than 15 acres, if this would only be for big time developers, if there will be disability accommodations in the suites, and expressed a desire to remove the acreage requirement. Mr. Earl replied that the applicability for parcels less than 15 acres is something that could be looked into in the future, with a large subdivision the developer can create floorplans with this product type that create a residential character, allowing existing homes to add interior suites with cooking facilities is a different conversation that would need to go through the public process, this amendment is for any builder, that the 15-acre minimum requirement is already a requirement, they are not adding it with the amendment, and that he does not have the specific construction details as it pertains to disability accommodations.

Ken DuBose asked if Lennar has a current project with this product type under construction. Mr. Earl replied that yes, they have the Next Gen homes (with interior suites with cooking facilities) being actively developed in Chandler, Gilbert, near the Estrella Mountains, and in other parts of the West Valley.

Chair Gene Derie reiterated that this request is to update the map in the Ordinance to allow interior suites with accessory cooking facilities in North Mountain, South Mountain and Maryvale, and that this request is not to update any of the requirements for these developments.

Public Comment:

None.

Committee Discussion:

Sandra Oviedo shared that she is in favor of removing the 15 acre minimum as a requirement for developments with interior suites with accessory cooking facilities.

Motion:

Mike Weber motioned to recommend approval of Z-TA-4-21 per the staff recommendation. **Chris Demarest** seconded the motion.

Vote:
10-0, Motion to approve passed, with Committee Members Barba, Battle, Cole, Demarest, DuBose, O'Toole, Oviedo, Valenzuela, Weber, and Derie in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-4-21

Date of VPC Meeting	January 19, 2022
Request	Amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities
Recommendation	Approve, per staff recommendation
Vote	13-1

VPC DISCUSSION:

No speaker cards were received on this item.

STAFF PRESENTATION
Klimek, staff, presented the staff report which recommends approval of the text amendment to allow interior suites with accessory cooking facilities in the North Mountain, South Mountain, and Maryvale Villages. An interior suite with a cooking facility is a semi-private space under the same roof in a single-family home with additional amenities such as refrigerators, sinks/disposals, dishwashers, microwaves, range/oven, washer/dryers, and counter/food prep areas. In 2018, these unit types were permitted in eight of the Villages subject to the following restrictions and the proposed amendment would expand these same standards to an additional three villages:

- New subdivisions of 15 acres or more, or previously subdivided and undeveloped.
- Under the same roof as the home, maximum size of 30% of net floor area of home or 800 sq. ft. (whichever is less).
- Single meter, mail service and access point
- Design requirements to address building elevation visible from the street to ensure the single-family neighborhood character is maintained.

The proposed amendment was shared with the three effected villages in November for information only, is appearing in December to those same villages for recommendation, and is scheduled for Planning Commission action on January 6th, and City Council hearing on February 2nd.

APPLICANT PRESENTATION

Taylor Earl, of Earl and Curley, presented on the request to amend the Phoenix Zoning Ordinance to allow accessory cooking facilities in certain circumstances. A few years ago, a similar text amendment made interior suites with accessory cooking facilities permitted in 8 of the 15 villages. This text amendment would allow these new housing types in North Mountain, Maryvale, and the South Mountain Villages.

The city currently allows the construction of accessory living quarters that do not include an oven, range, or utility connections that would allow such facilities; the proposed text amendment would allow for the installation of accessory cooking facilities in residential applications subject to conditions. The text amendment proposes a series of conditions including a restriction to allow only in new subdivision greater than 15 acres, to limit the interior suite to 30 percent of the structure, to require the suite be accessed from the interior of the structure, and to requirement to prohibit a private yard for the interior suite. The target market is multigenerational households.

QUESTIONS FROM COMMITTEE

Alauria stated that multigenerational housing is an important topic and that assessor suites could even be appropriate in existing neighborhoods because the influx of dependent seniors will rock the housing market nationally. **Earl** agreed but explained that a broader text amendment to consider accessory dwelling units in existing neighborhoods may encounter different considerations and concerns compared to the blank slate of new land developments led by respected national builders.

PUBLIC COMMENTS
None.

STAFF RESPONSE
None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION:
Adams motioned to approve the request per the staff recommendation.
Sommacampagna seconded the motion.

DISCUSSION:

VOTE: 13-1, motion passes with Adams, Alauria, Barraza, Carrell, Fogelson, Larson, McBride, O'Connor, O'Hara, Sommacampagna, Veidmark, Vice Chair Jaramillo, and Chair Krentz in favor; Steinmetz in dissent; and none in abstention.

Attachment E

REPORT OF PLANNING COMMISSION ACTION
February 3, 2022

ITEM NO: 14	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-4-21(Continued from 1/6/2022)
	Interior Suite with Accessory Cooking Facilities Expansion
Proposal:	Amend Chapter 6, Section 608.D.8 of the Zoning Ordinance to expand the applicability of interior suite with accessory cooking facilities.
Applicant:	Taylor C. Earl, Earl & Curley, PC
Representative:	Taylor C. Earl, Earl & Curley, PC

ACTIONS:

Staff Recommendation: Approval, as shown in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:
South Mountain 11/9/2021 Information only.
Maryvale 11/10/2021 Information only.
North Mountain 11/17/2021 Information only.
South Mountain 12/14/2021 Approval, per the staff recommendation. Vote: 9-1.
Maryvale 1/12/2022 Approval, per the staff recommendation. Vote: 10-0.
North Mountain 1/19/2022 Approval, per the staff recommendation. Vote: 13-1.

Planning Commission Recommendation: Approval, per the Village Planning Committee recommendations.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-TA-4-21, per the Village Planning Committee recommendations.

Maker: Johnson
Second: Busching
Vote: 8-0
Absent: None
Opposition Present: No

Findings:

1. The proposed text amendment would expand the accessibility of different housing types and address a growing demand for multigenerational housing.

2. The proposed provisions for interior suites with accessory cooking facilities are limited to facilitate orderly development of an interior suite with accessory cooking facilities while protecting the character of existing single-family neighborhoods.

Proposed Language:

Amend Chapter 6, Section 608.D.8.a. (Interior Suite with Accessory Cooking Facilities) to revised Map 1 as follows:

D. Permitted Uses with Conditions.

***

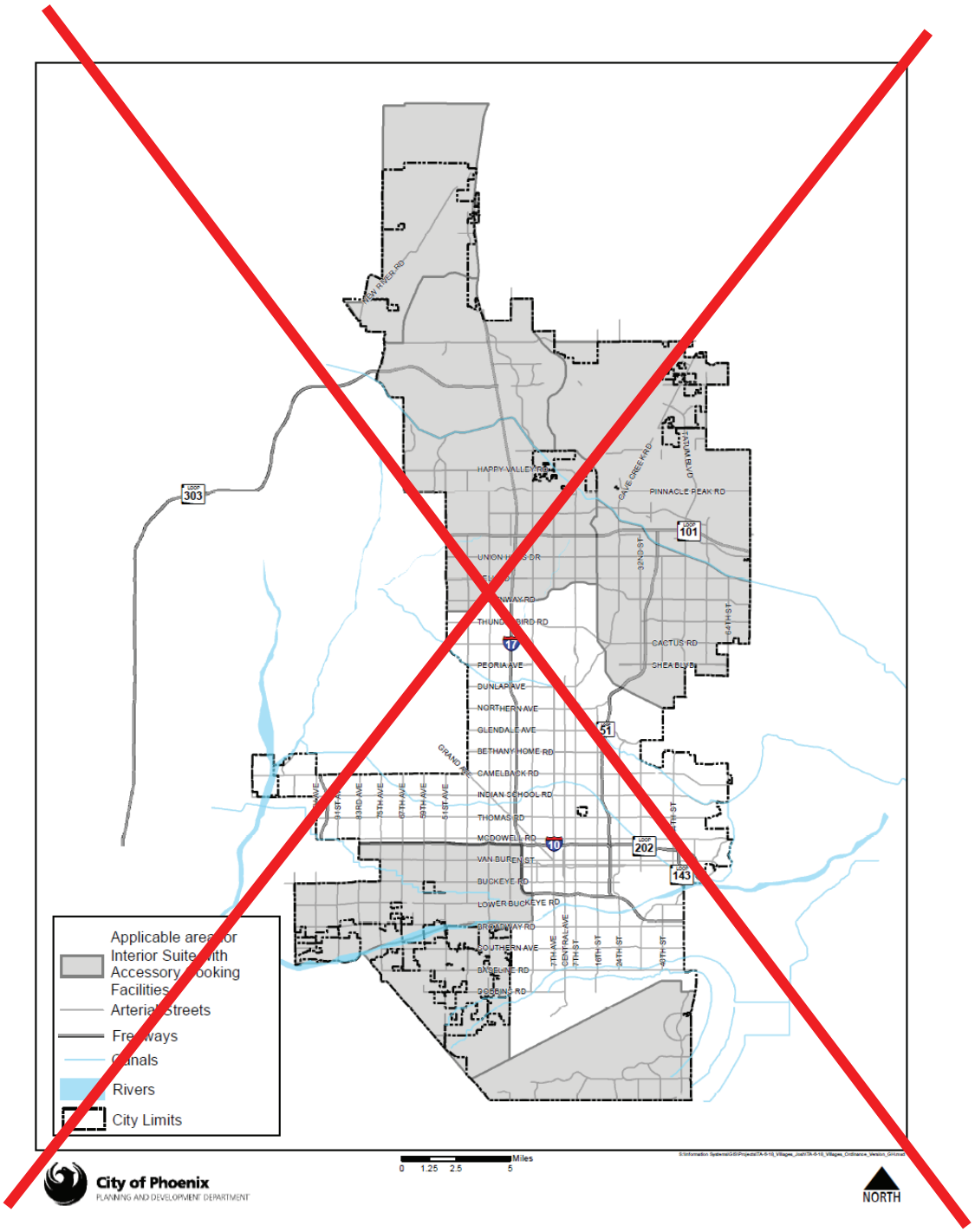
8. Interior suite with accessory cooking facilities, subject to the following:

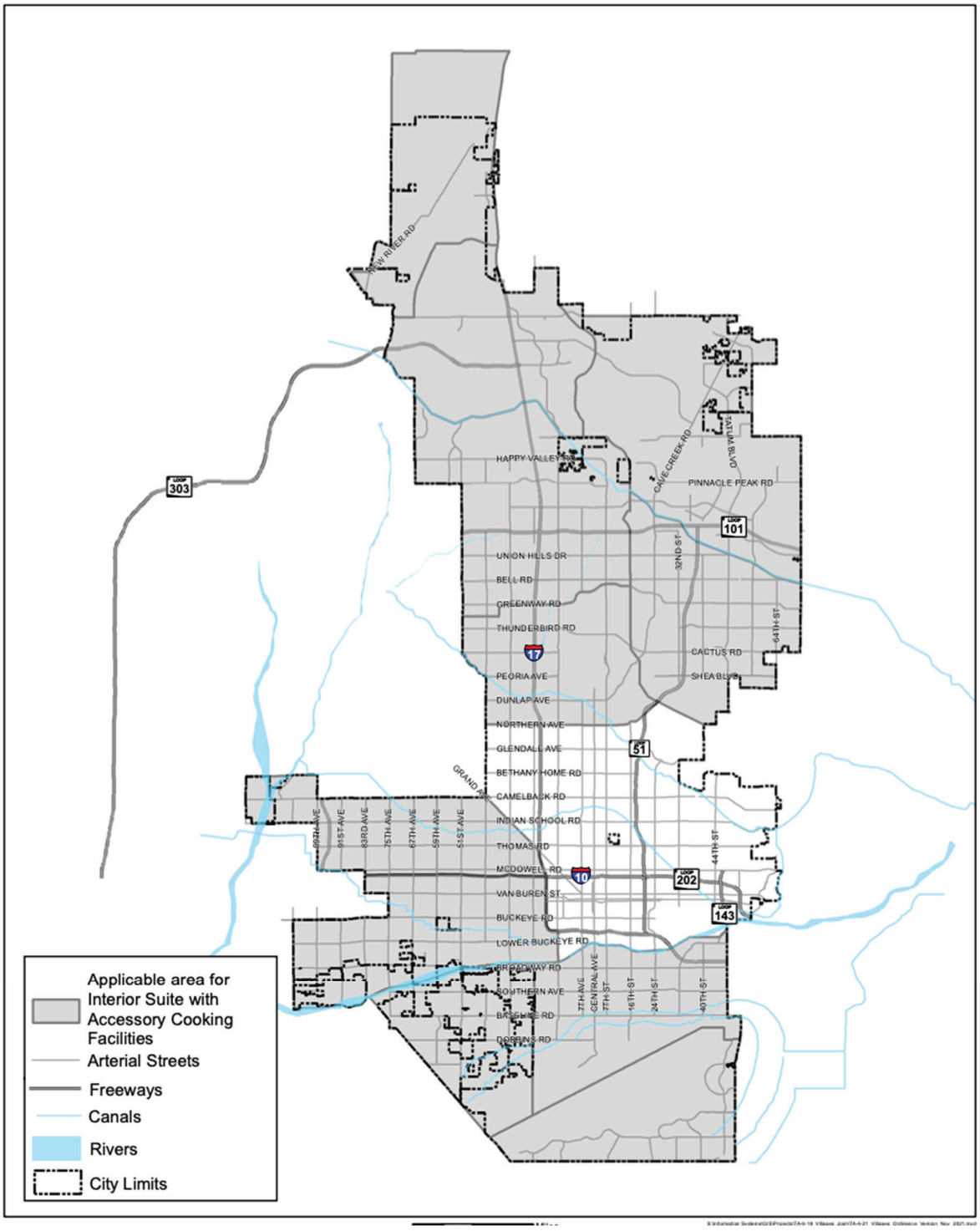
    a. Dwelling units with an interior suite with accessory cooking facilities are permitted only in residential subdivisions of 15 acres or more and located within the boundaries illustrated in Map 1, as follows:

        (1) Subdivided after July 5, 2019; or

        (2) Subdivided prior to July 5, 2019, but with less than 25 percent of the lots having constructed dwelling units or valid building permits as of July 5, 2019.

MAP 1: APPLICABLE AREA


Applicable area for Interior Suite with Accessory Cooking Facilities
Arterial Streets
Freeways
Canals
Rivers
City Limits
Miles
0 1.25 2.5 5
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
NORTH
HAPPY VALLEY RD
PINNACLE PEAK RD
THUNDERBIRD RD
CACTUS RD
PEORIA AVE
DUNLAP AVE
NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD
INDIAN SCHOOL RD
THOMAS RD
MCDOWELL RD
VAN BUREN ST
BUCKEYE RD
LOWER BUCKEYE RD
BROADWAY RD
SOUTHERN AVE
BASELINE RD
ROOSEVELT RD
GRAND AVE
303
101
17
10
51
202
143



b. An interior suite with accessory cooking facilities shall only be part of a single-family detached dwelling unit and must be under the same roof structure. only one interior suite with accessory cooking facilities shall be permitted per lot and shall be located on the ground floor.

c. The square footage of the interior suite with accessory cooking facilities shall not exceed 30 percent of the total net floor area or 800 square feet

(whichever is less). Garage or patio areas shall not be included for the purpose of this calculation.

d. An interior suite with accessory cooking facilities shall not have utility services that are metered separately from the remainder of the dwelling unit.

e. At least one internal doorway shall be provided between the interior suite with accessory cooking facilities and the remainder of the dwelling unit.

f. An interior suite with accessory cooking facilities shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for different purposes.

g. No more than one parking space, which may be covered or enclosed, shall be provided for an interior suite with accessory cooking facilities in addition to the parking provided for the remainder of the dwelling unit, with a maximum of four spaces total. This requirement does not apply to parking that may occur on the driveway in front of the garage(s).

h. An interior suite with accessory cooking facilities shall not have a parking space served by a driveway separated from the main driveway and parking areas provided for the remainder of the dwelling unit.

i. An interior suite with accessory cooking facilities shall not provide separate mail service or have a separate address from the remainder of the dwelling unit.

j. *Design requirements.* Elevations must minimize any secondary entry visible from the street and have the appearance of a single-family home. This shall be treated as a presumption as outlined in Section 507.C.2.

***

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** *71

ITEM REVISED (SEE ATTACHED MEMO) Public Hearing and Resolution Adoption - General Plan Amendment GPA-SM-CC-1-21-7-8 (South Central TOD Community Plan) - Area Generally Bounded by Union Pacific Railroad Tracks (South of Jefferson Street) on the North, 7th Street on the East, South Mountain Avenue on the South, and 7th Avenue on the West (Resolution 22002)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to adopt a resolution approving the South Central TOD Community Plan.

Summary

Application: General Plan Amendment GPA-SM-CC-1-21-7-8

Owner: Various
Applicant: City of Phoenix
Representative: City of Phoenix

Staff Recommendation: Approval.
VPC Info: The Central City Village Planning Committee heard this case for information only on March 8, 2021, and the South Mountain Village Planning Committee heard this case for information only on March 9, 2021.
VPC Action: The Central City Village Planning Committee heard this case on Jan. 10, 2022, and recommended approval, per staff recommendation, by a vote of 13-0.
VPC Action: The South Mountain Village Planning Committee heard this case on Jan. 11, 2022, and recommended approval, per staff recommendation, by a vote of 15-0.
PC Action: The Planning Commission heard this case on Feb. 3, 2022, and recommended approval per the Addendum A Staff Report, by a vote of 8-0.

Location

Area generally bounded by Union Pacific Railroad tracks (south of Jefferson Street) on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west.
Council Districts: 7,8
Parcel Addresses: Multiple parcels within the community led area plan boundaries.

Responsible Department

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

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager/PDD Director

Date: February 28, 2022

From: Joshua Bednarek JB
Planning and Development Deputy Director

Subject: ITEM 71 CORRECTION TO ITEM 71 ON THE MARCH 2, 2022 - FORMAL AGENDA – PUBLIC HEARING AND RESOLUTION ADOPTION (RESOLUTION 22002)

Item 71 on the March 2, 2022 Formal Agenda, is a request for Resolution Adoption for General Plan Application GPA-SM-CC-1-21-7-8 – Area Generally Bounded by Union Pacific Railroad Tracks (South of Jefferson Street) on the North, 7th Street on the East, South Mountain Avenue on the South, and 7th Avenue on the West (Resolution 22002).

This memo corrects a typographical error in the "acknowledgements" section on Page 2 of the South Central Transit Oriented Development Community Plan.

Approved: _____
Alan Stephenson, Deputy City Manager

Enclosures
Corrected South Central Transit Oriented Development Plan 2022

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION _____

A RESOLUTION ADOPTING THE SOUTH CENTRAL TRANSIT ORIENTED DEVEOPMENT COMMUNITY PLAN, APPLICATION GPA-SM-CC-1-21-7-8.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. That the South Central Transit Oriented Development Community Plan as set forth by Application GPA-SM-CC-1-21-7-8 and as shown in Exhibit 1 be approved and adopted.

PASSED by the Council of the City of Phoenix this 2nd day of March 2022.

_____
M A Y O R

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

DRAFT

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

PL:amt:____v1 (CM __) (Item _) 4/7/21

DRAFT

SOUTH CENTRAL
TRANSIT ORIENTED DEVELOPMENT
COMMUNITY PLAN 2022

Federal Transit Administration

The work that provided the basis for this publication was supported by funding under an award with the U.S. Federal Transit Administration (FTA). The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations in this publication. Such interpretation do not necessarily reflect the views of the Government.

U.S. DEPARTMENT OF TRANSPORTATION
LADDER STEP PROGRAM

The U.S. Department of Transportation identified Phoenix – specifically its South Central Light Rail Corridor project – as one of seven cities selected for the agency's Ladders of Opportunity Transportation Empowerment Pilot (LadderSTEP) program. The aim of the program is to promote neighborhood revitalization by investing in transportation infrastructure to connect under-served communities with employment centers. The LadderSTEP program reflects a broader shift in thinking about the intersection of transportation projects, economic opportunity, and the people whose lives will be most affected.

ACKNOWLEDGMENTS

Adopted by City Council
Kate Gallego, Mayor
Vice Mayor Laura Pastor, District 4

Council Members:
Ann O'Brien, District 1
Jim Waring, District 2
Debra Stark, District 3
Betty Guardado, District 5
Sal DiCiccio, District 6
Yassimin Ansari, District 7
Carlos Garcia, District 8

Prepared by:
City of Phoenix, Planning and Development Department

City Manager's Office Staff
Jeff Barton, City Manager
Lori Bays, Assistant City Manager
Inger Erickson, Deputy City Manager
Gina Montes, Deputy City Manager
Mario Paniagua, Deputy City Manager
Karen Peters, Deputy City Manager
Ginger Spencer, Deputy City Manager
Markus Coleman, Light Rail Administrator
Winsome Benjamin, TOD Grant Manager

Planning and Development Department
Alan Stephenson, Deputy City Manager/Director
Joshua Bednarek, Deputy Planning Director
Samantha Keating, Principal Planner
Sarah Stockham, Central City Village Planner,
Enrique Bojórquez-Gaxiola, South Mountain Village Planner

TOD Planning Project Leads
Joél Carrasco, TOD Planner III
Elias Valencia, TOD Planner II
Vania Fletcher, Planner I

ACKNOWLEDGMENTS

Community and Economic Development
Christine Mackay, Community and Economic Development Director
Xandon Keating, Deputy Community Development Director
Jeff Stapleton, Program Manager

Housing Department
Titus Mathew, Housing Director
Aubrey Gonzalez, Assistant Housing Director
Joseph MacEwan, Housing Manager
Elenia Sotelo, Housing Manager

Neighborhood Services Department
Spencer Self, Neighborhood Services Director
Kimberly Dickerson, Deputy Director - Neighborhood Revitalization
Lynda Y Lee, Deputy Director - Neighborhood Engagement
Carla M Kahn, Management Assistant II
Thaddis Jackson, Management Assistant II
Gregory Gonzales, Economic Development Program Manager
Lisa Huggins-Hubbard, Economic Development Program Manager
Roberto Frietz, Neighborhood Specialist (Former)
Alma Lara, Neighborhood Specialist
Jesse Garcia, Housing Development Manager

Office of Environmental Programs
Nancy S. Allen, Environmental Programs Administrator
Rosanne Albright, Environmental Programs Coordinator
Tricia Balluff, Environmental Programs Coordinator

Office of Arts and Culture
Mitch Menchaca, Office of Arts and Culture Director
Barry S. Sparkman, Senior Public Art Program Manager
Kathryn S Ballares, Public Art Project Manager
Catina E. Crum, Public Art Project Manager

Parks and Recreation Department
Cynthia Aguilar, Director
Tracee K. Hall, Assistant Director
Joe Diaz, Deputy Director - South Division
Jarod Rogers, Deputy Director - Natural Resources Division
Aaron Jensen, Landscape Architect II
Natasha Hughes, Planner I

Public Transit Department
Jesus Sapien, Public Transit Director
Joe Bowar, Deputy Director Facilities Division
Herb Munoz, Transit Superintendent
Kevin Teng, Principal Planner

Street Transportation Department
Kini Knudson, Street Transportation Director
Briiana Velez, Assistant Street Transportation Director
Mark Glock, Deputy Director - Programming and Project Delivery
Matthew Wilson, Deputy Director - Traffic Services
Eric Froberg, City Engineer
Leticia Vargas, Special Projects Administrator
Mailén Pankiewicz, Pedestrian Safety Coordinator
Brian Fellows, Principal Planner
Marielle Brown, Active Transportation Program Manager

Water Services Department
Troy Hayes, Director
Jim Swanson, Assistant Director
Jennifer Calles, Deputy Director - Environmental Services Division
Linda Palumbo, Environmental Programs Coordinator

Office of Heat Response and Mitigation
Dr. David M. Hondula, Director

ACKNOWLEDGMENTS

TOD Grant Team Partners
TOD Grant Team Leads:
Petra Falcon, Promise Arizona
Krista Shepherd, Gould Evans

Promise Arizona: Community Engagement
Gould Evans: Planning and Design
Local First AZ/Fuerza Local: Business Assistance
Hustle PHX: Business Assistance
Friendly House: Business Assistance
Center for Neighborhood Technology: TOD Expertise
Wilson & Company: Civil Engineering for TOD
J2 Engineering & Environmental Design: Landscape Design

South Central Collaborative
Board
Shannon Scutari - President
Pastor Jeffrey Walker - Vice President
Francisca Montoya - Secretary
Victor Vidales - Treasurer
Krista Shepherd - Member
Tom Kelly - Member

Advisory Board
Jessica Bueno
Javier Espinoza
Petra Falcon
Sam Gomez
Jordan Jacques
Gabriel Jaramillo
Eva Olivas
Star Reyes
Princess Crump
Jose Vaquera

"In loving memory of Amineh Warrayat, an irreplaceable member of the TOD grant team. Without her, this plan could have never come to fruition."

ACKNOWLEDGMENTS

South Central Transit Oriented Development (TOD) Steering Committee

Eva Olivas, Chair
Tamala Daniels, Vice Chair
Greg Brownell
Isabel Chavez
Christopher Colyer
Patricia Duarte
Guadalupe Estrada
Valentina Hernandez
Levi Jones
Joseph Larios
Shawn Pearson
Armando Ruiz
Shelly Smith
Julian Sodari

The Late Mr. Perry Ealim
The Late Mr. Lyle Plocher

Thanks to the following for donating Steering Committee Meeting accommodations throughout the project:
South Mountain Community Center
Emmett McLoughlin Community Training and Education Center

RESOLUTION FROM CITY COUNCIL

SOUTH CENTRAL ETOD PLANNING

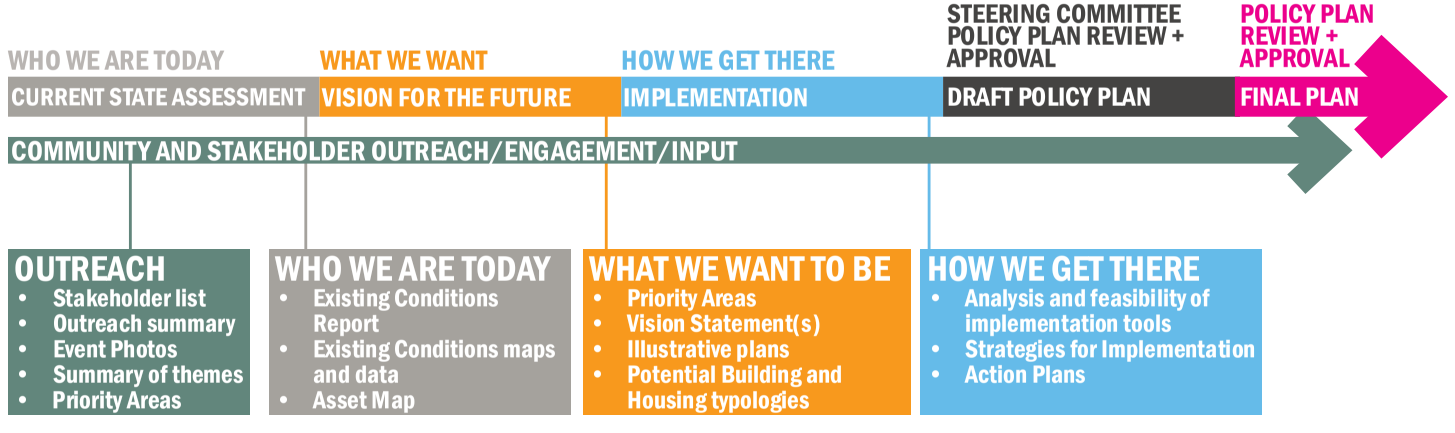
EXECUTIVE SUMMARY

In 2016 the City of Phoenix was awarded a federal grant to engage the community and support local businesses along the South Central Avenue planned light rail extension. The product of this grant exercise will be a living document, inspired by the hearts and voices of the community. The project has two major activity areas which are further divided into several key tasks and subtasks. The two major activity areas are TOD Planning and Business Assistance. The City of Phoenix in collaboration with project partners, community stakeholders, and the Mayor and Council appointed South Central TOD Steering Committee developed this TOD policy plan specific to the South Central corridor. This plan will serve to attract, guide, and prioritize strategic investments in infrastructure, housing, economic development, and other areas to realize a shared community vision for the future of the corridor.

PLANNING PROCESS/FRAMEWORK

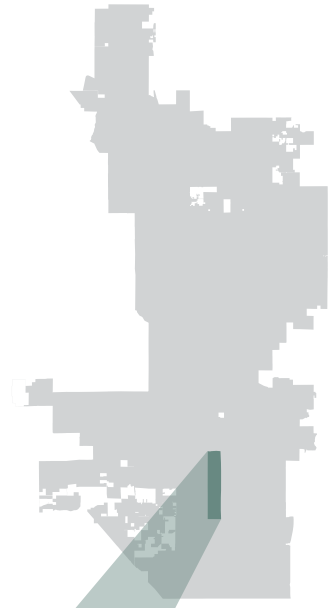
The Planning process framework was first established in 2011 as part of a $2.9 million HUD Sustainable Communities Challenge Grant to develop a framework and five community-driven policy plans for the first Transit Oriented Communities in the City of Phoenix at that time. That project/initiative became known as ReinventPHX and continues to provide policy support for all subsequent TOD planning efforts. Three key components of the planning framework remain and provide a strong organizational foundation for planning with new and upcoming Transit Oriented Communities. This plan is organized to reveal these as follows:

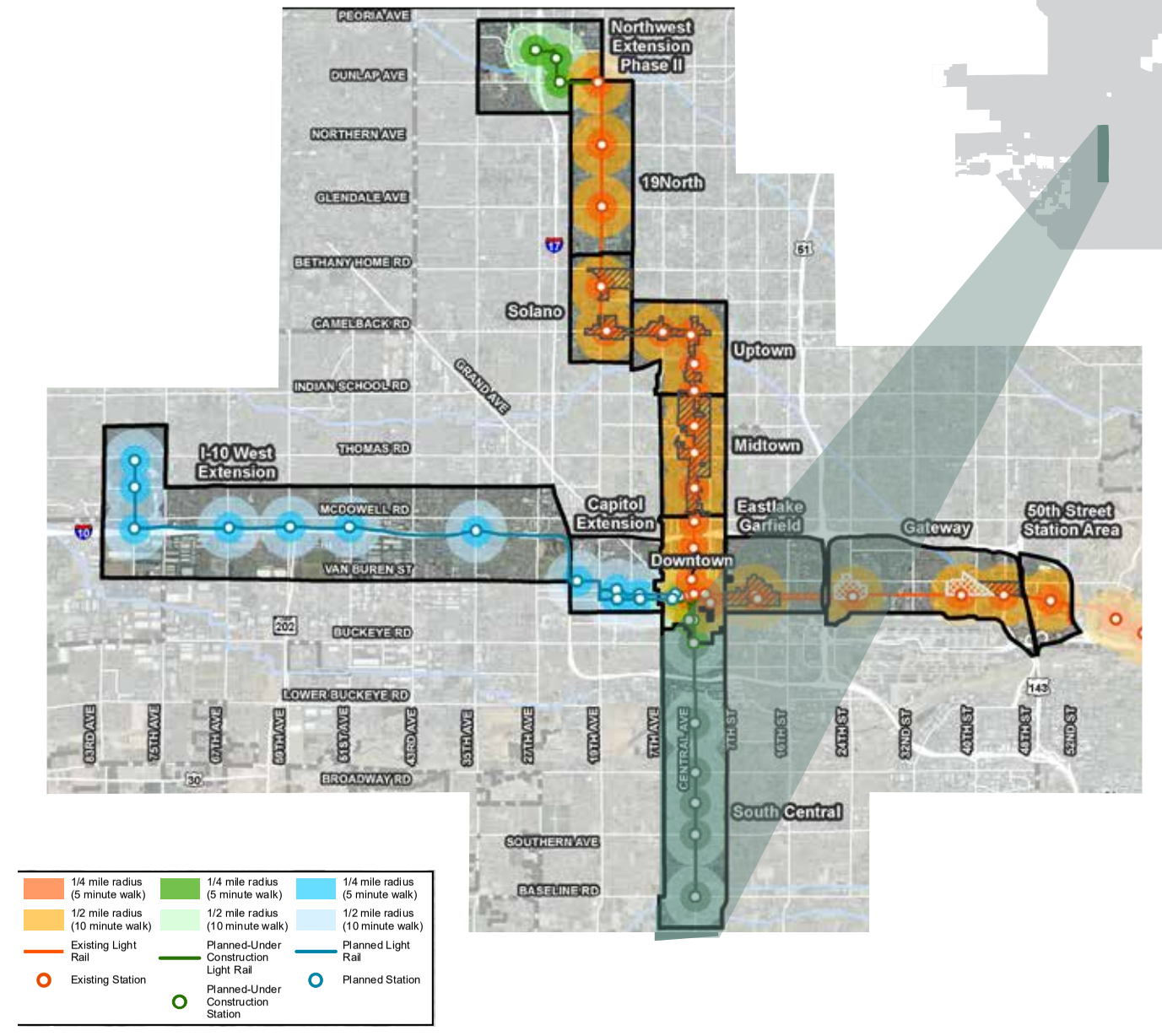
PART 1: INTRODUCTION (ABOUT THE PLAN)
PART 2: WHO WE ARE TODAY (CURRENT STATE ASSESSMENT)
PART 3: WHAT WE WANT (VISION FOR THE FUTURE)
PART 4: HOW WE GET THERE (IMPLEMENTATION)



SOUTH CENTRAL CORRIDOR CONTEXT

The South Central Corridor community is the newest addition to Phoenix's Transit Oriented Communities and is generally bound by the Union Pacific Railroad on the north, South Mountain Avenue on the south, 7th Avenue on the west, and 7th Street on the east.





HOW TO USE THIS PLAN

PLAN NAVIGATION

Critical to the success of any plan is its usefulness. One major objective from the start of the South Central TOD Planning project was the need to ensure the plan is a living, useful, and accessible tool for the community, stakeholders, and development professionals at all levels. With this in mind, the plan provides a digital navigation bar at the top of each page for ease of navigation, understanding, and overall usefulness. The below section summaries are to guide the users in navigating the plan as a tool to implement positive change for existing and future residents.

PART 1: INTRODUCTION (ABOUT THE PLAN)
This section highlights the historical context in which the corridor has taken shape, and reveals the evolving framework for which the planning process followed. By embracing the corridor's history and acknowledging past inequities we have a plan that looks to bridge historical divides and build on the community's strengths.

PART 2: WHO WE ARE TODAY (CURRENT STATE ASSESSMENT)
This section synthesizes and summarizes a data-driven assessment through the lens of six (6) planning elements and reveals several best practice investments. It also provides a summary of the robust public participation efforts, community outreach methods, and listening and learning with resident and stakeholders to understand the corridor needs through people and data.

PART 3: WHAT WE WANT (VISION FOR THE FUTURE)
This section describes and illustrates a shared community vision for the year 2045 with the use of vision narratives and conceptual illustrative plans. Additional maps are provided that showcase resident identified areas to protect, enhance, and investment. Lastly, community prioritized investments are mapped and organized by the six (6) planning elements.

PART 4: HOW WE GET THERE (IMPLEMENTATION)
This section contains a preliminary Form-Based Code Character Areas assessment, and organizes corridor-wide outcomes, strategies, and actions through the six (6) planning elements; aimed at making progress towards creative, collaborative, and interdisciplinary solutions to help transition the current state towards achieving the shared community vision.

WHAT THIS PLAN DOES

POLICY PLANS PROVIDE GUIDANCE

The South Central Transit Oriented Development (TOD) Community Plan is a guide for transforming the South Central Corridor communities into walkable transit oriented communities.

THIS PLAN DOES:

- Provide City-Wide policy guidance to encourage transitioning the existing conditions to a more equitable, healthier, economically resilient, and sustainable transit oriented and walkable environment through multi-disciplinary collaboration with internal and external partners.
- Lay a foundation for future land use and development to rezone to the Walkable Urban Code.
- Lay a foundation for future transportation and infrastructure investment to prioritize people walking, biking, and using transit.
- Provide support for future grant/funding opportunities towards achieving the community vision.
- Provide guidance and support for public and private investments to ensure community benefits are prioritized in alignment with the community's vision for the future.
- Provide a tool for all partners to be held accountable as vision advisors through advocating and participating in a diverse array of implementation actions to achieve the community vision.

THIS PLAN DOES NOT:

- Rezone any property, business, or residence.
- Purchase any property, business, or residence.
- Impose any regulatory standards that aren't already applicable.

TABLE OF CONTENTS

PART 1 02
INTRODUCTION
(ABOUT THE PLAN)

ABOUT SOUTH CENTRAL CORRIDOR.....04
Historic Factors.....05
History and Culture.....06
Equitable TOD (ETOD).....10

AN EVOLVING FRAMEWORK.....12
Planning Process: 3 Key Steps.....14
A South Central Approach.....16

PART 2 22
WHO WE ARE
(CURRENT STATE ASSESSMENT)

ASSETS/POINTS OF PRIDE.....24
Planning elements + Investments.....26

PUBLIC PARTICIPATION.....52
TOD Grant Team Overview.....54
Steering Committee.....94

PART 3 98
WHAT WE WANT
(VISION FOR THE FUTURE)

CORRIDOR-WIDE VISION.....100
Rejecting Displacement.....101
Four Distinct Areas.....102

NORTH AREA
Reconnect communities.....104

RIO SALADO AREA
Celebrate natural resources.....120

SOUTH AREA
Strengthen traditions and culture.....136

SOUTH MOUNTAIN AREA
Health and Recreation Hub.....154

PART 4 170
HOW WE GET THERE
(IMPLEMENTATION)

CHARACTER AREA ASSESSMENT..... 172
Residential Character Areas.....180
Mixed-Use Character Areas..... 190

ACHIEVING THE VISION.....204
Measurable Outcomes.....206
Implementation "Strategy Cards".....208

FROM STRATEGIES TO ACTION.....212
How to take action now.....214
Strategy-Specific Action Items..... 216
Government Action Guide..... 228
Community Action Guide..... 230
Business Action Guide..... 232

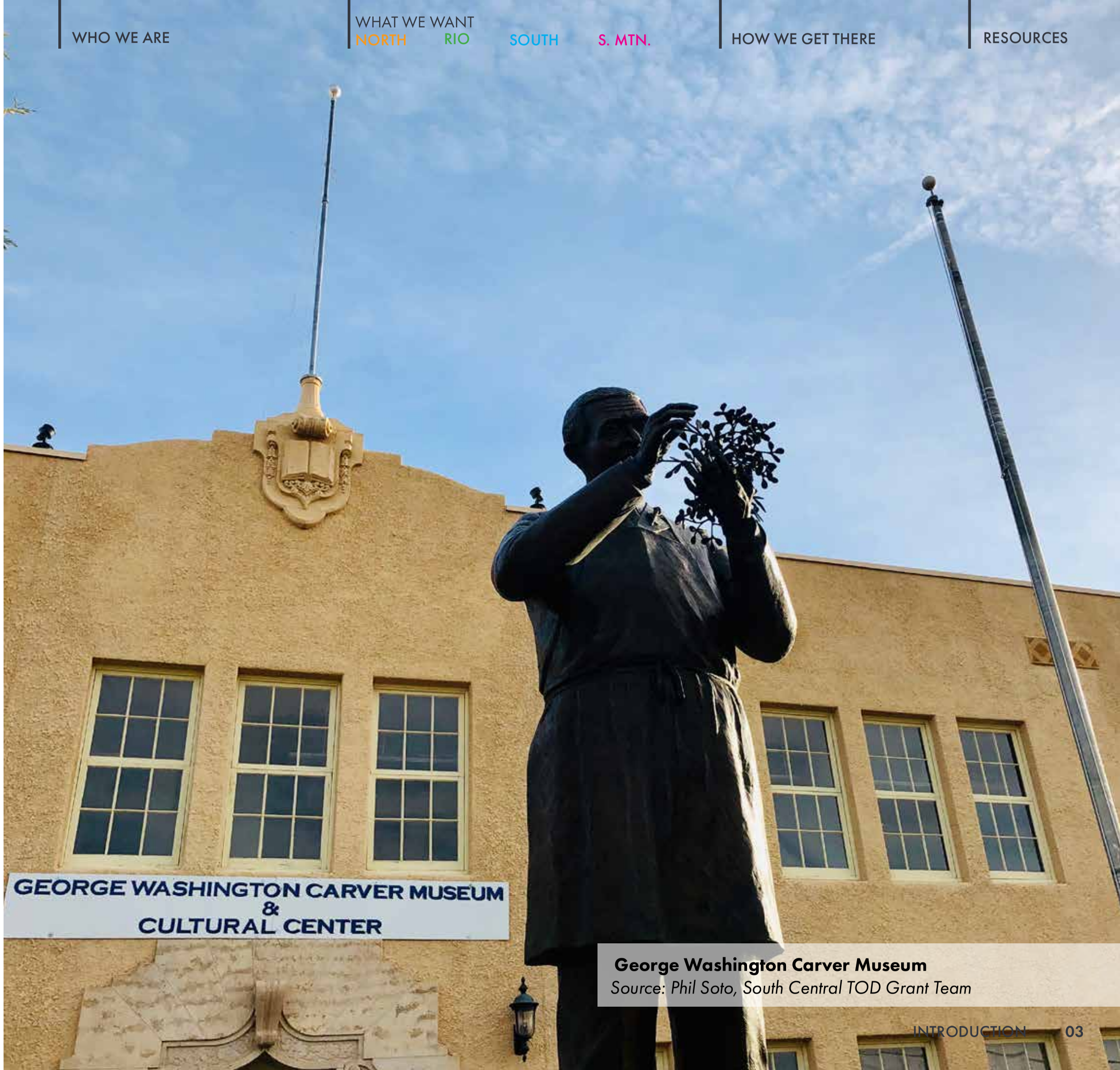
ADDITIONAL RESOURCES.....234

Page 325

PART 1 INTRODUCTION

This plan articulates the community's vision for the future based on current conditions and aspirations to become one of Phoenix's leading Transit Oriented Communities. The plan also identifies paths forward through community investments, partnerships, and implementation strategies.

> "We must acknowledge history, and not repeat it."
>
> **VICE CHAIRWOMAN TAMALA DANIELS**
> South Central TOD Steering Committee 2018-2021



George Washington Carver Museum
Source: Phil Soto, South Central TOD Grant Team

ABOUT THE SOUTH CENTRAL CORRIDOR

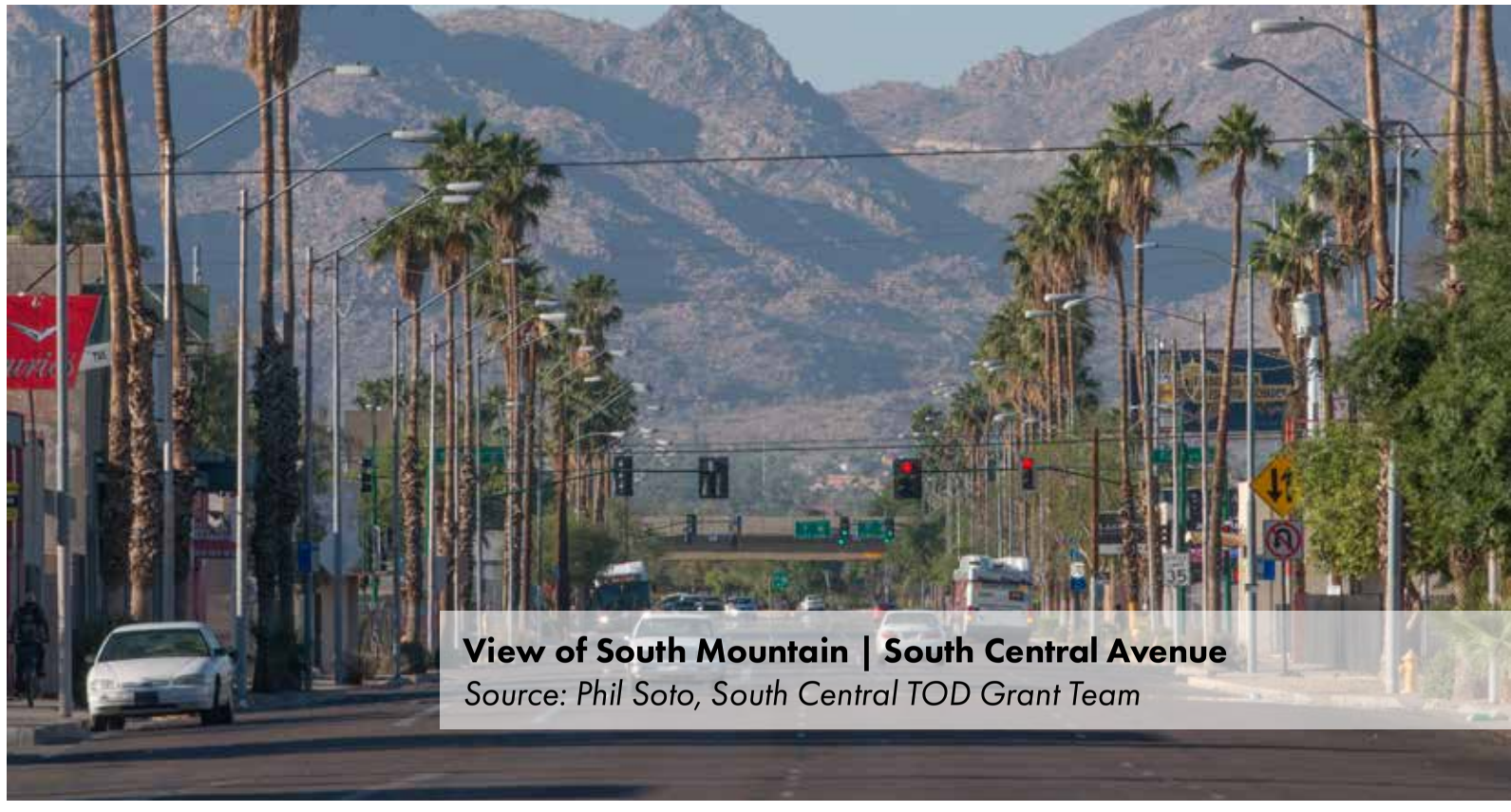
SOUTH CENTRAL CORRIDOR

The South Central Corridor is uniquely situated between two regional destinations, Downtown Phoenix to the north, and South Mountain Preserve to the South. It is also bisected by the Rio Salado, a major waterway that gives life and nurtures an ecologically diverse urban oasis in the heart of the greater Phoenix Metropolitan area. This unique geographic position in combination with a major public investment to serve the community through the South Central Avenue planned light rail extension has positioned the South Central Corridor Communities for a unique opportunity to engage in robust collaboration, visioning, and capacity building towards achieving a community-based vision for a more equitable, sustainable, healthier, and prosperous future for everyone.

View of Downtown Phoenix | South Central Avenue
Source: Phil Soto, South Central TOD Grant Team

HISTORIC FACTORS

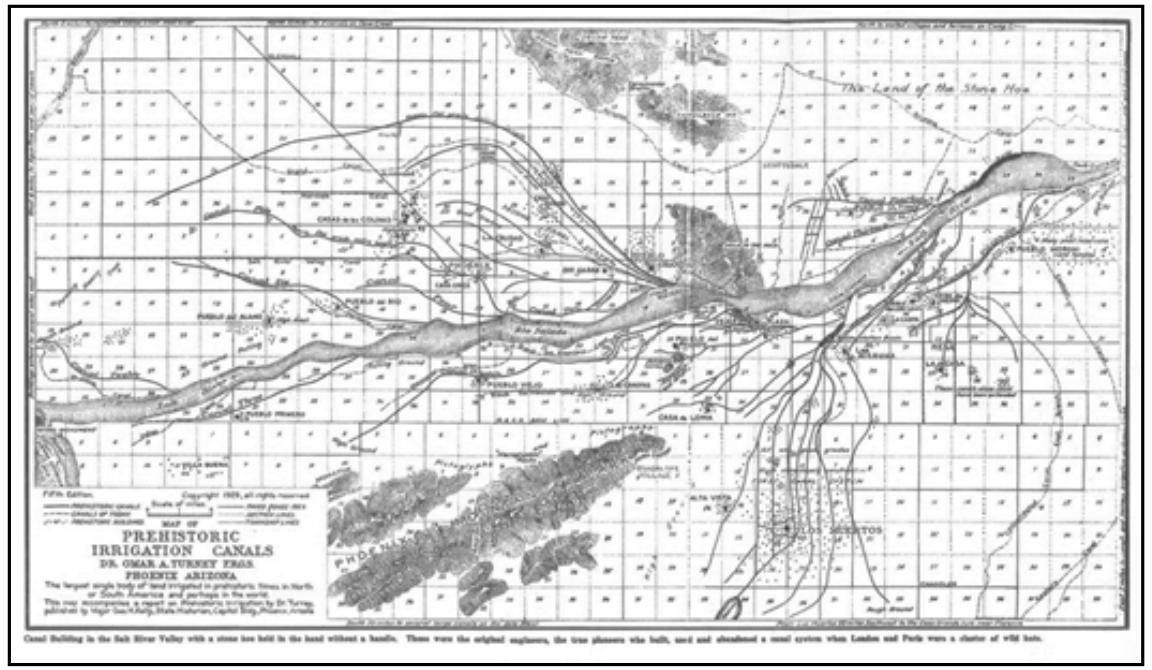
Communities across the nation have focused discussions around several historic factors such as redlining, exclusionary zoning, racist restrictive covenants, and discriminatory lending practices that have created a health, wealth and housing gap disproportionately impacting communities of color. The South Central Corridor communities are no exception and have acknowledged these historic factors in their own communities, with some being documented more recently through various research, community and city driven efforts. South Phoenix living conditions have suffered through land use industrialization, poor housing conditions, lack of infrastructure investments, and lack of access to health resources and opportunities. These topics have been intrinsic in empowering residents and community members towards more equitable outcomes, goals, and investments that benefit existing residents first. Despite these challenges and history, South Phoenix has proven resilient, and seeks creative, collaborative, and authentic ways towards improving the quality of life for everyone.



View of South Mountain | South Central Avenue
Source: Phil Soto, South Central TOD Grant Team

SOUTH CENTRAL CORRIDOR MEMORIAS - HISTORY AND CULTURE

Introduction



From about A.D. 1 to 1450, the Hohokam inhabited numerous large villages throughout the Salt and Gila River valleys. The Hohokam engineered highly sophisticated canal system that carried water over hundreds of miles, turning the desert into fertile, irrigated farmland. Omar A. Turney, one of the first to map the historic canals in the Salt River Valley, stated that the Hohokam had developed the largest single body of land irrigated in prehistoric times in North America(1). The longest recorded canal extended close to 20 miles or more, beginning at Pueblo Grande and reaching as far west as present day Glendale(2).

The Hohokam, ancestors to the present day O'Odham (also known as Pima), vacated their irrigation systems by the middle of the 15th century, leaving behind, throughout the valley, *'villages containing platform mounds, elliptical ballcourts and trash mounds covered with broken ceramic pots and other artifacts.'*(3) One of those villages, Pueblo Viejo, was located in the South Central Corridor. For the next 400 years, the Salt River Valley remained mostly abandoned.

In 1865 John Y.T. Smith arrives in the valley with a contract to deliver hay to Ft. McDowell, settling in the valley's east side, where he built the first house in the valley as a hay ranch.

Pioneer Jack Swilling, and soon to be the founder of Phoenix, arrives in the valley during the fall of the same year, and stops at Smith's ranch. In front of him, stretching endlessly, he encounters the historic Hohokam canals crisscrossing the valley floor. An idea is formed, *'It seemed an easy task to throw these waters over the fertile desert, which was all that was necessary to make this desert valley blossom as a rose'* (4). And the rest is history.

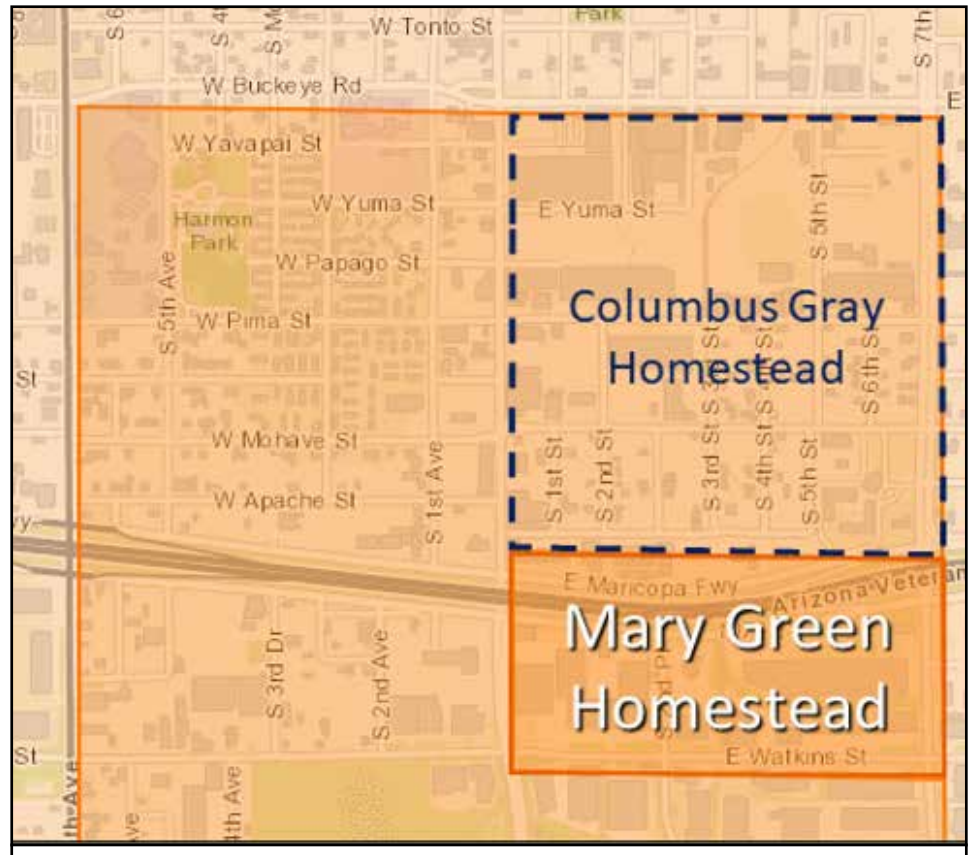
SOUTH CENTRAL HISTORY

The South Central Corridor history begins barely one year after Jack Swilling's arrival. The Columbus H. Gray family arrived from Union County, Arkansas in 1868, and settled at 7th Avenue and Mohave, a 160-acre homestead encompassing Central Avenue to 7th Avenue and Buckeye Road to Durango Road. With the family arrived Mary Green, a free slave and the first free African American woman to arrive in Phoenix with her two children.

Columbus Gray also filed for an additional 80 acres under Mary Green's name which was issued on 10/20/1891. In 1888, Mary was the first to purchase property in what is now Tempe, - a 160 acre homestead where she built a modest brick home. Mary would return to Phoenix in 1900, but some of her family would remain in Tempe.

While many African American families would eventually settle in Eastlake and west of the corridor, Hispanic families have always been an integral part of the history of Phoenix and the South Central Corridor. By 1868, 'Mexican workers proved vital in early irrigation work. They worked on constructing the canals and served as the zanjeros (ditch overseers). They also were farmworkers. Mexicans constructed many of the adobe buildings in the city and did other kinds of maintenance or construction work in the city. A few Mexican entrepreneurs established businesses.' (5)

Most Mexican families in the late 1800s settled south of the railroad, in the areas of Grant and Central Parks to Buckeye Road, along with African-American and Asian immigrants, in the few areas the poor could afford to live, without many amenities. They also worked in warehouses, slaughterhouses and processing plants that surrounded the areas near the railroad. While Mexicans comprised half of the population in 1877 and 45% in 1880, the influx of Anglo American settlers via railroad was profound, and by the year 1900, the percentage of Hispanic residents had dropped to 14%.



Coumbus Gray and Mary Green Homesteads
Source: Bureau of Land Management

SOUTH CENTRAL TRANSFORMATIONAL EVENTS

Rio Salado Flooding, World's longest bridge, Race Restrictions

The cycle of dramatic floods in the late 1800's up to 1910, resulted in an all-out effort, if not close to a brawl between two cities, to get a bridge over the Rio Salado. While Tempe had the shortest span and better bed rock, Phoenix had Dwight B. Heard, his 7,000 acres of agricultural land south of the river and his political experience with the Roosevelt Dam, so Phoenix gets the Center Street (now Central Avenue) Bridge. Dedicated in 1911, it was considered the world's longest bridge under the category of "reinforced concrete" at the time. Prior to the bridge, the areas south of the Salado were only agricultural and laborers working in south Phoenix had to travel over the Salado on a dirt track on Center Street on foot or in horse-drawn carriages.

By the 1920s, race-restrictions against African Americans, Mexicans and Asians began to appear as part of city housing covenants. Along with restrictive real state and lending practices there was almost a complete restriction on the ability of minorities to get a loan or to purchase property north of Van Buren Street, which became the 'de facto' boundary for minorities.
The South Central Corridor spans over 5 miles in length, from Grant and Central Parks to Dobbins Road and 7th Avenue to 7th Street, making this corridor unique in the multitude of culturally diverse neighborhoods. Academic studies and historic surveys such as those produced by the City of Phoenix, provide an in-depth view of the historical African-American, Asian, and Mexican experience, and of the southern areas of Phoenix - much greater area than this corridor. This introduction offers a small glimpse of a couple of people and events that embodies the strength and resilience of the South Central Corridor and its people.

Godinez home
1018 S. 5th Avenue
History of Grant Park Neighborhood

1. Grant Park (formerly *La Palestina*)
2. Harmon Park / Los Marcos de Niza (formerly *El Mesquital*)
3. El Campito
4. Central Park
5. La Sonorita (formerly *El Mesquital*)
6. Cuatro Milpas
7. Golden Gate

SOUTH CENTRAL TRANSFORMATIONAL EVENTS

Father Emmett McLoughlin, The People's Padre

Father Emmett, a newly ordained Catholic priest arrives in Phoenix in 1934. The Franciscan Order staffed St. Mary's Church which served South Phoenix, and as its newest member, Father Emmett got the assignments no one wanted. In his autobiography, People's Padre, he described the south side of Phoenix as an area of mostly cardboard and wooden crate shacks without plumbing or electricity and he believed this was one of the reasons Arizona had the highest rate of infant and maternal mortality rate at that time. So, he enters a contest, wins $600 which he uses to renovate an abandoned grocery into a community center and social hall for African Americans, and another building as a free maternity clinic. He recruited volunteer doctors and nurses and offered family planning – to all - regardless of color or race. In 1939, Father Emmett is appointed Chaplain of the Arizona House of Representatives and through his strength and commitment to affordable housing, he was the force in applying for federal funds for Matthew Henson and Marcos de Niza public housing projects. He secured funds to build St. Monica's Hospital (now Phoenix Memorial Hospital) and with the help of the community, the hospital was completed in 1944 along with St. Monica's School of Nursing, **the first, west of the Mississippi River, to be a 'non-sectarian and inter-racial' accredited facility.** Father Emmett also convinced Eleanor Roosevelt to visit the hospital, which she did on March 22, 1947. Mrs. Roosevelt noted how interested she was in the school, pointing that racial discrimination was completely eliminated and that the hospital had a wonderful atmosphere. (6) In its 12 years, the school graduated 145 nurses. (7)

> "Once World War II ended and servicemen returned to their families, things slowly began to change. Initially, many in Anglo Phoenix society expected pre-war social conditions to continue. David Perez, a member of the famed Bushmasters of World War II and a future police officer with the City of Phoenix, attempted to use his G.I. Bill rights to finance a home for his family. He was, however, prevented by the dual problem of not being able to purchase north of Van Buren Street and the reality that banks redlined, and refused home loans in the area south of Van Buren Street. "

POST WWII AND THE AMERICAN LEGION THUNDERBIRD POST 41
[entering Post 41 fight for housing equality]

Bibliography
1. Turney, Omar A., Dr. Map of Prehistoric Irrigation Canals, 1929.
2. Andrews, John P. and Bostwick, Todd W. Desert Farmers at the River's Edge. The Hohokam and Pueblo Grande. Pueblo Grande Museum and Archaeological Park.
3. Howard, Jerry B. Hohokam Legacy: Desert Canals. (Pueblo Grande Museum Profiles No. 12) www.waterhistory.com
4. Farish, Thomas E., Arizona Historian. History of Arizona, Volume VI, Chapter IV. Phoenix, Arizona, 1918.
5. Jean Reynolds, Public Historian for the Phoenix Historic Preservation Office. The Architectural and Social History of Grant Park and Central Park Neighborhoods: A Preliminary Survey. May 28, 1998
6. Eleanor Roosevelt, "My Day, march 22, 1947," The Eleanor Roosevelt Papers Digital Edition (2017), accessed 5/18/2021, https://www2.gwu.edu/~erpapers/myday/displaydoc.cfm?_y=1947&_f=md000606.
7. Arizona Nurses Association. White Caps in the Desert. https://cdn.ymaws.com/www.aznurse.org/resource/resmgr/Docs/White%20Caps%20in%20The%20Desertreduced.pdf
8. Hispanic Historic Property Survey, City of Phoenix (Historic context, pg. 73)

Pedestrians Crossing | 5200 S. Central Avenue
Source: Phil Soto, South Central TOD Grant Team

EQUITABLE TRANSIT ORIENTED DEVELOPMENT (ETOD)

What is ETOD?
In 2013 the City of Phoenix adopted the TOD Strategic Policy framework (amended 2016 and 2018) which includes "equity" as one of the five interrelated and interdependent factors meant to permeate planning and decision making processes to help ensure sustainability in planning for our Transit Oriented Communities in Phoenix. Equity is described to ensure people of all ages, income levels, races, ethnicities and abilities have fair access to the benefits provided by community investment in light rail. It is also noted that often times the cost of living, health impacts, and urban development disproportionately affect middle and lower income families, where as Equitable communities and for our purposes, Equitable Transit Oriented Development (ETOD) communities, enhance the quality of life for everyone. More recent conversations locally, in particular as part of this planning process, and nationally as part of other similar community revitalization and planning efforts have consistently revealed several historic, institutional, and systemic factors as barriers to achieving truly equitable outcomes even with the best of intentions.

An honest approach to ETOD in South Central
Although this document is not titled an "Equitable TOD" policy plan, a lot of great work has contributed to more equitable, authentic, and inclusionary outcomes, it is important to acknowledge that greater progress in equitable engagement and community planning are still needed. The intent is not to celebrate this plan as being solely representative of a model equitable TOD policy plan, process, or outcomes; it is intended to make visible these disparities, barriers, and challenges to encourage ongoing efforts, collaboration, and partnerships for more equitable outcomes in south central and other Phoenix communities. It is also to acknowledge the community desire for equitable investments, while being fully transparent that there is a need to continue learning, exploring, and evolving our processes and approach towards resilient, inclusive, sustainable, and equitable communities.

SOUTH CENTRAL ETOD

The South Central Communities have voiced strongly and consistently the need to correct the long standing and historic disinvestment in their communities, while simultaneously acknowledging that the wrong type, speed, or intensity of investment could trigger higher displacement risk as a result of expedited gentrification. On one hand "investment" is critical to correct the inequities of the past, and on the other hand the wrong type of "investment" may be harmful and exacerbate challenges for existing residents.

To remedy this, several community driven conversations have revolved around the need to provide more opportunities, support, and resources for community wealth building. In particular, individual and community wealth building through property and land ownership, entrepreneurship, and community leadership. This approach is critical to empowering the community towards achieving "gentle-fication", a slower, targeted investment approach towards community revitalization while reducing the risk of displacement.

The South Central Equitable TOD vision, outcomes, investments, strategies, and actions in this document are intended to make progress, provide tools, and break barriers to allow South Central residents more opportunities in building long term individual and community wealth.

Pool Repair Pool man| 3242 S. Central Ave.
Source: Phil Soto, TOD Grant Team

AN EVOLVING FRAMEWORK

Phoenix Transit Oriented Development (TOD)

In 2008, the largest light rail construction project in the nation's history was completed in Phoenix. This major achievement was the result of a partnership between local and federal agencies, strong civic leadership, and visionary urban planning that began decades earlier. The infrastructure, however, was designed to not just add high quality transportation options, but to lay a foundation for "reinventing" the communities surrounding it and creating new urban living choices in a city planned almost entirely for the automobile.

In 2011, the City of Phoenix was awarded a $2.9 million Sustainable Communities Challenge Grant from the U.S. Department of Housing and Urban Development (HUD). Thus, a collaborative partnership and initiative between the City of Phoenix, the U.S. Department of Housing and Urban Development, and numerous other organizations was born. This partnership came to be known as "ReinventPHX" and aimed to create a new urban development model in Phoenix to achieve ***Walkable Communities***. ReinventPHX resulted in the creation of a TOD Strategic Policy Framework followed by five District Policy Plans to illustrate the community vision and align it with development strategies and actions for the communities situated along the first phase of the light rail.

The five (5) TOD Districts are: 1) the Gateway District; 2) the Eastlake Garfield District; 3) the Midtown District; 4) the Uptown District; and 5) the Solano District. Soon after, in 2016, the Northwest Extension Phase I was completed and shortly after, the city began a 2-3 year process working with the community to develop a sixth TOD Policy Plan, titled 19North, using the ReinventPHX TOD Strategic Policy Framework as a guide. The Phoenix City Council adopted the 19North Policy Plan on April 7, 2021.

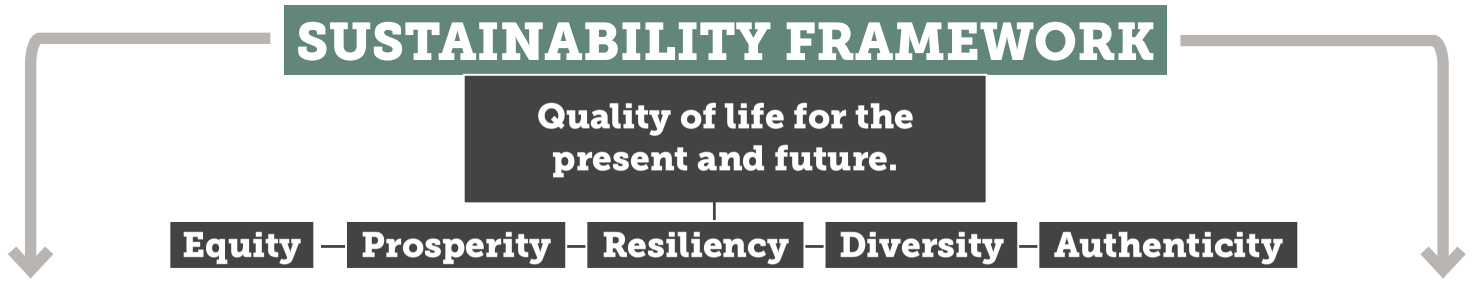
TOD Strategic Policy Framework

Since it's adoption in 2013, the City of Phoenix TOD Strategic Policy Framework has been utilized successfully to provide a holistic and multidisciplinary engagement, visioning, and implementation plan framework for several diverse transit oriented communities in Phoenix.

This framework has evolved over the years to respond to various community needs yet maintains its foundational structure inclusive of **five (5) interrelated and interdependent factors (Equity, Diversity, Authenticity, Resiliency, and Prosperity) to permeate planning and decision making processes to help ensure sustainability.**

Additionally, the framework maintains the **six (6) planning elements structure (Housing, Economic Development, Land Use, Mobility, Health, Green Systems) to ensure a multi-disciplinary process.**

Page 331



TRANSIT ORIENTED DEVELOPMENT (TOD) SUSTAINABILITY FRAMEWORK

The TOD planning effort for the South Central Corridor communities has built upon the lessons learned through the ReinventPHX TOD Strategic Policy Framework and six subsequently approved TOD District Policy Plans. The project team allowed stakeholders' perspectives to inform a unique approach to generate a 30-year vision relative to the six planning elements (below) and five factors towards sustainability (above).

Land Use

The **Land Use Element** focuses on the spatial pattern of urban development, including intensity, design, building form, and unique place-making characteristics.

Health

The **Health Element** focuses on key aspects of the built environment that impact public health, the availability of healthy food, recreational amenities, and safe places to walk and bicycle.

Housing

The **Housing Element** focuses on the affordability, quality and diversity of residential living options.

Mobility

The **Mobility Element** focuses on the movement of people and goods, including the availability of quality multi-modal transportation options.

Economic Development

The **Economic Development Element** focuses on the financial prosperity of businesses and residents, including the access to jobs, training and educational opportunities.

Green Systems

The **Green Systems Element** focuses on the design of buildings and infrastructure to improve resource efficiency and environmental protection.

It is important to recognize that these six planning elements are intrinsically interconnected to one another and changes in the defining factors of one element are likely to have impacts that affect the conditions of other elements. Active engagement of South Central Corridor communities allowed for the creation of a plan that is responsive to the specific needs and desires of their community.

PLANNING PROCESS: 3 KEY STEPS

OVERVIEW

The planning process was structured in three steps, Who We Are (Current State Assessment), What We Want To Be (Vision for the Future) and How We Get There (Implementation). Community engagement and capacity building was integrated into each step. The Who We Are step entailed a data-driven analysis of the current conditions within the Corridor using information derived from resident workshops and existing plans and databases. The What We Want To Be step included surveys, workshops, and focus group discussions that facilitated community conversations that helped describe a desirable future using narratives and illustrations. Lastly, the How We Get There step, best-practice implementation strategies, policies and area specific actions were identified to build upon the Corridor assets, reduce liabilities, and catalyze progress towards the Vision.

STEP 1: Who We Are (Current State Assessment)

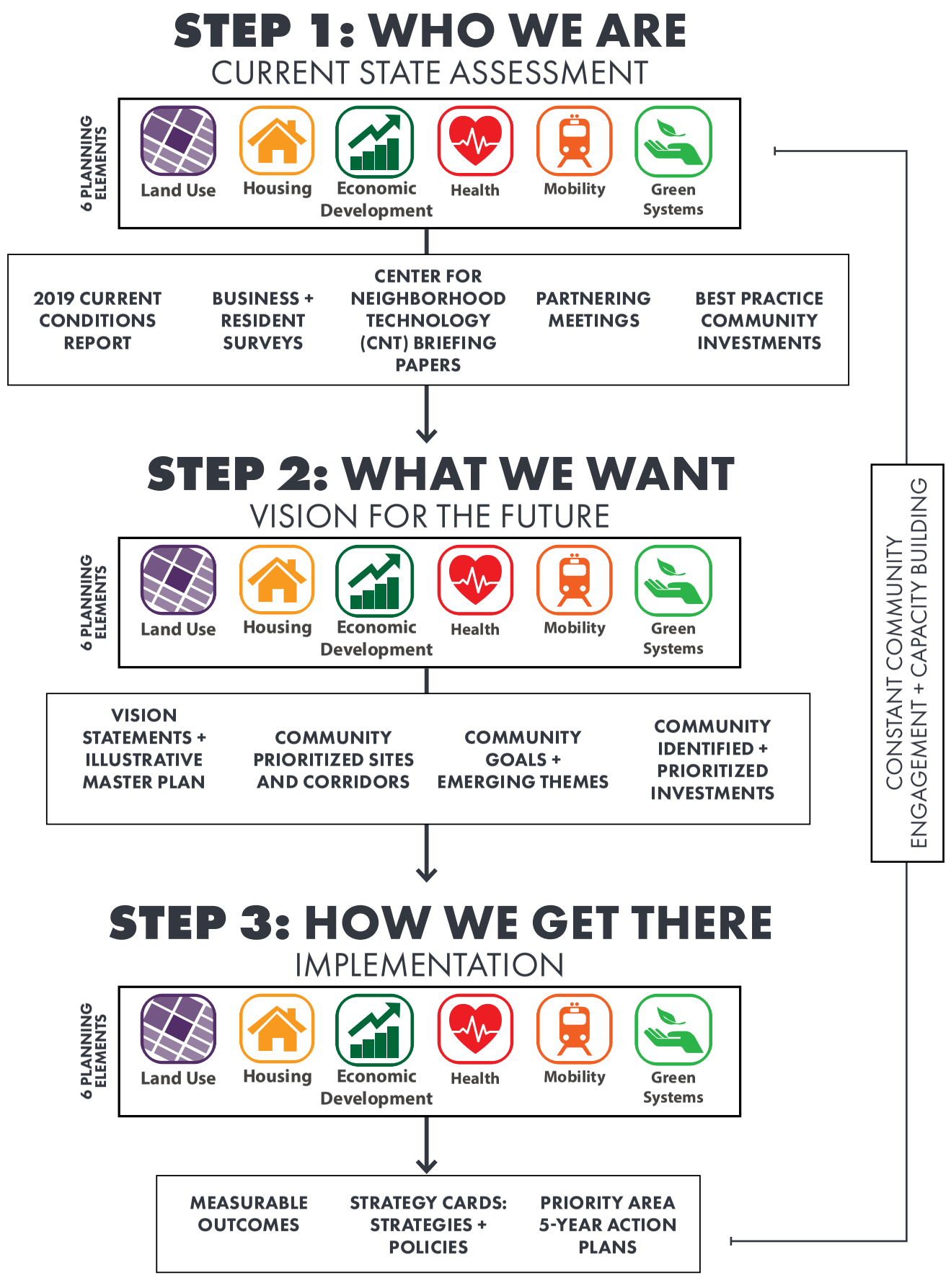
Residents and other Corridor stakeholders participated in surveys, bilingual workshops, and field surveys designed to identify and map assets, community needs, and improvement opportunities. This input was then synthesized with secondary data, such as demographic, land use, crime, traffic injuries, and economic conditions, etc. and analyzed using Geographic Information Systems (GIS), statistical software, and other data to complete an assessment of the existing conditions.

STEP 2: What We Want (Vision for the Future)

A series of public participation events that began with broad themes and progressed to specific designs were held to inform the creation of a shared long-term vision. Two week-long community workshops were conducted in large presentation formats as well as small round-table conversations that facilitated a two-way exchange of knowledge between residents and the project team. Input was then compiled, analyzed, and presented back to stakeholders in an iterative feedback process.

STEP 3: How We Get There (Implementation)

The How We Get There phase included small discussions and large capacity-building forums with urban development professionals, various city department staff, and community stakeholders. Evidence-based best practices were identified to respond to the unique conditions in the Corridor and help advance the current state towards the vision. Ongoing Engagement with the South Central TOD Steering Committee refined and prioritized practices that were most appropriate for the Corridor and helped identify partnerships that could potentially provide implementation resources.



A SOUTH CENTRAL CORRIDOR APPROACH | TARGETED ENGAGEMENT

Several historic, contextual, and community driven factors have contributed to a positive shift in the approach and application of the TOD Strategic Policy Framework to better fit the uniqueness of the South Central Communities. A heavy emphasis on Equity has resonated with South Central Communities and stakeholders from the beginning of the planning process and still holds strong.

Success in all aspects of the planning work were not to be measured by aligning the community to the framework, but rather aligning the framework to the community. In this instance, the South Central Community expressed countlessly the need to "reject displacement" thereby providing a heavier "lens" towards the equity component of the TOD Framework. This South Central Corridor approach utilized the framework to extract unique conditions, goals, and outcomes. This informed a process that prioritized information and adjusted the work program towards minimizing impacts to the most vulnerable populations at risk of displacement. The following sections outline several of the planning work program items that were adjusted to fit the needs of the South Central Communities.

One equity driven outcome that resulted from the emphasis toward Equitable TOD was to encourage ongoing partnerships between the City and local non-profit experts as they continue reaching, listening, and understanding the voice of populations on the verge of and experiencing the impacts of historically systemic racial, social, and economic inequity.

Comparatively, a targeted engagement effort was also taken to listen, educate, and collaborate with the local development professionals on the needs and opportunities for Equitable TOD to protect residents at risk of displacement. This effort, described further on page 212, complemented the holistic multidisciplinary approach outlined in the Framework and set the stage for a positive evolution in planning for our Transit Oriented Communities in a more equitable way.

A SOUTH CENTRAL CORRIDOR APPROACH

EQUITABLE INVESTMENT MENU

Every community desires investments that come in many shapes and sizes, with one key feature of providing community benefits. From common infrastructure elements such as safe sidewalks, safe bike lanes, and enhanced transit shelters, to more complex integrated networks of public plazas, open spaces, or ecological preserves. Investments should be context specific, especially in and around ETOD communities that perform differently from other automobile dependent parts of a city.

All investments have a unique place and bring unique opportunities. As part of the planning process, the community is asked to prioritize investments unique to their history, experiences, and in alignment with making progress towards the community vision for the future. In South Central, yet again, the community has enlightened us with a perspective to bring forward a new category/"lens" to evaluate investment options.

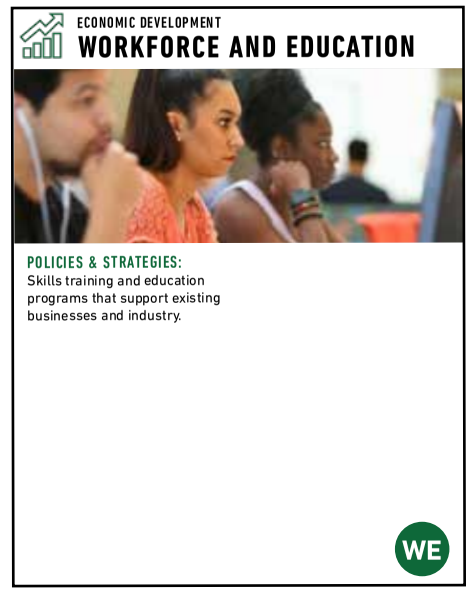
This has led to the creation and addition of several context specific equitable investment options needed to support populations at risk of displacement. For the complete "Investment Menu" options please see the **resources section.**

Urgent Care Facilities

An investment option for smaller scale, medical facilities that provide timely and neighborhood accessible health services.

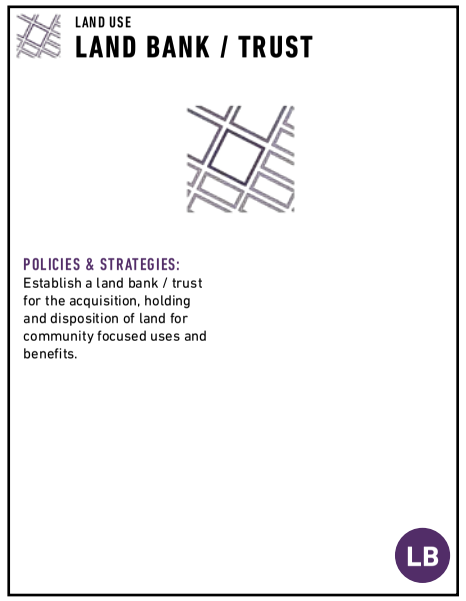
Workforce and Education

An investment option to improve skills training, education, and small business, and local industry support.



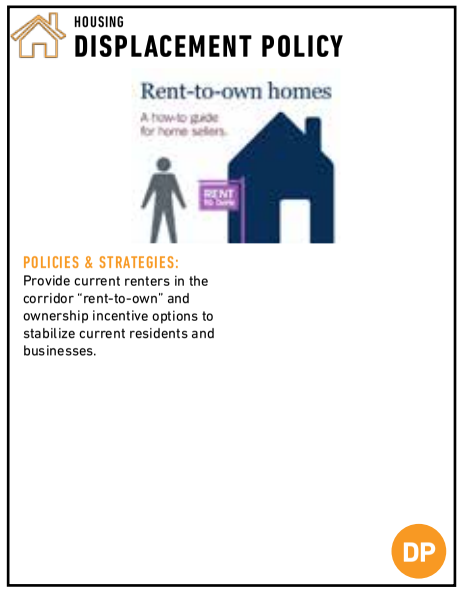
Land Bank/Trust

An investment option to establish an entity that may acquire, hold, develop, and dispose of land in alignment with the community vision.



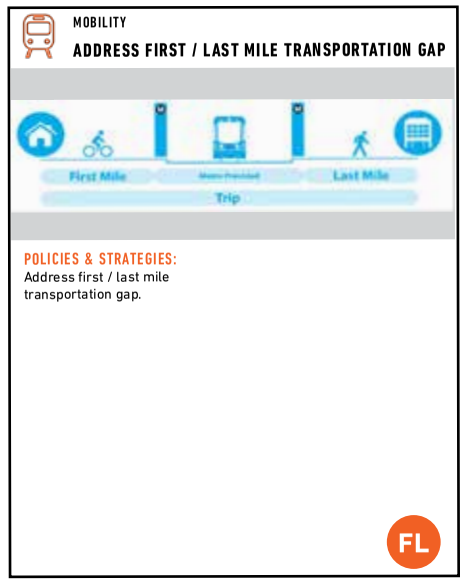
Displacement Policy

An investment option for policy support that incentivizes resident and business ownership opportunities.



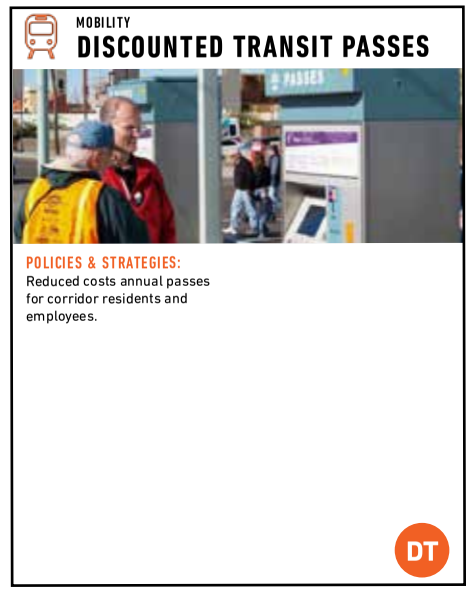
First/Last Mile

An investment option for infrastructure needs supportive of safe, healthy, and equitable first and last mile active transportation connections.



Discounted Transit Passes

An investment option for reduced costs and discounted transit passes for residents, workers, and communities dependent on public transit.



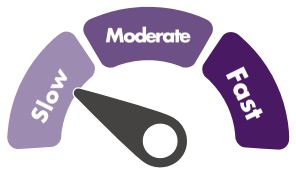
A SOUTH CENTRAL CORRIDOR APPROACH

PROTECT, ENHANCE, INVEST

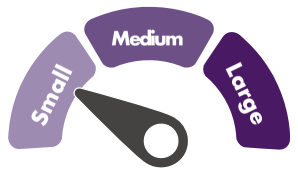
Another aspect of the planning work that evolved to fit the needs of the South Central Communities is the language chosen to describe the community identified "areas of change". "Areas of change" are distinct categories showing a level of community support for land use and development growth. It was important to use language that resonates with the community, residents, and local stakeholders, especially to distinguish areas in need of protection from displacement. The South Central Corridor "areas of change" have been labeled as "Protect", "Enhance", and "Invest".

PROTECT

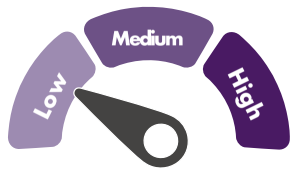
Areas designated for **slow incremental growth** strategies, **smaller scale** and **lowest intensity** investments. *Housing investments examples: ADU's, Tiny Homes, manufactured homes, duplexes, triplexes, fourplexes.



Rate of Change



Scale of Change



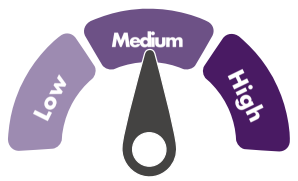
Intensity of Change

ENHANCE

Areas designated for **slow to moderate rate of growth** strategies, **medium scale** and **medium intensity** investments. *Housing investments examples: Courtyard Apartments, Townhouses medium multiplex, live-work.

Rate of Change

Scale of Change



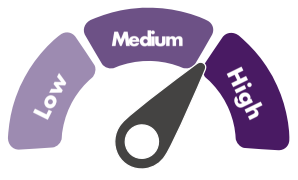
Intensity of Change

INVEST

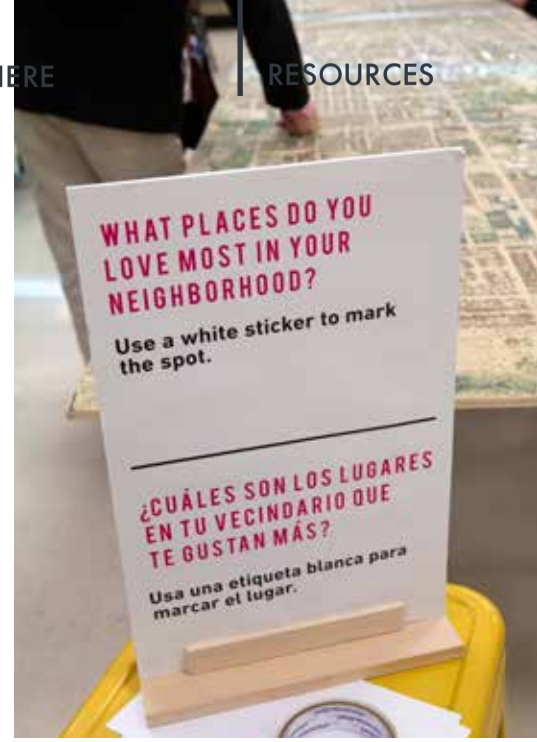
Areas designated for **moderate rate** of growth strategies, **medium/large scale** and **medium/high intensity** investments. *Housing investments examples: Mid-rise apartments/condos, Mixed Use Residential.

Rate of Change

Scale of Change



Intensity of Change



PART 2 WHO WE ARE

A successful community plan must first listen to and honor the stories of the communities past and present before being given the opportunity to grow a future together.

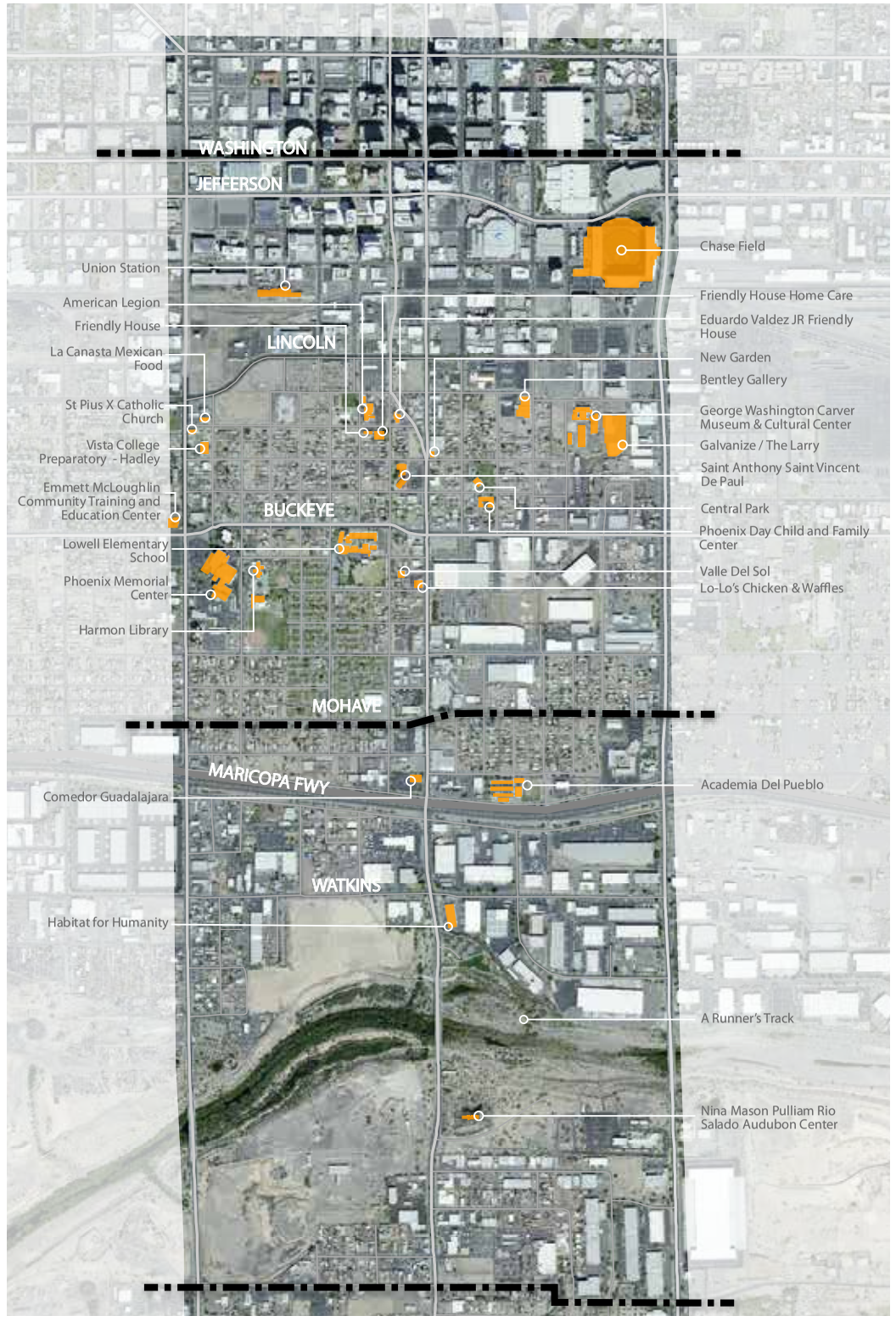
> "We must protect our most vulnerable."
>
> **COUNCILMAN GARCIA**
> Council District 8

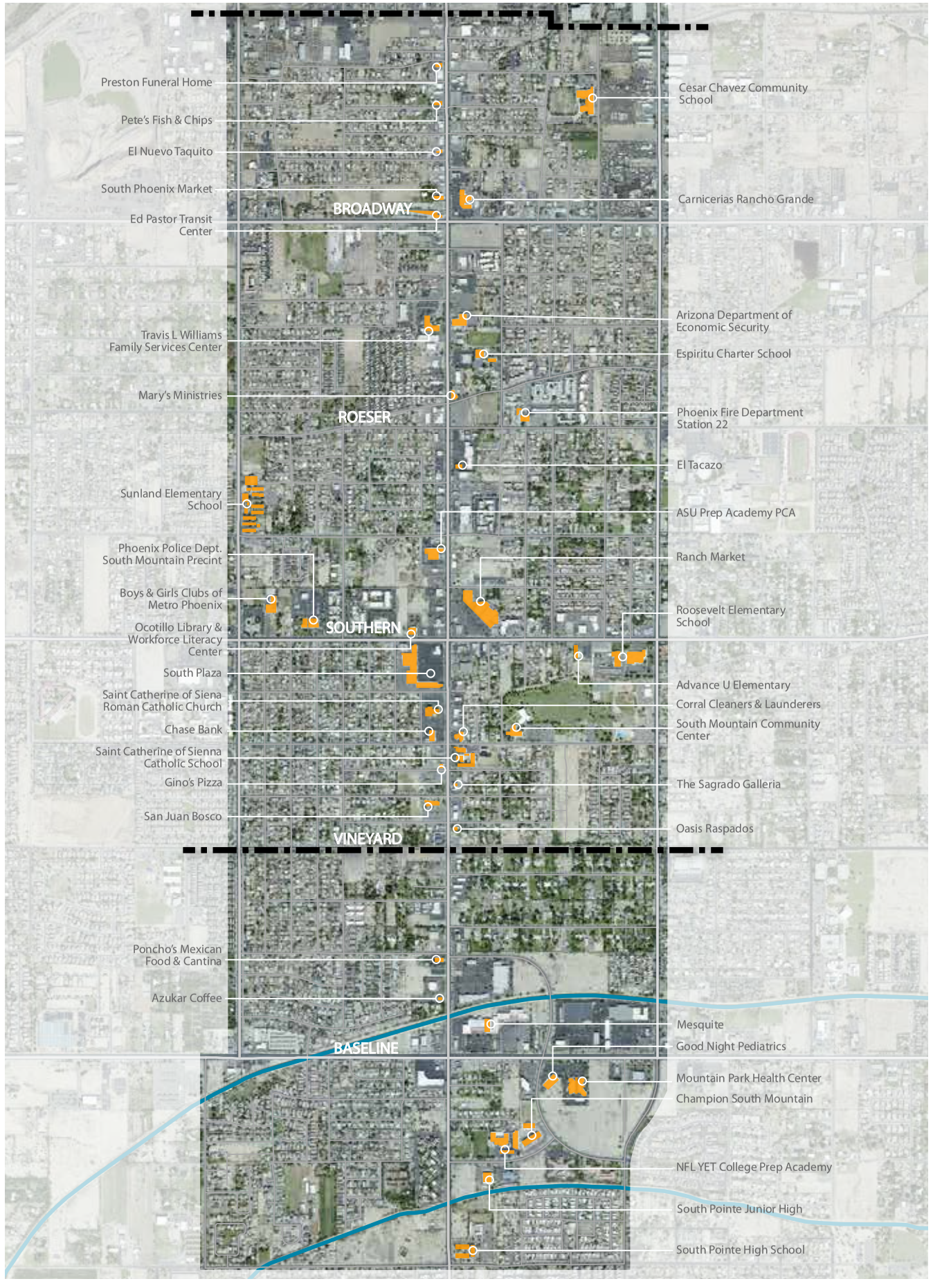
Videographer Documenting Stories
Source: TOD Grant Team

ASSETS + POINTS OF PRIDE

CURRENT CONDITIONS ASSESSMENT

Assets are strengths that currently exist, such as employers, schools, historic buildings, community organizations, initiatives, institutions and infrastructure. Asset mapping helps inform the planning process by creating an inventory for preserving, improving or further supporting existing resources. Likewise, policies to implement a long range vision should be designed to harness the advantages created from a community's unique assets. The South Central Corridor communities have a wealth of amenities, destinations, and unique places this plan intends to preserve and build upon.

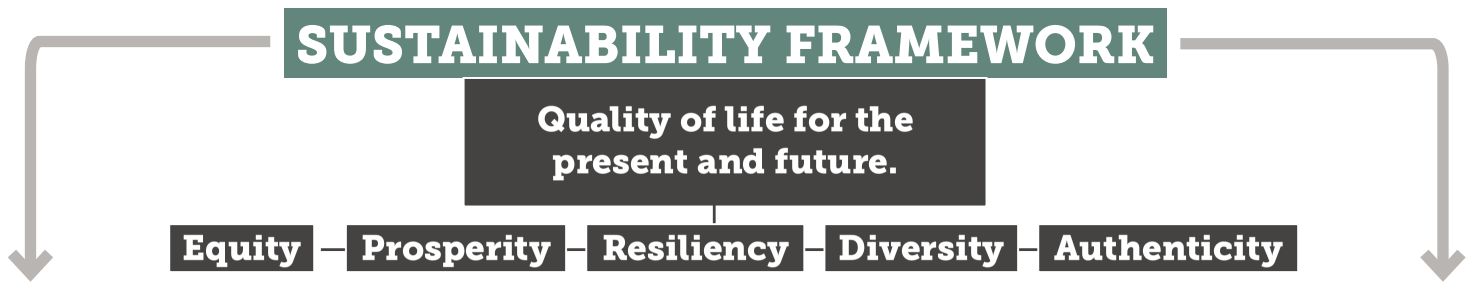




PLANNING ELEMENTS + INVESTMENTS

CURRENT CONDITIONS ASSESSMENT

As part of the initial planning process, and to capture the community voice from various city and community planning efforts along the corridor, an Existing Conditions report was created for the South Central Corridor project. The Existing Conditions Report provides an in-depth current state analysis, background, and demographic overview utilizing the six planning element framework below. The following pages provide a brief summary of content extracted from each of the six planning elements, however the complete Existing Conditions report can be found in the **resources section.**



Page 338

Land Use

The **Land Use Element** focuses on the spatial pattern of urban development, including intensity, design, building form, and unique place-making characteristics.

Health

The **Health Element** focuses on key aspects of the built environment that impact public health, the availability of healthy food, recreational amenities, and safe places to walk and bicycle.

Housing

The **Housing Element** focuses on the affordability, quality and diversity of residential living options.

Mobility

The **Mobility Element** focuses on the movement of people and goods, including the availability of quality multi-modal transportation options.

Economic Development

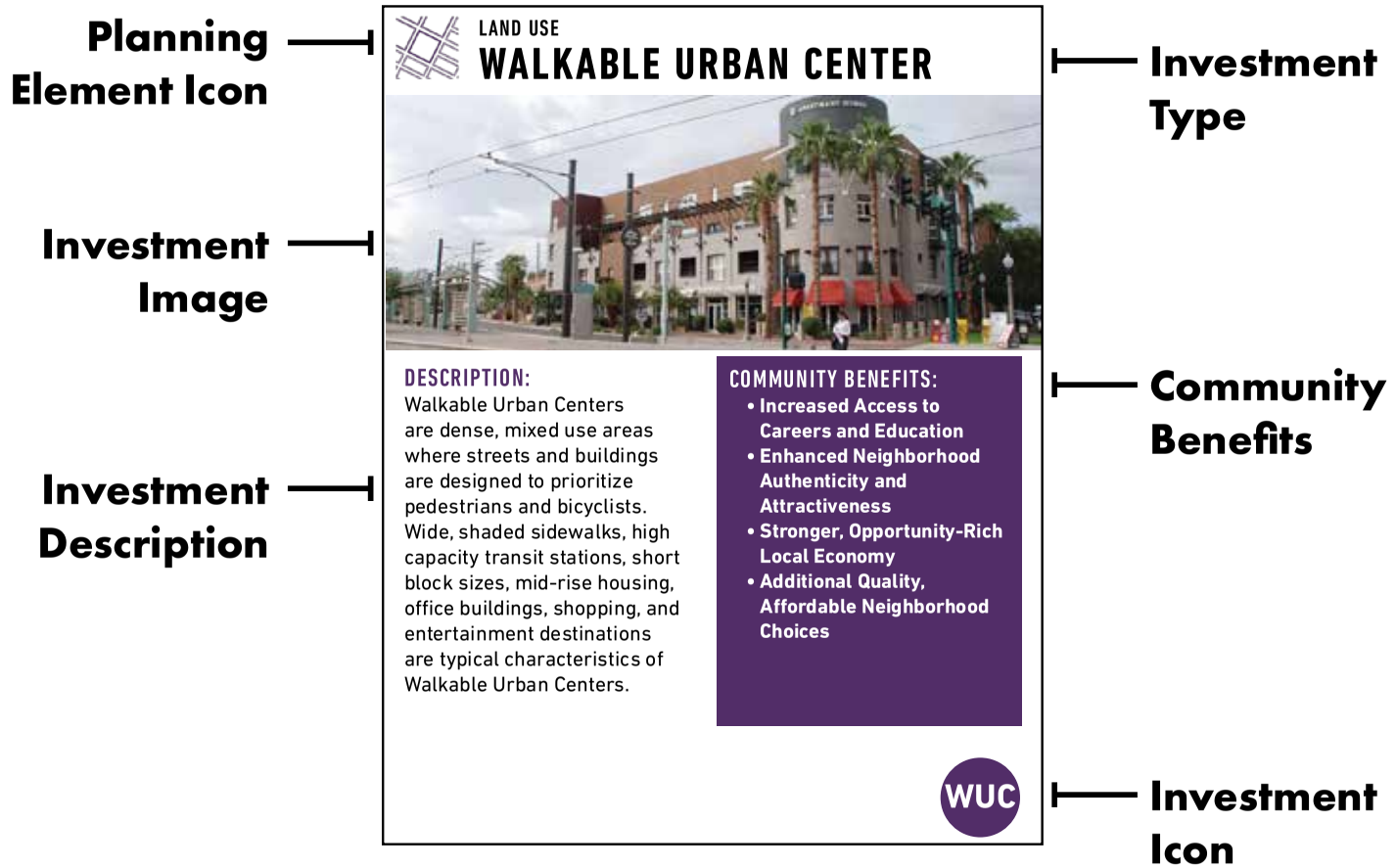
The **Economic Development Element** focuses on the financial prosperity of businesses and residents, including the access to jobs, training and educational opportunities.

Green Systems

The **Green Systems Element** focuses on the design of buildings and infrastructure to improve resource efficiency and environmental protection.

BEST PRACTICE COMMUNITY INVESTMENTS

After the six planning element assessments were completed as part of the Existing Conditions Report, the project team compiled several "Best Practice Community Investment Cards" similarly organized into the six planning elements. This "investment menu" became a foundation for facilitating interactive conversations, education, listening, and learning with the community. The following pages also provide examples of several "Best Practice Community Investments" organized by each of the six planning elements, however the complete "Investments Menu" utilized through this planning process can be found in the **resources section.**



LAND USE
Current Conditions

A Corridor of Stories

From Downtown to South Mountain the corridor radiates energy through its blend of cultures and variety of land uses. From single family homes and small businesses, to warehouse buildings and multi-family housing, from the historic neighborhoods in Central City South to Lolo's Chicken and Waffles, Gino's Pizza, and the car shows at South Plaza the vibrancy of the South Central corridor is captured in the histories of its Native, Hispanic, African, and Asian peoples which make up 84% of the population.

Let's take a walk

Foundational policies and plans demonstrate that the community of South Central wish to protect the corridors natural resources and share prosperity with the legacy of prior generations into the future. The corridor benefits from having an existing grid pattern which naturally tends to be at a more walkable scale. There is a strong entrepreneurial spirit in the corridor with hundreds of local small businesses providing exceptional services and one-of-a-kind goods, and it will only get stronger as vacancies lessen over time. Plenty of scenic resources such as the Rio Salado, Highland and Western Canals, and the nearby South Mountain Regional Park/Preserve, truly have the potential to make South Central a walkers paradise.

BY THE NUMBERS

5.10
square miles

300 + ACRES
of vacant land

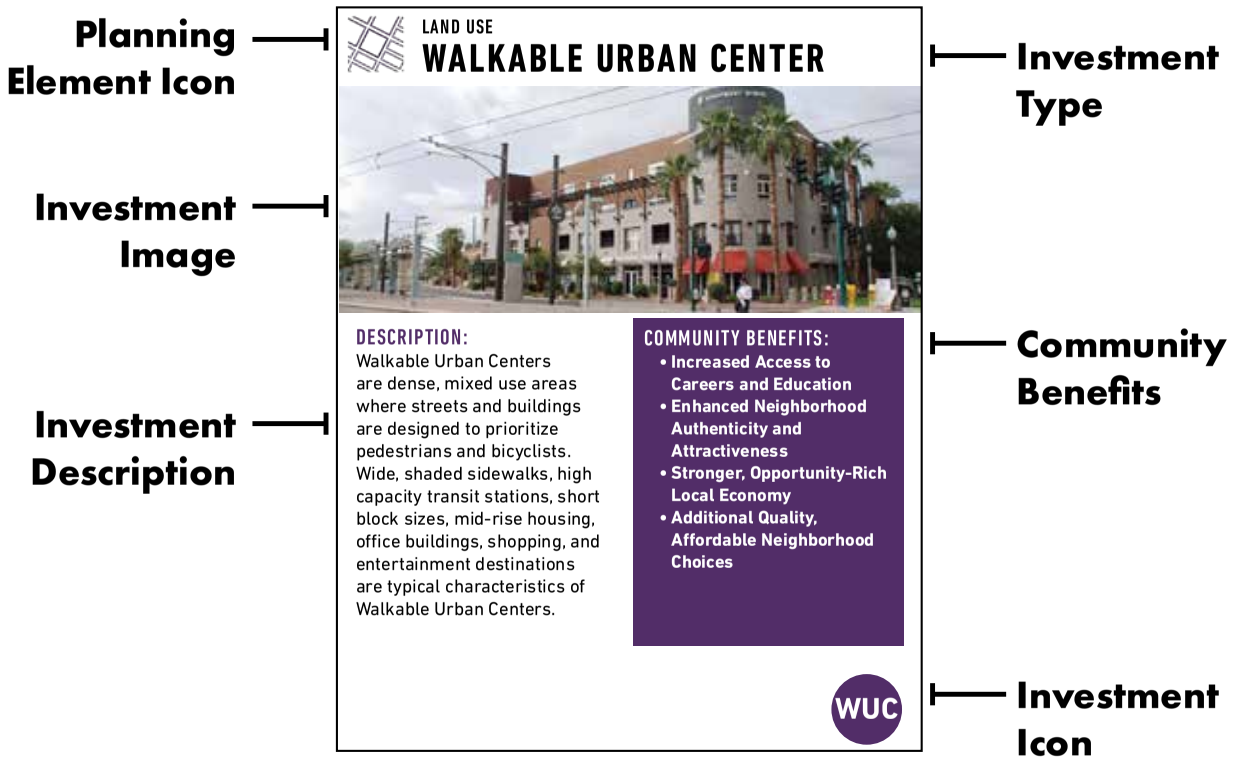
Page 339

THE LAND USE ELEMENT FOCUSES ON THE SPATIAL PATTERN OF URBAN DEVELOPMENT, INCLUDING INTENSITY, DESIGN, BUILDING FORM, AND UNIQUE PLACE-MAKING CHARACTERISTICS.

Matthew Henson Apartments
Source: TOD Grant Team

LAND USE
Best Practice Community Investments

OVERVIEW
Every community desires investments that come in many forms, shapes, and sizes. All community investments have a unique place and bring unique opportunities. The following "investment cards" provided examples of best practice community investments that when combined begin to articulate community desired changes towards a shared community vision.



Additional "investment menu" options can be found in the **resources section.**

HOUSING
Current Conditions

Housing Diversity
Single-family homes account for over 3,100 existing dwellings. Most of the residential subdivisions in the corridor were developed during the valley's growth boom post World War II– to 1979. The Grant Park Neighborhood and the Roosevelt Place East subdivision are some of the oldest subdivisions in the city of Phoenix and eligible as historic districts. Mobile home parks are one unique housing type found within the corridor making up 15%, or 1100 unit's of the corridor's housing stock, multi-family unit's account for a little less than 2700 unit's according to the Maricopa County Assessor's Office.

Housing Burdens
With a renter population comprising 2/3 of the corridor, and more than half of renters spending more than 67% of their earnings on housing and transit combined, affordability is a critical need. Corridor homeowners fair slightly better, but low-income levels, combined with an older housing stock have left many homeowners unable to make necessary repairs, and can lead to substandard housing conditions.

BY THE NUMBERS

67%
household earnings are spent on housing + transportation expenses

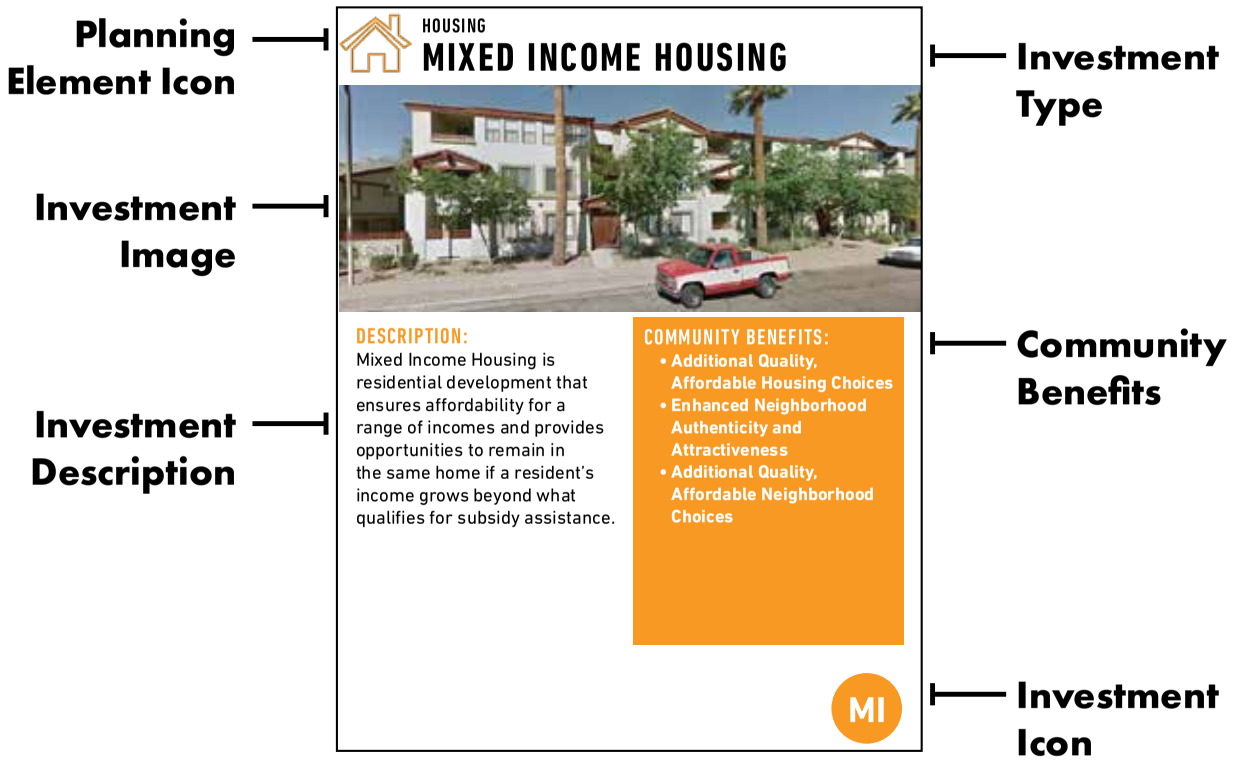
15%
of corridor's housing stock are within mobile home parks

THE HOUSING ELEMENT FOCUSES ON THE AFFORDABILITY, QUALITY AND DIVERSITY OF RESIDENTIAL LIVING OPTIONS.

Coffelt Housing
Source: TOD Grant Team

HOUSING
Best Practice Community Investments

OVERVIEW
Every community desires investments that come in many forms, shapes, and sizes. All community investments have a unique place and bring unique opportunities. The following "investment cards" provided examples of best practice community investments that when combined begin to articulate community desired changes towards a shared community vision.



Additional "investment menu" options can be found in the **resources section.**

ECONOMIC DEVELOPMENT

Current Conditions

Small Business is Big Business

Annual purchasing power within 1/2 mile of the corridor center is $250 million; within 2 miles it is $2 billion.
The corridor offers several unique goods, services, and experiences for people to spend money on. With over 438 local businesses in the corridor it is critical that we continue to promote growth of our small businesses so that benefits and profits stay in the community.

Sharing the Wealth

92% of people that live in the corridor and have a job, travel outside of the corridor to get to that job. The corridor has a high number and growth in production, construction, retail, and hospitality jobs. Because new jobs in the corridor will either be accessible through transit or in the immediate community, transportation expenses will possibly reduce for households, raising net income and financial security to a new level.

Page 343

BY THE NUMBERS

92%
of employed residents travel outside the corridor for jobs

OVER 400+
Local Businesses in the Corridor

THE ECONOMIC DEVELOPMENT ELEMENT FOCUSES ON THE FINANCIAL PROSPERITY OF BUSINESSES AND RESIDENTS, INCLUDING THE ACCESS TO JOBS, TRAINING AND EDUCATIONAL OPPORTUNITIES.

Travis L. Williams Family Services
Source: TOD Grant Team

ECONOMIC DEVELOPMENT

Best Practice Community Investments

OVERVIEW

Every community desires investments that come in many forms, shapes, and sizes. All community investments have a unique place and bring unique opportunities. The following "investment cards" provided examples of best practice community investments that when combined begin to articulate community desired changes towards a shared community vision.

Additional "investment menu" options can be found in the **resources section.**

HEALTH
Current Conditions

Health Requires Healthy Food

The South Central corridor has six full-service supermarkets that provide healthy food accessibility within ½ mile for the majority of residents. Of the nearly 6,048 corridor households, approximately 2,000 households live further than a 10-minute walk to a supermarket. Most of the supermarkets are concentrated south of Rio Salado.

Put the Creation in Recreation

There are seven city owned parks in the South Central corridor. Only four of the parks have recreation buildings and many of the parks have substantial gaps in the recreational programming they provide. Fifty-two percent of the residents in the corridor are within a ¼ mile from a park meaning there is a great opportunity for the remaining forty eight percent. The Rio Salado Habitat Restoration Area is a prime corridor recreation opportunity at over 595 acres along with 6 trailheads. Tie that with over 30 miles of canal banks and the 16,000-acre regional South Mountain Park/Preserve just outside the corridor and South Central can meet your recreational needs from the Rio to the Mountain.

BY THE NUMBERS

48%
residents are over a 1/4 mile of a park

2,000
HOUSEHOLDS
are greater than 10-minute walk to a supermarket

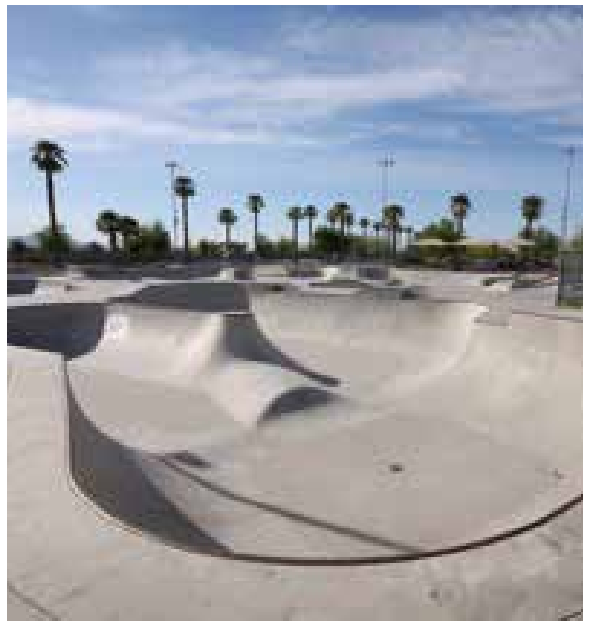
THE HEALTH ELEMENT FOCUSES ON KEY ASPECTS OF THE BUILT ENVIRONMENT THAT IMPACT PUBLIC HEALTH, INCLUDING THE AVAILABILITY OF HEALTHY FOOD, PUBLIC RECREATIONAL AMENITIES, AND SAFE PLACES TO WALK AND BICYCLE.

Phoenix Memorial Center
Source: TOD Grant Team

HEALTH
Best Practice Community Investments

OVERVIEW
Every community desires investments that come in many forms, shapes, and sizes. All community investments have a unique place and bring unique opportunities. The following "investment cards" provided examples of best practice community investments that when combined begin to articulate community desired changes towards a shared community vision.

Additional "investment menu" options can be found in the **resources section.**



MOBILITY
Current Conditions

Choose Transit
The average household in the corridor owns 1.23 vehicles. Creating more walkable neighborhoods to provide access to daily amenities and places of employment can drastically reduce dependence on automobiles and free up money for residents to spend on other uses. This is especially important for the 28% of residents living in South Central that do not own or lease a vehicle. Affordability and convenience will make getting to where one needs to go easier than ever and make choosing transit a clear winner.

Safety First
In order to promote walkability, an area needs to be safe to walk. There are approximately 91.9 miles of streets in the corridor. Many streets need resident and Capitol Improvement Project driven investments such as sidewalks, ADA upgrades, lighting, shade, and bike lanes. The corridor's two (2) mobility study areas conducted by the city's Street Transportation Department can provide valuable data and connections to resources to help implement walkability and pedestrian safety enhancements.

Page 347

BY THE NUMBERS

28%
residents do not own or lease a vehicle

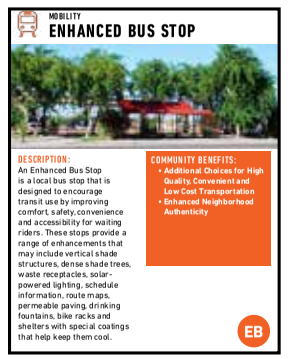
91.9 MILES
of Streets

THE MOBILITY ELEMENT FOCUSES ON THE MOVEMENT OF PEOPLE AND GOODS, INCLUDING THE AVAILABILITY OF QUALITY MULTI-MODAL TRANSPORTATION OPTIONS.

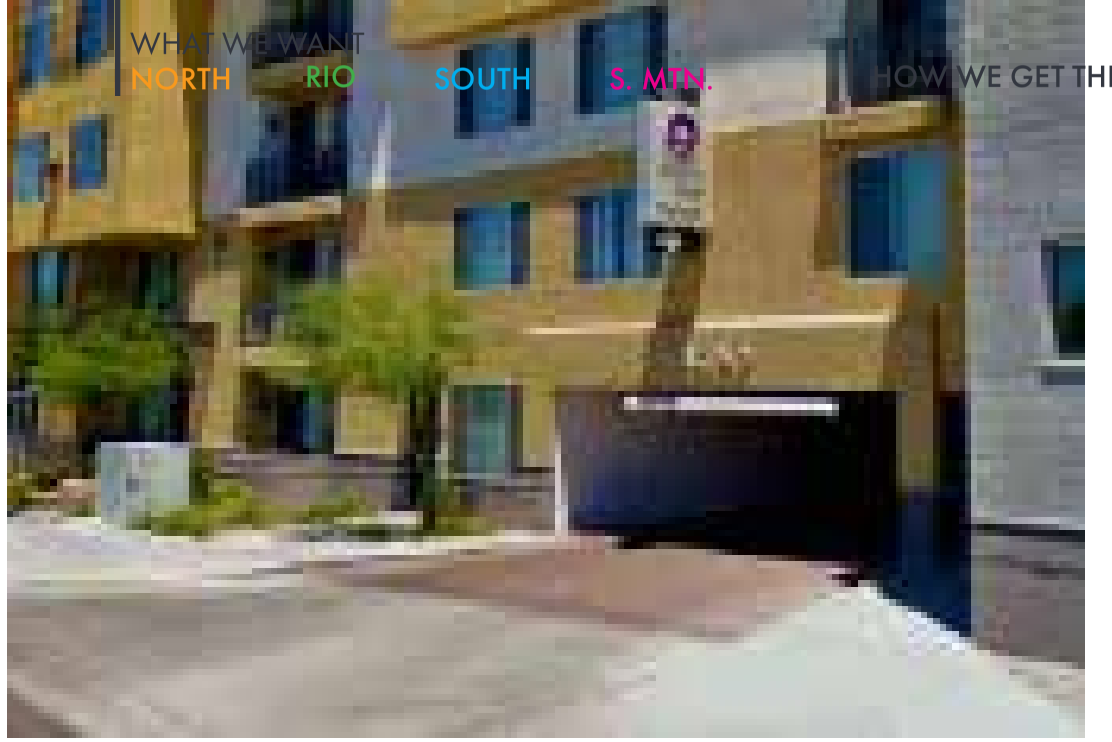
Central + Southern Avenue Intersection
Source: TOD Grant Team

MOBILITY
Best Practice Community Investments

OVERVIEW
Every community desires investments that come in many forms, shapes, and sizes. All community investments have a unique place and bring unique opportunities. The following "investment cards" provided examples of best practice community investments that when combined begin to articulate community desired changes towards a shared community vision.



Additional "investment menu" options can be found in the **resources section.**



GREEN SYSTEMS
Current Conditions

A Desert Oasis
South Central tends to be 1.8-5.4 degrees hotter than surrounding areas because of the number of paved surfaces and lack of trees. The South Central Corridor spans across the Central City Village which has 6.1% tree coverage and South Mountain Village which has 14.5% tree coverage. By investing in trees, the corridor can reduce its heat island effect creating more walkable streets and vibrant pedestrian places. In addition, the City has established a goal of reaching 25% canopy cover by 2030.

The Original Streaming Service
The Rio Salado Restoration Project is the largest natural green infrastructure system in the South Central corridor. It is an ongoing effort to restore the native wetland and riparian habitats of the Salt River benefiting native flora and fauna and residents through the collection of rain and stormwater and cooler ambient temperatures. Creating a green street environment for South Central is possible as demonstrated at Primeria Iglesia United Methodist Church. The project utilizes vegetation along with bioswales and curb openings and serves as a model for small developments, showcasing quality and affordable stormwater management and shading.

BY THE NUMBERS

14.5 %
tree coverage in South Mountain Village

6.1 %
tree coverage in Central City Village

THE GREEN SYSTEMS ELEMENT FOCUSES ON THE DESIGN OF BUILDINGS AND INFRASTRUCTURE TO IMPROVE RESOURCE EFFICIENCY AND ENVIRONMENTAL PROTECTION.

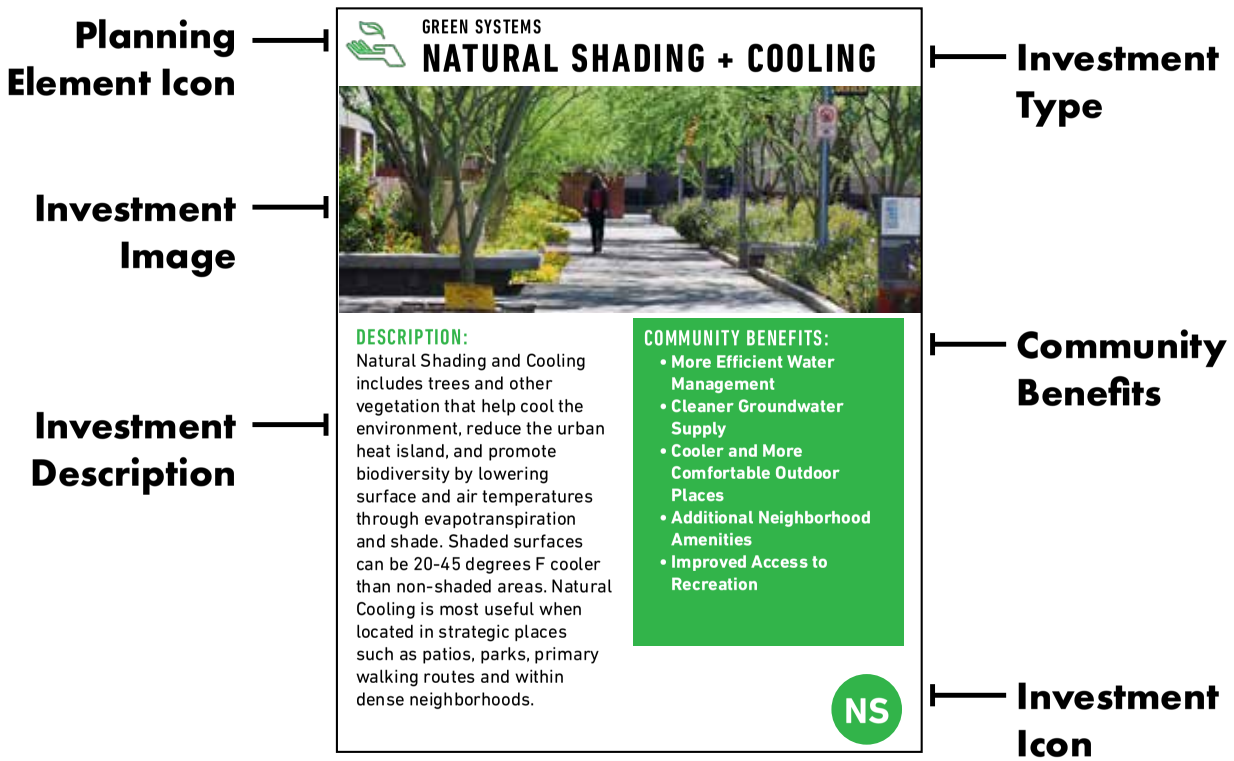
Rio Salado Habitat Restoration Area
Source: TOD Grant Team

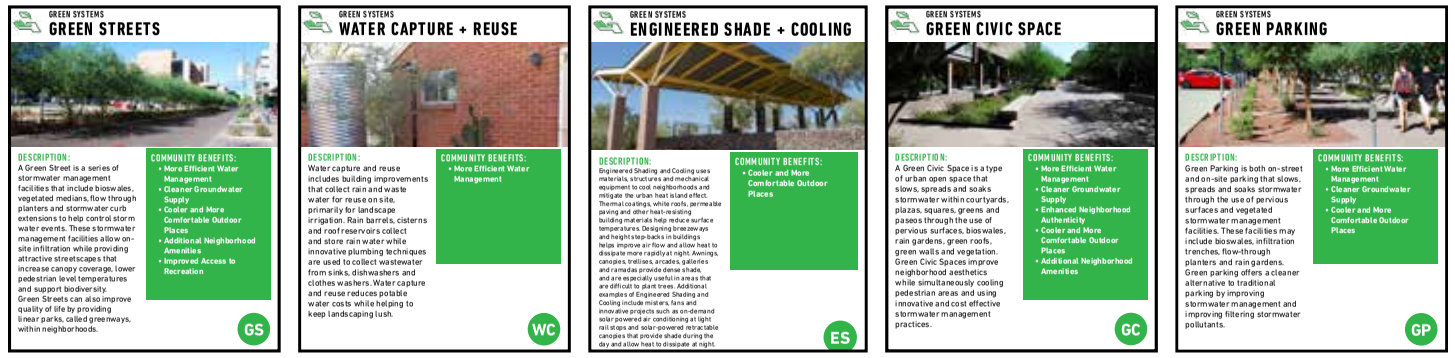
GREEN SYSTEMS

Best Practice Community Investments

OVERVIEW

Every community desires investments that come in many forms, shapes, and sizes. All community investments have a unique place and bring unique opportunities. The following "investment cards" provided examples of best practice community investments that when combined begin to articulate community desired changes towards a shared community vision.





Additional "investment menu" options can be found in the **resources section.**

PUBLIC PARTICIPATION

"MEETING THE COMMUNITY MEMBERS WHERE THEY ARE."

TOD GRANT TEAM OVERVIEW

TOD Grant Team
The Transit Oriented Development (TOD) Grant Team began work in collaboration with the City of Phoenix on the South Central project in May 2018. The Transit Oriented Development (TOD) Grant Team includes seven organizations: Promise Arizona, Gould Evans, Center for Neighborhood Technology (CNT), Wilson & Company, Local First, Friendly House, and Hustle Phoenix. Their efforts have been focused on three project areas: Outreach, Business Assistance and Transit Oriented Development (TOD) Planning.

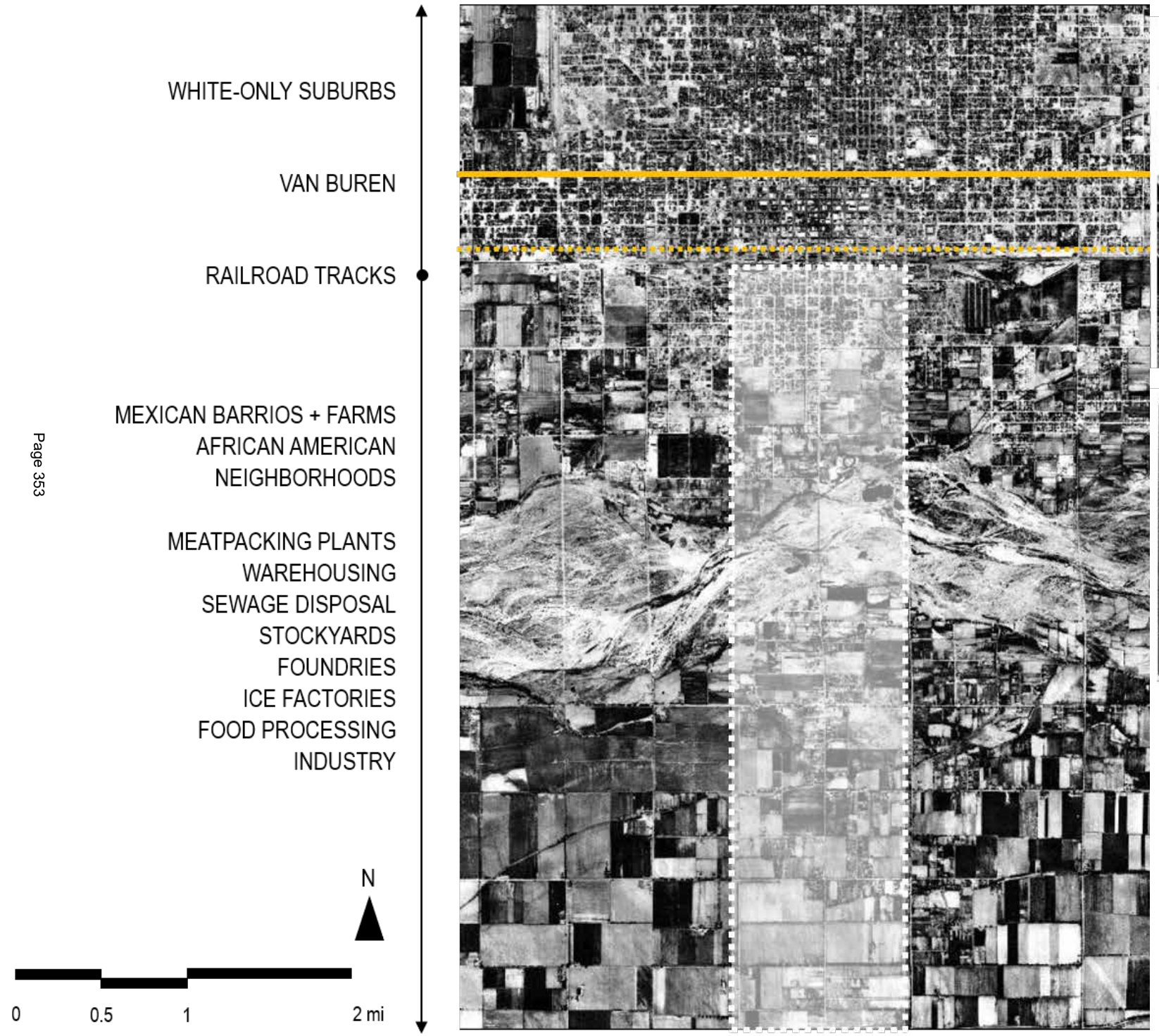
Project Area
The geographical area of the project is the South Central Corridor. The corridor boundaries vary depending on the specific project focus area. The planning activities are focused on the area between 7th Avenue and 7th Street from Jefferson to South Mountain Avenue; The Business Assistance service area lies within 3rd Avenue and 3rd Street, between Van Buren Street and Baseline Road.

Outreach Approach
Outreach was a broad-based category supporting both the Business Assistance and Transit Oriented Development (TOD) planning efforts, with the main objective of listening to the concerns and aspirations of community members, documenting them, and inspiring participation from community members to help plan for their future community. The planning goal was to engage a minimum of 100 people per station stop through the combination of all methods of outreach for the planning process.

Visioning Approach
The Transit Oriented Development (TOD) Grant Team reached people by meeting the community members where they were and by attending events in the South Central community to allow community members to conveniently provide input through a variety of engagement methods and participate in visioning exercises and activities. This public engagement and outreach strategy has served the project well. The following pages represent several aspects of the TOD Grant team work that contributed to this South Central community vision and plan, for more complete documentation please see the "South Central Transit Oriented Development Business Assistance + Land Use Planning" Executive Summary in the **resources section.**

HISTORIC FACTORS

TOD GRANT TEAM OVERVIEW



> Segregation x Annexation: History of South Phoenix

- Following the establishment of a prominent identity, South Phoenix was impacted by the racial lines drawn through real estate decisions, redlining, and race-restrictive covenants in the early 1900s. Minorities in Phoenix settled south of Van Buren Street due to discriminatory home loan practices by the federal Home Owners' Loan Corporation (HOLC). Barrios were formed and were isolated from Anglo communities as socioeconomic divisions deepened.
- In 1960, the City of Phoenix annexed what is now known as 'South Central' as part of the City of Phoenix. Nearly 60 years later, this community of strong cultural capital seeks action to their infrastructure goals of creating a connected sustainable community.

PUTTING PEOPLE FIRST

TOD GRANT TEAM OVERVIEW

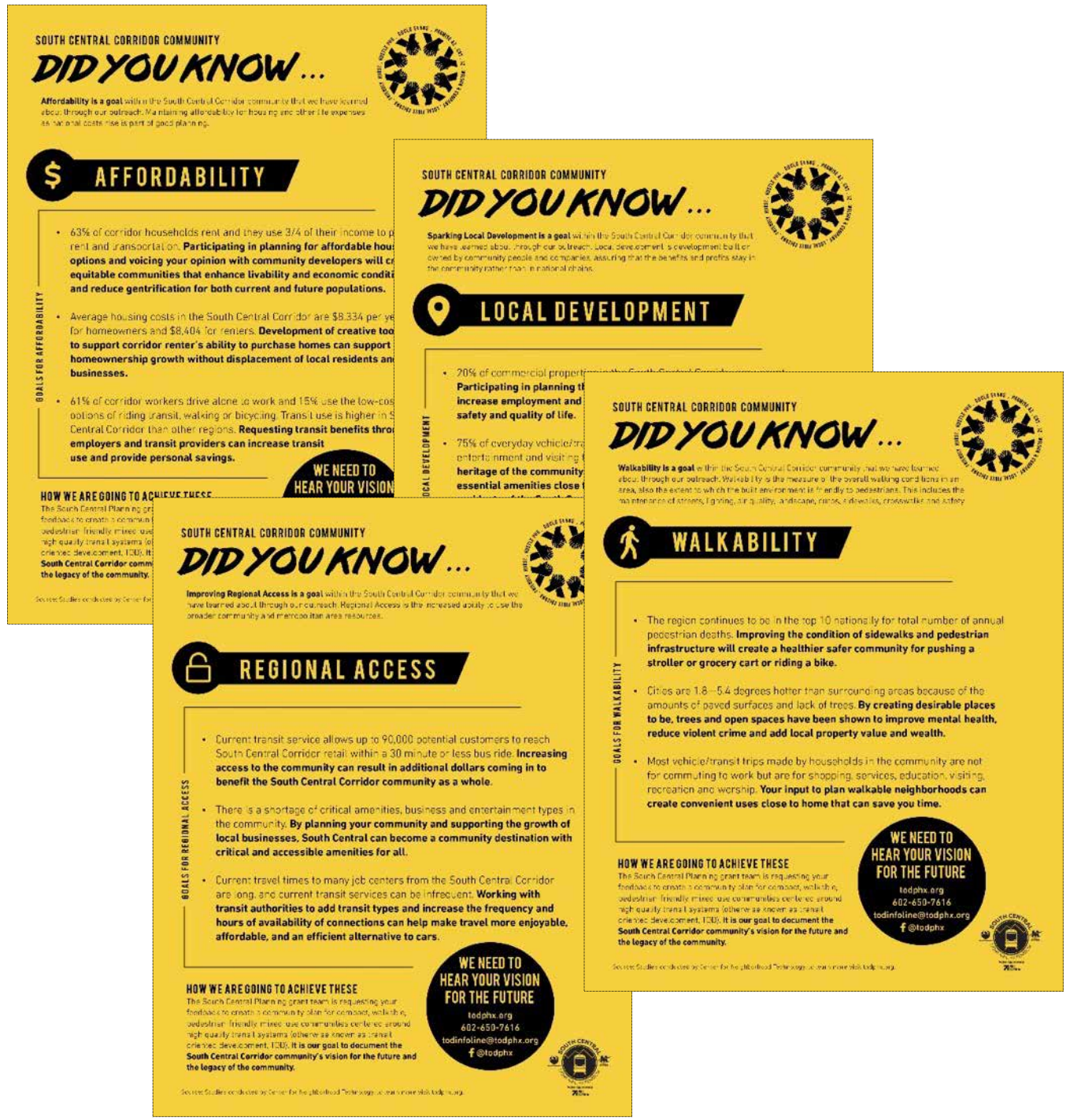
Page 354

> Put People First + Listen

Methodology started with building on the work of local non-profit partners that have been embedded in the community for decades, paired with national researchers. Outreach tactics began by employing analog and technological approaches to bridge multilingual door-to-door outreach, with big data analytical tools that inform the field work; including door-to-door conversations and assessments, phone banking, and business assistance outreach.

INFORMATION + FACTS

TOD GRANT TEAM OVERVIEW



AFFORDABILITY

Let's reduce the cost of living.

63%

63% of corridor households rent and they use 3/4 of their income to pay for rent and transportation. **Access to financing could help residents have power in creating the future community they want.**

Public transit could save users up to $7,000 per year. **Learn how this savings could make a positive impact for you and your family.**

REGIONAL ACCESS

Let's connect to more places and jobs.

92%

92% of corridor workers hold jobs outside of the corridor. **A community plan should identify places in the Corridor for attracting the employers you would like to work for.**

30 MIN

A well-connected transit system increases access to retail and amenities in less than 30 minutes. **The light rail can save travel time.**

LOCAL DEVELOPMENT

Let's keep dollars in the community.

75%

75% of routine trips out of the home are for personal services, entertainment and visiting friends. **Transit isn't just for going to work.**

20%

20% of commercial properties in the Corridor are vacant. **Tell us what should be in these buildings to keep local dollars in the South Central Corridor.**

WALKABILITY

Let's create healthy, friendly places to walk.

Cities are 1.8—5.4 degrees hotter than surrounding areas because of the amount of paved surfaces and lack of trees. **Where would you like to see trees and green areas in the South Central Corridor?**

TOP 10

The region continues to be in the top 10 nationally for total number of annual pedestrian deaths. **Improving the condition of sidewalks and pedestrian safety infrastructure will create a healthier, safer and family friendly community.**

> Provide Information + Facts

The goal was to combat misinformation that was generating through a campaign to end transit projects around the country. Our team focused on providing the community with accurate information and proper tools to begin imagining a better future for themselves and their neighbors.

PLANNING TOGETHER

TOD GRANT TEAM OVERVIEW

> Planning, Together

Through a 10-month initiative of 'meeting the community where they are', a multilingual educational campaign was launched highlighting "Did you Know" facts that provided information about the benefit of reducing expenses and increasing affordability through transit. The campaign promoted topics that were prioritized by the community including affordability, local development, regional access and walkability.

This initiative provided the community with proper tools to encourage participation and plan for a better future together.

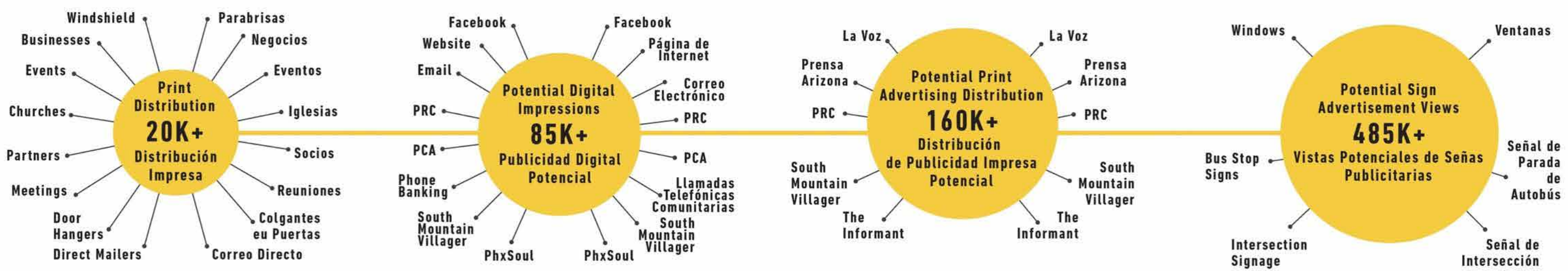
COMMUNITY REACH

TOD GRANT TEAM OVERVIEW

COMPLETED SURVEYS ACROSS GEOGRAPHICAL AREAS

Lincoln: **47** Buckeye: **90** Audubon: **23** Broadway: **150** Roeser: **105** Southern: **167** Baseline: **138**

31	7,473	400	737	10	68
LOCAL ORGANIZATIONS	DOORS KNOCKED	BUSINESSES CONTACTED	RESIDENTIAL ASSESSMENTS	PUBLIC WORKSHOPS	ROAD SHOWS



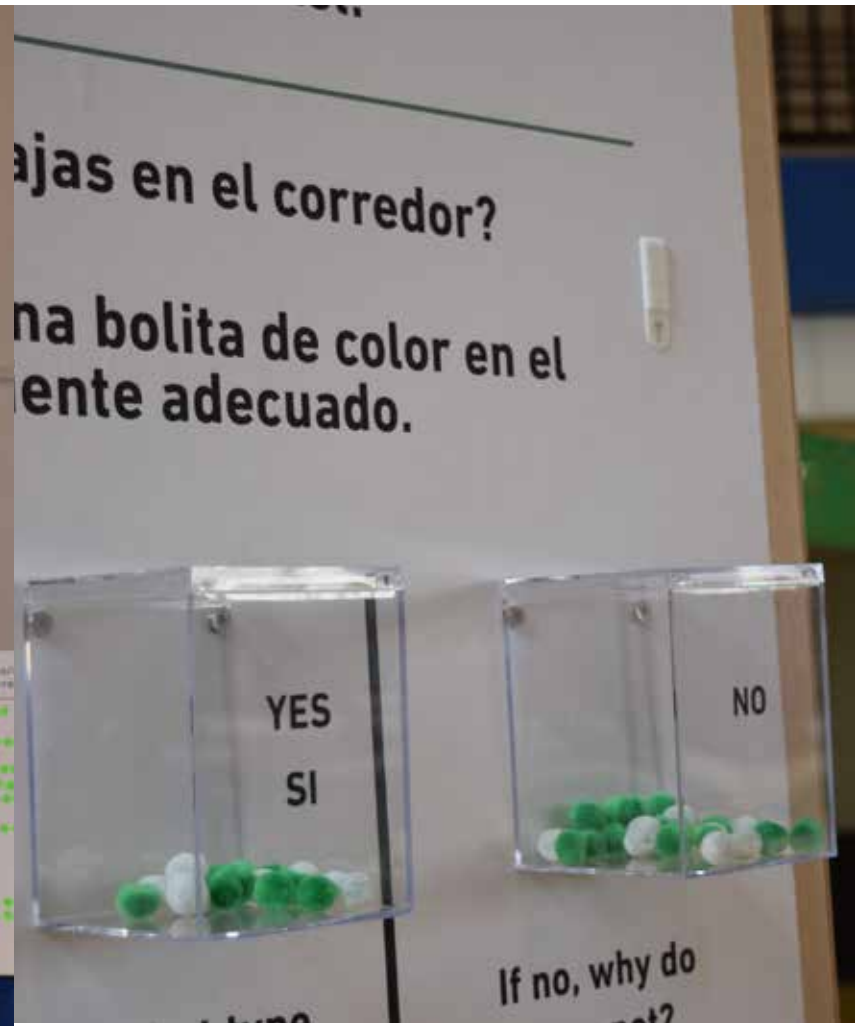
*Calculation methods available upon request
*Los metodos de medición están disponibles a petición

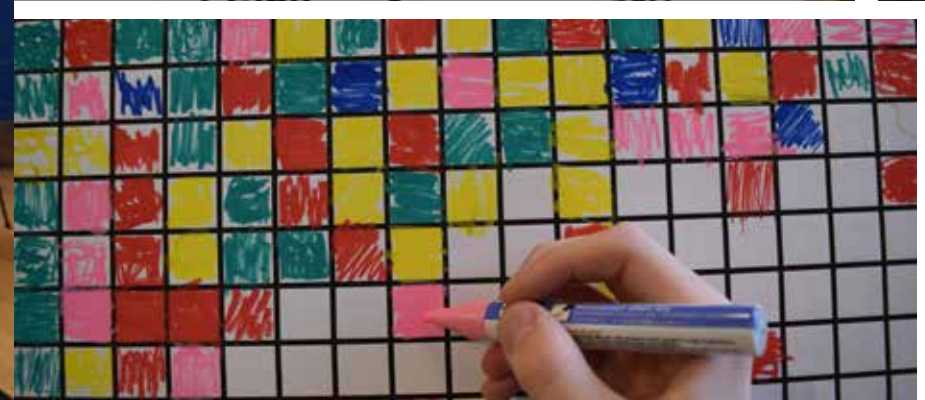
> Reach

Within the span of a year and a half, our team has knocked on over **10,000 doors**, completed over **700 residential assessments**, contacted over **400 businesses**, attended/presented at nearly **70 events/meetings**, hosted **two series of community planning workshops** which ultimately led to an initial draft of a community driven plan.

COMMUNITY INPUT

TOD GRANT TEAM OVERVIEW





> Meeting The Community Where They Are

For the last year and a half, the TOD Grant team, a collaborative of eight professional firms and local non-profit organizations has shared the trajectory, challenges and opportunities to empower a community to formulate their own goals and envision a future leveraging their cultural capital.

COMMUNITY IDENTIFIED INVESTMENTS

TOD GRANT TEAM OVERVIEW

North Region

Rio Salado Region

South Region

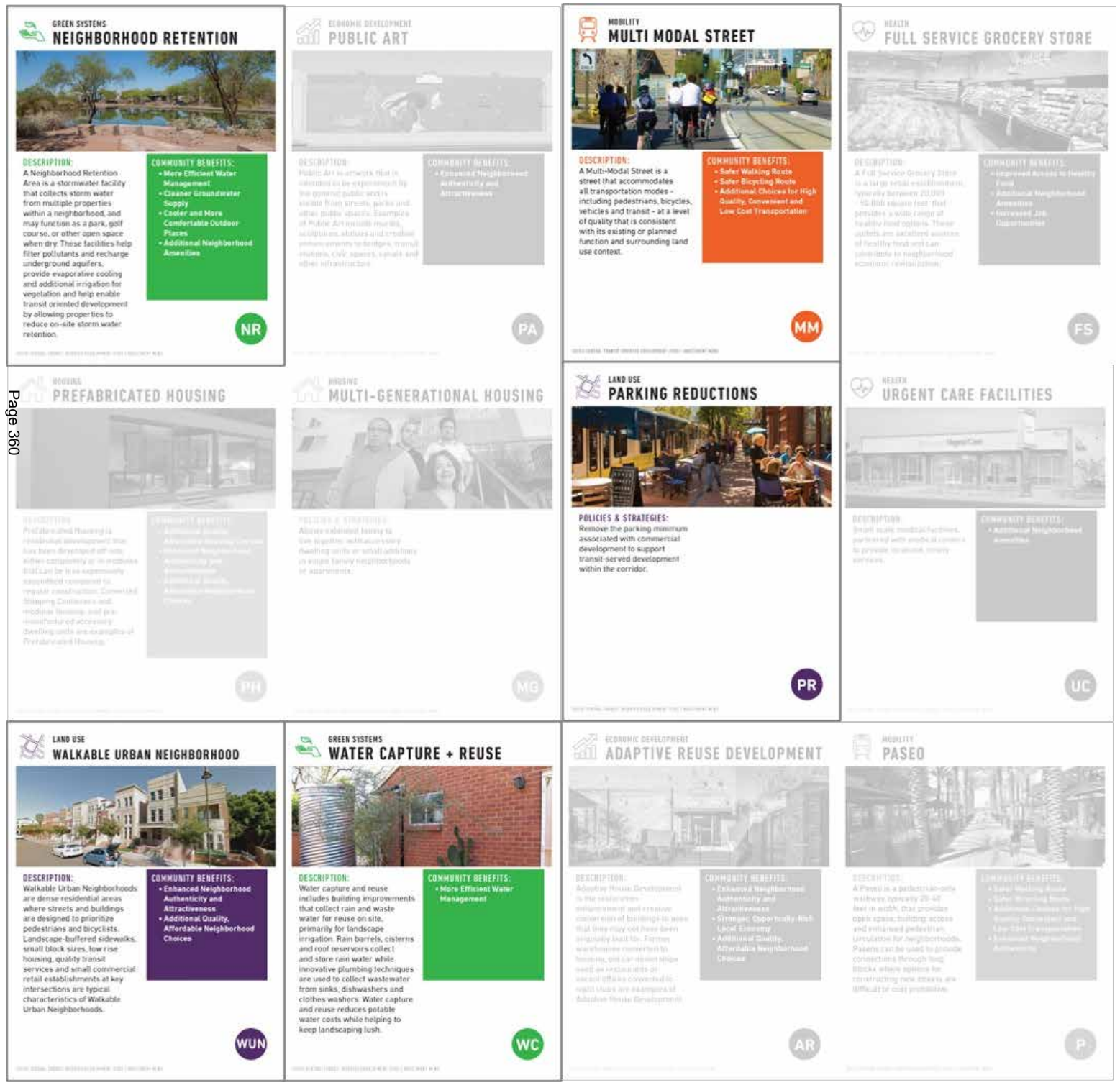
South Mountain Region

> Mapping Activities

Community members were encouraged to identify areas that were at risk of displacement, which areas are important to prioritize decisions on and which investments were appropriate for the different areas within the corridor. Each activity included a map to engage community members and gather input.

COMMUNITY PRIORITIZED INVESTMENTS

TOD GRANT TEAM OVERVIEW



> Community Identified Investments

62 cards in six categories were used to geolocate potential investments identified by the community. Investments identified included neighborhood retentions, multi modal streets, parking reductions, walkable urban neighborhoods and water capture and reuse.

BUILDING + HOUSING TYPOLOGIES

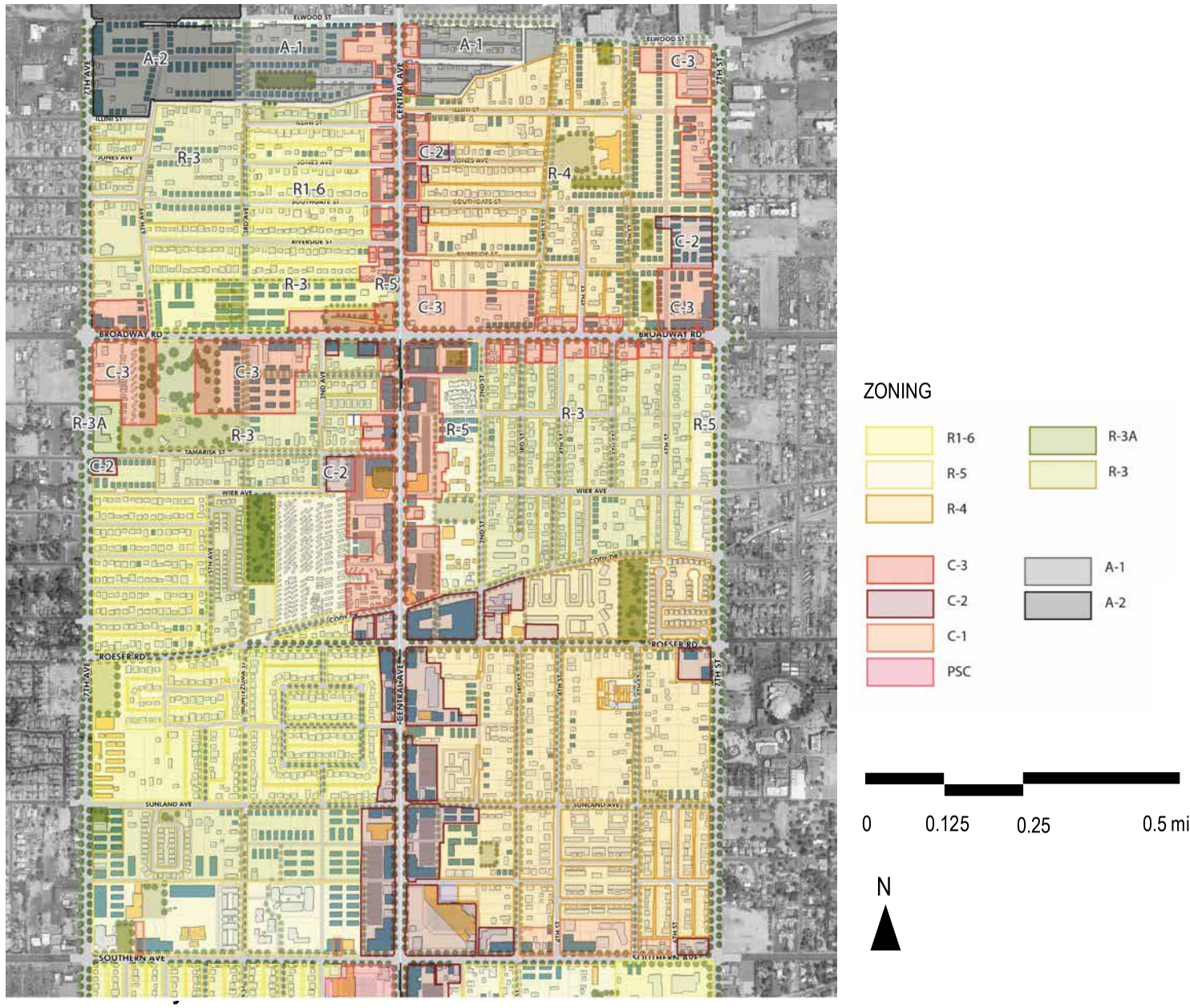
TOD GRANT TEAM OVERVIEW

Zoning + Building/Housing Typologies I Missing Middle

> Urban Walkable Code Application

The Application of the Walkable Urban (WU) Code creates a more walkable, urban pattern of development along the light rail corridor while reducing the emphasis on and need for parking while focusing on implementing typologies respectful of the existing neighborhoods while meeting the needs of the community.

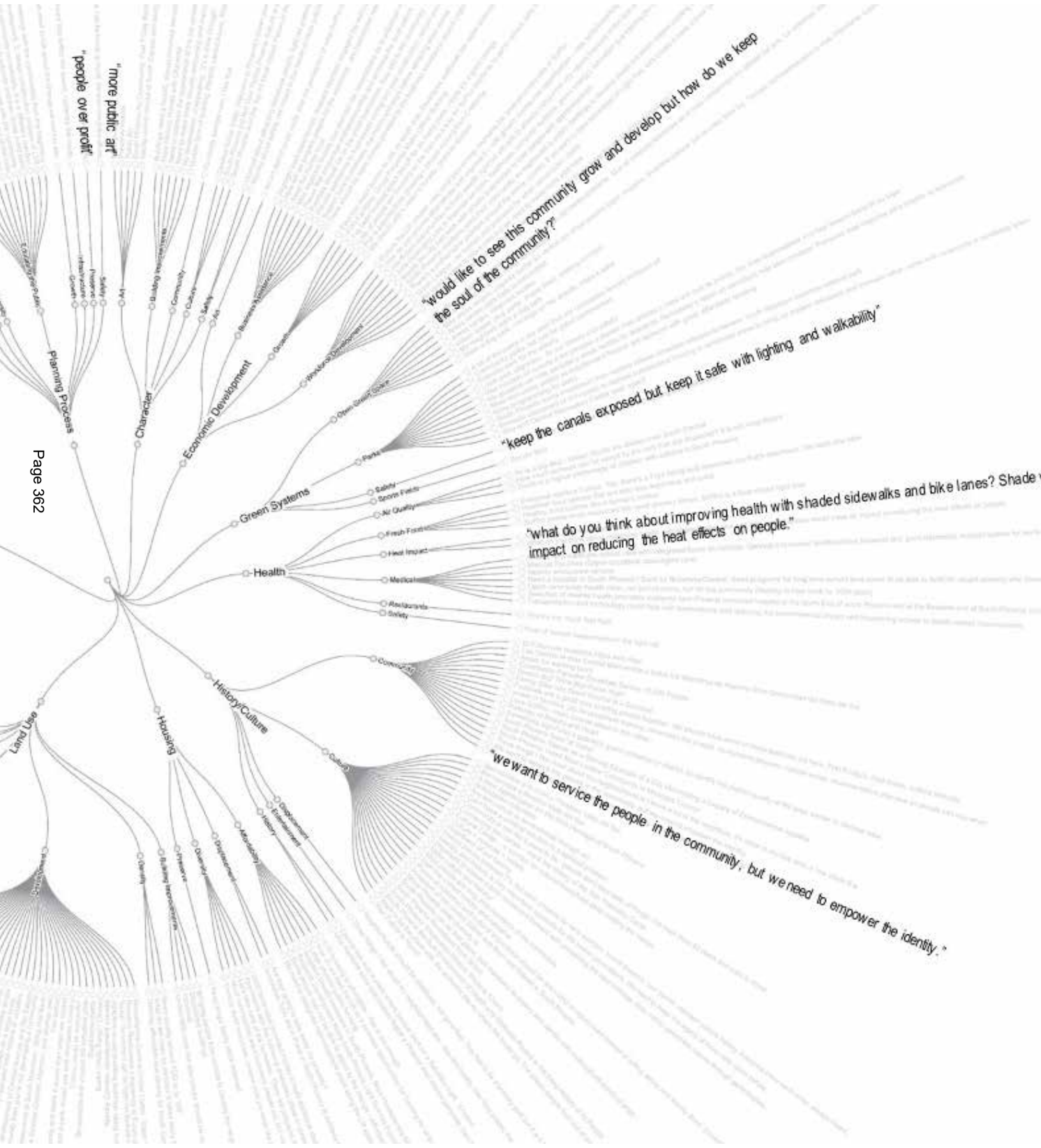
Broadway Station I Minor Urban Center

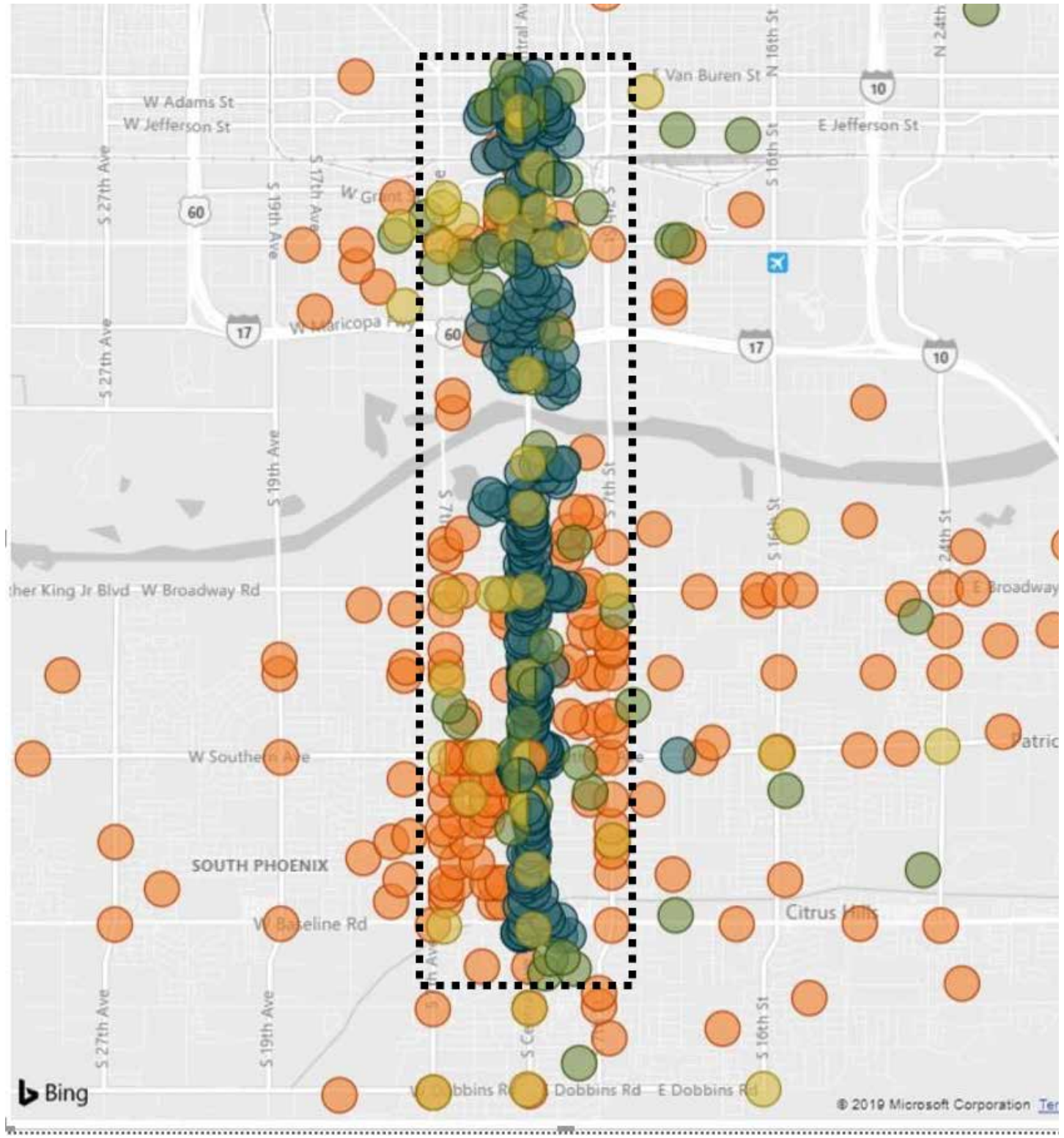


Overall the methodology and planning approach is transferable to other communities preparing for a similar investment. It is also applicable to new development that desires to create access, place and value through compact, connected, diverse development patterns through policy and practice.

TRANSPARENCY

TOD GRANT TEAM OVERVIEW





> Geographic Analog

We listened and organized voices through geomapping and organizing the need by area. The direct responses and input were organized and mapped for a unified vision.

VISION THEMES

TOD GRANT TEAM OVERVIEW

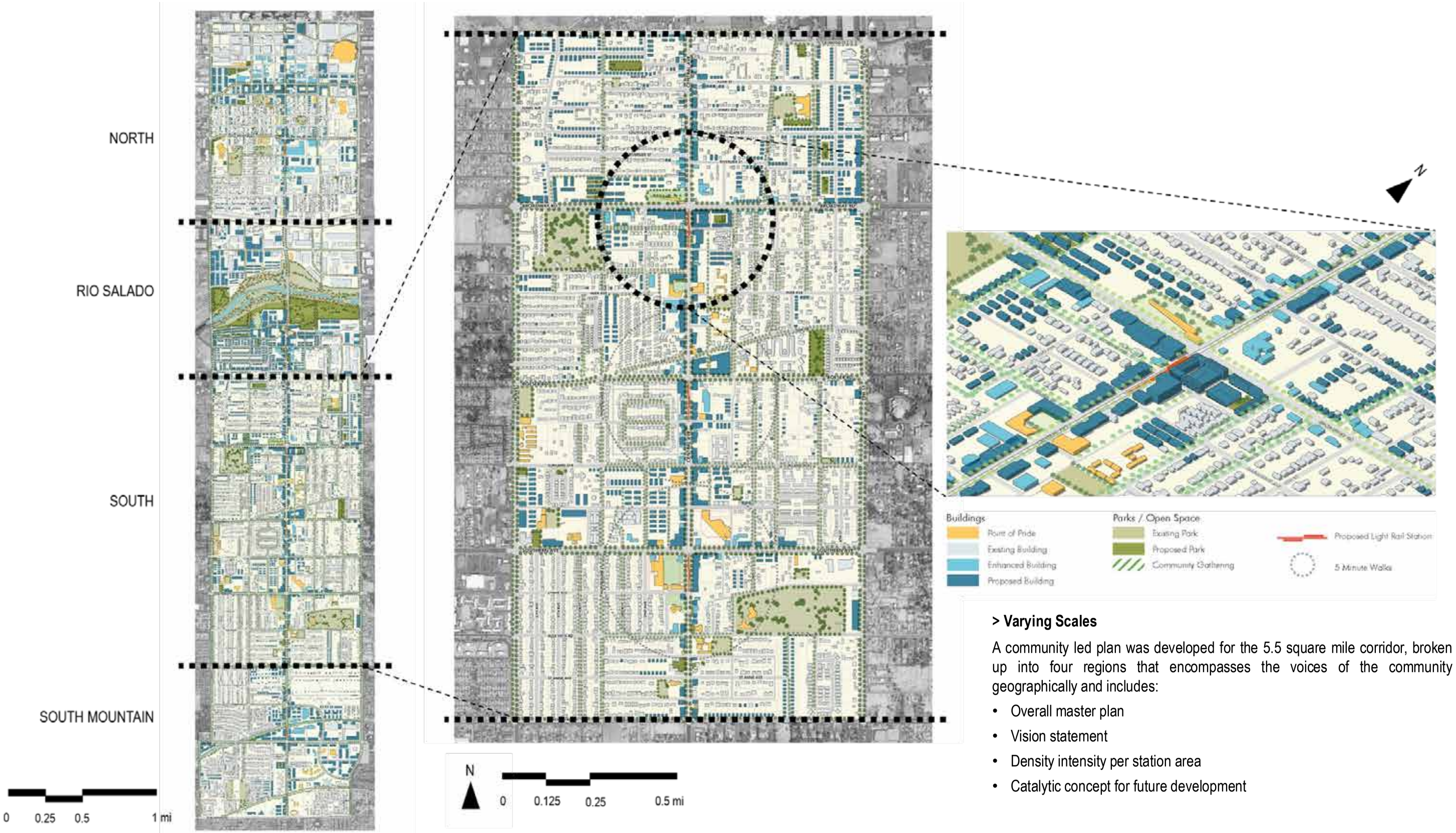
Page 363

> Emerging Overall Themes

- **Environmentally Equitable Compact Community**
- **Sustainability and Resiliency** – reducing vulnerability
- **Stabilization of neighborhoods** is necessary, blending new economic development
  - Areas at risk of displacement were identified by input and technical analysis
  - Desire for range of housing options and affordability are key + mixed income is desirable
- Desire for **incremental change and growth** in an appropriate way
- Authentic regional destination that supports local businesses and shares culture
- **Improved parks** and South Mountain **access** is important
- Community would **walk / bike** more if there was **shade, lighting, safe sidewalks**
- Desire for more jobs in health, education, service, industrial, tech. opportunities

ILLUSTRATIONS

TOD GRANT TEAM OVERVIEW



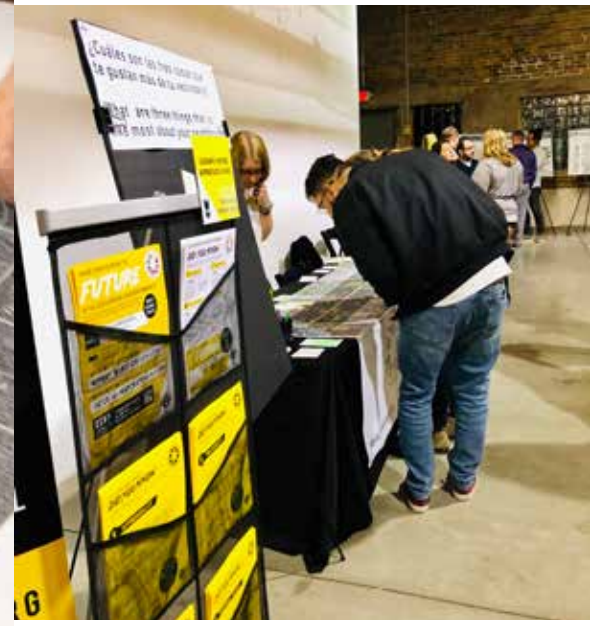
> Varying Scales

A community led plan was developed for the 5.5 square mile corridor, broken up into four regions that encompasses the voices of the community geographically and includes:

- Overall master plan
- Vision statement
- Density intensity per station area
- Catalytic concept for future development

ROAD SHOW

TOD GRANT TEAM OVERVIEW



> Meeting the Community Members Where They Are

The Transit Oriented Development (TOD) Grant Team reached people by meeting the community members where they were and by attending events in the South Central community to allow community members to conveniently provide input through a variety of engagement methods and participate in exercises. This strategy has served the outreach and engagement efforts well.

Page 365

BUSINESS ASSISTANCE

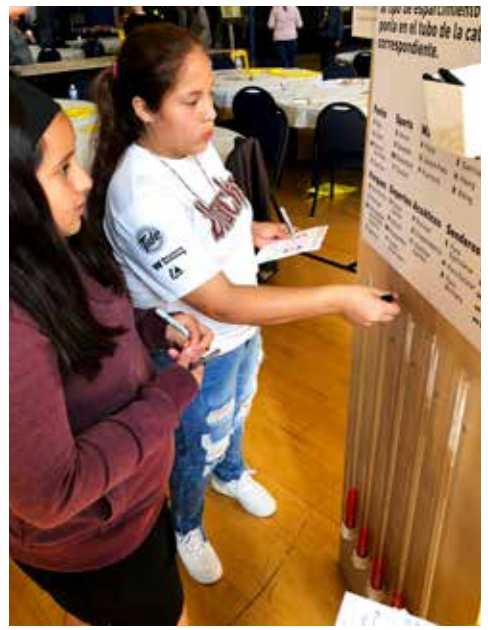
TOD GRANT TEAM OVERVIEW

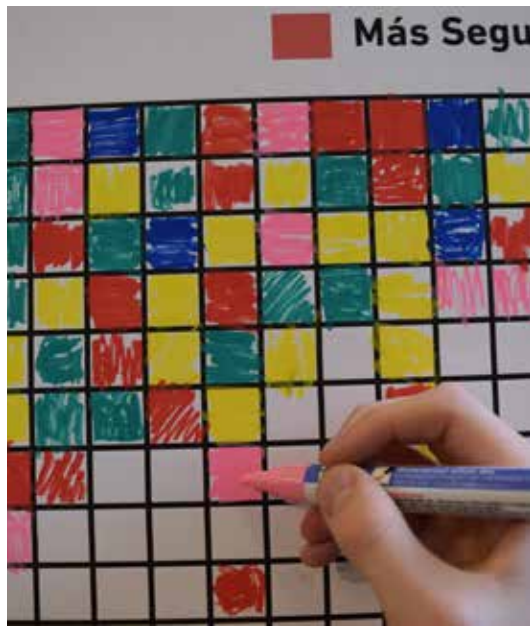
> Meeting the Community Members Where They Are

In parallel with the planning effort, the TOD team worked with businesses within the project boundary area, preparing business owners at multiple phases of the light rail extension construction. The goal of the Business Assistance team was to connect with each business to conduct and assessment of their needs and build a plan to work towards obtaining those goals.

COMMUNITY PLANNING WORKSHOP SERIES #1

TOD GRANT TEAM OVERVIEW





> Share Your Vision For the Future

The first series of workshops were located at the Carver Museum and Cultural Center, in the northern section of the corridor. Six large exhibits were set up around the workshop space which included a variety of innovative, unique, and creative engagement methods designed to gather community feedback, all related to the planning elements. Other activities included story capturing and youth engagement.

COMMUNITY PLANNING WORKSHOP SERIES #2

TOD GRANT TEAM OVERVIEW

> See Your Vision For the Future

The second series of workshops were located at the South Mountain Community Center, in the southern section of the corridor. Community members were asked to identify investment types related to the six planning elements that should be considered throughout the various station areas within the South Central corridor. Each table was provided a deck of investment cards that the community members could look through and place on the map.

Page 368

PUBLIC PRESENTATIONS

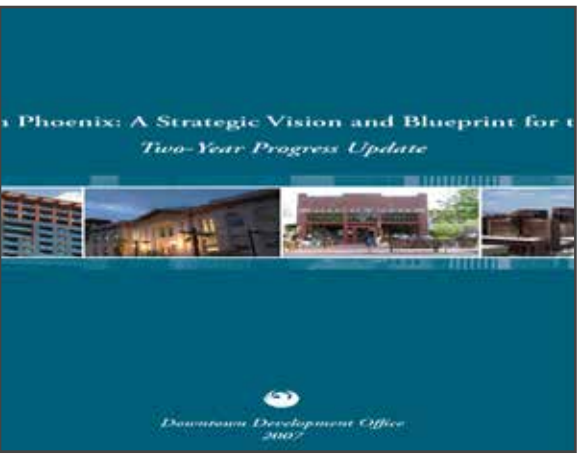
TOD GRANT TEAM OVERVIEW

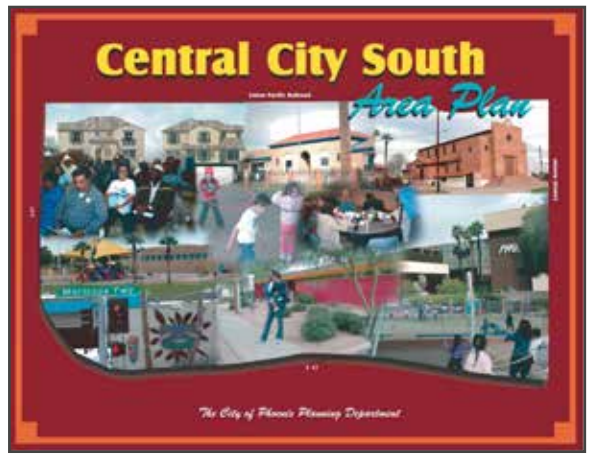
> Did We Hear You?

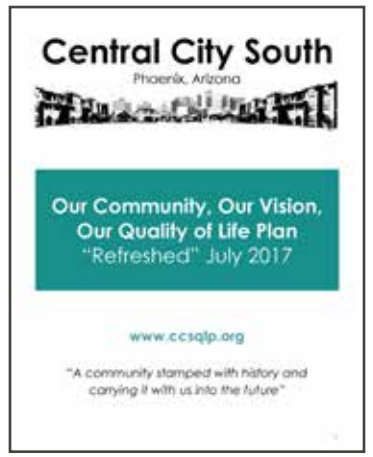
Two public events, located at Academia Del Pueblo and the South Mountain Community Center, were organized by the TOD team to present the conceptual drawings following the community planning effort for the past year. The presentations demonstrated a reflection of key ideas and a compilation of the community vision that was shared and documented throughout the planning process. The public events allowed for discussion and comments from the community.

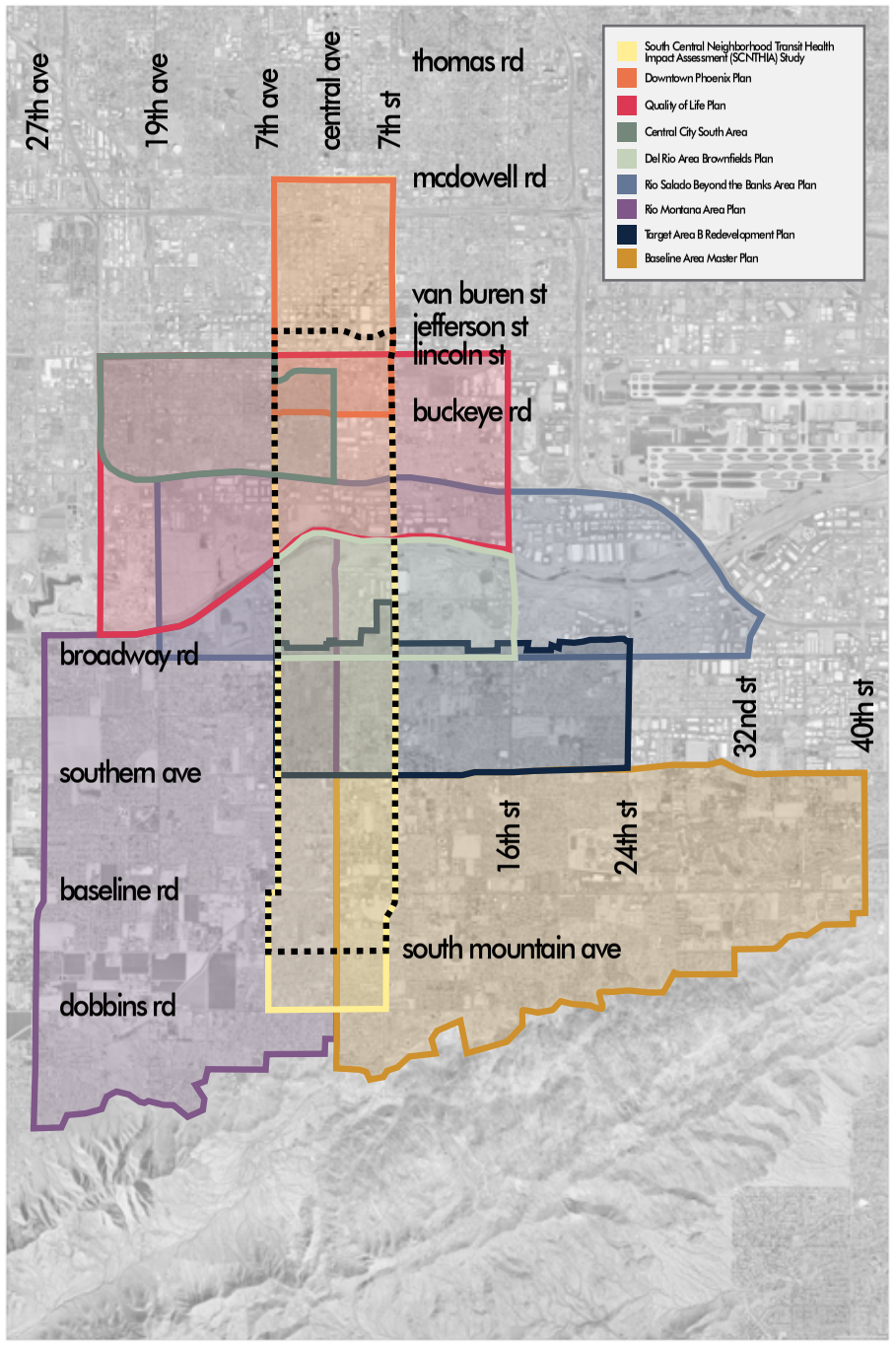
PREVIOUS EFFORTS

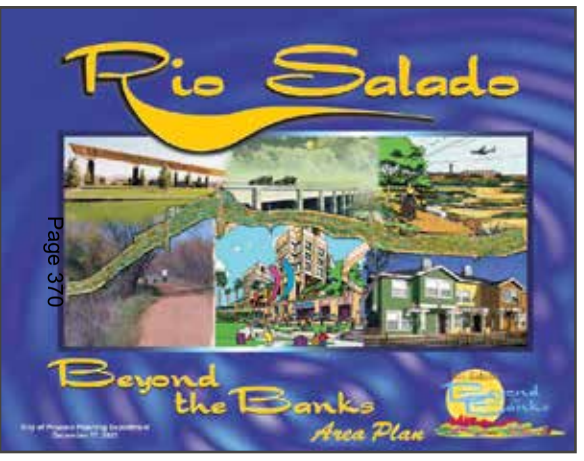
TOD GRANT TEAM OVERVIEW

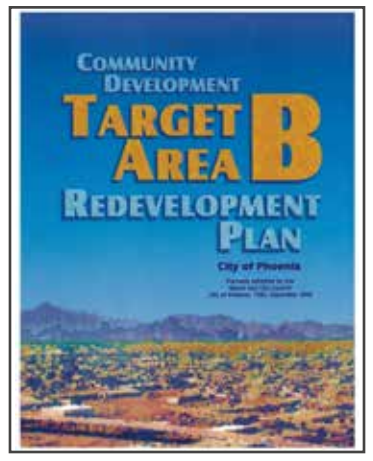


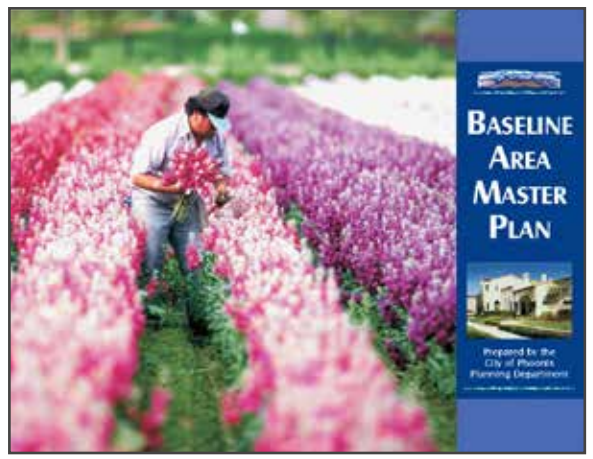


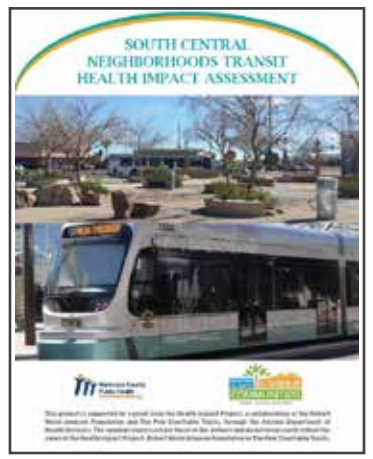








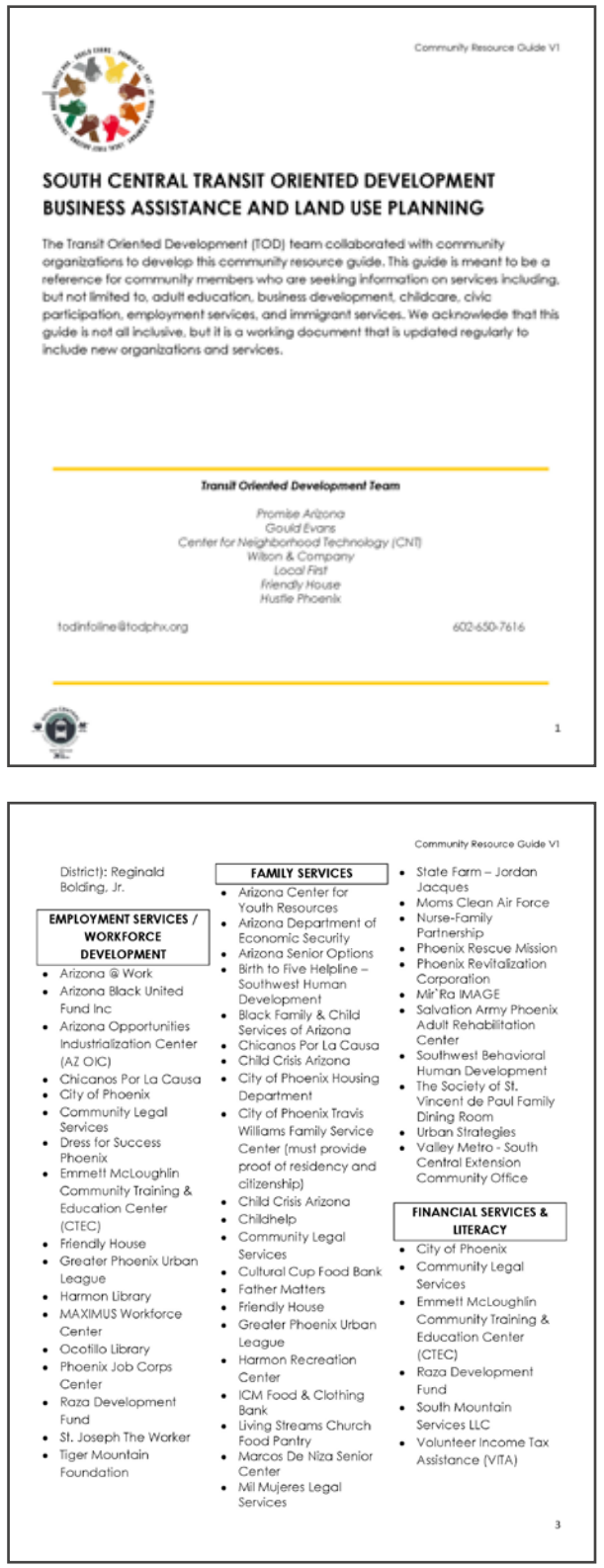




Recognizing that reports developed by the City, community groups, and organizations already exist, the TOD Grant Team reviewed these past reports and assessments in order to continue building on those efforts, while updating certain aspects and incorporating the community's vision for their future community. Some In parallel with the planning effort, the TOD team worked with businesses within the project boundary area, preparing business owners at multiple phases of the light rail extension construction. The goal of the Business Assistance team was to connect with each business to conduct and assessment of their needs and build a plan to work towards obtaining those goals.

PARTNERING MEETINGS

TOD GRANT TEAM OVERVIEW



Community Resource Guide V1

SOUTH CENTRAL TRANSIT ORIENTED DEVELOPMENT BUSINESS ASSISTANCE AND LAND USE PLANNING

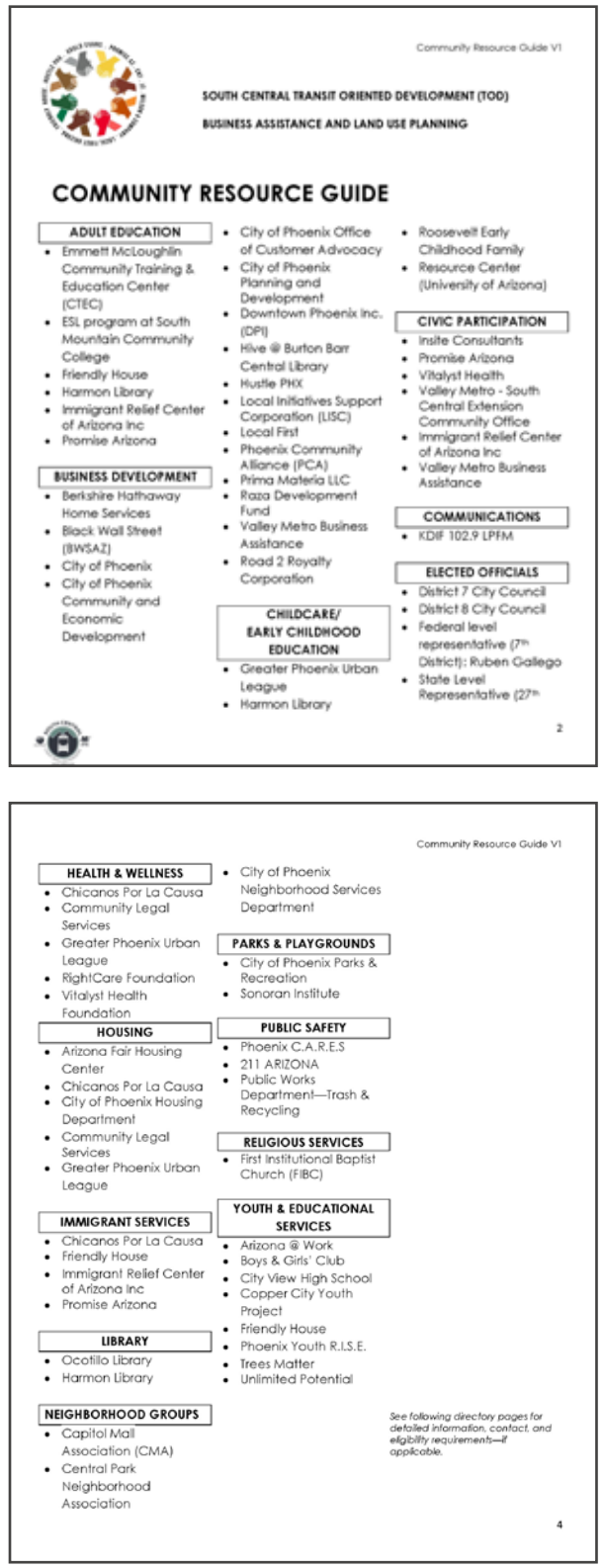
The Transit Oriented Development (TOD) team collaborated with community organizations to develop this community resource guide. This guide is meant to be a reference for community members who are seeking information on services including, but not limited to, adult education, business development, childcare, civic participation, employment services, and immigrant services. We acknowledge that this guide is not all inclusive, but it is a working document that is updated regularly to include new organizations and services.

Transit Oriented Development Team

Promise Arizona
Gould Evans
Center for Neighborhood Technology (CNT)
Wilson & Company
Local First
Friendly House
Hustle Phoenix

todinfoline@todphx.org 602-650-7616

1



Community Resource Guide V1

SOUTH CENTRAL TRANSIT ORIENTED DEVELOPMENT (TOD)
BUSINESS ASSISTANCE AND LAND USE PLANNING

COMMUNITY RESOURCE GUIDE

ADULT EDUCATION
- Emmett McLoughlin Community Training & Education Center (CTEC)
- ESL program at South Mountain Community College
- Friendly House
- Harmon Library
- Immigrant Relief Center of Arizona Inc
- Promise Arizona

BUSINESS DEVELOPMENT
- Berkshire Hathaway Home Services
- Black Wall Street (BWSAZ)
- City of Phoenix
- City of Phoenix Community and Economic Development
- City of Phoenix Office of Customer Advocacy
- City of Phoenix Planning and Development
- Downtown Phoenix Inc. (DPI)
- Hive @ Burton Barr Central Library
- Hustle PHX
- Local Initiatives Support Corporation (LISC)
- Local First
- Phoenix Community Alliance (PCA)
- Prima Materia LLC
- Raza Development Fund
- Valley Metro Business Assistance
- Road 2 Royalty Corporation

CHILDCARE/ EARLY CHILDHOOD EDUCATION
- Greater Phoenix Urban League
- Harmon Library
- Roosevelt Early Childhood Family
- Resource Center (University of Arizona)

CIVIC PARTICIPATION
- Insite Consultants
- Promise Arizona
- Vitalyst Health
- Valley Metro - South Central Extension Community Office
- Immigrant Relief Center of Arizona Inc
- Valley Metro Business Assistance

COMMUNICATIONS
- KDIF 102.9 LPFM

ELECTED OFFICIALS
- District 7 City Council
- District 8 City Council
- Federal level representative (7th District): Ruben Gallego
- State Level Representative (27th

2

Community Resource Guide V1

District): Reginald Bolding, Jr.

EMPLOYMENT SERVICES / WORKFORCE DEVELOPMENT
- Arizona @ Work
- Arizona Black United Fund Inc
- Arizona Opportunities Industrialization Center (AZ OIC)
- Chicanos Por La Causa
- City of Phoenix
- Community Legal Services
- Dress for Success Phoenix
- Emmett McLoughlin Community Training & Education Center (CTEC)
- Friendly House
- Greater Phoenix Urban League
- Harmon Library
- MAXIMUS Workforce Center
- Ocotillo Library
- Phoenix Job Corps
- Raza Development Fund
- St. Joseph The Worker
- Tiger Mountain Foundation

FAMILY SERVICES
- Arizona Center for Youth Resources
- Arizona Department of Economic Security
- Arizona Senior Options
- Birth to Five Helpline – Southwest Human Development
- Black Family & Child Services of Arizona
- Chicanos Por La Causa
- Child Crisis Arizona
- City of Phoenix Housing Department
- City of Phoenix Travis Williams Family Service Center (must provide proof of residency and citizenship)
- Child Crisis Arizona
- Childhelp
- Community Legal Services
- Cultural Cup Food Bank
- Father Matters
- Friendly House
- Greater Phoenix Urban League
- Harmon Recreation Center
- ICM Food & Clothing Bank
- Living Streams Church Food Pantry
- Marcos De Niza Senior Center
- Mil Mujeres Legal Services
- State Farm – Jordan Jacques
- Moms Clean Air Force
- Nurse-Family Partnership
- Phoenix Rescue Mission
- Phoenix Revitalization Corporation
- Mir'Ra IMAGE
- Salvation Army Phoenix Adult Rehabilitation Center
- Southwest Behavioral Human Development
- The Society of St. Vincent de Paul Family Dining Room
- Urban Strategies
- Valley Metro - South Central Extension Community Office

FINANCIAL SERVICES & LITERACY
- City of Phoenix
- Community Legal Services
- Emmett McLoughlin Community Training & Education Center (CTEC)
- Raza Development Fund
- South Mountain Services LLC
- Volunteer Income Tax Assistance (VITA)

3

Community Resource Guide V1

HEALTH & WELLNESS
- Chicanos Por La Causa
- Community Legal Services
- Greater Phoenix Urban League
- RightCare Foundation
- Vitalyst Health Foundation

HOUSING
- Arizona Fair Housing Center
- Chicanos Por La Causa
- City of Phoenix Housing Department
- Community Legal Services
- Greater Phoenix Urban League

IMMIGRANT SERVICES
- Chicanos Por La Causa
- Friendly House
- Immigrant Relief Center of Arizona Inc
- Promise Arizona

LIBRARY
- Ocotillo Library
- Harmon Library

NEIGHBORHOOD GROUPS
- Capitol Mall Association (CMA)
- Central Park Neighborhood Association
- City of Phoenix Neighborhood Services Department

PARKS & PLAYGROUNDS
- City of Phoenix Parks & Recreation
- Sonoran Institute

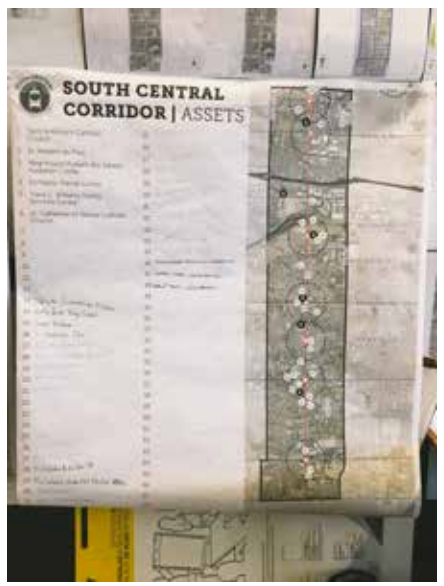
PUBLIC SAFETY
- Phoenix C.A.R.E.S
- 211 ARIZONA
- Public Works Department—Trash & Recycling

RELIGIOUS SERVICES
- First Institutional Baptist Church (FIBC)

YOUTH & EDUCATIONAL SERVICES
- Arizona @ Work
- Boys & Girls' Club
- City View High School
- Copper City Youth Project
- Friendly House
- Phoenix Youth R.L.S.E.
- Trees Matter
- Unlimited Potential

See following directory pages for detailed information, contact, and eligibility requirements—if applicable.

4



> Community Resource

The City of Phoenix initiated a monthly partnering meeting comprised of local non-profit and organizational stakeholders with the purpose of sharing events and other resources across organizations. A draft Resource Directory has been created from a questionnaire distributed to the affiliations of the group in which partners indicate services offered and contact information. The Resource Directory is anticipated to be a living document that regularly updates various resources available to the South Central Community.

SOUTH CENTRAL TOD STEERING COMMITTEE

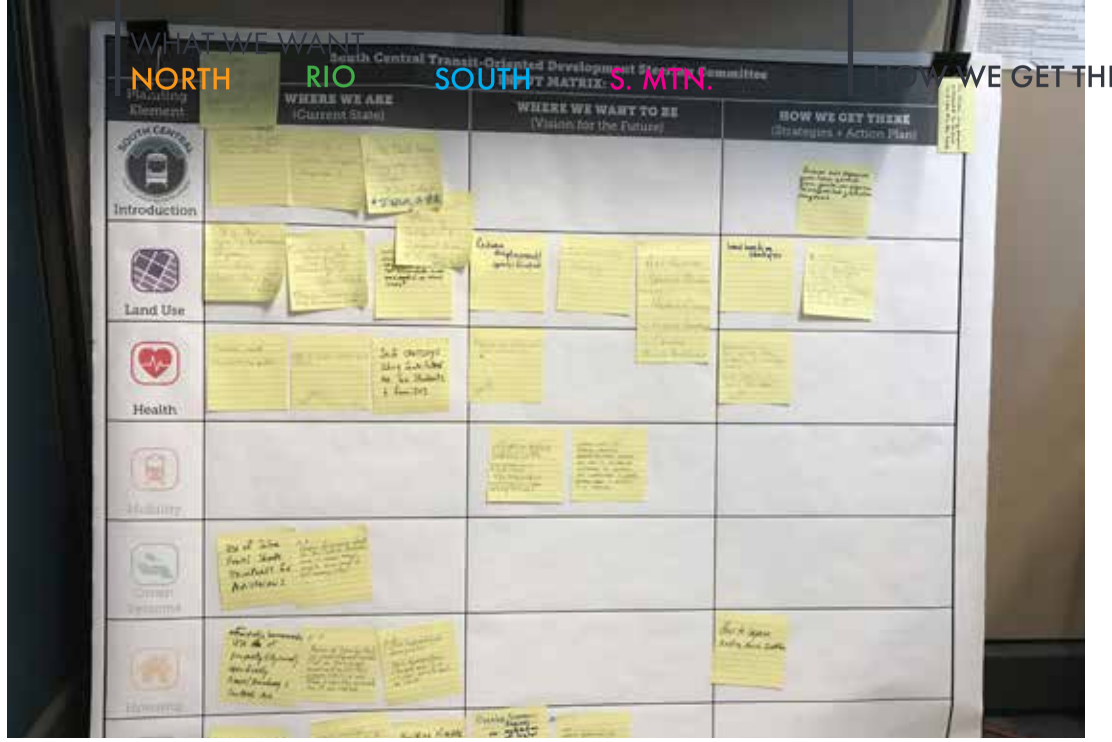
FRAMEWORK INTRODUCTION

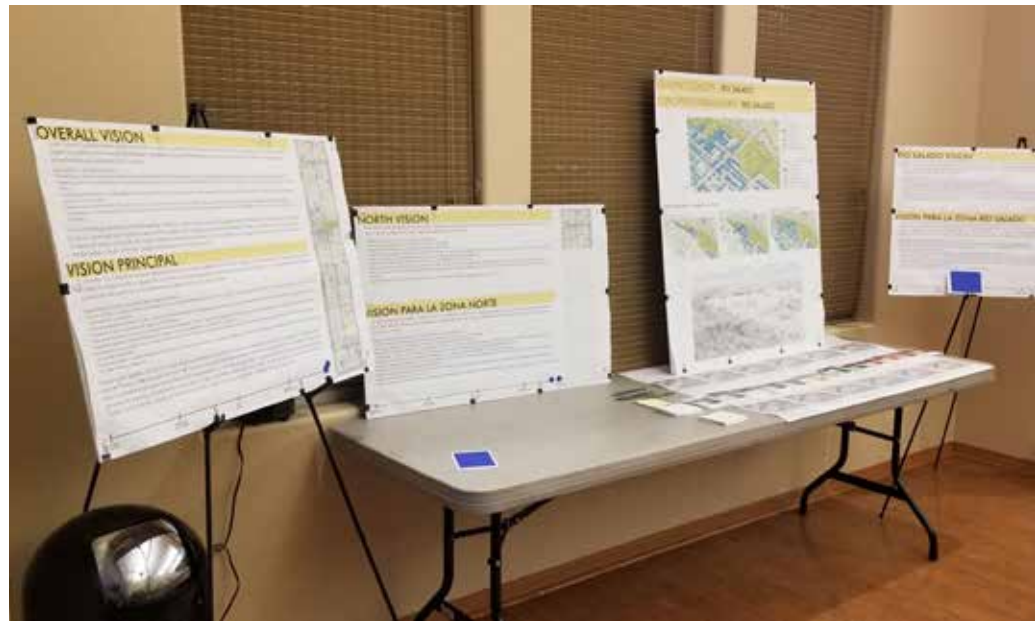
The Committee
The South Central Transit-Oriented Development (TOD) Steering Committee is comprised of community leaders representing stakeholder groups in the areas surrounding the South Central light rail extension. The committee was appointed by Mayor and Council to serve as advisors to City staff and to help develop this TOD policy plan to realize a shared community vision and implementation strategies for the future of the corridor. Members serve as community leaders by representing their stakeholder groups and by advocating for and playing a direct role in implementing the plan. Meetings were open to the public and took place every 3rd Thursday of the month. The committee work program included several key activities to facilitate committee discussion guidance and feedback on all aspects of the planning project.

Activity One: Planning Element Matrix
This activity had committee members provide input regarding the Existing Conditions for the 6 planning elements. Steering committee members provided additional feedback in writing about any additional data they would like to see both short and long term. From the first activity onwards, the committee identified the importance of outreach and engagement, especially of those most at risk of displacement including senior citizen's with health and financial struggles, and those who cannot receive benefits due to their immigration status.

Activity Two: Headline "Visioning"
For the Headline Activity, committee members envisioned newspaper headlines they would like to see regarding the South Central Corridor in the future. The goal of the activity was to identify existing assets to be preserved and opportunities for improvements that could be celebrated. The committee wrote down several headlines with themes celebrating community led decisions, keeping people safe and in place, highlighting area's history, a better future for the coming generations, shared prosperity, achieving homeownership, and a wealth of entertainment options that will truly make the corridor a "World class destination".

Activity Three: Framework + Goals
The committee participated in an activity where they could provide their personal assessment of the 6 planning elements framework and goals and if they agreed that they the framework provides a strong foundation towards achieving the overall vision to Reject Displacement.
The results showed that the committee built a consensus around the overall planning frameworks ability to work harmoniously towards achieving the community's vision for a sustainable and equitable future for all existing and future residents.





SOUTH CENTRAL TOD STEERING COMMITTEE

IMPLEMENTATION RESOURCES + COMMITTEE VALUES

Activity Four: Implementation

During the implementation phase of the project the committee was introduced to several city department representatives to share information on tools, resources, and programs available and how they may be considered for implementation of the community vision and plan. This naturally lent itself to robust discussions between the committee and the presenting departments and helped to inform implementation strategies, policies, and actions while achieving efficient resource management and pursuing new tools, resources, and implementation partnerships.

Activity Five: Word Cloud

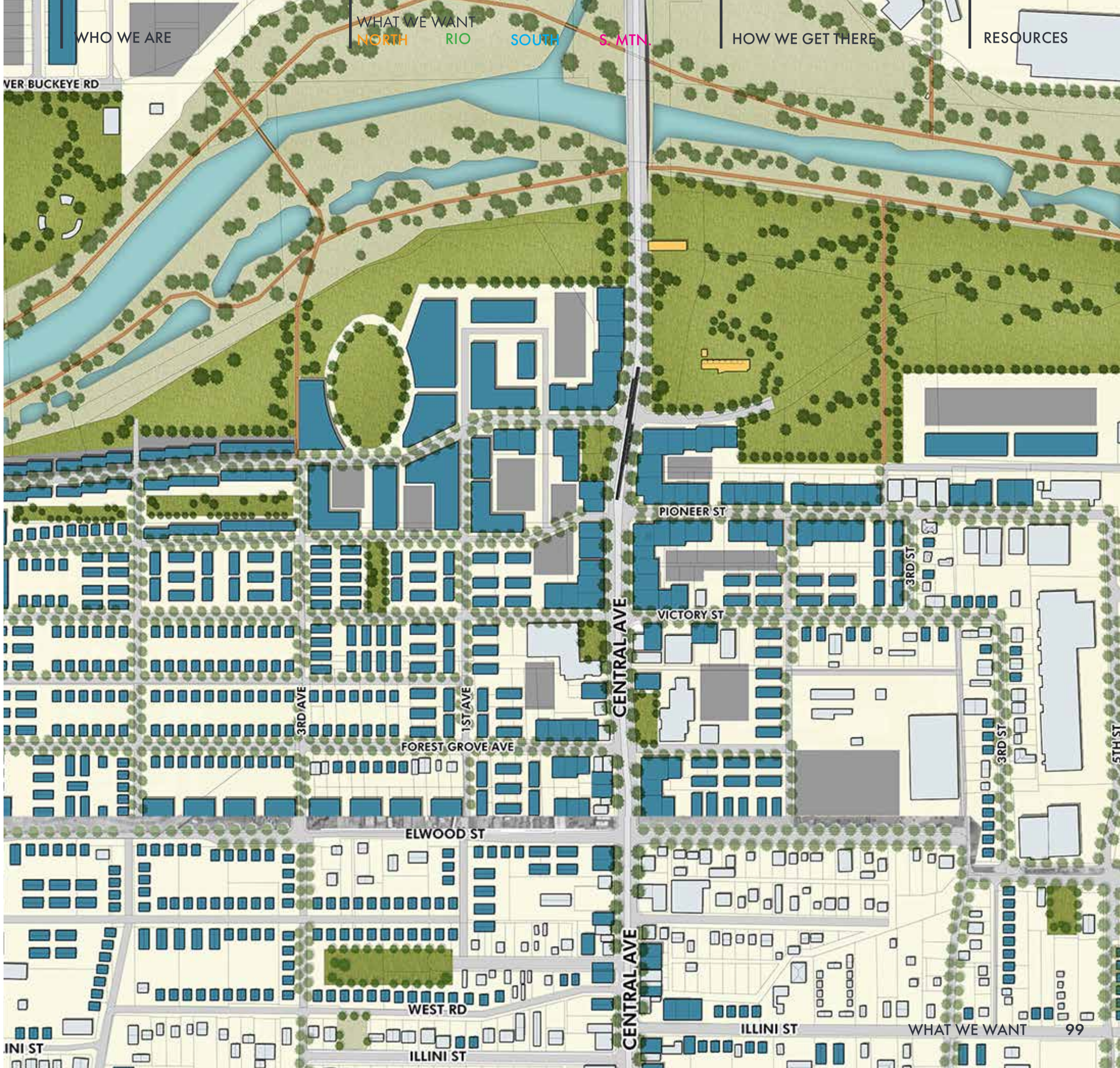
Amid the historic and national health pandemic with COVID-19, and in an attempt to revive the moment of the planning work for the corridor communities, the Committee participated in an activity to capture community values for increased hope, love, and resiliency during a time of crises felt by all. To discuss actions on working towards increased sustainability. Committee members presented their ideas, stories, actions, and words towards increased sustainability. The ideas then sprang to life as a visualization with the words in different colors, orientations (vertical, horizontal), and sizes. The most repeated words showed up larger than the other words. This "word cloud" now serves as a reminder of what fundamentally matters for the future of the corridor and the community plan.

PART 3 WHAT WE WANT

A shared community vision for environmentally equitable compact and connected communities; sustainable and resilient; incremental change and growth; towards a world-class regional destination that supports local small businesses, shares cultures, and improves health for all existing and future residents.

> "There are two keywords to keep in mind as we continue moving forward in the process, and they are "envision" and "protect"."

CHAIRWOMAN EVA OLIVAS
South Central TOD Steering Committee 2018-2021



CORRIDOR WIDE VISION TO REJECT DISPLACEMENT

The South Central Corridor **REJECTS DISPLACEMENT** of our existing residents and businesses and celebrates our diverse cultural heritage. We support equitable transit-oriented development, designed as a sustainable future that improves the quality of life for all existing and future families and residents of this corridor.

Specifically, our community envisions:

- Protecting our existing community members from displacement by prioritizing equitable community identified investments and services for our most vulnerable populations.
- Fostering community collaboration on new development projects to create a convenient, affordable, and opportunity rich place in which our residents, businesses, and youth will thrive.
- Prioritizing safe, authentic, shaded, green infrastructure networks connecting to existing and new assets, schools, services, retail and amenities to support equitable access and overall community health.
- Creation of an active, vibrant, culturally and ethnically relevant corridor prominent in safe, unique, and intentional public gathering places where everyone is welcome.
- Empowering our existing residents to build personal and community wealth and resiliency through equitable and innovative strategies to achieve home, land, and business ownership.

What are the potential drivers of displacement: <u>INVESTMENT & CHANGE</u>

- New investments that result in the physical displacement of existing residents and businesses such as the demolition of existing homes and buildings for new projects.
- New investments that create economic challenges for residents and businesses to remain in place such as increases in the cost of living or a lack of affordable and attainable (equitable) housing options.
- Changes to the built environment that exacerbate existing environmental and health challenges such as increasing nighttime temperatures or lack of access to healthy food or open space.

How does the plan address this vision and reduce risks for displacement?

- Provides a comprehensive framework to guide investment, both private and public that aligns with the community based vision.
- Designates areas identified by the community for protection and enhancement.
- Creates a policy foundation for future development that embraces the existing character, scale, and intensity of the corridor's neighborhoods
- Establishes a comprehensive list of strategies aimed at engaging both the city and the community to continue working together to implement the plan.

FOUR DISTINCT AREAS

SOUTH CENTRAL COMMUNITIES

Page 376

Four Distinct Areas
Our rich heritage and environmental features create a corridor that is unique to anywhere else in Phoenix. This plan for our community's future is customized into 4 distinct areas of the corridor, each uniquely focused on the people's history, character, uses, and aspirations to blend all future community identified investments and enhancements in an equitable and appropriate way: North of the Interstate 17 Freeway (I-17), at the Rio Salado, South of the Rio Salado and most adjacent to South Mountain.

The **North** Area reconnects communities, residents, and businesses, from the tracks (downtown) and across the Rio Salado to improve the quality of life and neighborhood environment for all.

The **Rio Salado** area celebrates a well-connected, enhanced, and publicly accessible natural resource abundant in gathering places and diverse recreation opportunities for local and regional guests.

The **South** Area is a vibrant connected environment that strengthens and prioritizes families, youth, and protecting the most vulnerable populations while inspiring all future generations to live, work, and thrive in place.

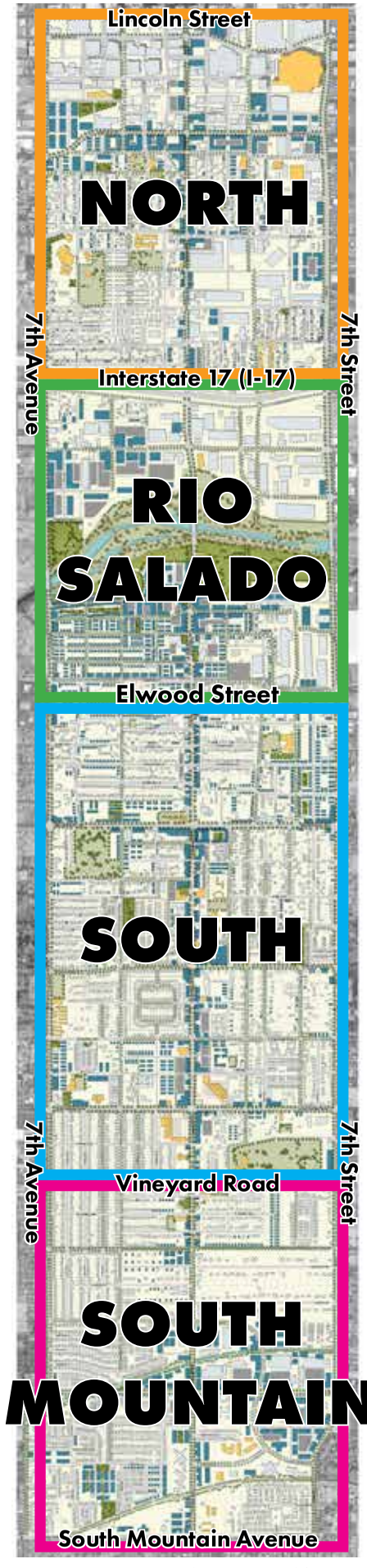
The **South Mountain** area is a community hub for health and recreation investments. The green infrastructure along the canal banks and to South Mountain Park, connects people in affordable housing and mixed income residential neighborhoods to improved health and healthcare jobs.

NORTH | Reconnect Communities

RIO SALADO | Celebrate Natural Resources

SOUTH | Strengthen Traditions and Culture

S. MOUNTAIN | Health and Recreation Hub



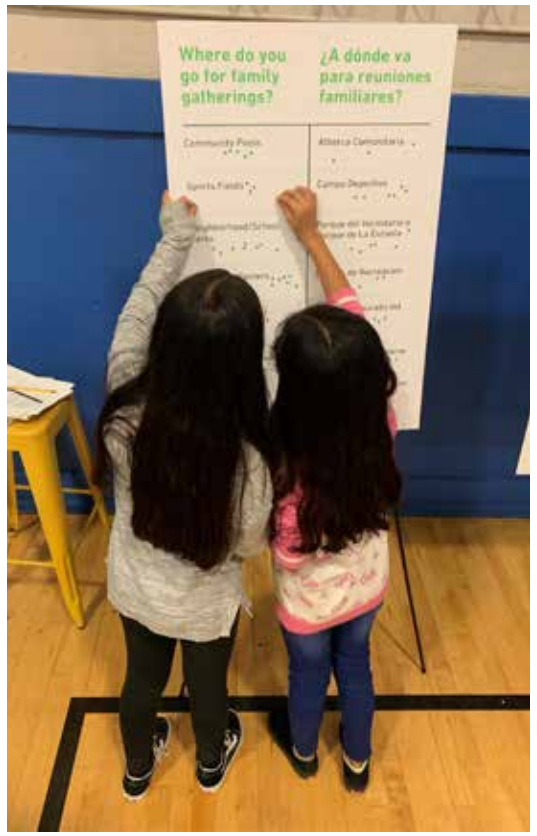
NORTH AREA
RECONNECT COMMUNITIES

2045 COMMUNITY VISION

The North Area reconnects communities, residents, and businesses, from the tracks (downtown) and across the Rio Salado to improve the quality of life and neighborhood environment for all.

Specifically for this area, our community envisions:

- New pathways for building individual and community wealth
- Protection and celebration of historical elements and stories
- Convenient, equitable, individual and community access to free choice in regards to fresh food – such as urban agriculture, the City's Local Food System program, neighborhood grocery, permanent restaurants and mobile services
- Enhanced recreation and entertainment options – affordable to local residents
- Enhanced existing parks with more amenities, shade, and access by connected green, shaded, lighted, safe paths within the neighborhoods
- Infill of vacant lots with diverse housing options appropriate to existing neighborhoods and blend the new with the old (affordable, mixed income housing)
- Parking solutions that balance business and sports needs with residential neighborhood quality of life



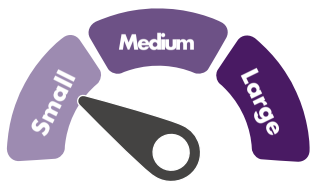
NORTH AREA - PRIORITIZING GROWTH

The North Area has prioritized growth **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. Established neighborhoods, although zoned for higher intensity and scales, utilize appropriate housing and building typologies that fit the existing context while achieving the desired community vision for change.

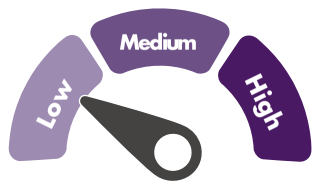
PROTECT

Areas designated for **slow incremental growth** strategies, **smaller scale** and **lowest intensity** investments. *Housing investments examples: ADU's, Tiny Homes, manufactured homes, duplexes, triplexes, fourplexes.

Rate of Change



Scale of Change



Intensity of Change

ENHANCE

Areas designated for **slow to moderate rate of growth** strategies, **medium scale** and **medium intensity** investments. *Housing investments examples: Courtyard Apartments, Townhouses medium multiplex, live-work.

Rate of Change

Scale of Change

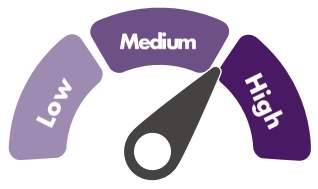
Intensity of Change

INVEST

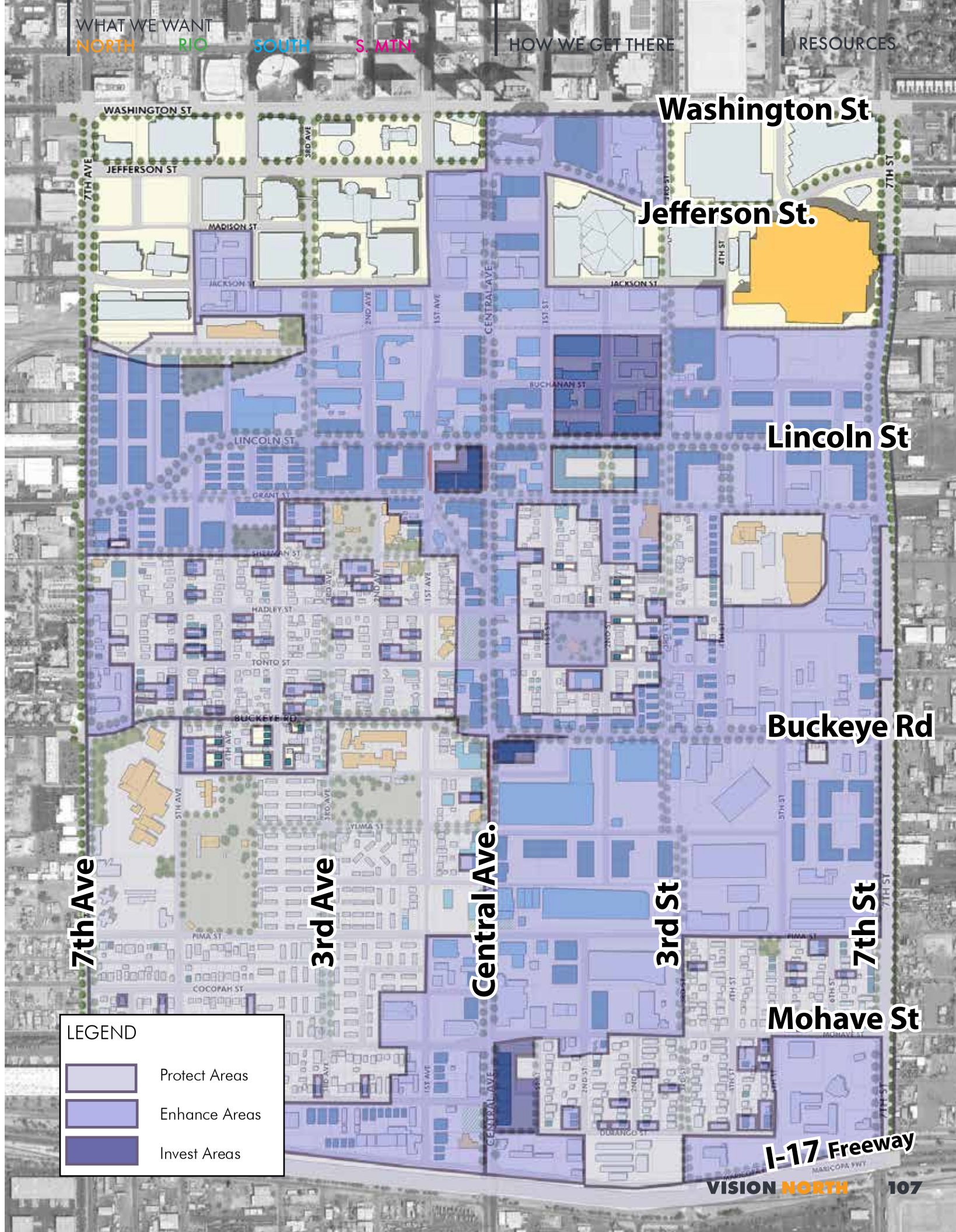
Areas designated for **moderate rate** of growth strategies, **medium/large scale** and **medium/high intensity** investments. *Housing investments examples: Mid-rise apartments/ condos, Mixed Use Residential.

Rate of Change

Scale of Change



Intensity of Change



NORTH AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The North Area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Land Use**, **Housing** and **Economic Development** planning elements.

A **Lincoln Stop**
Mixed-use transit stop.

- Variety of mixed-income housing opportunities, ownership and rental.
- Retail, restaurants, services, office uses and park/open space.
- Mid- to High-rise development (4-7 stories, up to 10 at the intersection) in a walkable format – buildings to the street, first floor entry and parking behind the buildings.

B **West Lincoln Corridor**
Mixed-use neighborhood.

- Mid-rise (2-4 stories) mixed-use and residential development
- Small -scale commercial services
- Mixed-income housing, ownership and rental

C **East Lincoln Corridor**
Employment Neighborhood

- Mid-rise (2-4 stories, up to 9 stories at the north end of area) development
- Business cluster, incubators and light/specialty manufacturing with support retail and services.

D **North Neighborhoods**

- Housing revitalization and infill of vacant lots with of a size appropriate for the neighborhood.

E **Buckeye Stop**
Mixed-Use transit stop

- Variety of housing opportunities, ownership and rental, and affordable and market costs.
- Supporting small retail uses.
- Mid-rise development (2-4 stories) in a walkable format – generally buildings to the street, first floor entry and parking behind the buildings.

F **Interstate Neighborhoods**

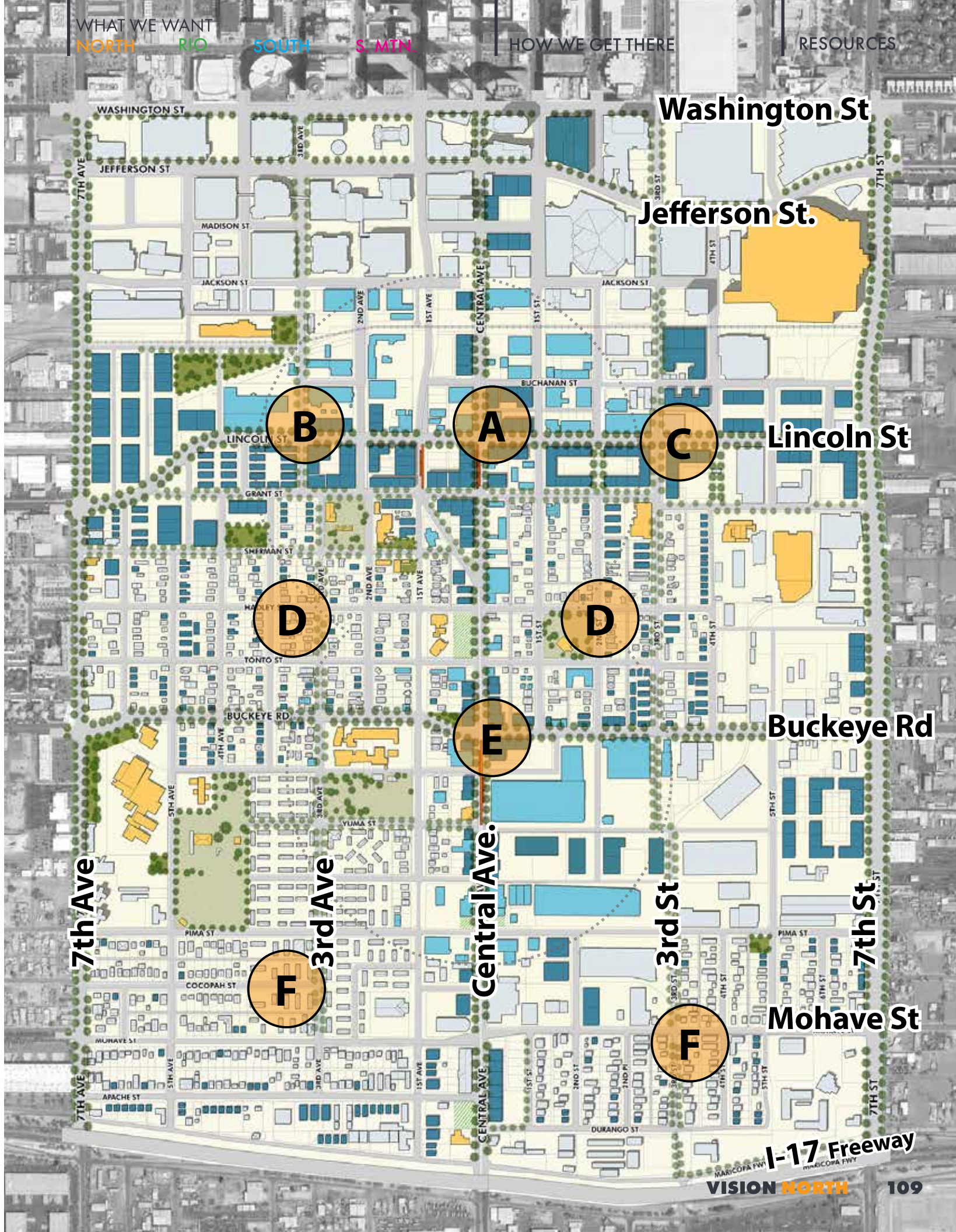
- Housing revitalization and infill of vacant lots with a size appropriate for the neighborhood.

ILLUSTRAIVE PLAN
LEGEND

Buildings
- Point of Pride
- Existing Building
- Retrofit/Adaptive Reuse Building
- Proposed Building

Parks / Open Space
- Existing Park
- Proposed Park
- Community Gathering

- Proposed Light Rail Station
- 5 Minute Walks



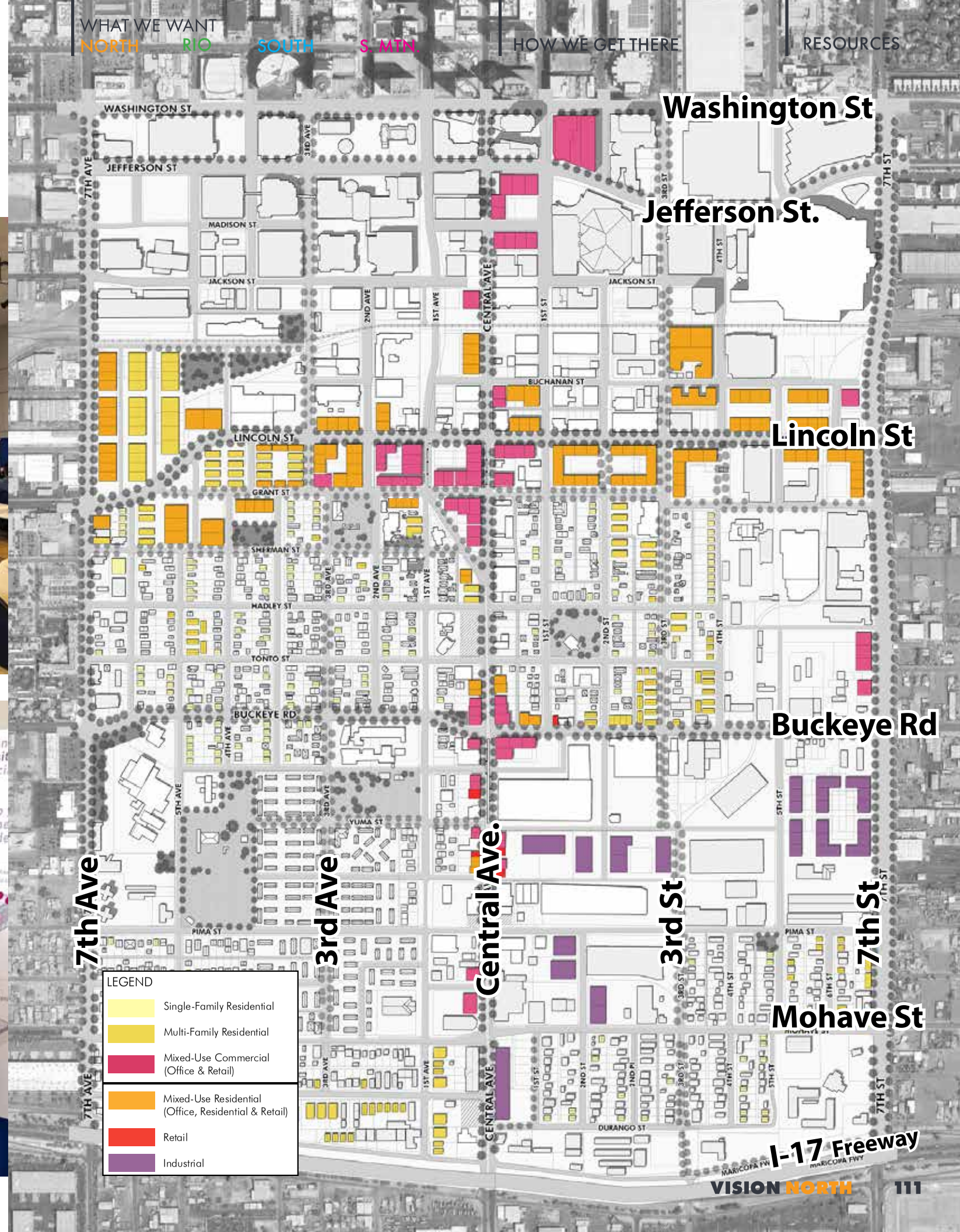
NORTH AREA - LAND USE 2045

NORTH - LAND USE PRIORITIES

Community Wealth
New pathways for individual and community wealth have emerged through the prioritization of a diverse, multi-scaled, and context sensitive land use mix. Development intensity is focused at the edges of established neighborhoods and newer investment protects and celebrates the area history. Opportunities are in abundance for small and local businesses as newer development provides low cost and community accessible retail spaces to complement diverse housing options.

Lincoln Street Mixed Use Corridor
With the most intensity and scale for growth in the North Area, the Lincoln corridor has become a mixed-use destination with a variety of medium-scaled housing options providing the much needed support for thriving small and local businesses.

Established Neighborhood Infill
Established neighborhoods have grown into vibrant walkable communities with appropriately scaled incremental growth providing diverse housing options consistent in character such as accessory dwelling units (granny flats/casitas) small scale courtyard apartments and small scale duplexes, triplexes, and fourplexes all providing front porches, patios, and well shaded landscape setbacks.



NORTH AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The North Area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Health**, **Green Systems** and **Mobility** planning elements.

A **Lincoln Stop**
Mixed-use transit stop.

- Lincoln Street Improvements – safety improvements, bike and pedestrian improvements, and greening of the corridor for shade and comfort.
- Central Avenue - pedestrian enhancement for safety and comfort, wider sidewalk, shading – natural and man-made.
- Enhanced bus stops.

B **West Lincoln Corridor**
Mixed-use neighborhood.

- Improved walkability – complete sidewalk network and shading.
- Lincoln Street Improvements – safety improvements, bike and pedestrian improvements, and greening of the corridor for shade and comfort.
- New green space to support residents.

C **East Lincoln Corridor**
Employment Neighborhood

- Walkability – enhance street network for better pedestrian connections.
- Lincoln Street Improvements - safety improvements, bike and pedestrian improvements, and greening of the corridor for shade and comfort.

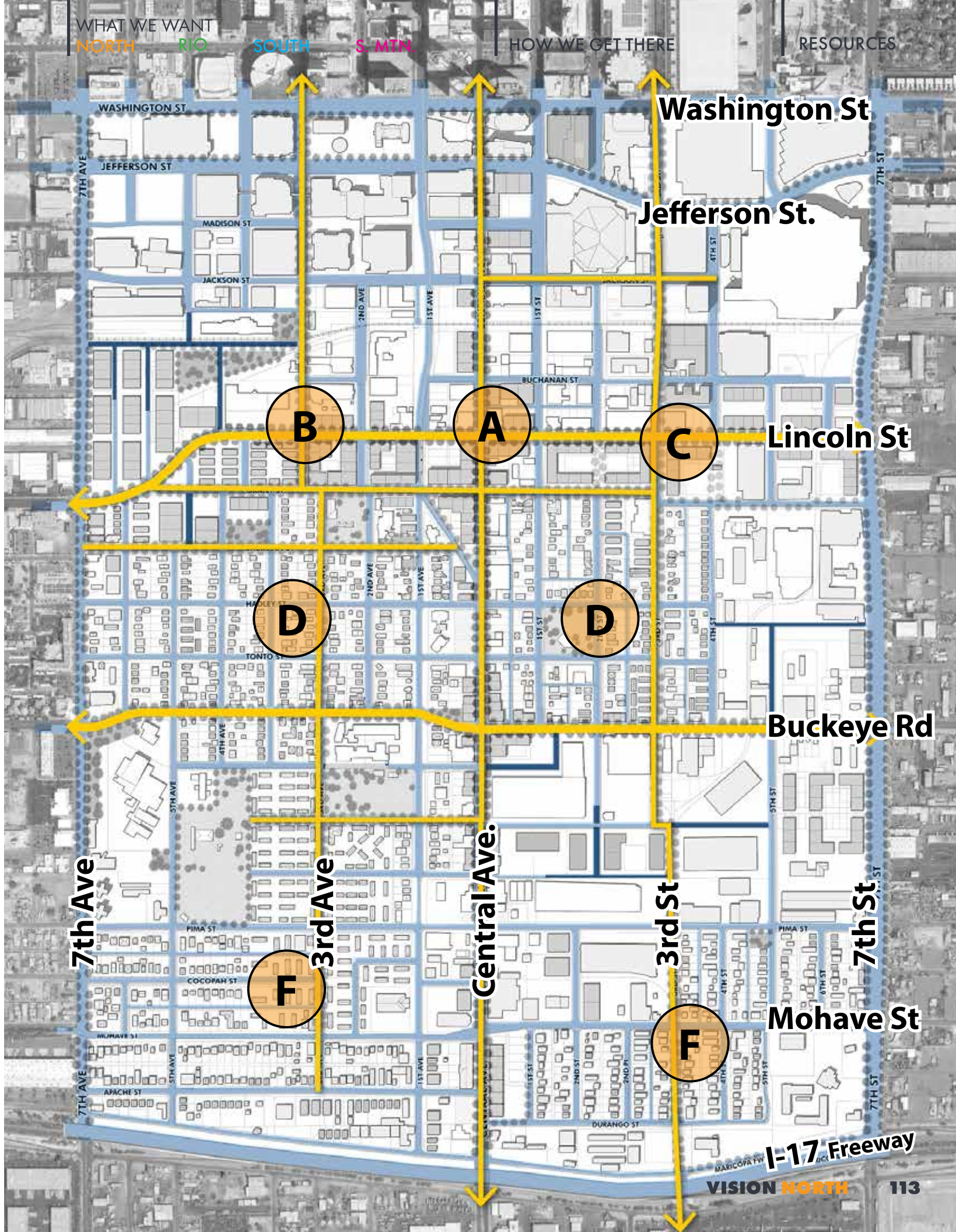
D **North Neighborhoods**

- Improvement to Buckeye and 3rd Avenue/Street for improved pedestrian, biking safety and connectivity.
- Improvement of existing parks and green spaces to support development and neighborhoods. – active uses, community gardens space, open/ green space and public art.

F **Interstate Neighborhoods**

- Improvement to 3rd Street/Avenue for improved pedestrian, biking safety and connectivity.
- Provide a direct connection along 3rd Street alignment under Maricopa Parkway to better connect neighborhood to the south.
- Provide a direct connection along 3rd street alignment under Maricopa Parkway to better connect neighborhood to the south.

Existing Street
Proposed Street
Multi-Modal Enhancements



NORTH AREA - OPEN SPACE 2045

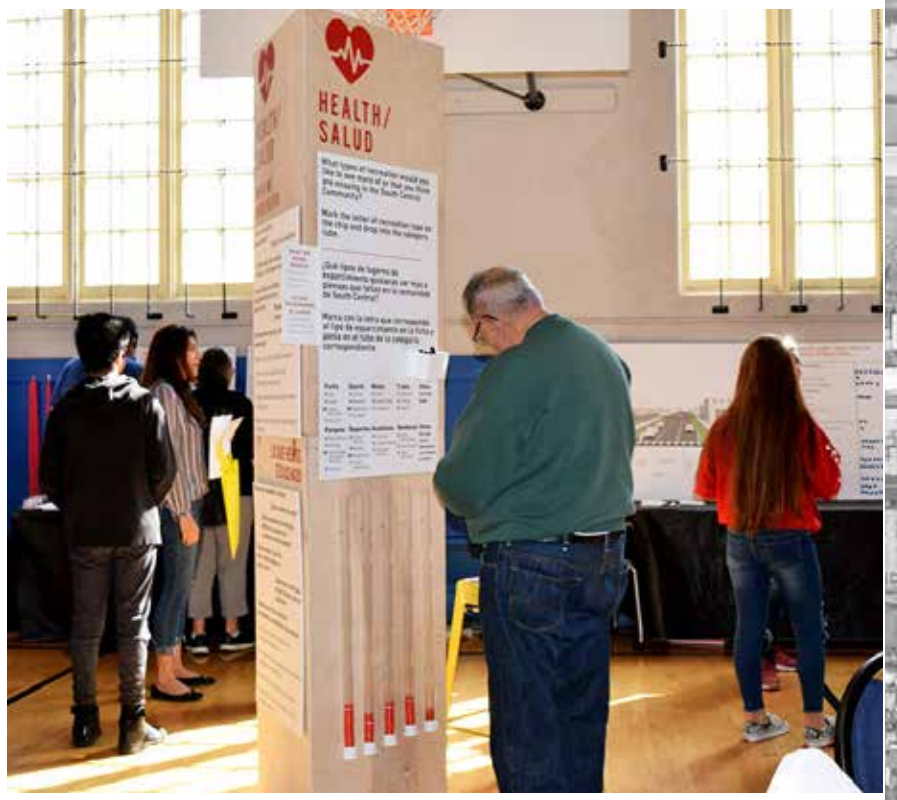
NORTH - OPEN SPACE PRIORITIES

Enhance Existing
The North area reconnects communities, residents, and businesses, from the tracks (downtown) and across the Rio Salado to improve the quality of life and neighborhood environment for all.

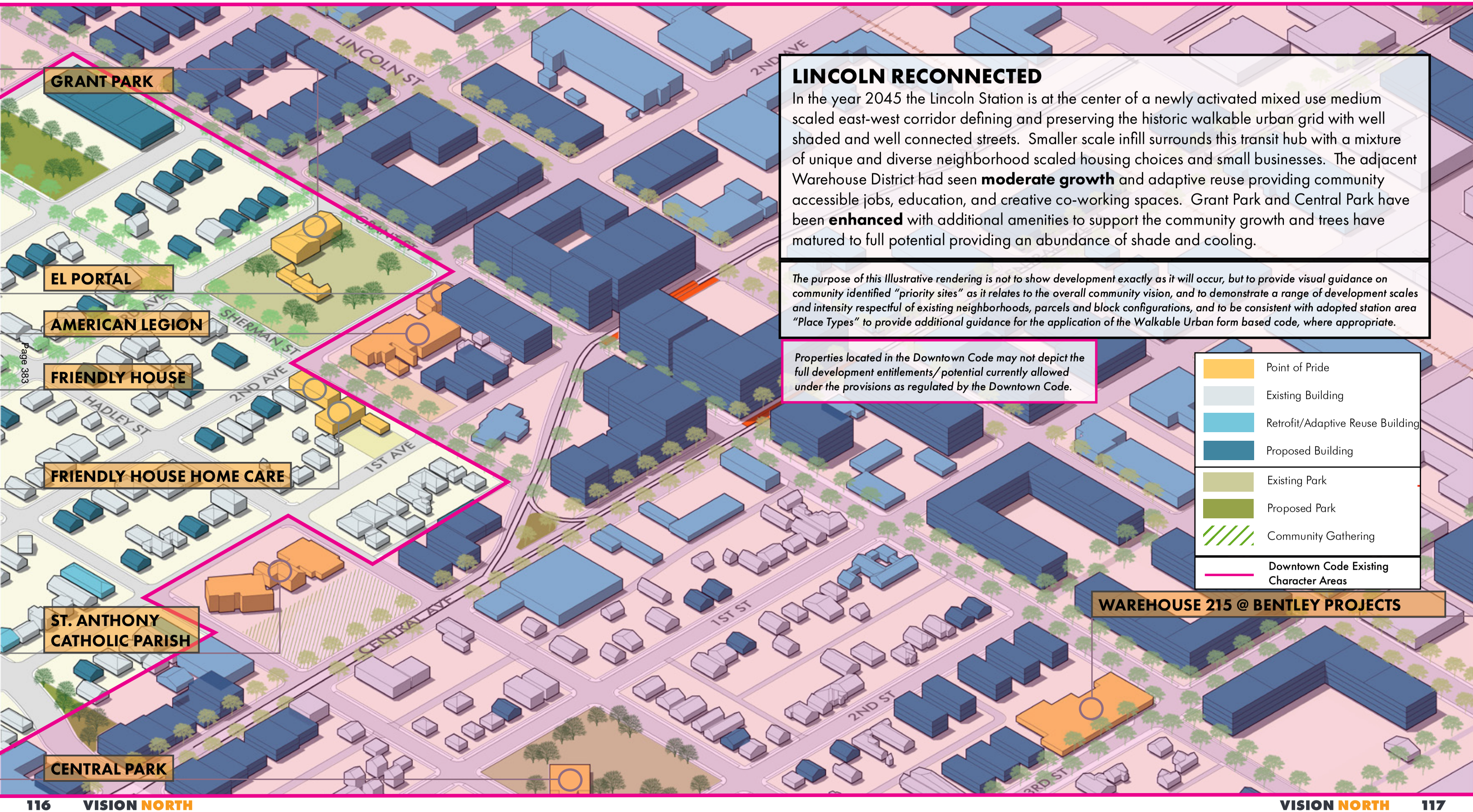
A new well shaded and equitable open space network provides all residents access to recreation within 1/4 mile (10-minute walk) enhancing and investing in the established walkable urban street grid founded on a 300 foot block pattern that sets this area apart as one of the oldest and original walkable urban communities to have been created in the Phoenix area.

Convenient, equitable, individual and community access to free choice in regards to fresh food – such as urban agriculture, the City's Local Food System program, neighborhood corner grocery stores, restaurants and mobile services have sprinkled the area in a vibrant and respectful way.

Existing and established parks and recreation areas have grown to welcome new and old residents with enhanced recreation and entertainment options more amenities, shade, and access via well connected green, shaded, lighted, and safe paths within the neighborhoods to key recreational destinations.



NORTH AREA - LINCOLN STATION 2045



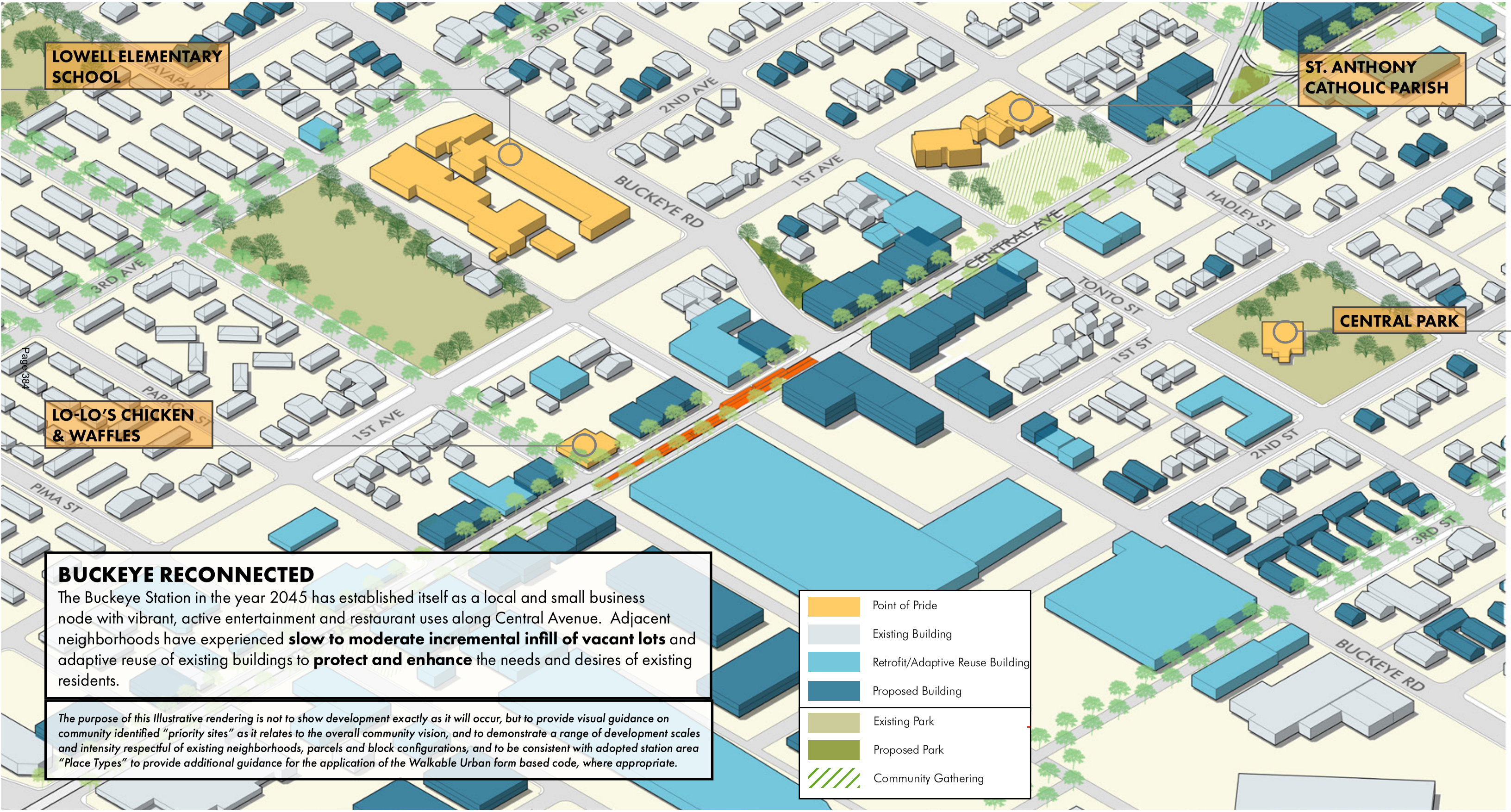
LINCOLN RECONNECTED

In the year 2045 the Lincoln Station is at the center of a newly activated mixed use medium scaled east-west corridor defining and preserving the historic walkable urban grid with well shaded and well connected streets. Smaller scale infill surrounds this transit hub with a mixture of unique and diverse neighborhood scaled housing choices and small businesses. The adjacent Warehouse District had seen **moderate growth** and adaptive reuse providing community accessible jobs, education, and creative co-working spaces. Grant Park and Central Park have been **enhanced** with additional amenities to support the community growth and trees have matured to full potential providing an abundance of shade and cooling.

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.

Properties located in the Downtown Code may not depict the full development entitlements/ potential currently allowed under the provisions as regulated by the Downtown Code.

NORTH AREA - BUCKEYE STATION 2045



BUCKEYE RECONNECTED

The Buckeye Station in the year 2045 has established itself as a local and small business node with vibrant, active entertainment and restaurant uses along Central Avenue. Adjacent neighborhoods have experienced **slow to moderate incremental infill of vacant lots** and adaptive reuse of existing buildings to **protect and enhance** the needs and desires of existing residents.

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.

RIO SALADO AREA
CELEBRATE NATURAL RESOURCES

2045 COMMUNITY VISION

The Rio Salado area celebrates a well-connected, enhanced, and publicly accessible natural resource abundant in gathering places and diverse recreation opportunities for local and regional guests. Land on the river banks has become a vibrant hub of vital community investments and diverse housing options bringing community wealth, enhancements, and equitable prosperity to all corridor resident's and the region.

Specifically for this area, our community envisions:

- Expanded quality work-force training and job opportunities to raise incomes for local residents
- Mixed-use development for mixed-incomes – blending needs of corridor residents and others who may arrive at the Rio Salado as a destination
- Sustainable designs for all new development utilizing both indigenous and contemporary approaches
- Improved health outcomes for all residents and workers

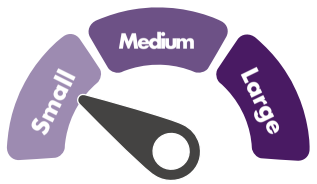
RIO SALADO AREA - PRIORITIZING GROWTH

The Rio Salado Area has prioritized growth **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. Established land uses, although zoned for higher intensity and scales, utilize appropriate infill that fits the existing context while achieving the **community based vision for the future.**

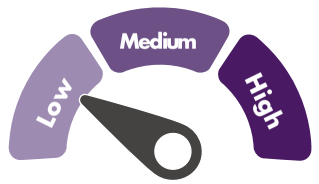
PROTECT

Areas designated for **slow incremental growth** strategies, **smaller scale** and **lowest intensity** investments. *Housing investments examples: ADU's, Tiny Homes, manufactured homes, duplexes, triplexes, fourplexes.

Rate of Change



Scale of Change



Intensity of Change

ENHANCE

Areas designated for **slow to moderate rate of growth** strategies, **medium scale** and **medium intensity** investments. *Housing investments examples: Courtyard Apartments, Townhouses medium multiplex, live-work.

Rate of Change

Scale of Change

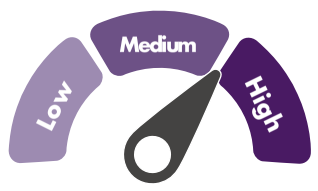
Intensity of Change

INVEST

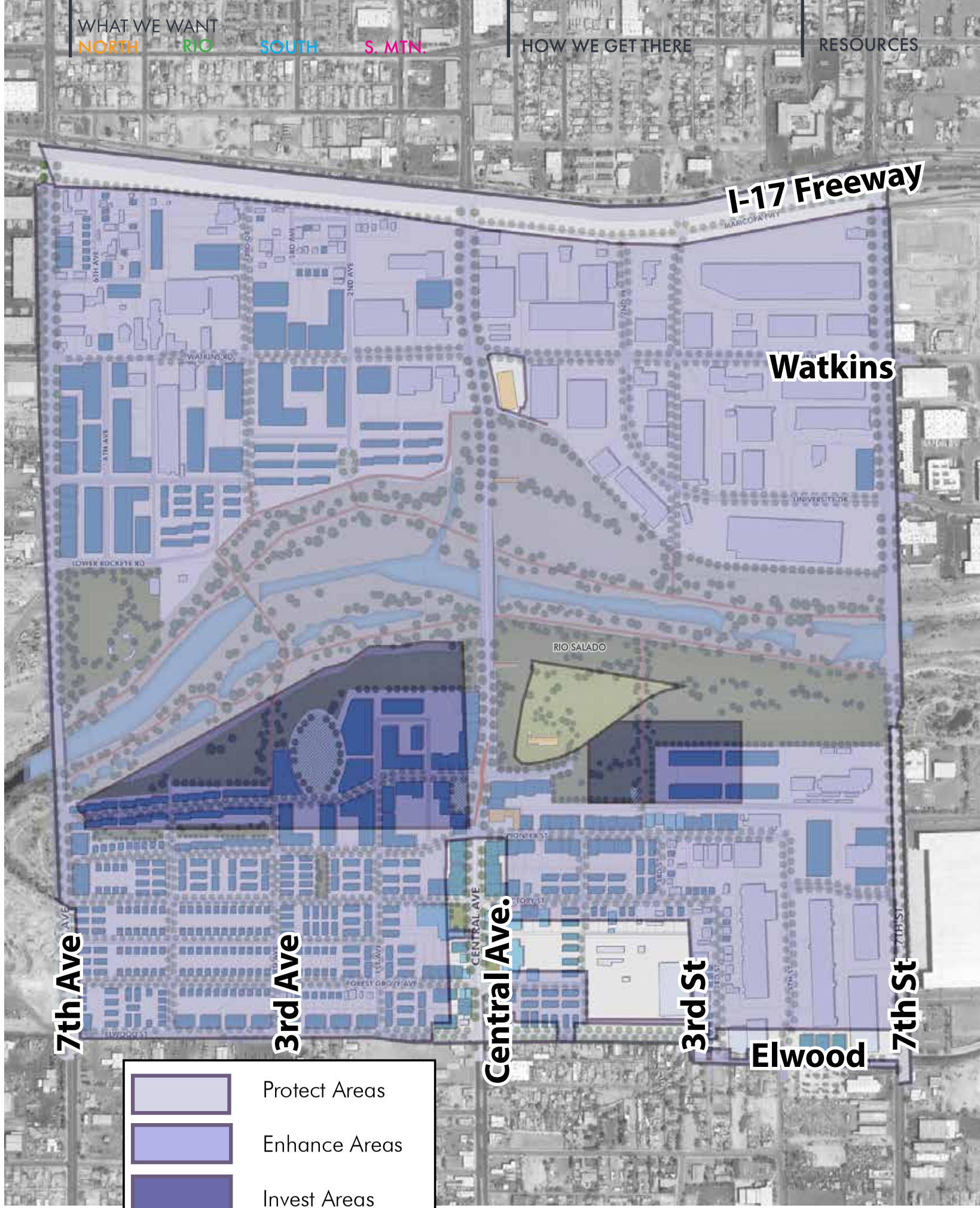
Areas designated for **moderate rate** of growth strategies, **medium/large scale** and **medium/high intensity** investments. *Housing investments examples: Mid-rise apartments/ condos, Mixed Use Residential.

Rate of Change

Scale of Change



Intensity of Change



RIO SALADO AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The Rio Salado area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Land Use**, **Housing** and **Economic Development** planning elements.

G **Interstate Employment:**
- Infill and redevelopment of employment and industrial uses.
- Redevelopment of mid-rise, mixed income residential along 7th Avenue and along the Rio Salado Greenway (north side).

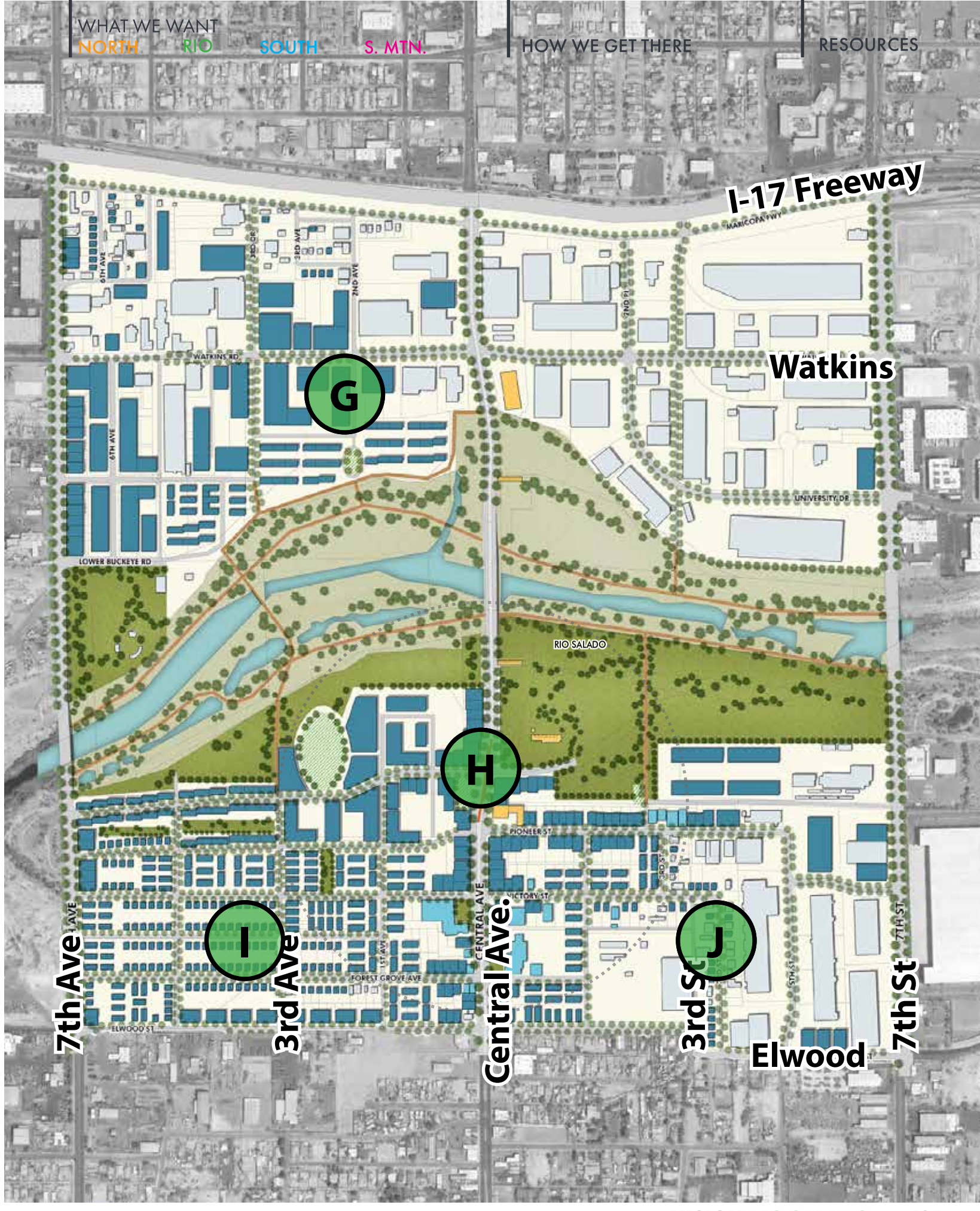
H **Rio Salado Stop: Mixed-Use transit stop**
- Variety of housing opportunities, ownership and rental, and affordable and market costs, with support for adjacent neighborhood.
- Retail, restaurants, service, small medical services, live/work space, hotel, movie theater and employment /institutional uses to include business cluster and learning center uses and public space.
- Mid- to High-rise development (3-6 stories) in a walkable format – buildings to the street, first floor entry and parking behind the buildings, height and intensity of development transitions to the future adjacent neighborhood.

I **Rio Salado Neighborhood: Complete Neighborhood.**
- Mixed-density housing types that increase in size near the Rio Salado transit stop.
- Variety of mixed-income housing opportunities, ownership and rental.

J **South Central Industrial:**
- Infill and redevelopment of employment and industrial uses.

ILLUSTRAIVE PLAN
LEGEND

Buildings	Parks / Open Space	
Point of Pride	Existing Park	Proposed Light Rail Station
Existing Building	Proposed Park	5 Minute Walks
Retrofit/Adaptive Reuse Building	Community Gathering	
Proposed Building		



RIO SALADO AREA - LAND USE 2045

RIO SALADO AREA - LAND USE PRIORITIES

Innovation and Cultural Gateway
The Rio Salado station area has evolved into a vibrant mixture of culturally and environmentally respectful industries; inclusive of innovative and green technologies, as well as expanded quality work-force training and job opportunities raising income levels for all existing area residents. The Rio land use mix is one of the most vibrant and authentic new station areas creating an "Innovation and Cultural Gateway".

New development has been acknowledged and celebrated as a local best practice example of sustainable design utilizing both indigenous and contemporary approaches consistent and respectful of natural resources, rustic, and eco-friendly aesthetics, while building upon the existing Nina Mason Pulliam Rio Salado Audubon Center and Rio Salado Habitat Restoration Area. New and innovative flex industries, tech businesses and learning clusters have established themselves as strong employment and service center full of emerging and innovative technologies.

Land on the river banks has become a vibrant hub of vital community investments and diverse housing options bringing community wealth, enhancements, and equitable prosperity to all corridor residents and the region.

RIO SALADO AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The Rio Salado area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Health**, **Green Systems** and **Mobility** planning elements.

G **Interstate Employment:**
- Improve connectivity and access, for safety and comfort throughout the area, including under I-17 for automobiles and trucks as well as pedestrians and cyclists.

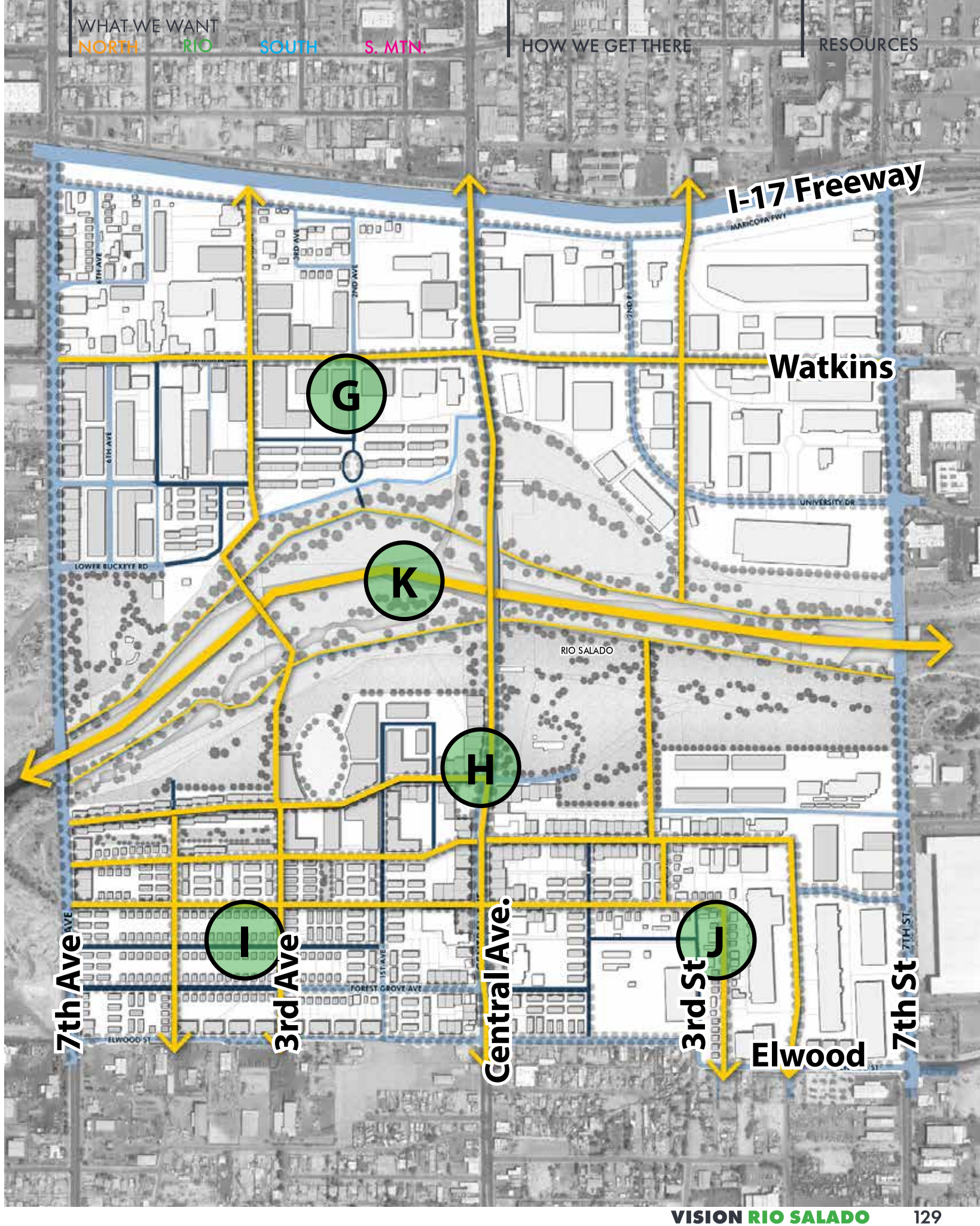
H **Rio Salado Stop:**
Mixed-Use transit stop
- Rio Salado Greenway - direct pedestrian connectivity to the natural areas of the Rio Salado.
- Incorporation of park and festival space to support residents, visitors and businesses.
- Improvement to 3rd Avenue, 3rd Street, Watkins Road, the Maricopa Parkway frontage, and Elwood for improved pedestrian and biking safety, connectivity and comfort – shade, green amenities and stormwater improvements.
- Improved connectivity to adjacent employment centers.
- Central Avenue - pedestrian enhancement to for safety and comfort, wider sidewalk, shading – natural and man-made.

I **Rio Salado Neighborhood:**
Complete Neighborhood.
- Walkable street network that provides connectivity throughout the neighborhood and access to the Greenway and transit station area.
- Design of network for safe pedestrian and bicycle use and greening of the corridor for shade and comfort.
- Active park space with a dog and skate park.

J **South Central Industrial:**
- Improve connectivity and access, for safety and comfort throughout the area, for automobiles and trucks as well as pedestrians and cyclists.
- Provide a direct connection to Central Avenue and the New Rio Salado neighborhood to the west.

K **Rio Salado Greenway:**
- Enhance the natural characteristics of the river and adjacent greenway as amenity for the South Phoenix community and adjacent development.
- Provide an improved trail network along the north and south sides of the greenway to improve pedestrian and bicycle connectivity across South Phoenix and improved access to the Central Avenue Corridor. Provide opportunities for temporary (food trucks) or small-scale retail along the trail network to provide services and gathering spaces with shade for users.
- Identify opportunities for water activities.

Existing Street
Proposed Street
Multi-Modal Enhancements



RIO SALADO AREA - OPEN SPACE 2045

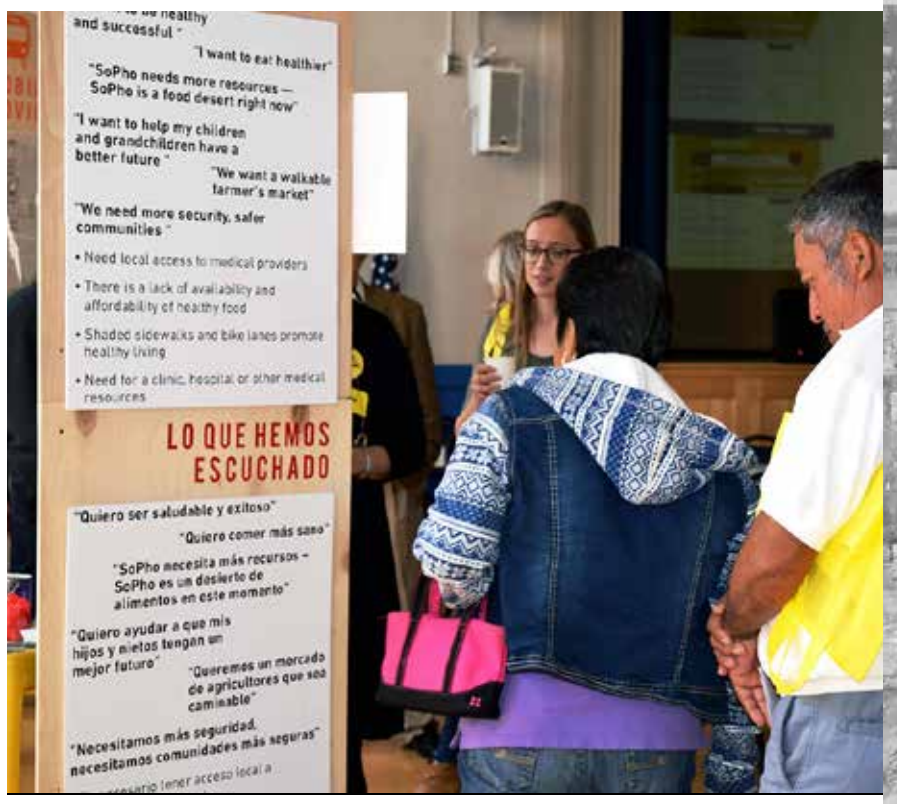
RIO SALADO AREA - OPEN SPACE PRIORITIES

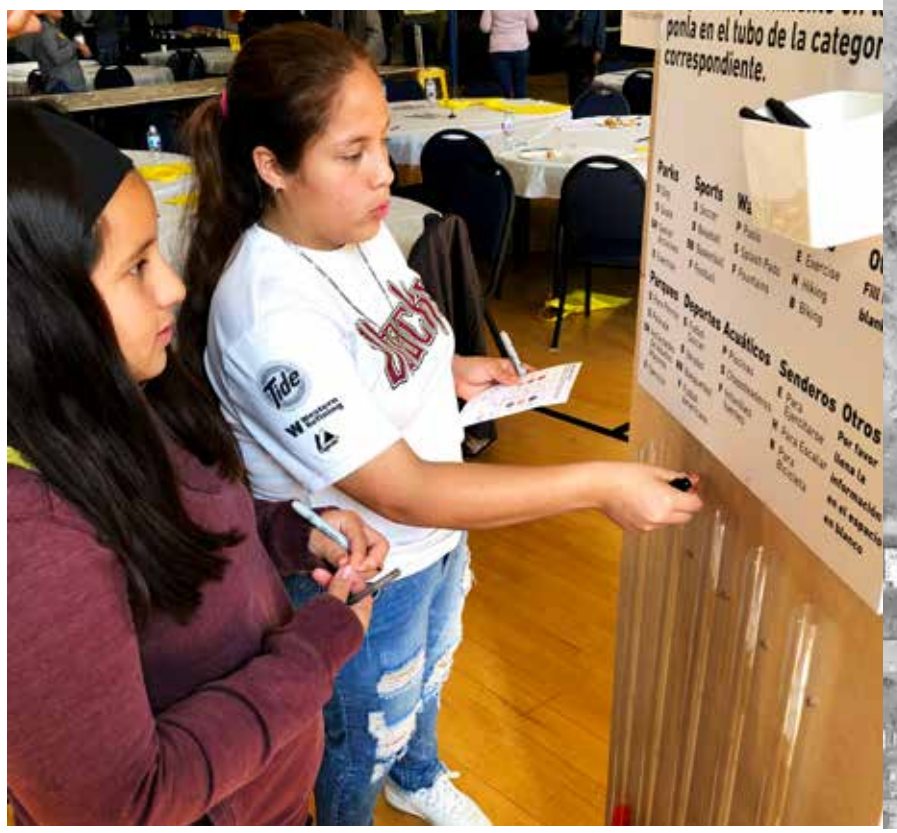
Nature's Oasis

The Rio Salado area celebrates a well-connected, enhanced, and publicly accessible natural resource abundant in gathering places and diverse recreation opportunities for local and regional guests.

The area has benefited from vastly improved health for all residents and workers. The immense tree canopy and expansive Rio Salado habitat restoration has resulted in cleaner air quality, more recreation opportunities, stronger ecological appreciation and awareness, all while combating urban heat island and excessive heat in the heart of the south central corridor communities. This green connected oasis has extended arms both north and south as well as east and west.

In particular, the newly constructed Del Rio Redevelopment site at the north west corner of 7th Street and Elwood Street has positioned the south central community with the largest and most successful Agri-Food Innovation Center in the Valley. From the Rio Salado Station, residents and visitors have several options to walk, bike, or travel via safe, shaded, and protected bike lanes, sidewalks, and trails making the Agri-Food Innovation Center a community hub for food innovation.





RIO SALADO AREA - CELEBRATING THE RIO

391

Activate the Edges - 10 year build out

Enhance the natural characteristics of the river and adjacent greenway as an amenity for the South Phoenix community and adjacent development. Provide an improved trail network along the north and south edges of the greenway to improve walking and biking access to the Central Avenue Corridor. Provide opportunities for activities such as food trucks, small scale retail, and water activities along a network of shaded gathering spaces.

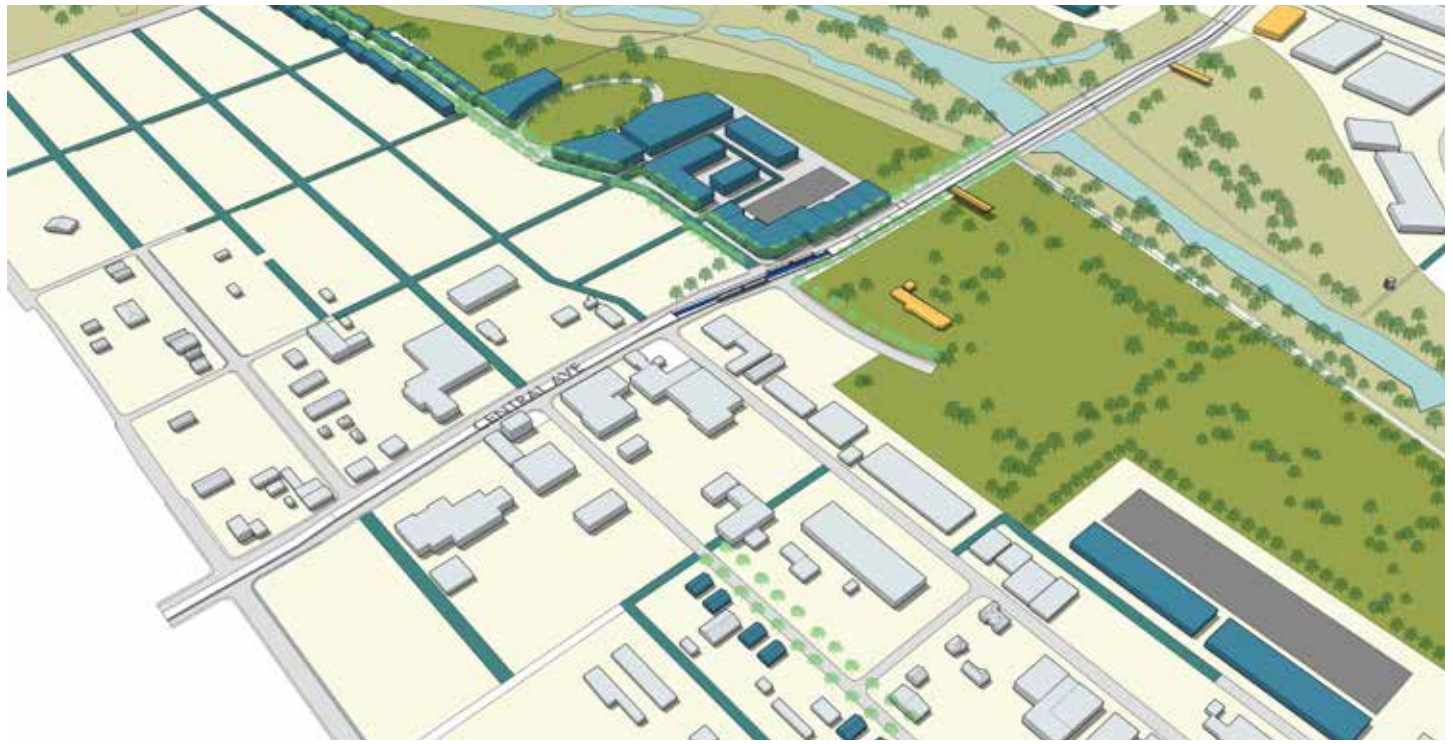
Walkable Infill - 15 year build out

Larger to medium scale flex industries begin to fill in south of the Rio Salado Park Scenic Drive and provide building form and definition supportive of a walkable employment center with enhanced pedestrian scaled experiences, access, and connectivity. Larger employers and institutions bring regional employment and service opportunities, breathing new life and activation to the area.

Complete the Neighborhood - 25 year build out

Additional neighborhood scaled infill maintains and enhances the established walkable street network and provides even greater connectivity to the Rio. A variety of housing is provided at various income levels providing equitable access to this regional employment and recreation hub. Entertainment, restaurants and services are all within 15-minute walk to this prominent innovation and cultural gateway to South Phoenix.

Activate the Edges



Walkable Infill

Complete the Neighborhood

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.

CELEBRATING THE RIO

In the year 2045 and building off existing programs and experiences, the Rio has greatly **enhanced** public recreation and cultural amenities with new information kiosks, trails, and local artwork now lining the edges of the Rio Salado providing an abundance of social, cultural, and entertainment opportunities all while paying tribute and respect to the river and the people that relied on its presence throughout Phoenix history. New activities and programming provide opportunities for all users, ages, and abilities to access and discover via culture and art walks, birds and beer events, and pop up community markets. Rio Salado Park Drive has become a major east - west safety corridor providing residents, businesses, and visitors access and connectivity to this new highly desirable regional amenity while maintaining a pedestrian scaled experience for existing residents and locals.

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.

NINA MASON PULLIAM RIO SALADO AUDOBON CENTER

FULLERFORM (EST. 1947)

CENTRAL AVE
PIONEER ST
VICTORY ST
3RD ST
EST GROVE ST
ELWOOD

- Point of Pride
- Existing Building
- Retrofit/Adaptive Reuse Building
- Proposed Building
- Existing Park
- Proposed Park
- Community Gathering

SOUTH AREA

STRENGTHEN TRADITIONS AND CULTURE

2045 COMMUNITY VISION

The South Area is a vibrant connected environment that strengthens and prioritizes families, youth, and protecting the most vulnerable populations while inspiring all future generations to live, work, and thrive in place. With rich traditions to share, the community is a place to celebrate and share history, heritage, and cultural diversity with all who visit.

Specifically for this area, our community envisions:

- Protecting our residents most at risk from displacement, including those residing in our existing trailer parks
- Providing quality work-force training and job matching opportunities within our corridor to prevent the displacement and build community wealth
- Providing diverse mixed-income and equitable housing options that cater to a dynamic range of family make-ups and that are designed respectful of existing neighborhoods
- Urban agriculture – telling the history of the people and land and the future with healthy food
- Managed growth with unique investments at each light rail station stop driven by the need of local neighborhoods and desired by visitors to the corridor
- Parking solutions that balance business needs with residential neighborhood quality of life

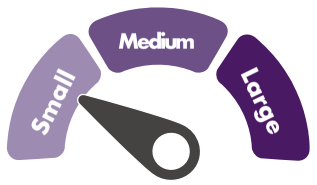
SOUTH AREA - PRIORITIZING GROWTH

The South area has prioritized growth **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. Established neighborhoods and commercial sites, fill in with appropriately scaled housing and land use while achieving the **community based vision for the future**.

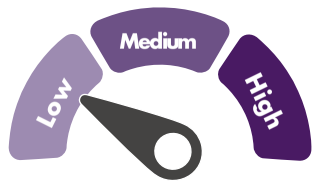
PROTECT

Areas designated for **slow incremental growth** strategies, **smaller scale** and **lowest intensity** investments. *Housing investments examples: ADU's, Tiny Homes, manufactured homes, duplexes, triplexes, fourplexes.

Rate of Change



Scale of Change

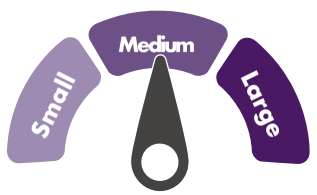


Intensity of Change

ENHANCE

Areas designated for **slow to moderate rate of growth** strategies, **medium scale** and **medium intensity** investments. *Housing investments examples: Courtyard Apartments, Townhouses medium multiplex, live-work.

Rate of Change



Scale of Change

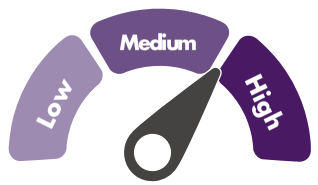
Intensity of Change

INVEST

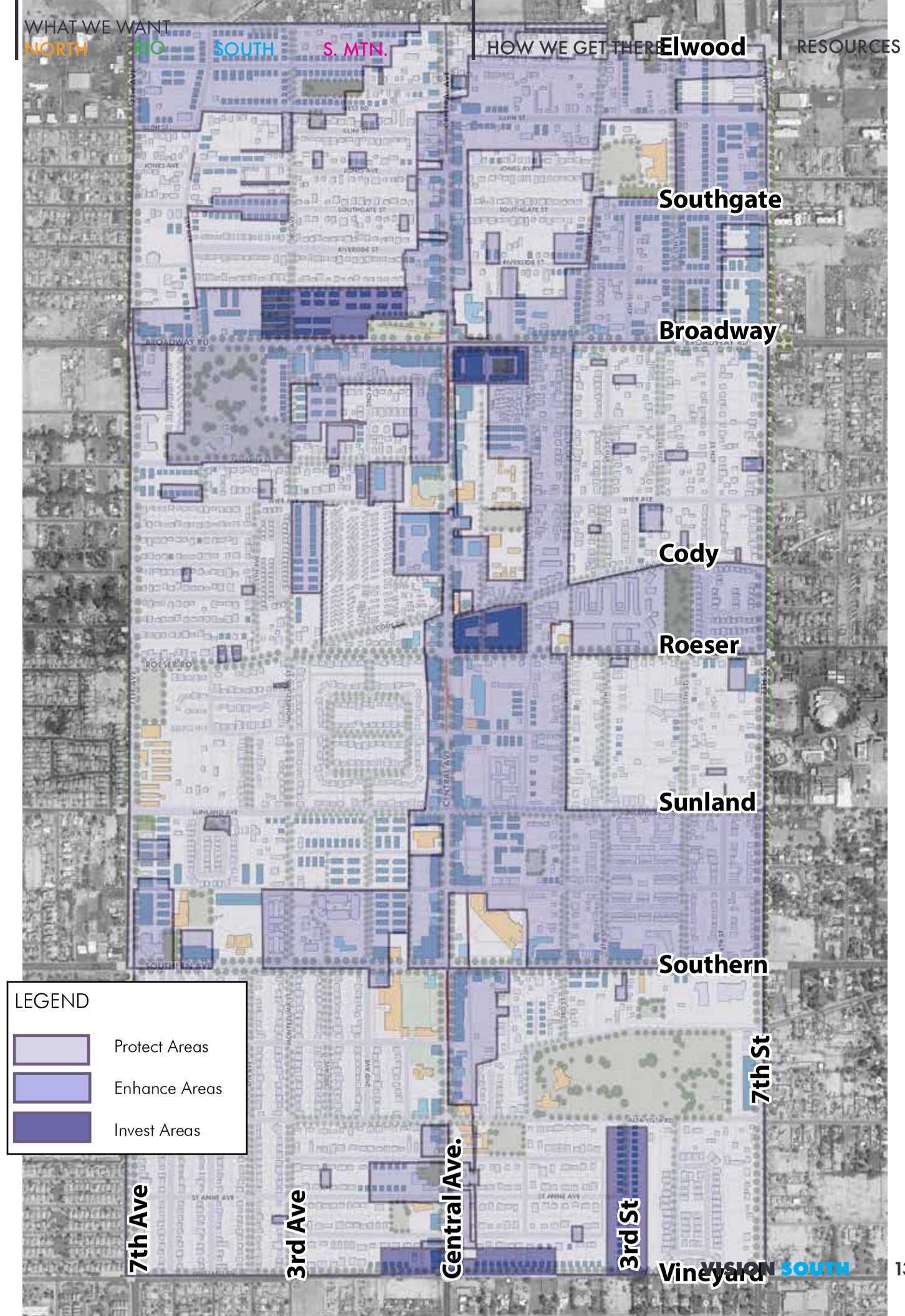
Areas designated for **moderate rate** of growth strategies, **medium/large scale** and **medium/high intensity** investments. *Housing investments examples: Mid-rise apartments/ condos, Mixed Use Residential.

Rate of Change

Scale of Change



Intensity of Change



SOUTH AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The Rio Salado area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Land Use**, **Housing** and **Economic Development** planning elements.

L **Broadway Stop:**
Mixed-Use transit stop

- Variety of housing opportunities, ownership and rental, live/work space at affordable and market costs.
- Retail, restaurants and daily service – entertainment, office, arcade, grocery store and farmer's market.
- Community Facilities – community learning / training center, medical facilities – pharmacy, urgent care, etc.
- Mid-rise development (2-5 stories) in a walkable, connected format – buildings to the street, first floor entry and parking behind the buildings.

Ed Pastor Transit Plaza:
Enhanced Transit Center

- Provide mixed-income housing, focused on attainable and affordable units adjacent to the transit center.

N **South Neighborhoods:**

- Housing revitalization and infill of vacant lots with of a size appropriate for the neighborhood.

O **7th Street Neighborhood:**

- Expansion of neighborhood to provide new, mixed-income housing opportunities, including single family, multi-generational and small-scale multi-unit homes.
- Low-rise mixed-use development, located at the corner of 7th Street and Broadway Road to support daily needs of residents.

P **Roeser Stop:**
Mixed-Use transit stop

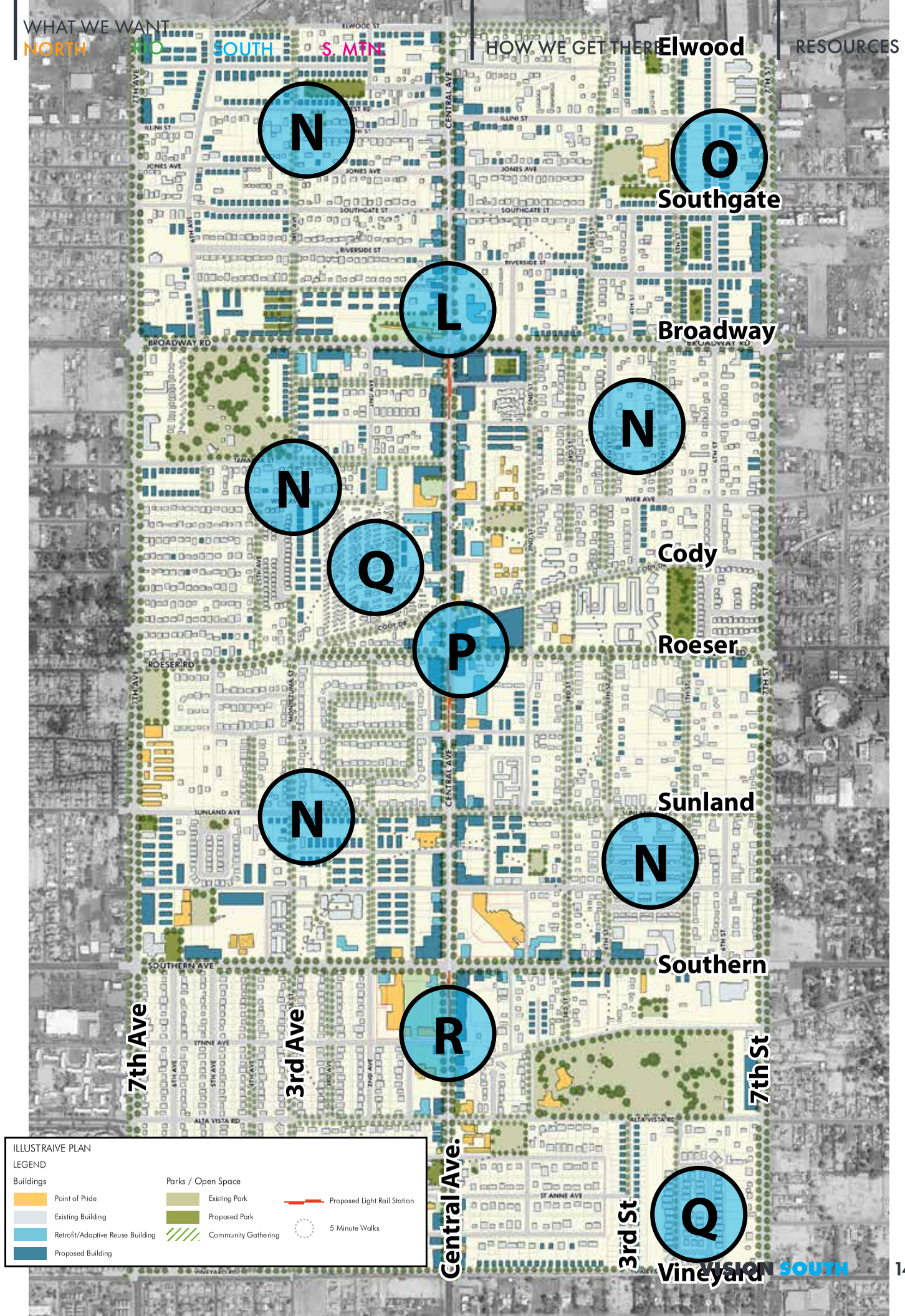
- Variety of mixed-income housing opportunities, ownership and rental.
- Retail, restaurants and daily service – entertainment, office, grocery store, farmer's market and library.
- Mid-rise development (2-4 stories) in a walkable, connected format – buildings to the street, first floor entry and parking behind the buildings.

Q **Mobile Home Park:**

- Preserve and stabilize the mobile home park as a low-cost housing opportunity for future residents.
- Investigate opportunities to create ownership opportunities within the mobile home park.

R **Southern Stop:**
Mixed-Use transit stop

- Variety of mixed-income housing opportunities, ownership and rental.
- Retail, restaurants and daily service – entertainment, hotel, Mercado, and farmer's market.
- Mid-rise development (2-4 stories) in a walkable, connected format – buildings to the street, first floor entry and parking behind the buildings.

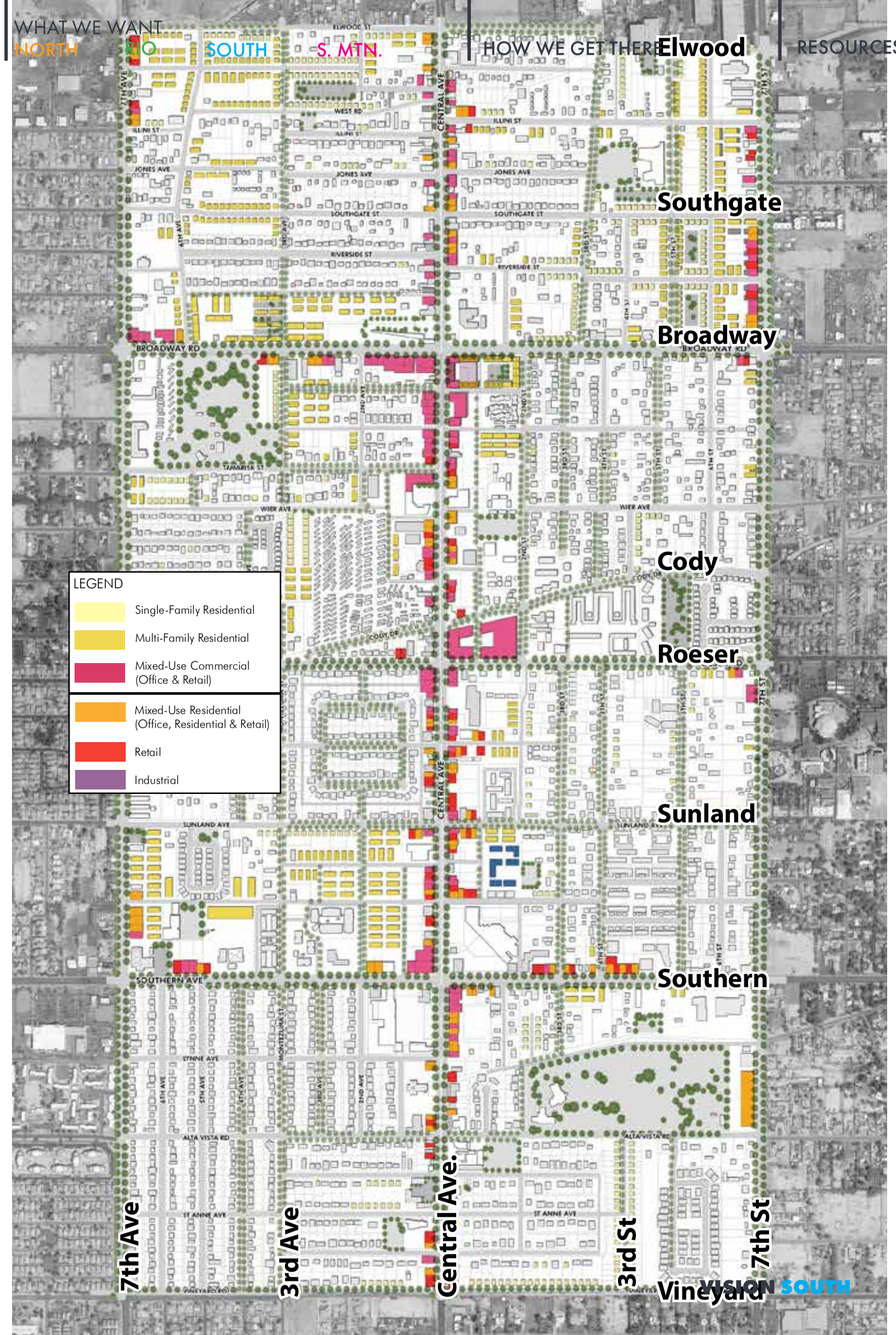


SOUTH AREA - LAND USE 2045

SOUTH AREA - LAND USE PRIORITIES

Tri-Center South

Three mixed use transit nodes have blossomed in the south area creating some of the most unique and culturally diverse experiences in the entire corridor. Surrounding these nodes, protected and enhanced established neighborhoods continue to thrive providing appropriately scaled affordable and mixed-income housing choices. Revitalization and infill of vacant lots have "completed" the neighborhood edges at appropriate scales and intensities. Existing and new businesses thrive, mobile home parks are stabilized and protected, and ownership opportunities have been created for all residents. New retail, restaurants, and entertainment complement the existing businesses and provide more capacity to support the meaningful and respectful growth of the area. Education, community centered learning, and civic leadership are strong and vibrant throughout this area. Youth opportunities and empowerment programming have expanded to influence nearby neighborhoods and communities as one of the most authentic art, culture, and ethnic heritage hubs in the entire valley. The area has given birth to several local developers, innovators, and entrepreneurs, cultivating community pride, success and resiliency like no other. The South Area shines as the heart of the corridor and South Mountain Village Primary Core.



SOUTH AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The South Area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Health**, **Green Systems** and **Mobility** planning elements.

L **Broadway Stop:**
Mixed-Use transit stop

- Green Space – improvements to local parks and green spaces – active uses, open space, dog park, stormwater retention area, and greening of streets – streetscape, green amenities and gathering spaces.
- Broadway Road Improvements – safety improvements, bike and pedestrian improvements – wider sidewalks and bike lanes, and greening of the corridor for shade and comfort.
- Central Avenue - pedestrian enhancement to for safety and comfort, wider sidewalk, shading – natural and man-made.

Ed Pastor Transit Plaza:
Enhanced Transit Center

- Create a Paseo for the community – comfort amenities for people – shade, seating, water fountains, trash receptacles, etc.
- Improve pedestrian and bicycle connectivity to the transit center – complete sidewalk network and bike lanes.

N **South Neighborhoods:**

- Improvement to 3rd Avenue/Montezuma Street, 3rd Street, Broadway Road, Cody Drive, Roeser Road, Sunland Avenue, Southern Avenue, Alta Vista Road, Vineyard Road for improved pedestrian and biking safety, connectivity and comfort – shade, green amenities and stormwater improvements.
- Improvement of existing parks and green spaces to support neighborhoods. – active uses, community gardens space, open/green space and public art.

O **7th Street Neighborhood:**

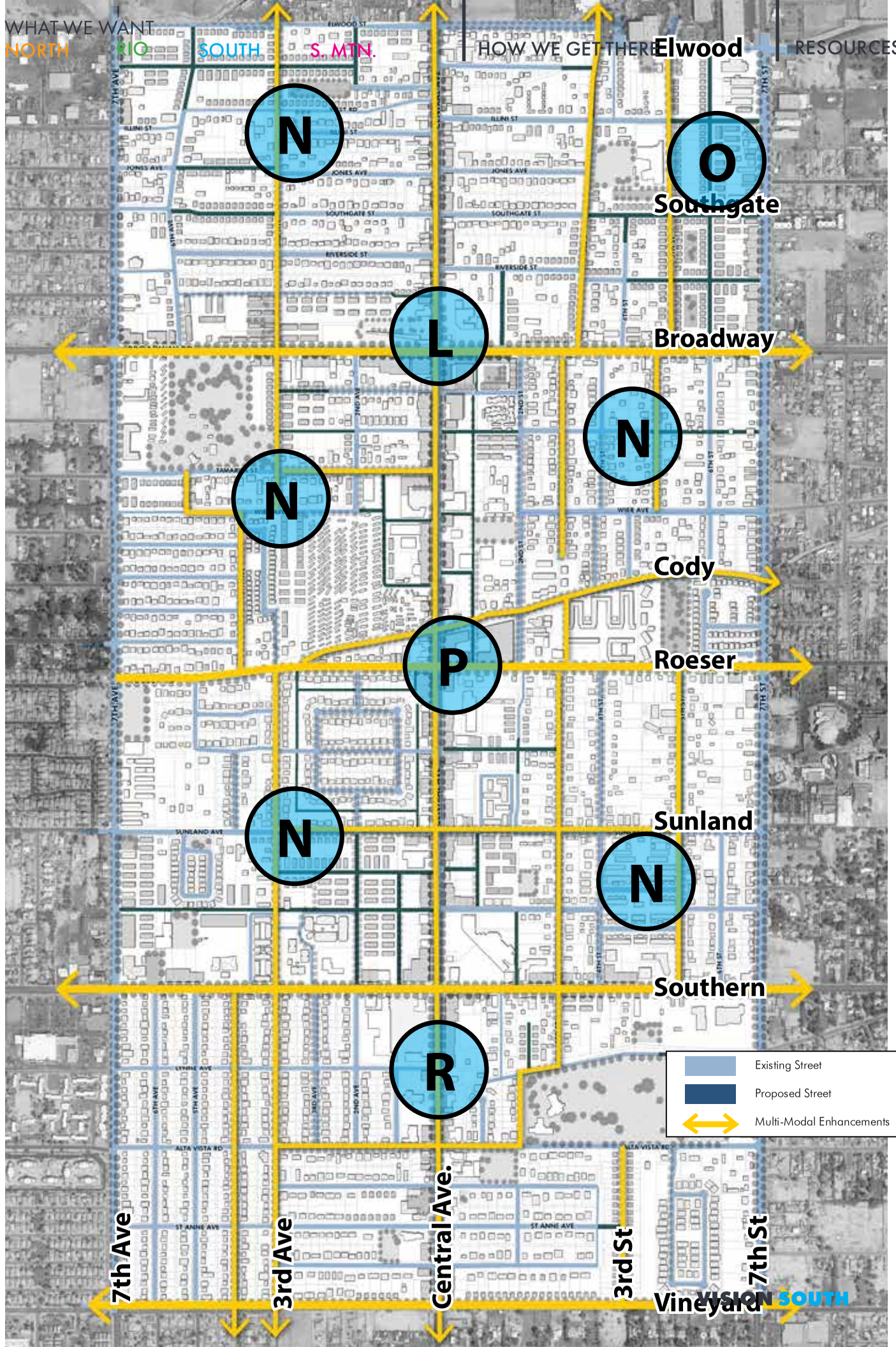
- New and improved green spaces to support the existing residential community and new housing development. Pedestrian comfort improvements to 5th Street to support development and connectivity.

P **Roeser Stop:**
Mixed-Use transit stop

- Green Space – improvements to local parks and green spaces – active uses, open space, dog park, stormwater retention area, and greening of streets – streetscape, green amenities and gathering spaces.
- Roeser Road Improvements – create a Paseo to create a pedestrian oriented street, incorporating safety improvements, bike and pedestrian improvements – wider sidewalks and bike lanes, and greening of the corridor for shade and comfort.
- Central Avenue - pedestrian enhancement to for safety and comfort, wider sidewalk, shading – natural and man-made.

R **Southern Stop:**
Mixed-Use transit stop

- South Mountain Community Center – enhanced recreation space, active recreation areas, passive recreation space that incorporates shade, seating, water and landscape. Create a community learning / training center for South corridor residents.
- Improvement to 3rd Avenue, 3rd Street, Southern Avenue, and Vineyard Road for improved pedestrian and biking safety, connectivity and comfort – shade, green amenities and stormwater improvements.
- Green Space – improvements to local parks and green spaces – active uses, open space, dog park, stormwater retention area, and greening of streets – streetscape, green amenities and gathering spaces.
- Southern Avenue Improvements – create a green street, incorporating safety improvements, bike and pedestrian improvements – wider sidewalks and bike lanes, and greening of the corridor for shade and comfort.
- Central Avenue - pedestrian enhancement to for safety and comfort, wider sidewalk, shading – natural and man-made.

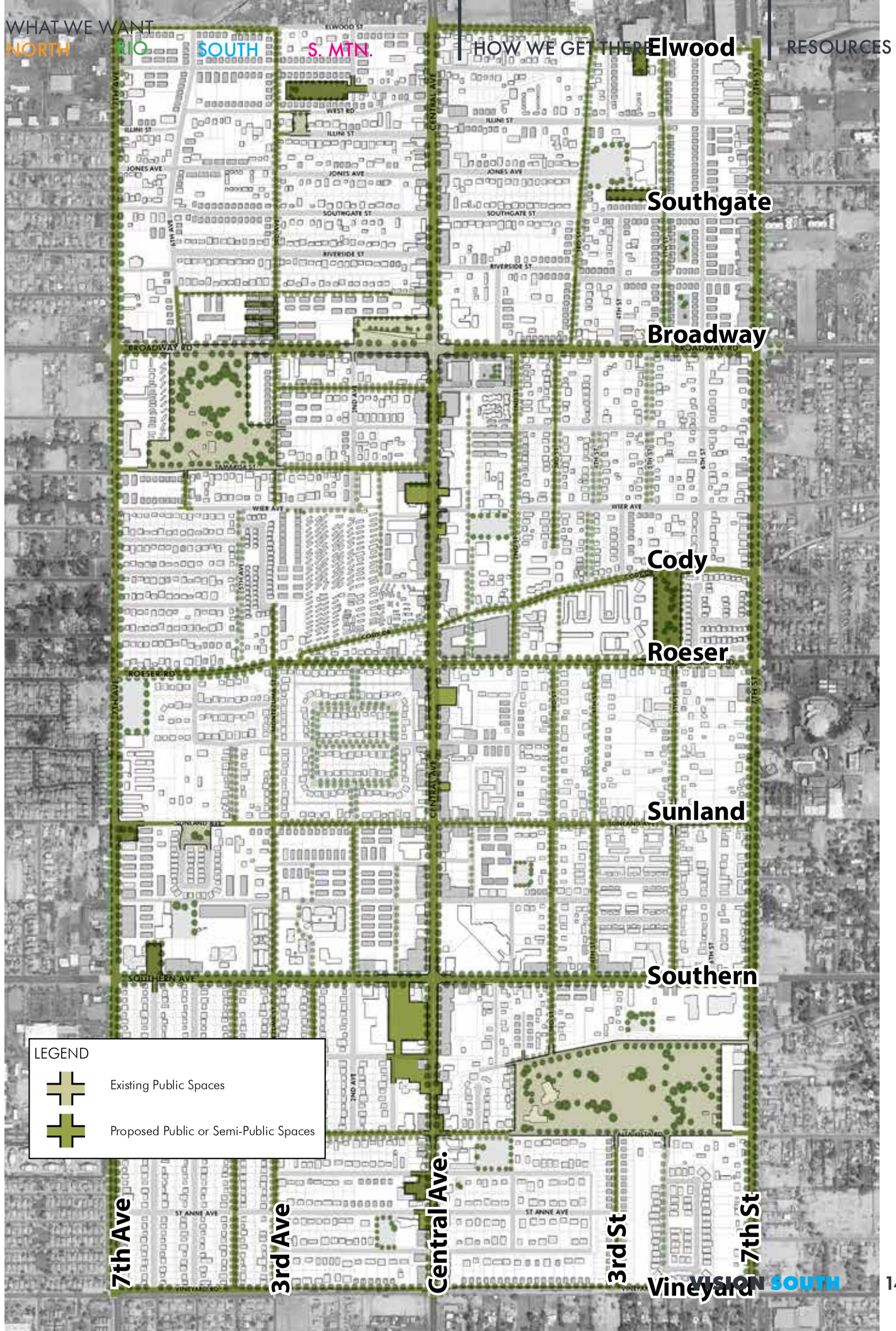


SOUTH AREA - OPEN SPACE 2045

SOUTH AREA - OPEN SPACE PRIORITIES

Southern Oasis

The South area found a striking balance between development, growth and preservation, building upon community authenticy and strengthening its unique geographic position between South Mountain and the Rio Salado. Access to green spaces, recreation, mobility, and community health choices are now sprinkled throughout a robust connected network of publicly accessible green spaces and seamlessly integrated into established neighborhoods. This new found equitable access for all new and existing residents has nurtured community awareness, participation, and leadership. Residents health and activities have improved with new, unique, and various opportunities for passive and active recreation for all ages and abilities. Children now walk comfortably and safely to school and nearby amenities, Neighborhoods have established walking groups, several “shared streets”, and community festivals throughout the year. Employees are also building off the southern oasis with retail, restaurants, and commercial activation of green civic spaces along major arterial streets such as Broadway Road, Roeser Road, and Southern Avenue.



SOUTH AREA - BROADWAY STATION 2045

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.

TRAVIS L. WILLIAMS FAMILY SERVICES CENTER

ARIZONA DEPARTMENT OF ECONOMIC SECURITY

ESPIRITU CHARTER SCHOOL

ED PASTOR TRANSIT CENTER

RIVERSIDE ST
JONES AVE
CENTRAL AVE
CORONA AVE
2ND AVE
TAMARISK ST

- Point of Pride
- Existing Building
- Retrofit/Adaptive Reuse Building
- Proposed Building
- Existing Park
- Proposed Park
- Community Gathering

STRENGTHENING BROADWAY

In the year 2045, Broadway station area provides a variety of mixed income housing opportunities for ownership, rental, and live/work at various scales and intensities respectful of existing neighborhoods. Mixed Use store fronts, outdoor dining, and the occasional plazas all provide visual definition and character to the Central Avenue and Broadway Road pedestrian experience. Community facilities remain active and heavily used providing a variety of community learning, job training, and daily services. Ed Pastor Transit Center has been adaptively reused as a local small business cultivator and creative/maker space providing art, culture, business and technology resources. Strong, safe, shaded pedestrian connections east to Nuevo Park and west to Harmon Park have allowed Broadway to become a well traveled family/kid friendly neighborhood daily walking amenity.

SOUTH AREA - ROESER STATION 2045

ROESER CULTURAL CENTER

In 2045, the Roeser station area has become a local/small business corridor building off the several existing narrow lot commercial properties abutting established single family residential. Businesses have embraced the pedestrian experience, shifting surface parking lots to behind buildings and providing functional and shaded outdoor dining, seating and gathering space along the Central Avenue frontage. Larger developments have contributed with shared parking models, small scale infill, and active and accessible frontages along Central Avenue to further embrace and display vibrant and active people, community, traditions and cultures.

- Point of Pride
- Existing Building
- Retrofit/Adaptive Reuse Building
- Proposed Building
- Existing Park
- Proposed Park
- Community Gathering

ARIZONA DEPARTMENT OF ECONOMIC SECURITY

ESPIRITU CHARTER SCHOOL

MARY'S MINISTRIES

FAMILY DOLLAR

PHOENIX FIRE DEPARTMENT STATION 72

ASU PREP ACADEMY

CENTRAL AVE

2ND ST

3RD ST

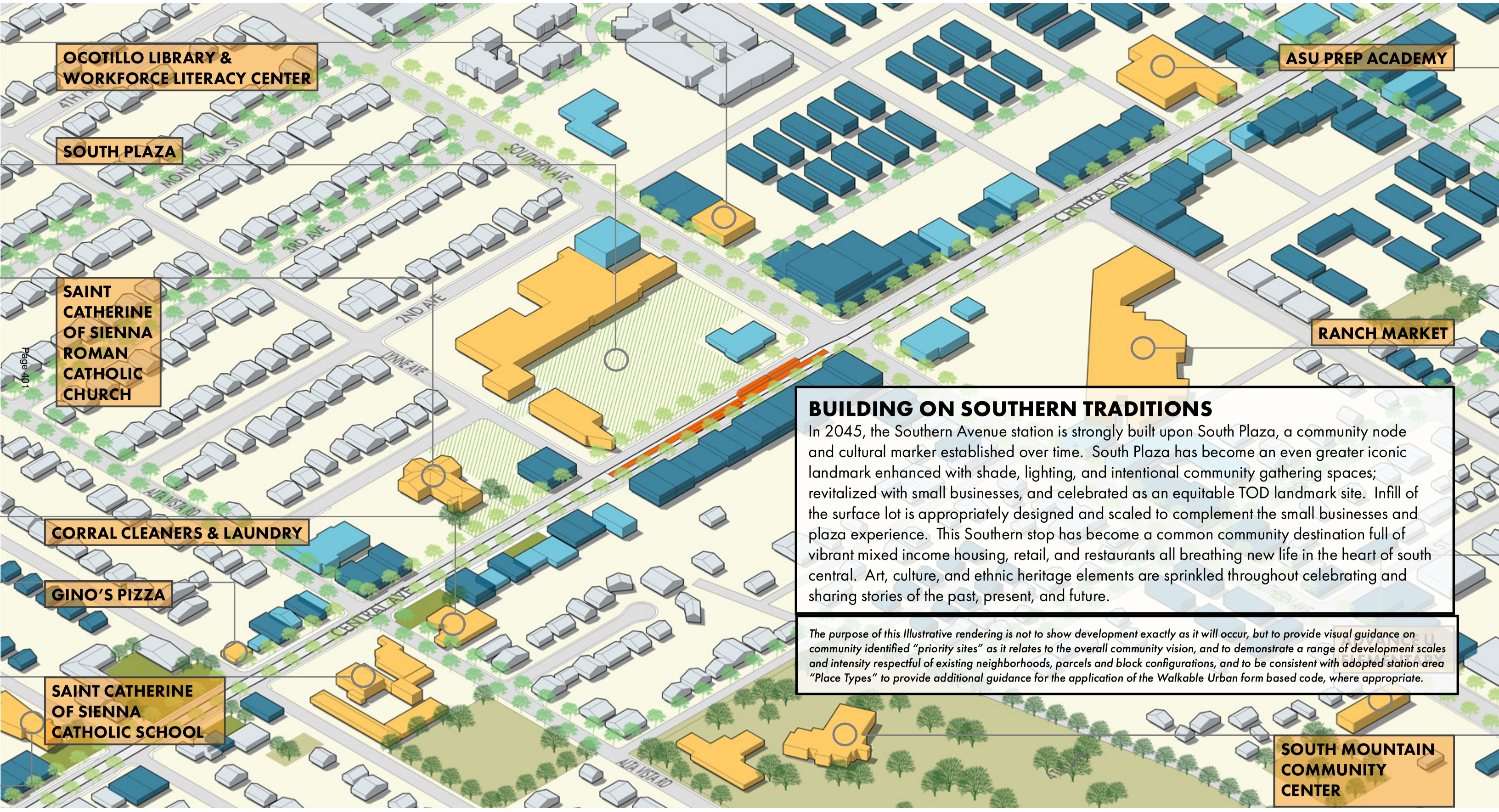
4TH ST

CODY DR

ROESER RD

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.

SOUTH AREA - SOUTHERN STATION 2045



BUILDING ON SOUTHERN TRADITIONS

In 2045, the Southern Avenue station is strongly built upon South Plaza, a community node and cultural marker established over time. South Plaza has become an even greater iconic landmark enhanced with shade, lighting, and intentional community gathering spaces; revitalized with small businesses, and celebrated as an equitable TOD landmark site. Infill of the surface lot is appropriately designed and scaled to complement the small businesses and plaza experience. This Southern stop has become a common community destination full of vibrant mixed income housing, retail, and restaurants all breathing new life in the heart of south central. Art, culture, and ethnic heritage elements are sprinkled throughout celebrating and sharing stories of the past, present, and future.

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.

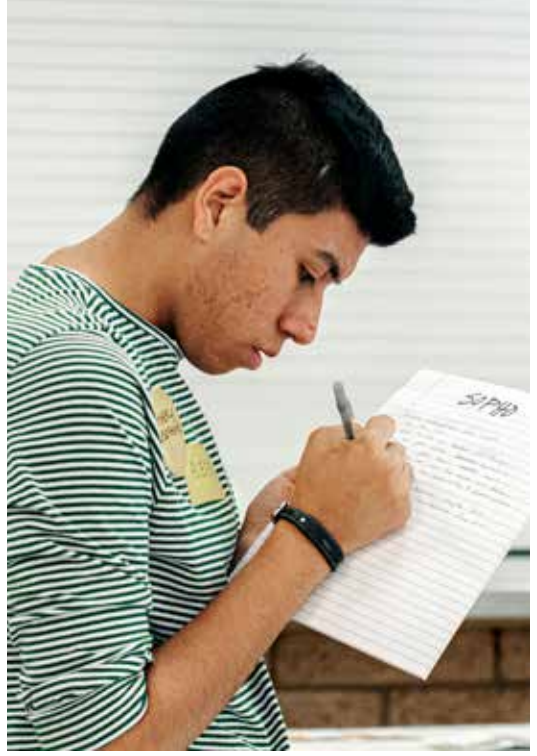
SOUTH MOUNTAIN AREA
HEALTH AND RECREATION HUB

2045 COMMUNITY VISION

The South Mountain area is a community hub for health and recreation investments. The green infrastructure along the canal banks and to South Mountain Park, connects people in affordable housing and mixed income residential neighborhoods to improved health and healthcare jobs.

Specifically for this area, our community envisions:

- Providing safe, shaded, and convenient walking paths
- Urban agriculture – telling the history of the people and land and the future with healthy food
- Resources and active places to promote safety at the end of the light rail line
- Easy connection between the last light rail stop and the mountain (bike lanes, shaded sidewalks, circulator)

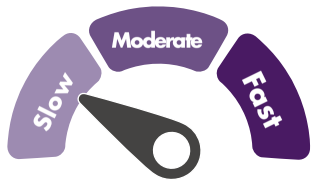


SOUTH MOUNTAIN AREA - PRIORITIZING GROWTH

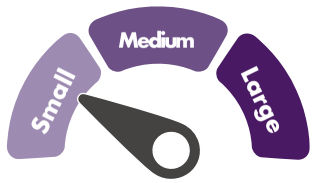
The South Mountain area has prioritized growth **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. Established neighborhoods utilize appropriate housing typologies that fit the existing context while achieving the ***community based vision for the future***.

PROTECT

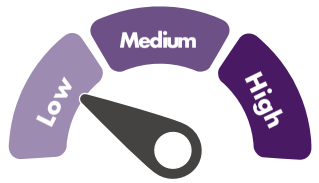
Areas designated for **slow incremental growth** strategies, **smaller scale** and **lowest intensity** investments. *Housing investments examples: ADU's, Tiny Homes, manufactured homes, duplexes, triplexes, fourplexes.



Rate of Change



Scale of Change

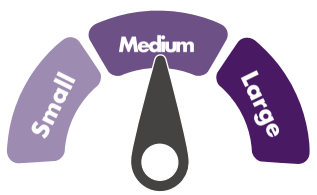


Intensity of Change

ENHANCE

Areas designated for **slow to moderate rate of growth** strategies, **medium scale** and **medium intensity** investments. *Housing investments examples: Courtyard Apartments, Townhouses medium multiplex, live-work.

Rate of Change



Scale of Change

Intensity of Change

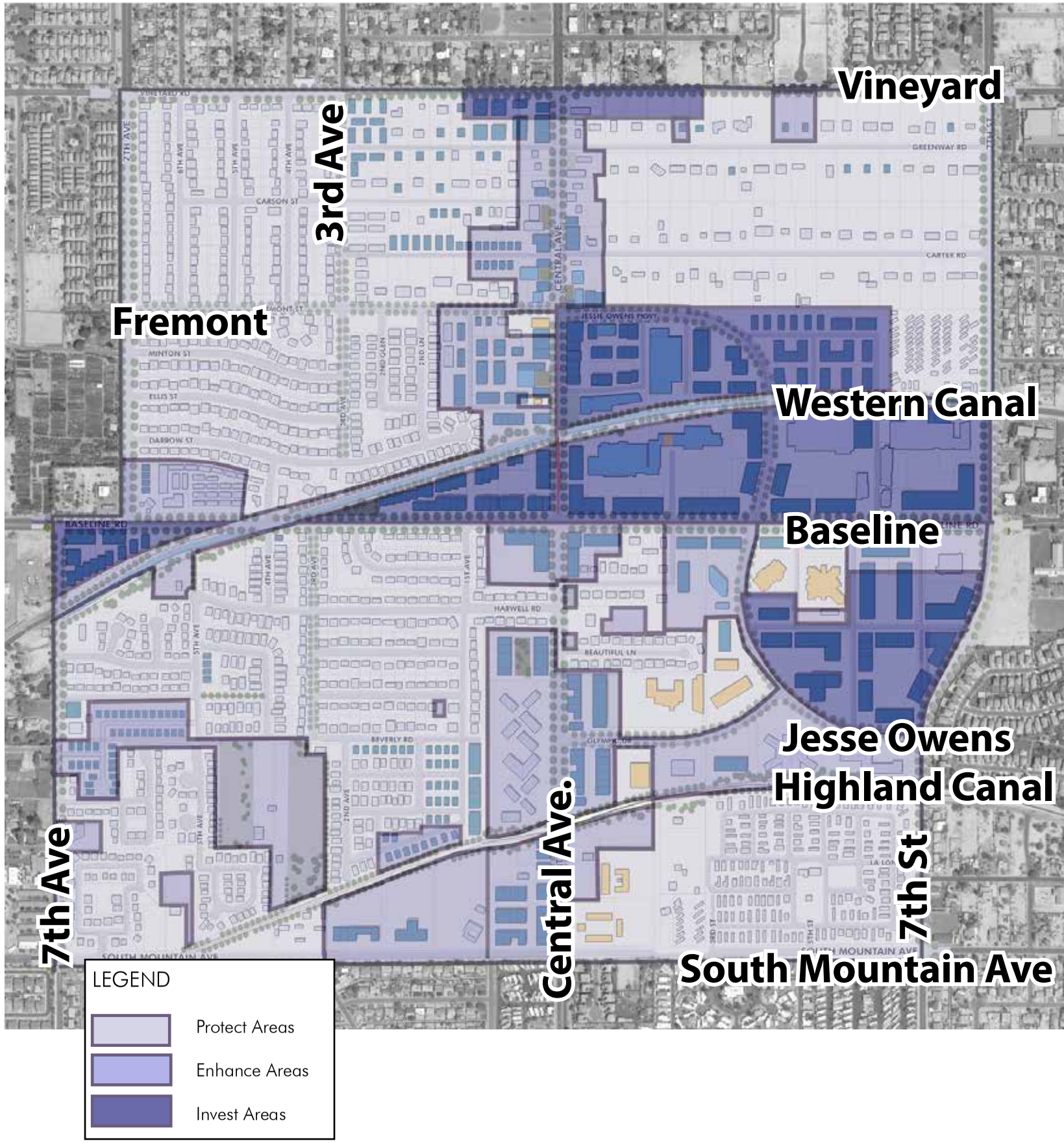
INVEST

Areas designated for **moderate rate** of growth strategies, **medium/large scale** and **medium/high intensity** investments. *Housing investments examples: Mid-rise apartments/ condos, Mixed Use Residential.

Rate of Change

Scale of Change

Intensity of Change



SOUTH MOUNTAIN AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The South Mountain Area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Land Use**, **Housing** and **Economic Development** planning elements.

T **Baseline Stop**
Mixed-use transit stop.

- Variety of mixed-income housing opportunities, ownership and rental.
- Retail, restaurants, office and daily service – entertainment, movie theater, bowling alley, Mercado (corner grocery store), farmer's market, cultural attractions and live/work space.
- Mid-rise development (2-5 stories) in a walkable, connected format – buildings to the street, first floor entry and parking behind the buildings.

U **Western Canal**

- Mid-rise (up to 5 stories) mixed-use development centered on Jesse Owens Parkway.
- Variety of mixed-income housing opportunities, ownership and rental.
- Retail, restaurants, and daily service uses with offices including medical offices and educational spaces.

V **South Mountain Neighborhoods**

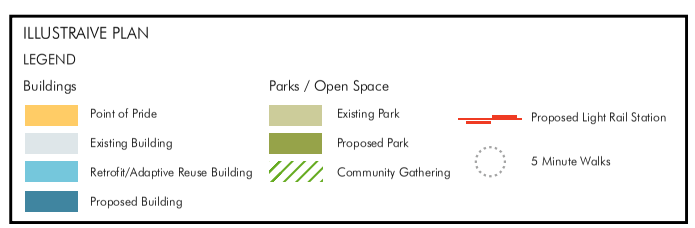
- Housing revitalization and infill vacant lots with of a size appropriate for the neighborhood.

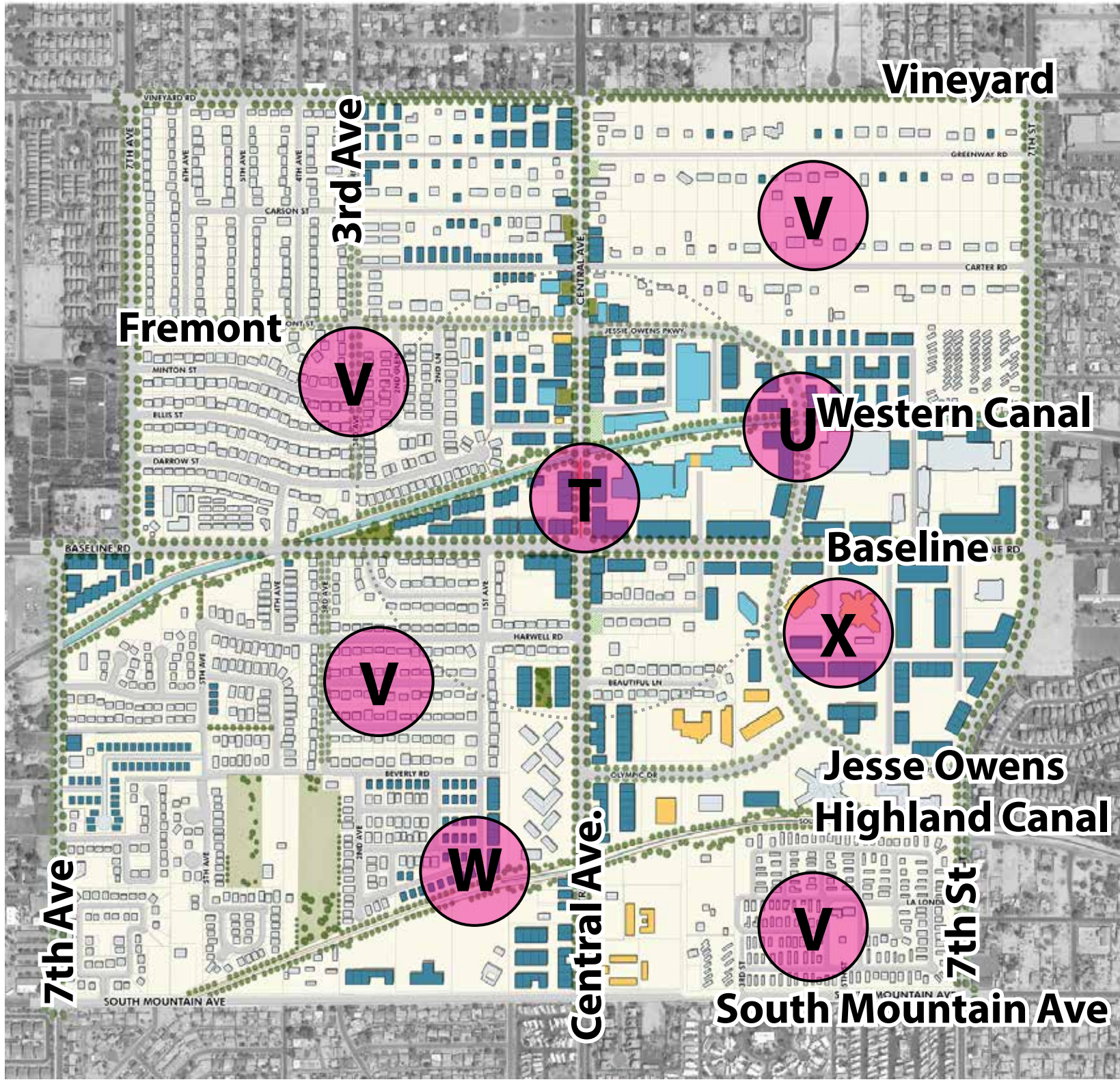
W **Highland Canal**

- Create a higher-intensity, mixed-income neighborhood, with new green spaces, and that supports the adjacent neighborhood and is connected to the Baseline Corridor by the street network and improved canal.

X **Employment Center**

- Office park setting that incorporates job opportunities for the community and a specific focus on medical uses. Within the park setting an opportunity for festival space and gatherings is incorporated.

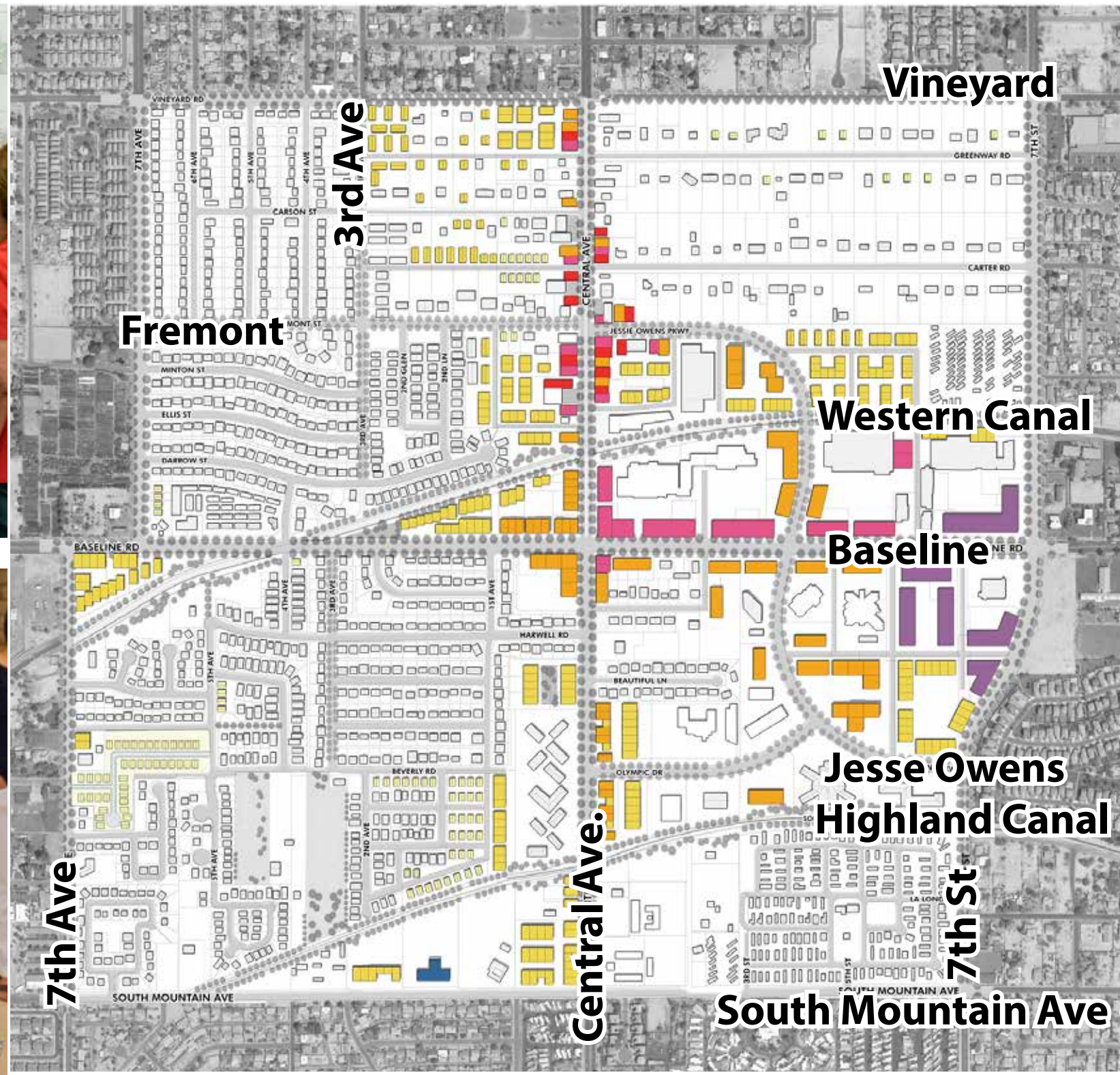




SOUTH MOUNTAIN AREA - LAND USE 2045

SOUTH MOUNTAIN AREA - LAND USE PRIORITIES

Employment/Entertainment Hub
The Baseline station area provides new regionally accessible mixed income housing, retail, restaurants and ample new job opportunities in health and healthcare related industries. This Regional Corridor destination now has an established gateway presence and campus-like walkable urban form with increased development intensity showcasing a playful connected mid-rise mixed-use destinations radiating around Jesse Owens Parkway. New entertainment uses bring activities like bowling, movie theaters, music and attractions for residents of all ages, cultures, and ethnicities. Activated canal frontages provide additional entrepreneurial opportunities for local residents, as well as weekend food, art, and community gathering events. Neighborhood scaled retail and educational spaces join the list of amenities for locals improving access to daily services and community resources. An abundance of sit down restaurants and retail have filled Central Avenue creating a unique "main street" destination with convenient parking facilities allowing visitors a "park once" experience. New mixed income housing, flexible live work units, and small to medium scaled multifamily appropriately infill neighborhood edges providing all residents new housing options.



SOUTH MOUNTAIN AREA - COMMUNITY IDENTIFIED AND PRIORITIZED INVESTMENTS

The South Mountain Area has prioritized investments **to reject displacement** of existing residents and businesses, while encouraging strategic and incremental growth respectful of the areas existing character. The following map identifies the **community identified and prioritized investments** associated with the **Health**, **Green Systems** and **Mobility** planning elements.

T **Baseline Stop**
Mixed-use transit stop.

- Local Transit – improved local bus/ transit stops, park & ride lot, urban circulator bus along the Baseline Corridor and adjacent neighborhoods.
- Improvement to Baseline Road, Central Avenue, Jesse Owens Parkway and Western Canal for improved pedestrian and biking safety, connectivity and comfort – shade, green amenities and stormwater improvements.
- Green Space – improvements to local parks and green spaces – active uses, open space, dog park, stormwater retention area, and greening of streets – streetscape, green amenities and gathering spaces.
- Baseline Road Improvements – create a green street, incorporating safety improvements, bike and pedestrian improvements – wider sidewalks and bike lanes, and greening of the corridor for shade and comfort.

U **Western Canal**

- Canal Improvements – improved canals to create better connectivity, recreational and gathering spaces for residents and visitors. Create green canal-scapes that provide shaded pathways and gathering areas for users.

V **South Mountain Neighborhoods**

- Improvement to 3rd Avenue, Vineyard Road, Jesse Owens Parkway and Olympic Drive for improved pedestrian and biking safety, connectivity and comfort – shade, green amenities and stormwater improvements.
- Improvement of existing parks and green spaces to support neighborhoods. – active uses, community gardens space, open/green space and public art.

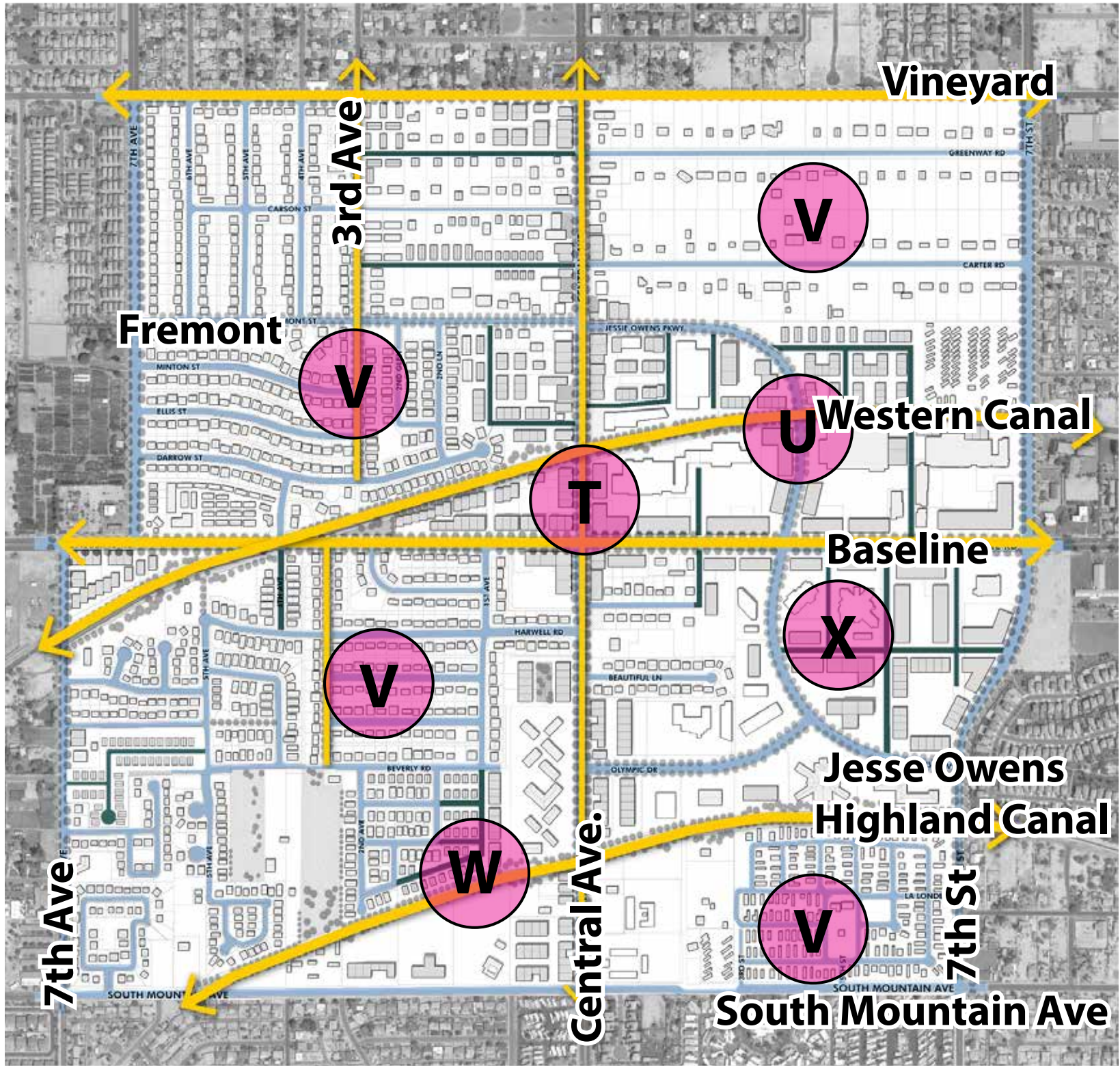
W **Highland Canal**

- Canal Improvements – improved canals to create better connectivity, recreational and gathering spaces for residents and visitors. Create green canal-scapes that provide shaded pathways and gathering areas for users.

X **Employment Center**

- Office park setting that incorporate job opportunities for the community and a specific focus on medical uses. Within the park setting an opportunity for festival space and gatherings is incorporated.

Existing Street
Proposed Street
Multi-Modal Enhancements



SOUTH MOUNTAIN AREA - OPEN SPACE 2045

SOUTH MOUNTAIN AREA - OPEN SPACE PRIORITIES

Walk the Walk

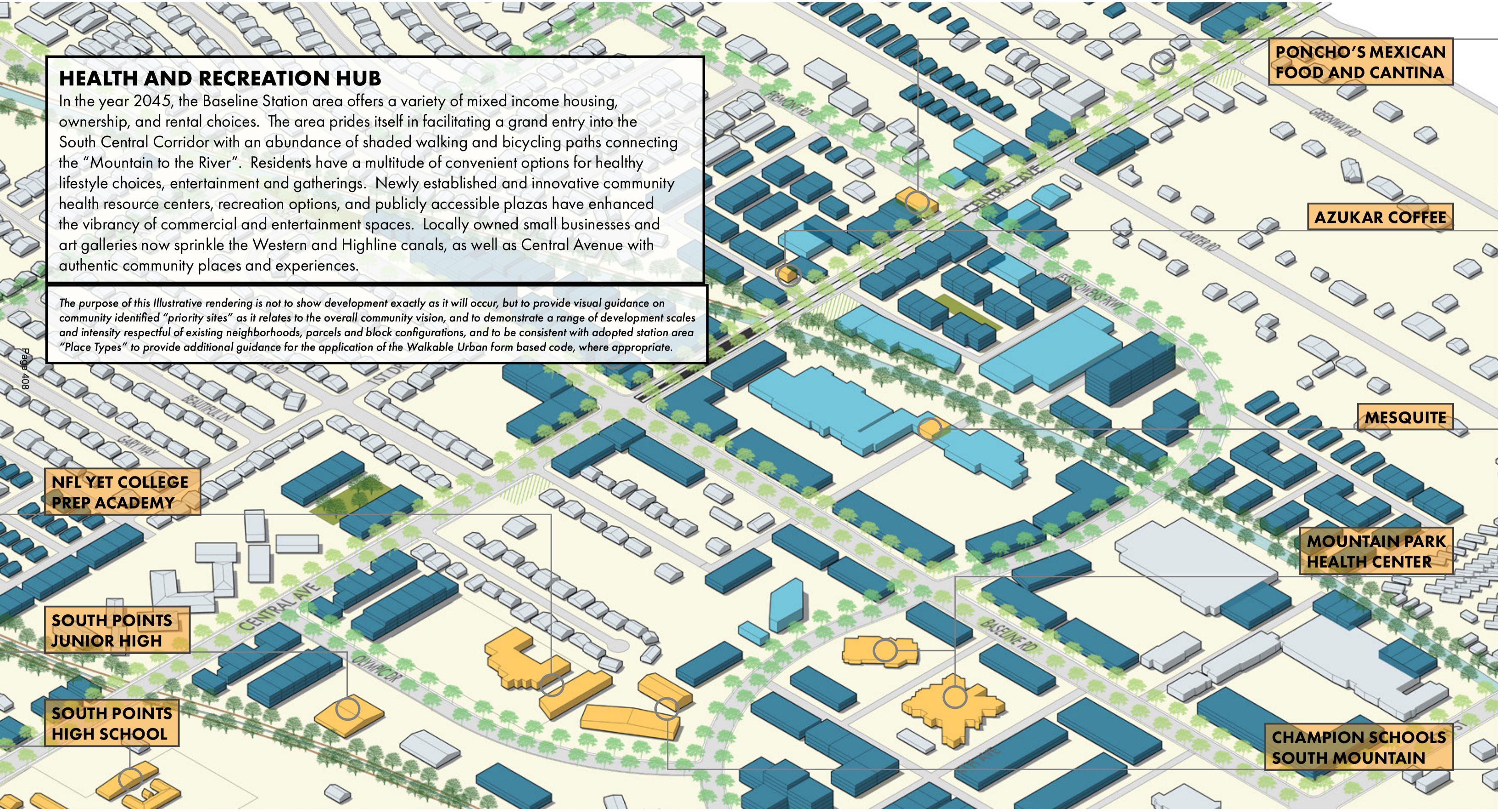
The South Mountain area is a walker's paradise. Western and Highline canal improvements including trees, art, and multi-use trails ensure that every resident in this area is within a 10 minute walk of publicly accessible green spaces, outdoor gathering areas, and/or people friendly active transportation infrastructure. Established neighborhoods and residents benefit with shortened block patterns, conveniently located paseos and pedestrian ways, and shared streets connecting to a variety of trails in the area, including nearby South Mountain Park Preserve. Improvement to several major streets prioritized enhancements for pedestrian and biking experiences, and provided more comfort through shade and green amenities. Local parks and green spaces support neighborhoods by providing active uses, open space, dog parks, community gardens, public art, and heat relief amenities such as splash pads and cooling stations. The new employment hub and office park along Jesse Owens Parkway also provide larger, community space for festivals, markets, and community gathering events in an amphitheater style and park like setting.

SOUTH MOUNTAIN AREA - BASELINE STATION 2045

HEALTH AND RECREATION HUB

In the year 2045, the Baseline Station area offers a variety of mixed income housing, ownership, and rental choices. The area prides itself in facilitating a grand entry into the South Central Corridor with an abundance of shaded walking and bicycling paths connecting the "Mountain to the River". Residents have a multitude of convenient options for healthy lifestyle choices, entertainment and gatherings. Newly established and innovative community health resource centers, recreation options, and publicly accessible plazas have enhanced the vibrancy of commercial and entertainment spaces. Locally owned small businesses and art galleries now sprinkle the Western and Highline canals, as well as Central Avenue with authentic community places and experiences.

The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate.



SOUTH MOUNTAIN AREA - CANALSCAPE 2045

Page 409

SOUTH CENTRAL CANALSCAPE

In 2045, the canalscape has transformed to major bike and pedestrian corridors that safely connect South Central to regional destinations, including South Mountain Park and Preserve and the Rio Salado. The canals enhance the corridor's sense of place thanks to the celebrations of arts, foods, and culture taking place and paying tribute to the historic value of life supporting water resources. Public art along the banks communicates Phoenix's rich history and cultural pride. Shaded walkways and activated building frontages provide a pleasant strolling environment that breathes new life into these great amenities. Vendors with their crafts, food, and art brighten up the canal on weekends, and health is promoted with health advocates and organizations celebrating this new community health amenity the health benefits that come from a more active lifestyle.

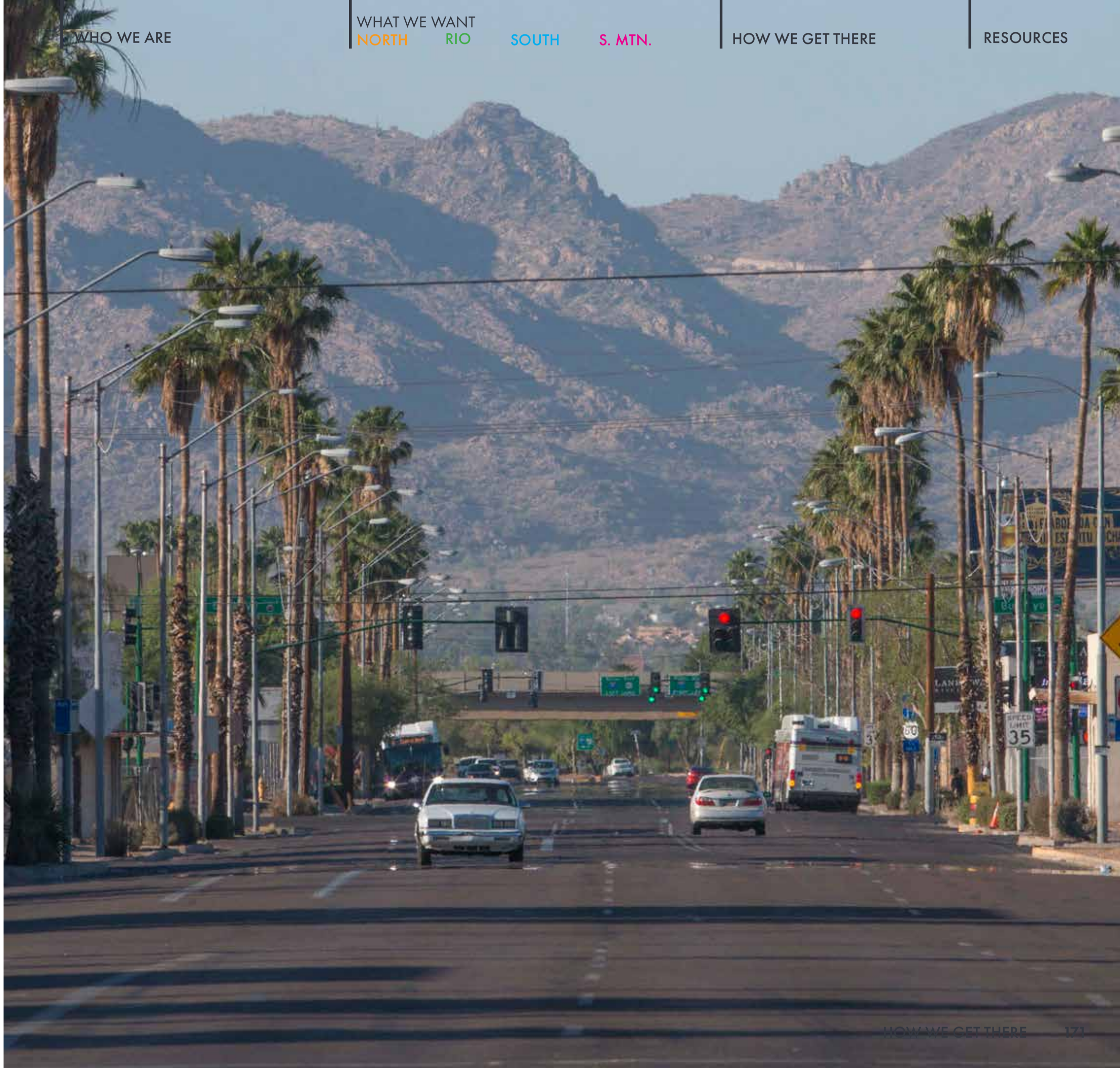
PART 4 HOW WE GET THERE

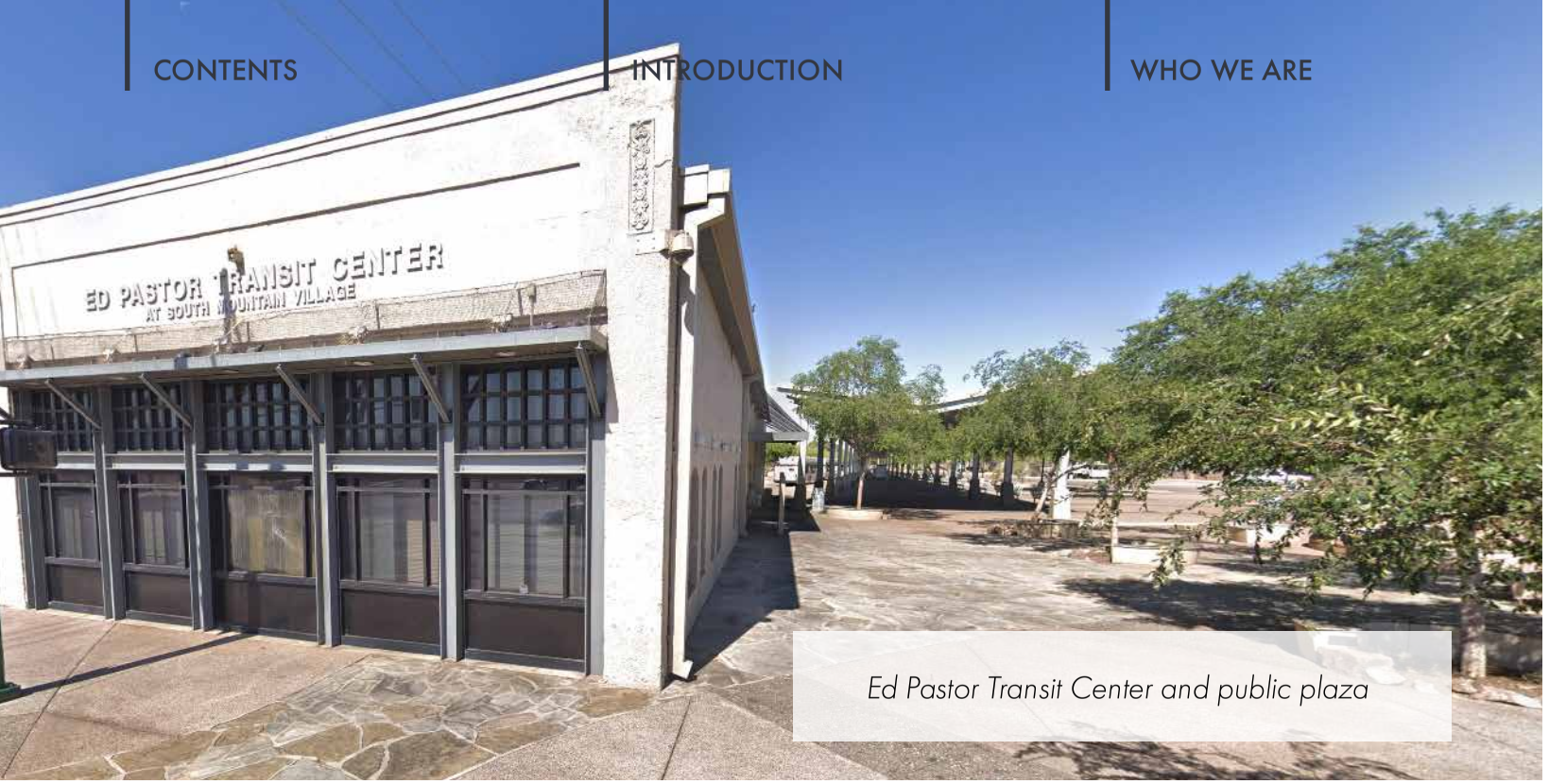
Transitioning the current conditions to the vision through policy support, community involvement, interdisciplinary collaboration, capacity building, partnerships, and outcome driven performance measures for transparency and accountability.

> South Phoenix has many people that have lived there for a long time and has raised a lot of families. The policy plan is a living document and it will have to continue to provide respect and dignity for every resident in the Corridor.

PETRA FALCON, PROMISE ARIZONA
South Central TOD Grant Team

Page 410





Ed Pastor Transit Center and public plaza

SOUTH CENTRAL CORRIDOR
"CHARACTER AREAS" ASSESSMENT

Page 411

Introduction
Form-Based Codes, such as the Walkable Urban Code, are known to connect the complex physical environment to standards that can be adjusted for each individual context, or character area, while providing the restorative potential of time tested pedestrian oriented forms of urbanism. The following sections provide several foundational topics for further evaluation and guidance towards the research and refinement of regulatory (required) South Central Corridor "Character Area" development standards to be incorporated into the city's Walkable Urban (WU) Code (Chapter 13) of the Phoenix Zoning Ordinance. These sections also provide interim guidance on zoning and entitlement requests within the South Central Corridor to be respectful and consistent with the South Central Corridors' community-based vision to "Reject Displacement".

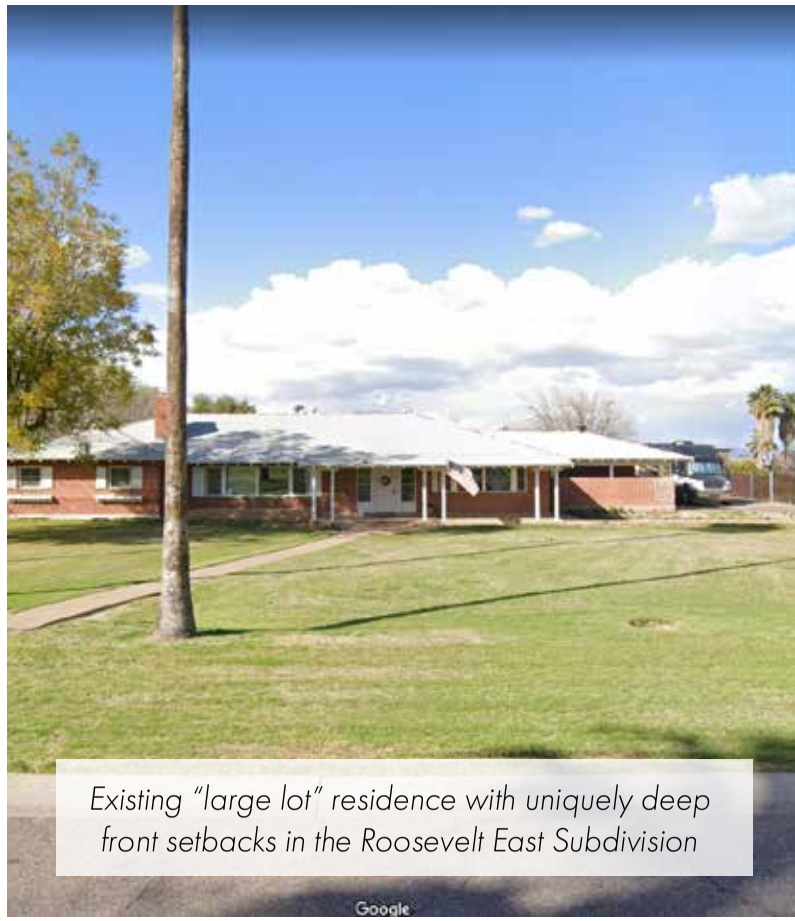
Subsequent research and analysis is needed prior to amending the Walkable Urban Code to include South Central Corridor "Character Area" standards. While best practice urban design principles and development standards provide extensive guidance for new development and community revitalization, their are existing legal constraints, property rights, and other regulatory barriers that must also be considered. To that end, the implementation strategies, policies, and actions in the next section provide additional guidance, tools, resources, and partnerships to realize the full transformative opportunities the community seeks to achieve their vision.

Neighborhood Character
The 'look and feel of an area', especially when its residential areas are already defined and built-out. The way that **character** is regulated varies from place to place, for instance, a residential historic neighborhood is regulated differently than other residential developments in order to preserve its more prominent architectural and historic elements. There are many elements that help define the character of an area, such as, but not limited to: block structure, parcel configurations, alleyways, build to lines, setbacks, frontage standards, open space standards, parking standards, building heights, allowed uses, and lot coverages.

The public right-of-way which consists of sidewalks and landscape areas (streetscape), and alleyways, are additional elements that help define the character of a neighborhood while providing linkages that create the connectivity between the residents and their wider community. Understanding the **streetscape** in the context of it's neighborhood can provide guidance on how to improve the function and performance towards safer, healthier, and more equitable streetscapes that are context sensitive.

By understanding the neighborhood character or 'form' of an area and its development patterns, along with an understanding of the community based vision; development partners can utilize urban design best practices to provide guidance for the future of the corridor. Urban design best practice standards, when applied consistently as zoning and development standards, will provide guidance for new development that, while new and perhaps different in architectural design, can still be respectful, inclusive, and compatible with the existing character of a neighborhood, help maximize the potential for community revitalization, and enhance existing services and businesses for longtime residents.

Newly constructed straw bale construction duplex in the Grant Park Neighborhood



Existing "large lot" residence with uniquely deep front setbacks in the Roosevelt East Subdivision

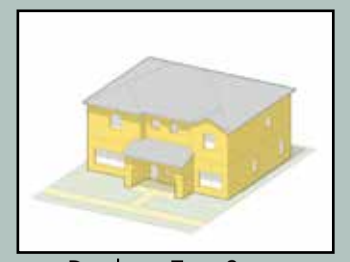
What does DENSITY got to do with it?
Sometimes, concerns over density might be less about the density and more about the **scale** or **massing** that certain building typologies appear imposing, out of place, and uninviting to residents, pedestrians, or to the established or desired "character". A building typology with appropriate "in-scale" frontages standards on the ground floor and other site and lot development standards can help minimize building massing, while providing architectural variety and detailing. Such standards can be used to promote neighborhood and "character" compatibility, regardless of architectural styles. While there is a lot of discussion about appropriate building types, the traditional building structure in walkable communities commonly occurs as rectangles or squares as shown in the samples to the right.

The key is how the Building Frontage + Streetscape are designed: A building's appearance can be dramatically altered with the addition of porches, windows, roof details or the alteration of a roof line. Good design can reduce the apparent size of a building, allowing it to "fit" in with existing established neighborhood character. Although the Walkable Urban (WU) Code and its Transects (urban zoning districts) provide specific guidance on frontages, they were created to address the needs of vibrant mixed-use light rail corridors where increased intensity and scale of development is desired. **Per the South Central Corridor vision to "reject displacement", not all areas desire a dramatic rate of change in scale and intensity, especially where established residential character already exists.**

Sample Building and Housing Typology Considerations:

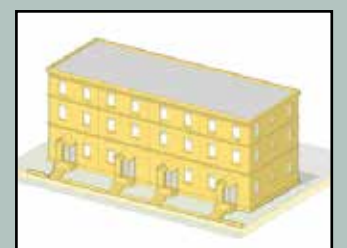
Multi-generational/ADU

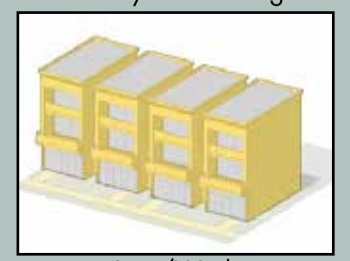
Duplex - Single Story

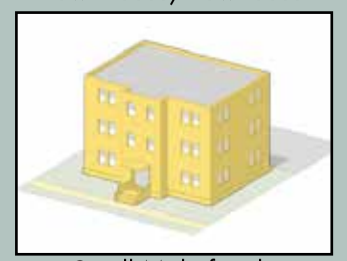

Duplex - Two Story

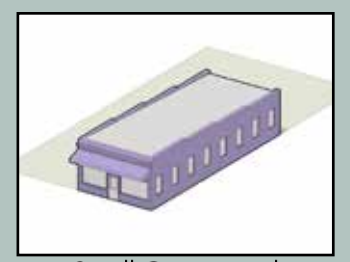
Multi-Unit House

Courtyard Housing

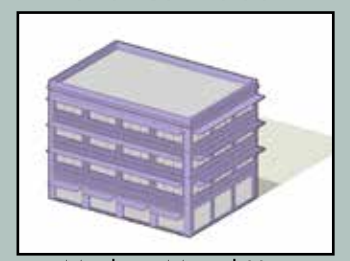

Townhouse/Rowhouse


Live/Work


Small Multi-family


Small Commercial

Small Mixed-Use


Medium Mixed-Use

Large Mixed-Use

ADUs – The Benefits of Accessory Dwelling Units
One housing typology that is worth focusing on is Accessory dwelling units (ADUs). ADUs are defined by HUD as "accessory apartments, second units, or granny flats — are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence. This housing typology can be instrumental in achieving several of the vision outcomes for South Central. An Accessory dwelling units (ADUs) program can be one of the tools that begin addressing appropriately scaled housing in South Central's single-family and multi-family residential areas. In addition to offering housing alternatives for extended families and elderly family members, ADUs offer a variety of other benefits:

- Affordable housing option for renters
- Neighborhood stabilization and gentle density increase in residential neighborhoods
- Cost less than a new home in a separate lot: Infrastructure/utilities in place
- Homeowners can offset building costs with income from their rental unit
- Additional income for families and individuals
- Increase social capital and property value
- New residents increase the customer base for nearby businesses and services
- Improve alleyway safety

ADU programs have been adopted in many cities due to lack of rental options and to assist low income communities in providing for affordable housing, increase income opportunities, and in proximity to transit. Further discussion on the opportunity to allow for ADUs in South Central is found in the "Residential Character Assessment" section on the following pages.

ADU Program Case Studies
Oregon and California have been in the forefront of ADU programs precisely due to these issues, but even more importantly, cities such Seattle, WA, and Encinitas, San Diego, Danvielle and San Jose, CA, with the help of design firms, have developed pre-approved ADU plans free of charge to be used by the public. The architectural plans include all the necessary plumbing, utilities, structural openings, and core living components for all the proposed ADUs and come in a variety of sizes. The free 'approved plans' which are also 'permit ready', and for low and moderate income families, this program not only provides certainty, but it offers a great deal of savings in addition to expediting the approval process. Most cities also offer 'amnesty' programs for units that were constructed without permits - the units must be brought up to current building and fire codes.

One of the best examples is the city of Encinitas "Housing for Generations" program. The free architectural ADU plans offered, from two different design firms, range from studios to 3-bedrooms, and are available to be downloaded from the Encinitas website, free of charge to the public. In addition, Encinitas also offers a complete guide to building ADUS and an amnesty for existing/non-permitted ADUs.

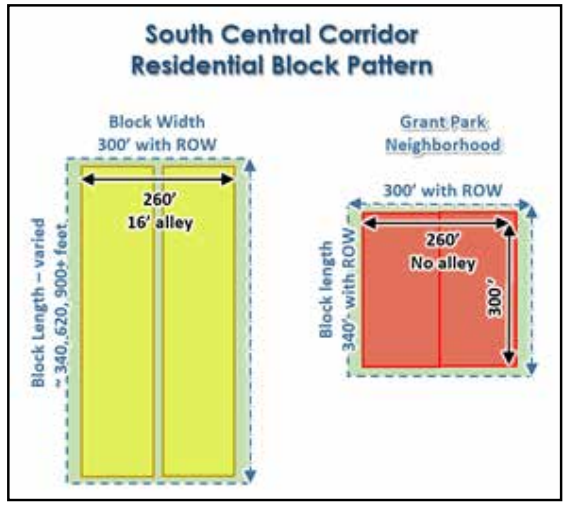
RESIDENTIAL CHARACTER ASSESSMENT

Most of the single and multifamily residential subdivisions in the south central corridor were developed prior to 1975 and as early and mid-century subdivisions. Today, many of the single-family subdivisions are "built-out" and have well established residential character. While only some of the multifamily zoned subdivisions that were developed mostly with single-family homes are also well established, some areas transitioned to non-residential uses, and others have higher parcel vacancy and less defined character.

Year Plat/Built	# Residential Subdivisions
1894-1929	17
1930-1949	32
1950-1975	22
1976-1999	4
2000-Present	13

Block Pattern

Residential platted subdivisions in the South Central Corridor are mostly designed as traditional rectangular blocks with mid-block alleyways, and organized on a grid pattern ranging considerably in length but not in width.



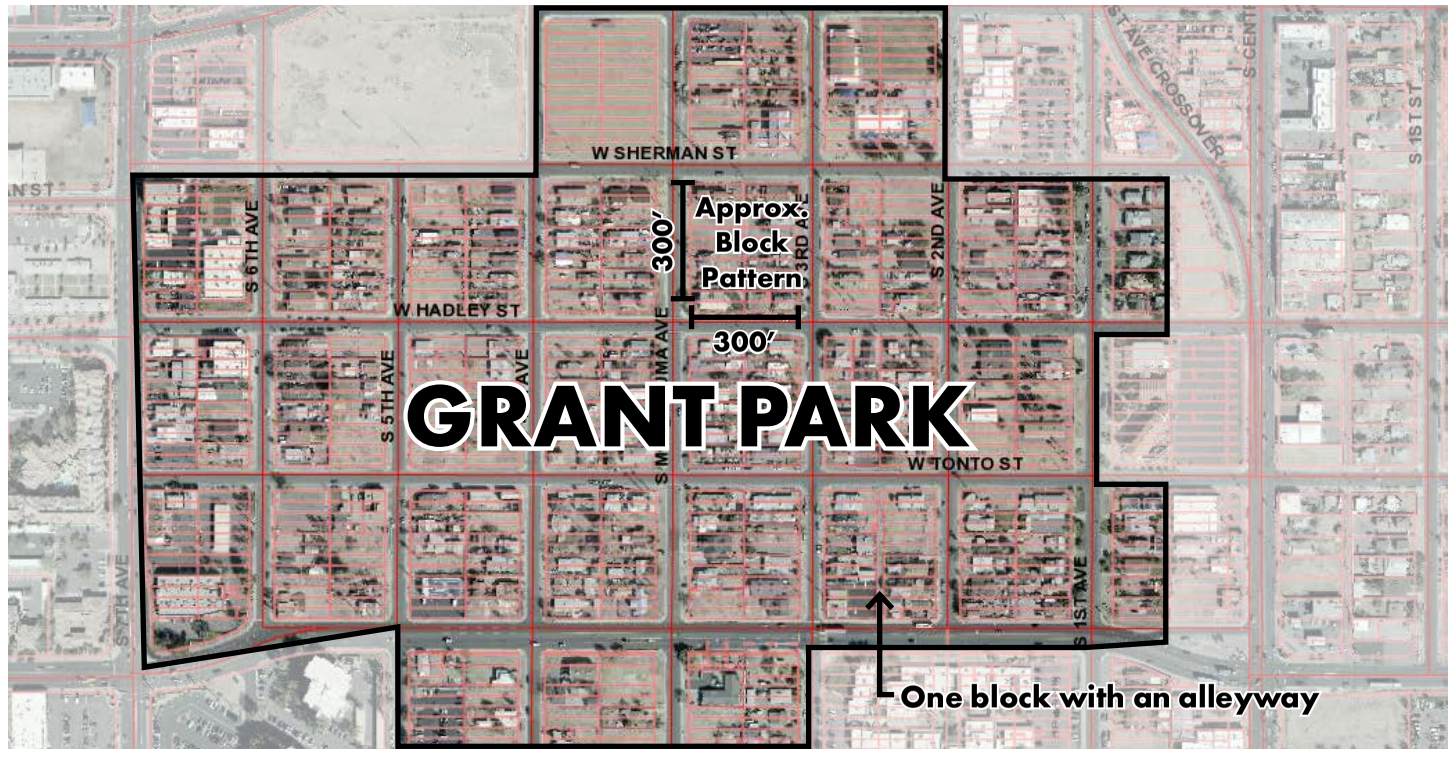
The **block length**, including the right-of-way, varies from approximately 340 feet for the oldest subdivision, to an average of 620-900+ feet. In comparison, the narrowest side of the block, the **block width**, is the predominant measurement throughout the corridor at approximately 300 feet, including the right-of-way and alleyways. There are a few residential areas and subdivisions with greater block width (400 feet including alleyways) but these are the exception to the rule.

The standard residential lot (**parcel size**) is 60 x 125-135 feet (depending on whether mid-block alleys are present), and it is found in both, subdivisions zoned as single-family and multifamily zoning districts. Residential **front yard setbacks** generally average between 20-25 feet.

Shorter block patterns are known to provide greater neighborhood connectivity, encouraging walkability, and greater distribution of automobile traffic. It also provides a time-tested pre-automobile pedestrian oriented form of urbanism. The South Central Corridors predominant 300 foot block width is an element of its past to be preserved, protected, and enhanced to promote even greater walkability in support of the community based vision for the future.

This analysis of block pattern, parcel sizes, and established setbacks for existing residential areas begins to provide the foundational insights for future "character" standards to be consistent with and build upon the established and transitional residential character areas.

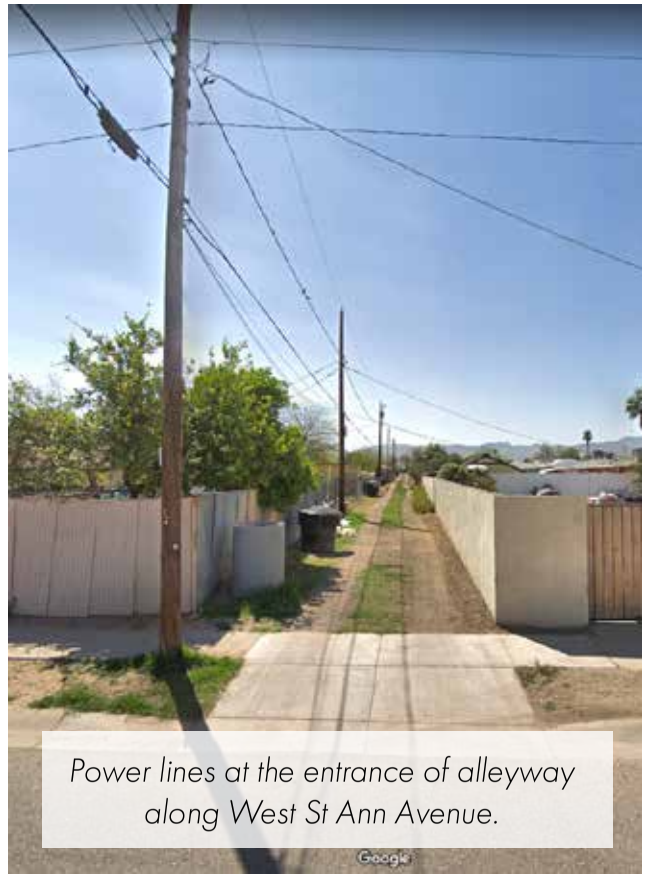
The **Grant Park Neighborhood** (Montgomery Addition, 1894), one of the oldest subdivisions in the City of Phoenix, has **a model 300 foot x 300 foot walkable urban block pattern** with slightly narrower parcel sizes at 50x130 feet, yet **only one block has an alleyway**.



Roosevelt Place East subdivision, platted in 1930 by Dwight B. Heard and eligible as a historic district, is **unique in the corridor with large lots** averaging 130 x 300 feet in depth and a 50+ feet front yard setbacks, and **no alleyways.**

Page 414

Alleyways
Regardless of how long a residential block might be, and with very few exceptions, (Grant Park and Roosevelt Place East subdivisions, and unplatted areas) **alleyways are the predominant feature of the South Central Corridor residential block structure.**



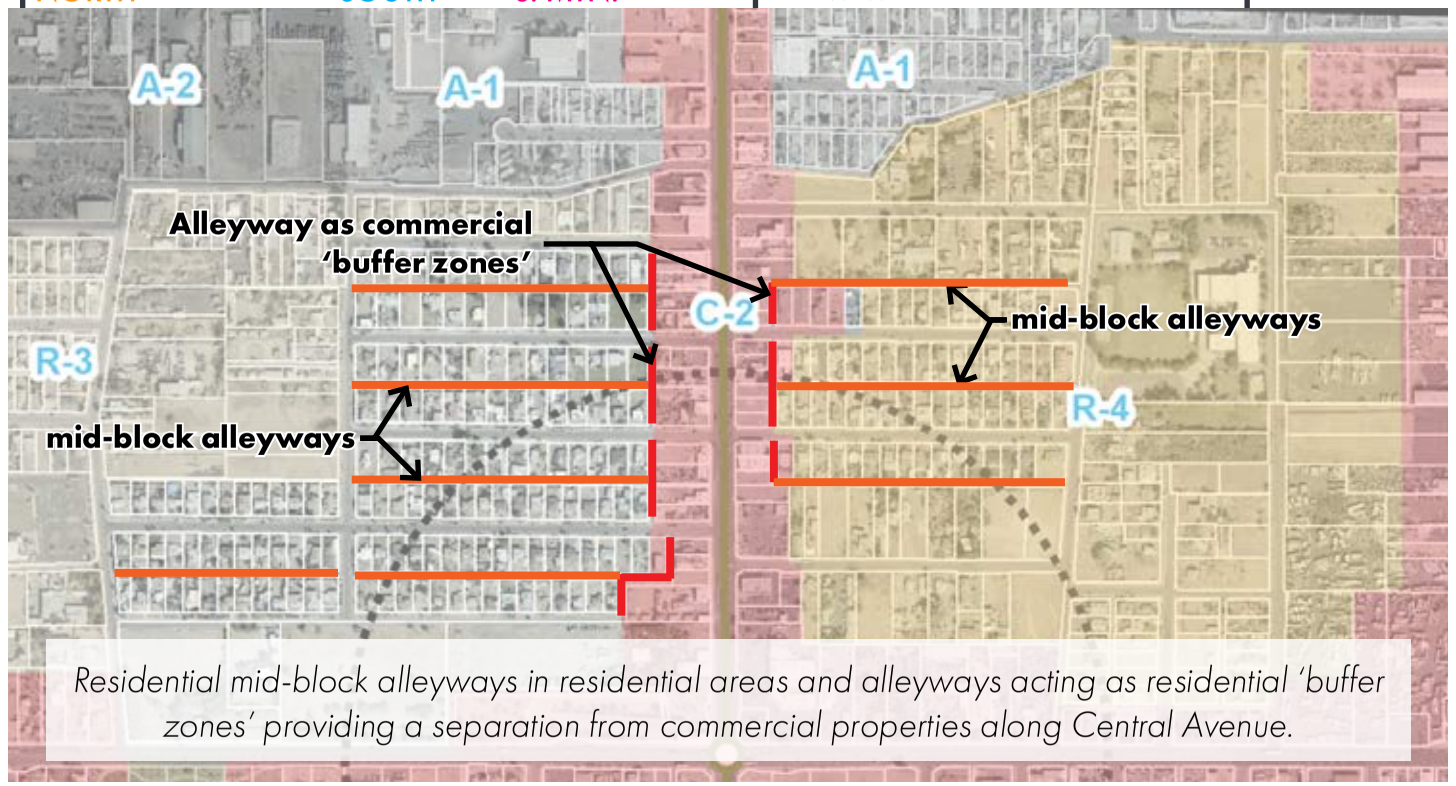
Power lines at the entrance of alleyway along West St Ann Avenue.

Alleyways provide access to private spaces and rear of lots, they are typically 16-foot wide, unimproved, and running the full length of the block. Power lines are typically located in the alleyways and so are most of the sewer lines in the corridor serving residential subdivisions. Alleys also provide access for services such as waste utilities access, in fact, most residential garbage collection in the corridor is done from the alleys. Alleyways are also present behind several commercial blocks fronting Central Avenue, acting as a buffer zone between residential and commercial uses.

The residents of South Central Corridor have voiced interest in the implementation of a new **Accessory Dwelling Units (ADU)** program for their neighborhoods as one strategy to achieve the vision of rejecting displacement. While these dwellings are known by many names such as casitas, granny flats, carriage/alley houses, mother-in-law or secondary dwelling units, the key difference is that ADUS are an accessory residential dwelling with fully functional kitchens that can be rented out, unlike what is currently permitted under the single-family residence zoning district.

Further discussion regarding implementation for ADUs will follow, but the importance of alleyways for an ADU program must be noted: ***Alleyways provide for easy access and parking, making it easier to incorporate a detached ADU in the rear of the lot, thereby creating a unit that provides some privacy from the primary dwelling.*** Under certain circumstances, alleyways can be abandoned, and there is also a city program designed to gate alleyways. While these two options may be appropriate for some areas, they may not be appropriate for the Corridor since both could negatively impact the implementation of ADUs.

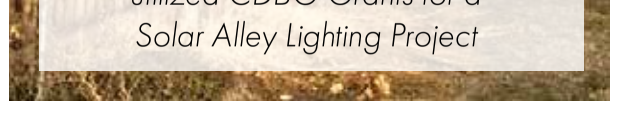
Alley safety is always an important consideration. Crime Prevention Through Environmental Design (CPTED) provides concepts and crime prevention strategies for communities and businesses. The proper use of CPTED strategies such as windows, colors, and lighting, can help residents increase "natural surveillance", establish clear access points and boundaries, and show that alleys are commonly utilized by residents as "intended users", not just for garbage pick-up. When this occurs, a sense of ownership and the feeling of a safe community is enhanced, and it may reduce the opportunity for the occurrence of crime.



Residential mid-block alleyways in residential areas and alleyways acting as residential 'buffer zones' providing a separation from commercial properties along Central Avenue.

Allowing for ADUs provides opportunities to create safer alleys where windows can increase natural surveillance by adding 'eyes on the street' (or in this case 'on the alley'), lighter wall colors are better at reflecting light, reducing the areas of concealment and 'blending into the background'. Building or pole mounted lighting fixtures with low-light pollution, good color rendition, and a smooth transition between light sources can not only cause "unintended users" to feel exposed but allows for greater recognition of 'intended users'. All of these considerations must be thoroughly researched to provide appropriate development standards and design guidelines when ADUs are to be constructed in the South Central Corridor.

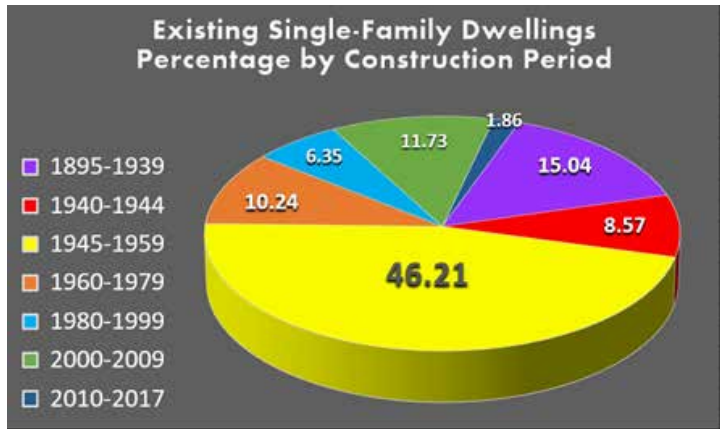
With the presence of alleyways and the depth of most residential lots in the corridor (125-130 feet), building a detached ADU in the rear will enhance alleyways use and provide additional housing choices while protecting and preserving the existing neighborhood character, block structures, and parcel configurations. ***Maintaining alley access is a vital component for existing property owners to help achieve the community vision and simultaneously build individual and community wealth.***



Walla Walla, Washington recently utilized CDBG Grants for a Solar Alley Lighting Project

RESIDENTIAL CHARACTER AREAS

TRADITIONAL, ESTABLISHED, TRANSITIONAL



South Central Residential Growth
Whether built in single-family or multi-family zoned neighborhoods and subdivisions, single-family homes are the most prevalent form of housing development in the South Central Corridor, accounting for well over 3,100 existing dwellings. The largest number of residential subdivisions were platted post World War II and the Korean War - during the valley's growth boom – to 1979, the end of the mid-century modern period. These subdivisions and many neighborhoods have distinct character representative of their build-out and well established single-family neighborhood **scale** and **intensity**.

Residential Character Areas Introduction
Two residential "character areas" emerge as long-established single-family scaled neighborhoods, some dating as far back as the early 1900s, but they are not zoned the same: some neighborhoods are zoned as single-family and others are zoned for multi-family development. Another, third, residential "character area" represents areas that have experienced more 'transitional' development, may have had specific requirements such as Marcos De Niza housing development, and/or lack the cohesiveness of a well established residential character.

Three emerging Residential Character Areas in the South Central Corridor are:

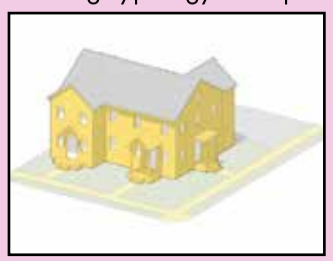
TRADITIONAL RESIDENTIAL NEIGHBORHOOD (TRN)
- Zoned single-family
- Built at single-family scale
- Generally "areas to protect"

Housing Typology Example:

Multi-generational/ADU

ESTABLISHED RESIDENTIAL NEIGHBORHOOD (ERN)
- Zoned multi-family
- Built at single-family scale
- Generally "areas to enhance"

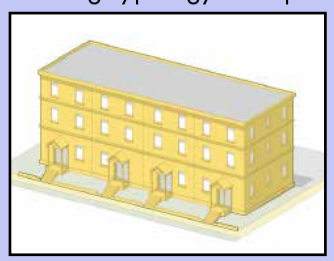
Housing Typology Example:



Multi-Unit House*

TRANSITIONAL MULTI-FAMILY NEIGHBORHOOD (TMN)
- Zoned multi-family
- Built at various scales
- Generally "areas to enhance"

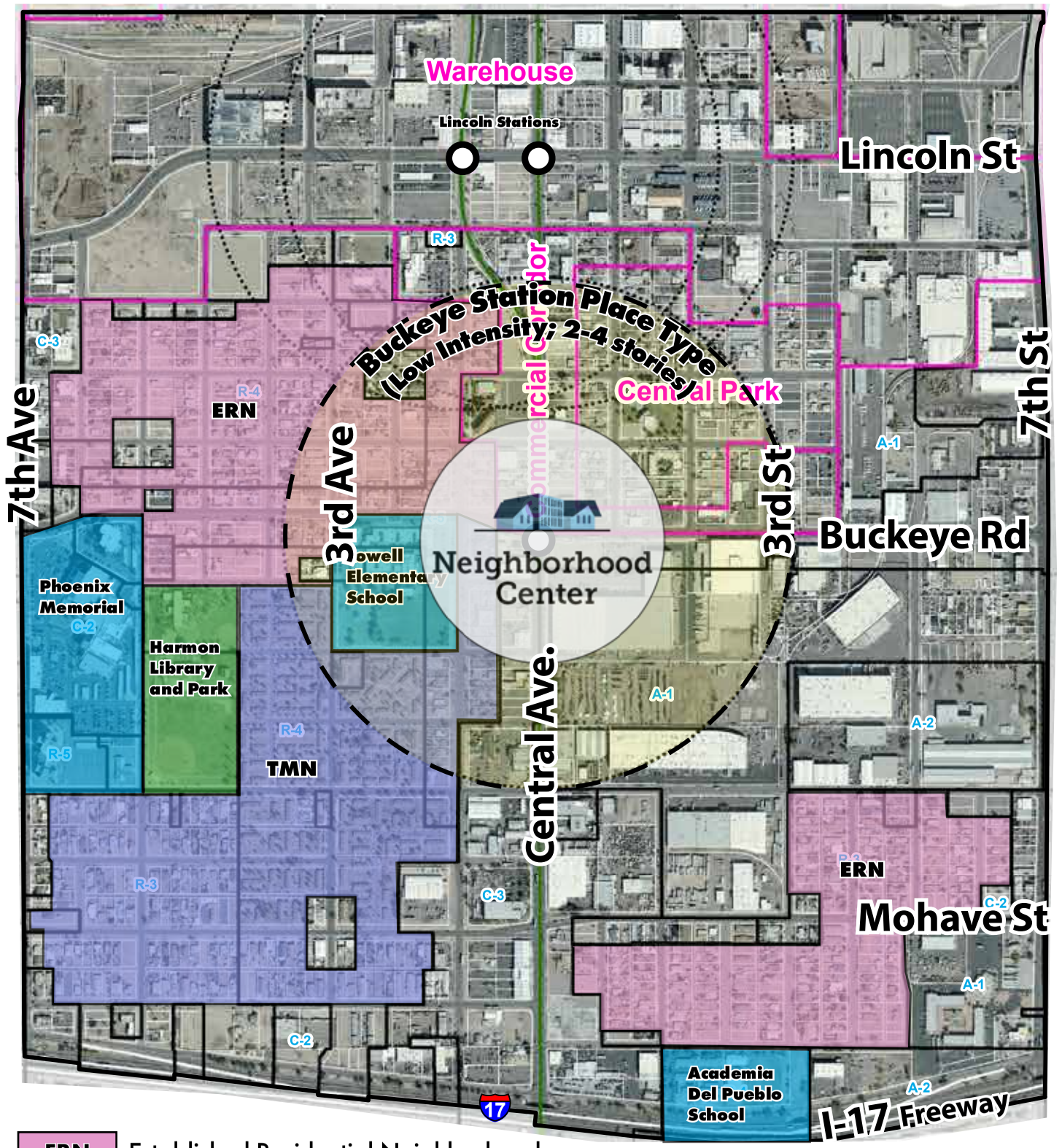
Housing Typology Example:



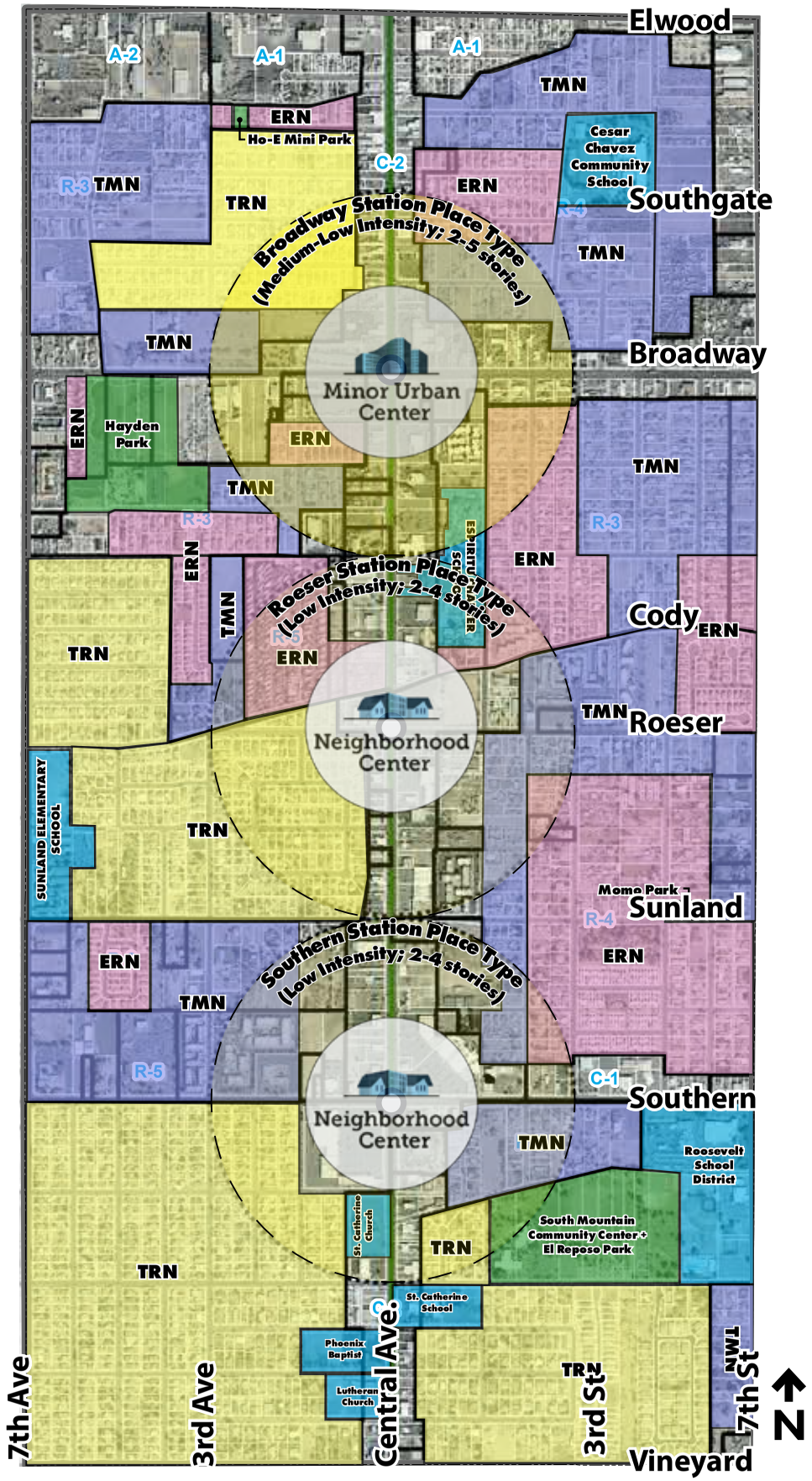
Townhouse/Rowhouse

*Multi-Unit House designed to accommodate two to six units at the scale and massing of a large single-family detached house.

NORTH - RESIDENTIAL CHARACTER AREAS

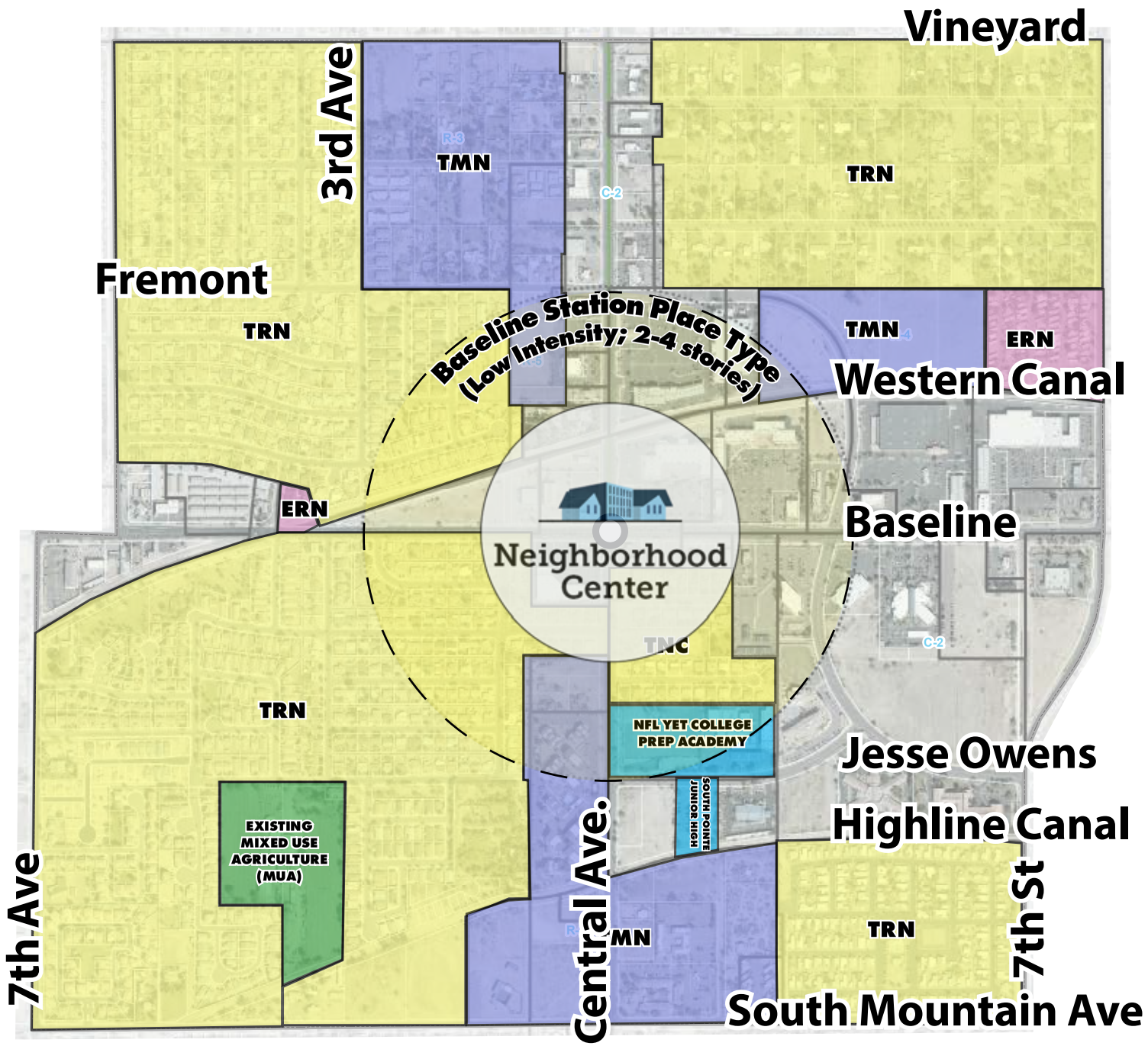


SOUTH - RESIDENTIAL CHARACTER AREAS



- **TRN** Traditional Residential Neighborhood
- **ERN** Established Residential Neighborhood
- **TMN** Transitional Multi-Family Neighborhood

SOUTH MTN - RESIDENTIAL CHARACTER AREAS



- **TRN** Traditional Residential Neighborhood
- **ERN** Established Residential Neighborhood
- **TMN** Transitional Multi-Family Neighborhood

TRADITIONAL RESIDENTIAL NEIGHBORHOOD (TRN) CHARACTER AREAS

Background:
Residential development followed a distinct pattern in the South Central Corridor. All single-family zoned neighborhoods were platted as subdivisions and zoned as R1-6, with the exception of the Roosevelt Place East subdivision, which is zoned R1-10. All single-family subdivisions are located south of the Rio Salado and the greatest concentration is in the South Central Corridors South and South Mountain Sub-Areas. The majority of single-family zoned subdivisions were platted between 1940 -1975, and quickly built-out. These early subdivisions, built with almost no cul-de-sacs and only a few with curvilinear streets, have a better 'walkable street pattern' than those being built today. This traditional street grid allows for better pedestrian circulation because they have more connecting streets and no dead-ends.

Character Considerations:
- Zoned R1-6 or R1-10
- Generally identified as "Areas to Protect"
- Subdivisions are typically built-out with limited parcel vacancy
- Stable single-family character
- Defined building setbacks of 20+ feet
- Defined streetscape patterns

Form-Based Code Considerations:
The City's single-family residential Euclidean zoning districts of R1-6 and R-10 are commensurate with the Walkable Urban Code Transect T3:2. Single-family standards and guidelines will be retained, the only difference is a slight increase in lot coverage – this increase may prove to be an asset when Accessory Dwelling Units (ADUs) are permitted on site and it might reduce the need for zoning adjustments for lot coverage.

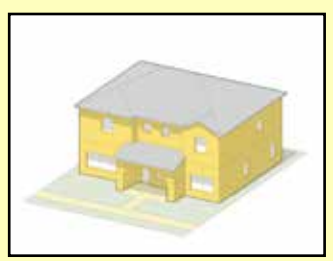
Building and Housing Typology Considerations:

Single-family - One Story

Single-family - Two Story

Multi-generational/ADU

Duplex - Single Story


Duplex - Two Story

Multi-Unit House*

*Designed to accommodate two to six units at the scale and massing of a large single-family detached house.

TRADITIONAL RESIDENTIAL NEIGHBORHOOD (TRN) CHARACTER AREAS - EXAMPLE

The Roosevelt Place East Neighborhood is one of several Traditional Residential Neighborhood (TRN) Character Areas. These areas are generally zoned for single-family and currently built-out with an established single-family neighborhood scale and character.

The Roosevelt Place East Subdivision, zoned R1-10, is a unique neighborhood in the South Central Corridor. It contains many homes already listed in the Phoenix Register of Historic Homes and the subdivision is eligible for historic designation on its own. Some character considerations are preserving the very rural setting with deep front setbacks (50+ feet) and palm tree lined streets.

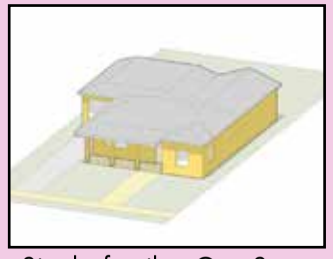
ESTABLISHED RESIDENTIAL NEIGHBORHOOD (ERN) CHARACTER AREAS

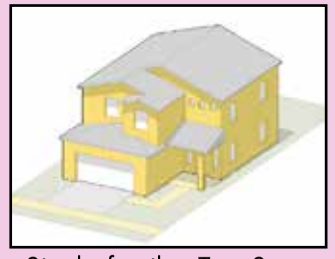
Background:
Starting with Grant Park, platted in 1894, Established Residential Neighborhoods (ERNs) are residential communities that were developed as single-family residential, **but are actually zoned for multifamily development**, allowing for greater density, 30-48 feet in height, and 50% lot coverage. Not all ERNs were platted as subdivisions, some developed organically on larger parcels (mostly on the east side of Central Avenue) with a more rural character. Most ENCs were developed during the valley's greatest growth period between 1930-1960s.

Character Considerations:
- Multi-family Zoning
- Generally identified as "Areas to Enhance"
- Generally developed at single-family residential scale
- Few multifamily dwellings, mostly comprised of duplexes and triplexes
- Stable and Established Character
- Defined building setbacks of 20+ feet
- Defined streetscape patterns

Form-Based Code Considerations:
To retain the character of Established Residential Neighborhoods, an alternative Transect may need to be developed to provide standards and design guidelines that are compatible with these neighborhoods. For instance, while the standard large glass storefront may be appropriate for commercial and mixed use developments, it is not compatible with a residential street. New transects will provide guidance for new infill developments while allowing for entitlements already permitted by right in that zoning district; and a slight increase in lot coverage more than the 40-50 percentage currently permitted in R-3, R-4, and R-5 multifamily zoning districts.

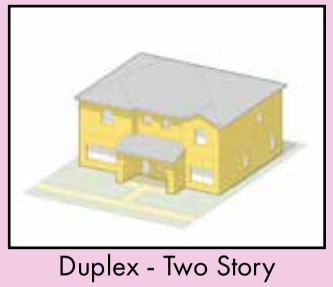
Building and Housing Typology Considerations:


Single-family - One Story

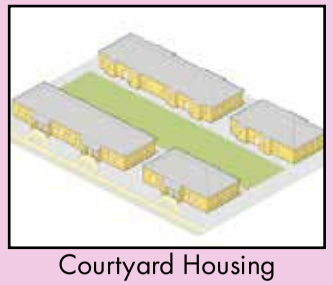

Single-family - Two Story

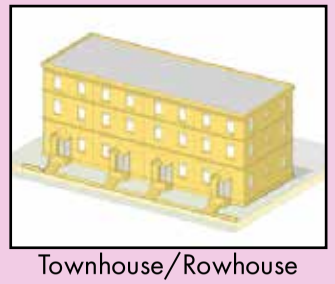
Multi-generational/ADU

Duplex - Single Story


Duplex - Two Story

Multi-Unit House


Courtyard Housing


Townhouse/Rowhouse

ESTABLISHED RESIDENTIAL NEIGHBORHOOD (ERN) CHARACTER AREAS - EXAMPLE

Grant Park, platted in 1894 as part of the Montgomery Addition, was also developed as a single-family neighborhood, yet it is zoned for multi-family development with entitlements ranging from 30 to 48 feet in height.

While vacant lots are more prominent in this area, the 300 foot block pattern, established setbacks, and streetscape character are very well defined providing a great neighborhood structure for enhanced walkability. This culturally and historically rich neighborhood is the closest to downtown and still possesses some of the oldest buildings in the city. 818 S 1st Street, is one of many historic homes in the neighborhood and listed in the Phoenix and National Register of historic places.

TRANSITIONAL MULTIFAMILY NEIGHBORHOOD (TMN) CHARACTER AREAS

Background:
Transitional multifamily areas lack the cohesiveness of an established residential character, have more vacant parcels, and/or have some properties that have transitioned to non-residential uses over time, usually at intersections. These areas could incorporate more intense development to help provide additional housing and affordable housing in the corridor, but still in the context of residential.

Characteristics:
- Multi-family Zoning
- Generally identified as "Areas to Enhance"
- Generally developed at small multi-family residential scale
- Variety of multifamily dwellings
- Lacking Established Character
- Undefined building setbacks
- Undefined streetscape patterns

Form-Based Code Considerations:
Front setbacks should be a minimum of 10 feet to encourage a more defined building setback and streetscape inclusive of adequate space for landscape and shade trees. Frontage types should be clearly identified for individual ground floor units. The existing Walkable Urban Code Transect (T4) was designed for light rail and arterial streets and if applied here should be modified to include a minimum setback and to restrict non-residential frontage types such as storefront, gallery, and arcade.

Building and Housing Typology Considerations:

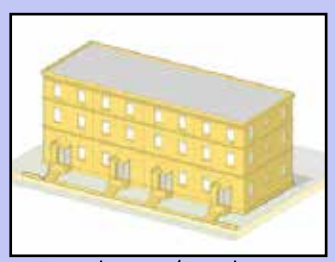
Multi-generational/ADU

Duplex - Single Story

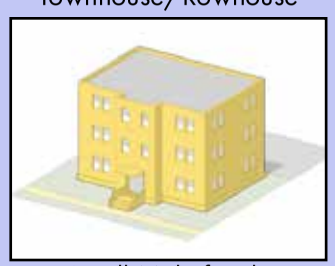
Duplex - Two Story

Multi-Unit House

Courtyard Housing


Townhouse/Rowhouse

Live/Work


Small Multi-family

TRANSITIONAL MULTIFAMILY NEIGHBORHOOD (TMN) CHARACTER AREAS - EXAMPLE

Marcos De Niza Housing and surrounding properties are examples of an Transitional Multi-Family Residential (TMR) Character Area. Generally zoned for multi-family, however currently built-out with a single-family neighborhood scale and character.

Marcos De Niza housing development was built at a single-family residential scale with low profile building placement organized within large publicly accessible share open spaces. Cross block and direct pedestrian connections to and from building entryways and to the shared open spaces enhance neighborhood level connectivity to nearby community points of pride.

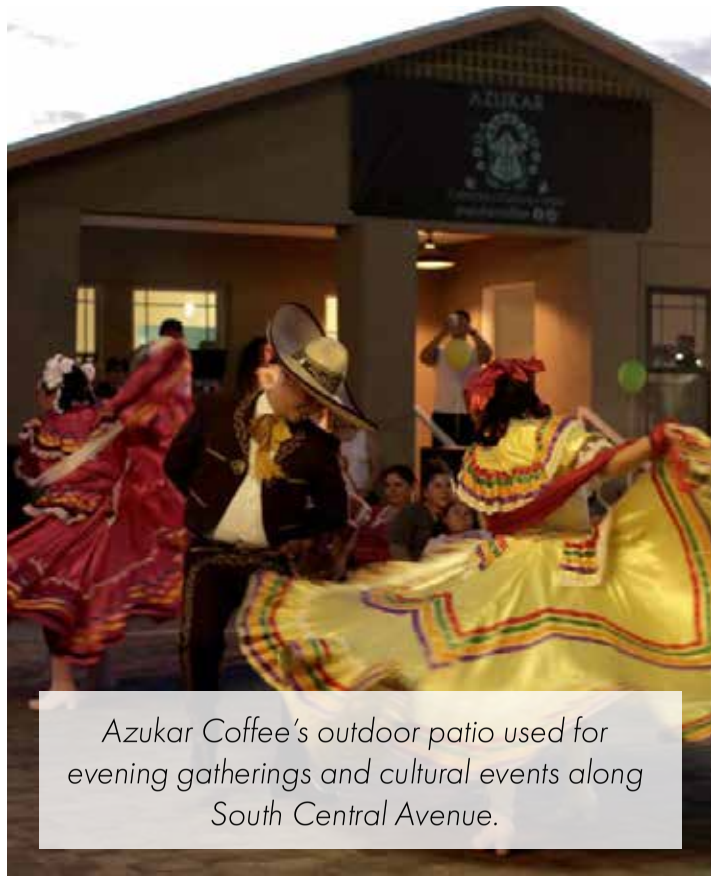
MIXED-USE CHARACTER AREAS

ENHANCING THE "SIDEWALK BALLET"

South Central Commercial Growth
South Central Avenue has historically been identified as a "main street" destination, most explicitly in the Rio Montana Area Plan (adopted in the year 2000), and more recently with the community-based vision for Equitable Transit Oriented Development as part of this South Central Equitable TOD Community Plan.

Mixed Use Character Areas Introduction
A community's character can be a strong incentive to retain existing residents, attract new residents and businesses, and substantially improve the quality of life for everyone. Therefore, mixed-use centers and corridors can become a great asset at the neighborhood and regional scales. The diverse communities along these areas contribute with an extension of their own community values, local community that provides for a variety of businesses, from small corner stores to larger markets, coffee shops and sit-down restaurants, local services and regional amenities; all contributing to authentic and culturally diverse vibrancy prioritizing people.

The key in urban design is to consider these "Mixed-Use Areas" as a network of destinations, a connected oasis, contributing to the heart of the south central corridor, a hub radiating such vibrancy that **its a place you want to go to, not a place you have to go to**.



Azukar Coffee's outdoor patio used for evening gatherings and cultural events along South Central Avenue.

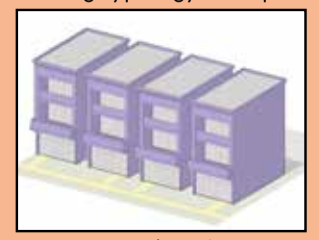
> As Jane Jacobs so eloquently described it in The Death and Life of American Cities, much of the essence of urban living is reflected in the "sidewalk ballet" of people going about their daily errands, wandering along the margins of public spaces (streets, sidewalks, parks) and in and out of quasi-private spaces that encompasses all commercial businesses and services.
>
> **QUANTIFYING JANE JACOBS**
> Joe Cortright, cityobservatory.org

Several emerging Mixed-Use "Character Areas" in the South Central Corridor are:

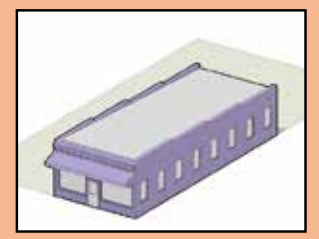
TRANSITIONAL COMMERCIAL (TC)

- Zoned Commercial
- Built at a small scale, often limited by parcel sizes and configurations
- Typically on the edge of neighborhoods; sometimes found interior to neighborhoods
- Generally "Areas to Enhance"

Building Typology Examples:



Live/Work

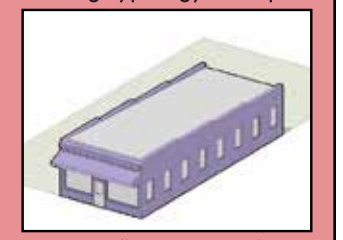


Small Commercial

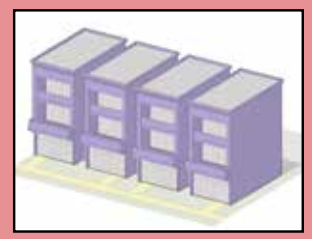
MAIN STREET (MS)

- Zoned Commercial
- Built at small scale, often limited by parcel depth
- Offers opportunities for walkable "main street" frontage treatments
- Generally "Areas to Enhance"

Building Typology Examples:



Small Commercial



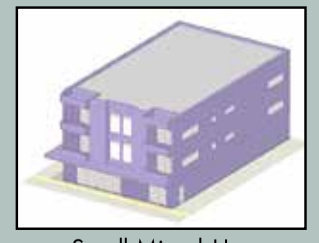
Live/Work

Small Mixed-Use

MIXED-USE (MU)

- Zoned Multi-Family Residential, Commercial, or Industrial
- Built at a small to medium scale
- Within 1/4 mile of Transit Stations
- Medium parcels present opportunities for enhancing station area connectivity
- Generally "areas to enhance" with some "Areas to Invest"

Building Typology Examples:



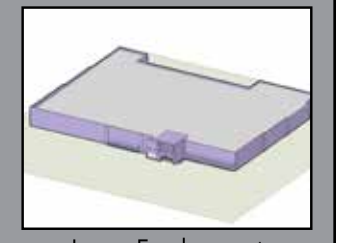
Small Mixed-Use

Medium Mixed-Use

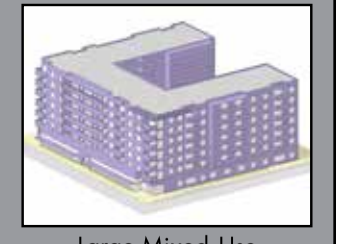
MIXED-USE EMPLOYMENT (MUE)

- Zoned Commercial or Industrial
- Built medium to large scale
- 1/4 to 1/2 mile of Transit Stations
- Large Parcels support increased land use scale and intensity for more job creation
- Generally "Areas to Enhance and Invest

Building Typology Examples:

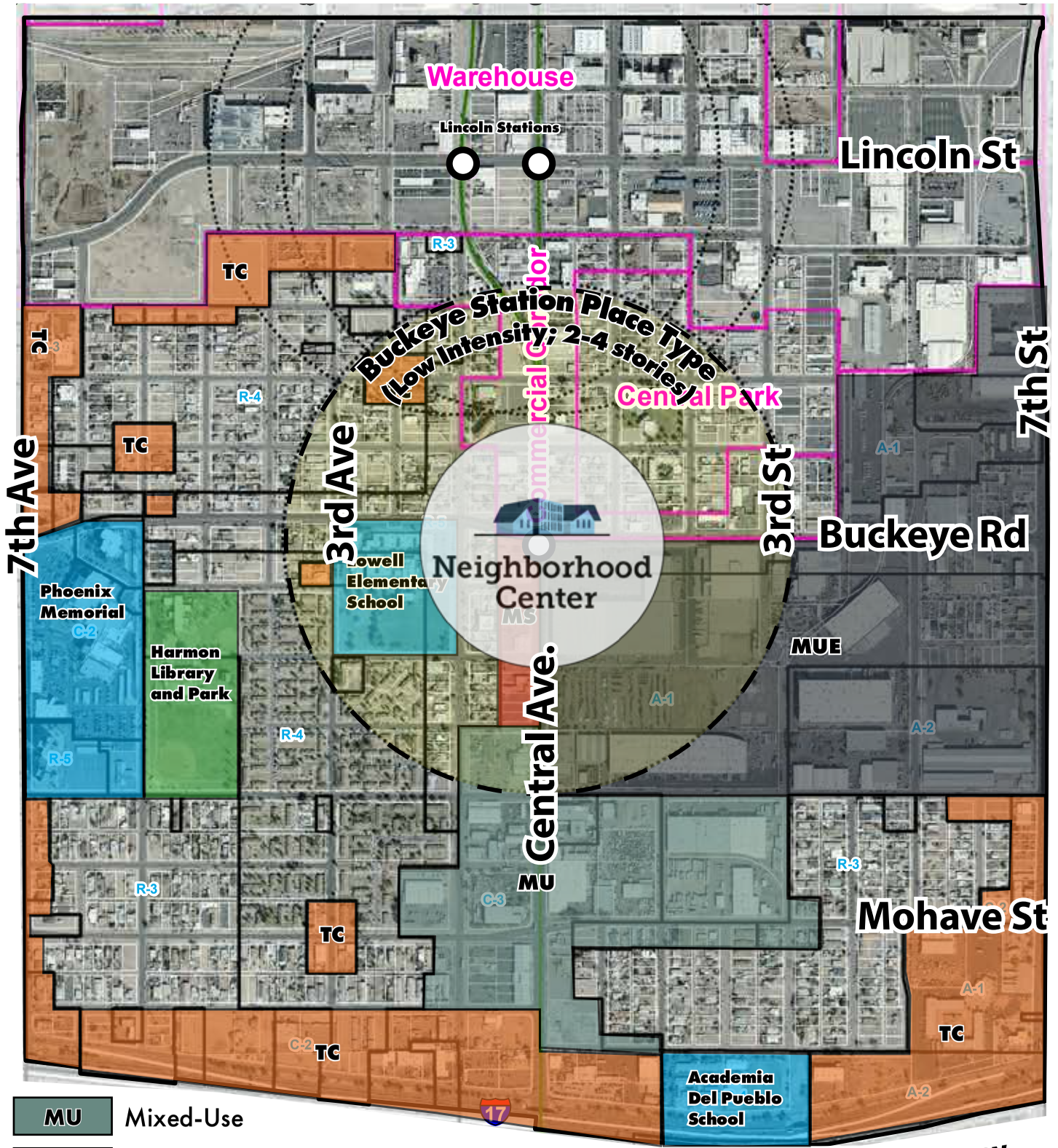


Large Employment



Large Mixed-Use

NORTH - MIXED USE CHARACTER AREAS



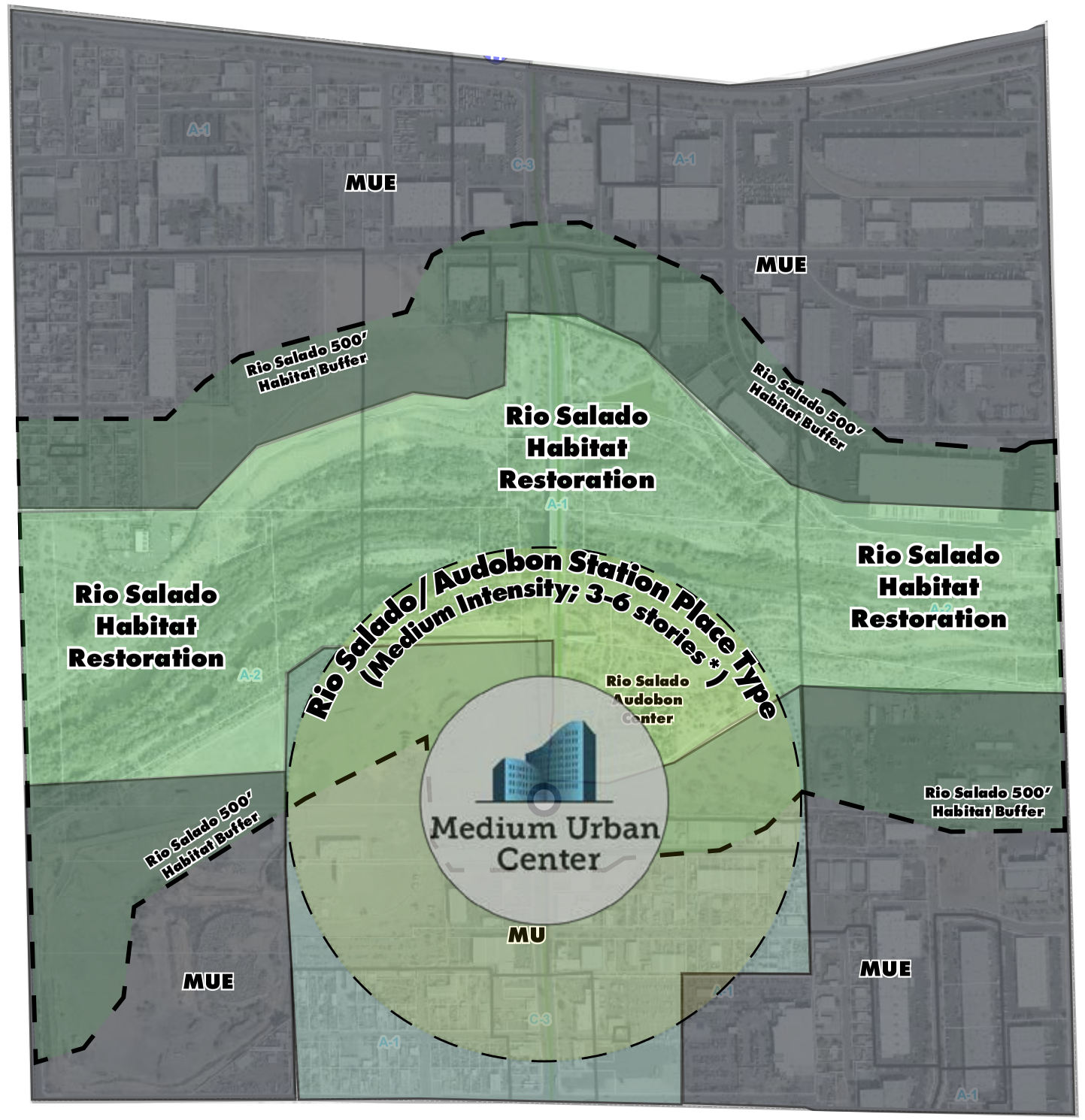
MU Mixed-Use

MUE Mixed-Use Employment

TC Transitional Commercial

Downtown Code Existing Character Areas

RIO SALADO - MIXED USE CHARACTER AREAS

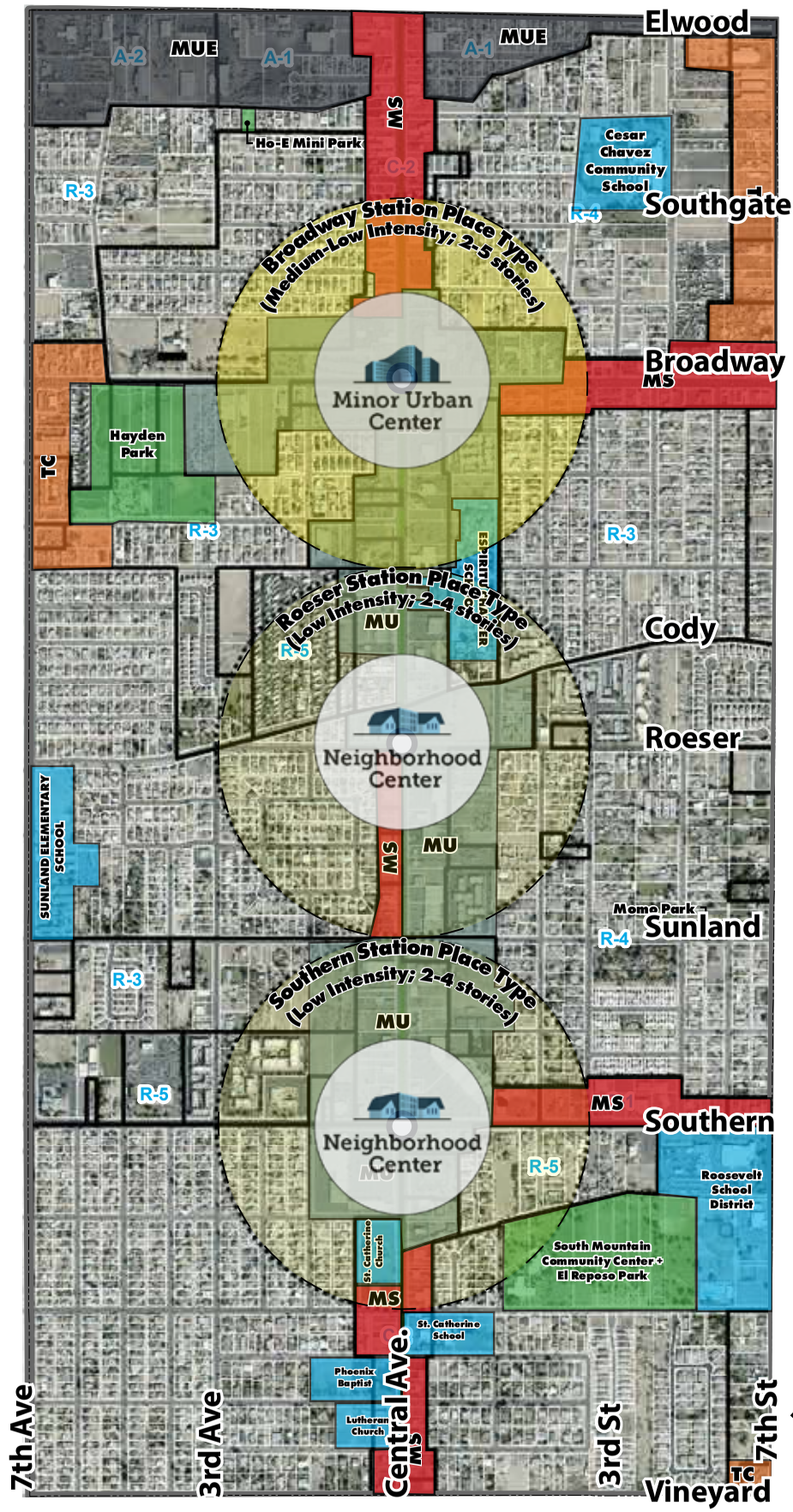


MU Mixed-Use

MUE Mixed-Use Employment

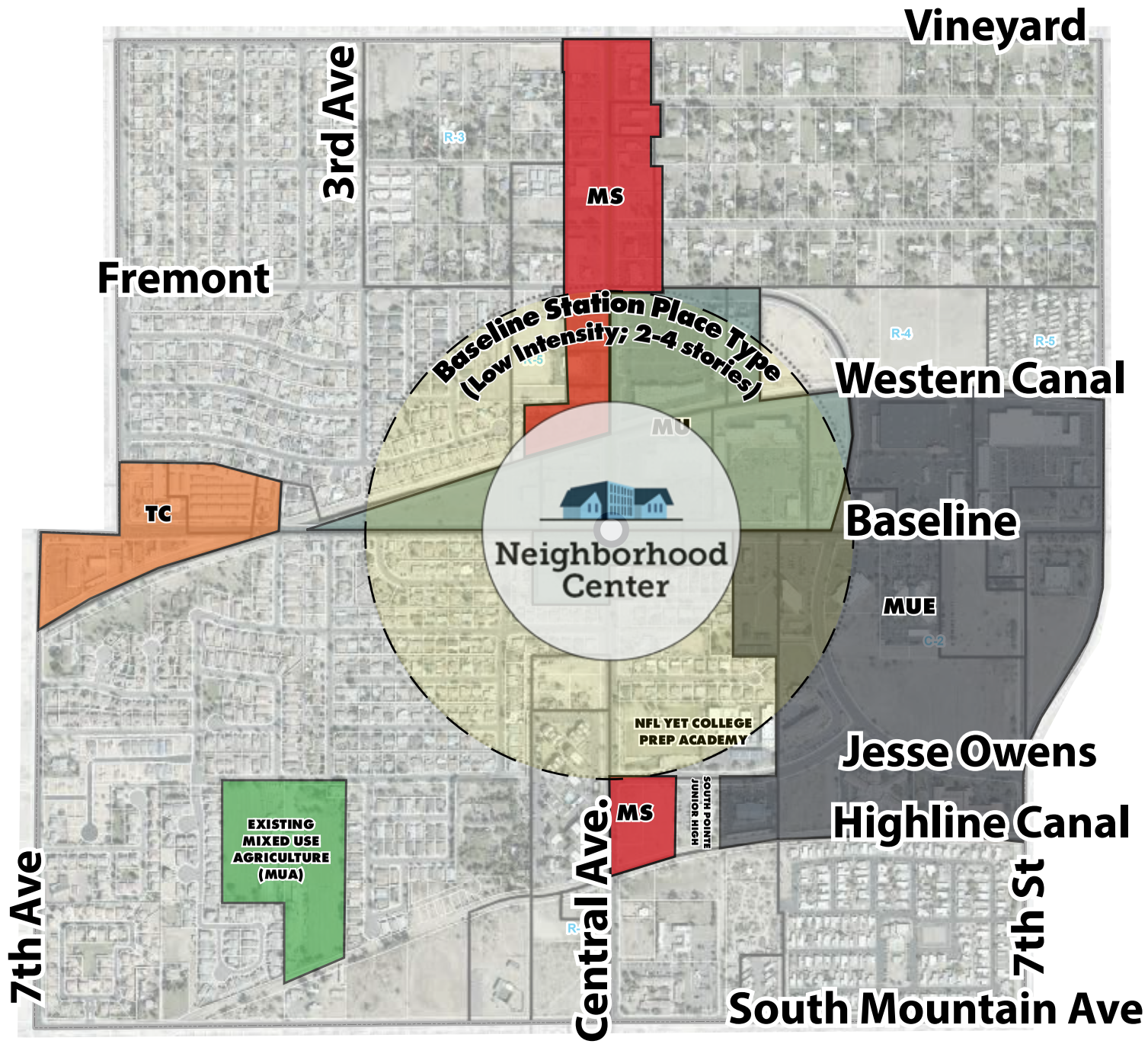
N

SOUTH - MIXED USE CHARACTER AREAS



- MU — Mixed-Use
- MUE — Mixed-Use Employment
- MS — Main Street
- TC — Transitional Commercial

SOUTH MTN - MIXED USE CHARACTER AREAS



- MU — Mixed-Use
- MUE — Mixed-Use Employment
- MS — Main Street
- TC — Transitional Commercial

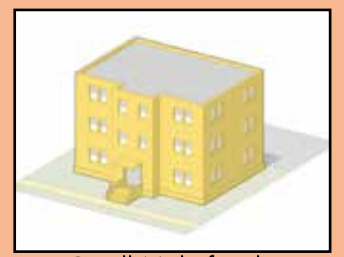
TRANSITIONAL COMMERCIAL (TC) CHARACTER AREAS

Background:
The South Central Corridor is uniquely positioned between two arterial north-south roads known as "the 7's" (7th Avenue and 7th Street), and also bisected by the Interstate-17 (I-17) freeway. Commercial areas straddle portions of these "high level of service" vehicular corridors creating a "buffer" to interior established neighborhoods. Conversely, traditional neighborhood design included small commercial parcels centered in neighborhoods for small retail, restaurants and services. Both of these instances are examples of "Transitional Commercial" character areas.

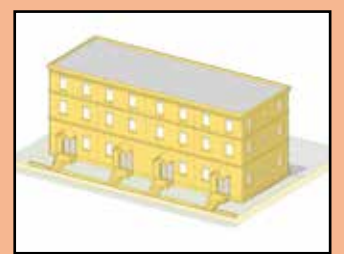
Characteristics:
- Zoned Commercial
- Built at a small scale, often limited by parcel sizes and configurations
- Context is critical: typically on the edge of neighborhoods; however some instances interior to neighborhoods
- Generally "Areas to Enhance"

Building and Housing Typology Considerations:

Adaptive Reuse


Small Multi-family

Multi-Unit Building


Townhouse/Rowhouse

Live/Work

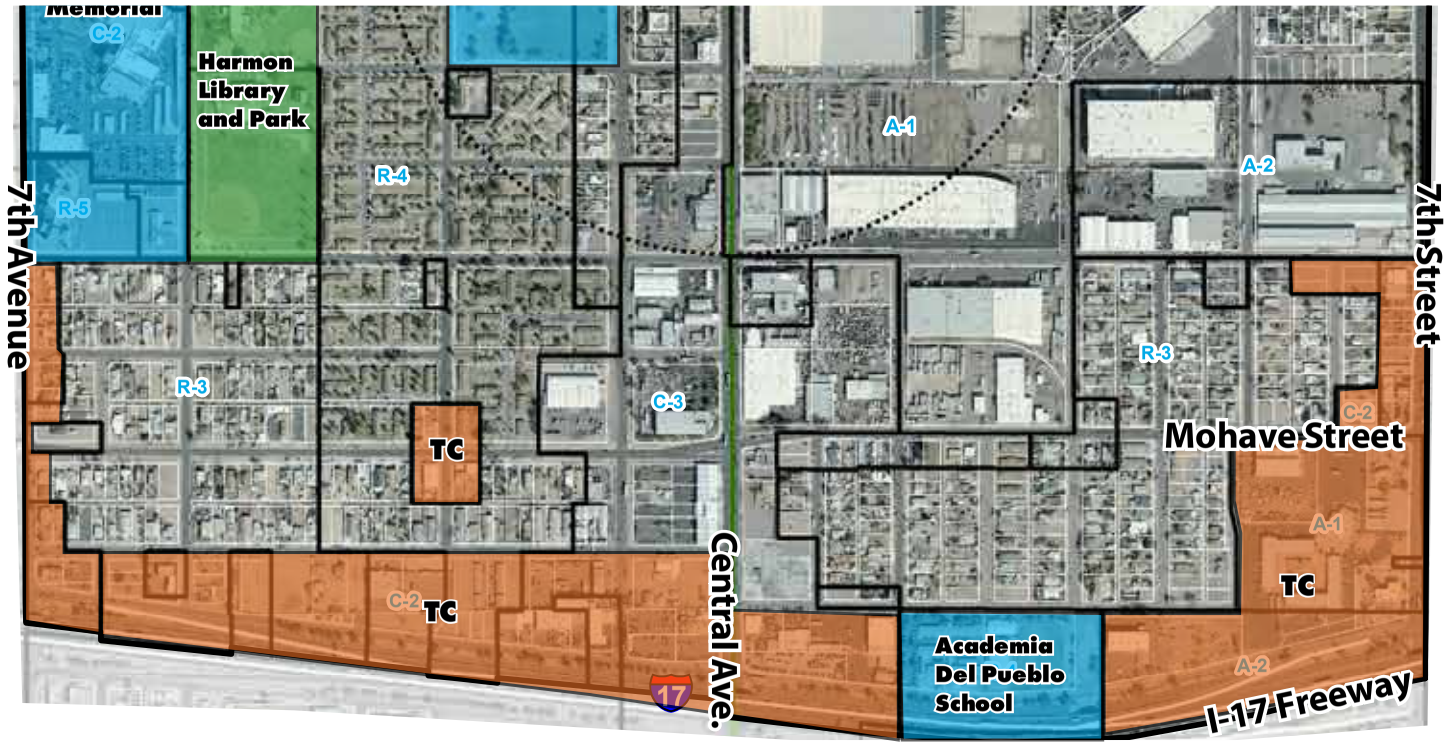
Small Commercial

Form-Based Code Considerations:
Edge Example - Shall ease the transition from a "high level of service" vehicular corridor to the quaint, quiet, established residential areas. Height, step backs and setbacks should be positioned away from residential to minimize impacts.

Interior Example - Centered interior to neighborhoods typically on residential streets, these Transitional Commercial areas must be respectful and responsive to established residential character and provide distinct building form as a neighborhood amenity while balancing the need for walk-up access due to limited (if any) vehicular on-site parking. Frontage standards should be inviting and provide shade and comfort, while establishing these areas as small neighborhood nodes of activity.

TRANSITIONAL COMMERCIAL (TC) CHARACTER AREAS I-17 ADJACENT PROPERTIES - EXAMPLE

I-17 adjacent properties are examples of a Transitional Commercial (TC) Character Areas. Generally zoned for commercial, built at small scale with limited access, and in this context serves as a "buffer" to the interior established residential neighborhoods to the north.



Additional Policy Considerations:
The I-17 Transitional Commercial areas future development shall address:
- Air quality and the health impacts of "high level of service" vehicular corridors.
- Trade-offs of locating residential uses within proximity to "high level of service" vehicular corridors
- Design Standards to minimize health and equity impacts for people living in and adjacent to this area.

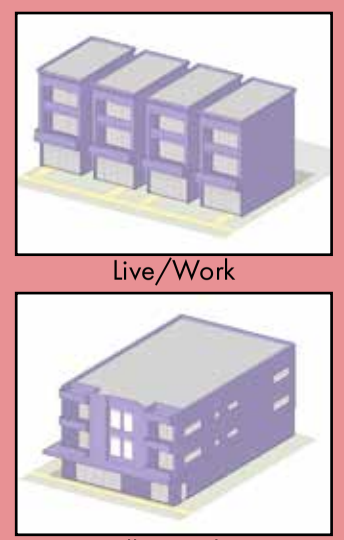
MAIN STREET (MS) CHARACTER AREAS

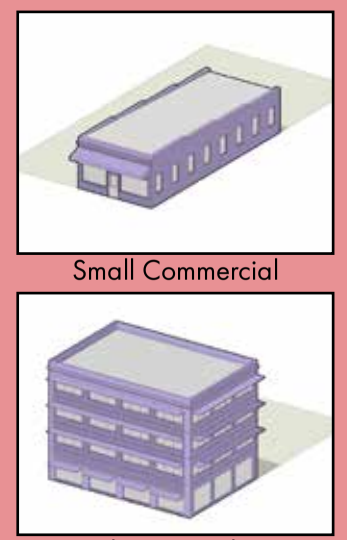
Background:
Central Avenue is the spine of the South Mountain Village, but it is also South Central Corridor's 'main street'. While the avenue is over 5 miles long, it is characterized by commercial hubs located at the intersection of arterial streets, such as Southern Avenue, and Broadway and Baseline Roads, and closer to downtown, between Lincoln Street and Buckeye Road. These hubs are often just a few short blocks in length, and mostly surrounded by existing residential neighborhoods, some established as far back as the early 1900s.

Characteristics:
- Zoned Commercial
- Built at smaller scales, often limited by parcel depth
- Offers opportunities for walkable "main street" frontage treatments
- Generally "Areas to Enhance"

Form-Based Code Considerations:
Without on-street parking and with narrow parcel depths, future development within the "Main Street" character areas need to be designed to have visual interest, scale, and compatibility with their immediate surroundings. A mixture of uses can also provide more vibrancy and intensity to the area, however must be sensitive to the established residential neighborhoods.

Building and Housing Typology Considerations:


Live/Work


Small Commercial

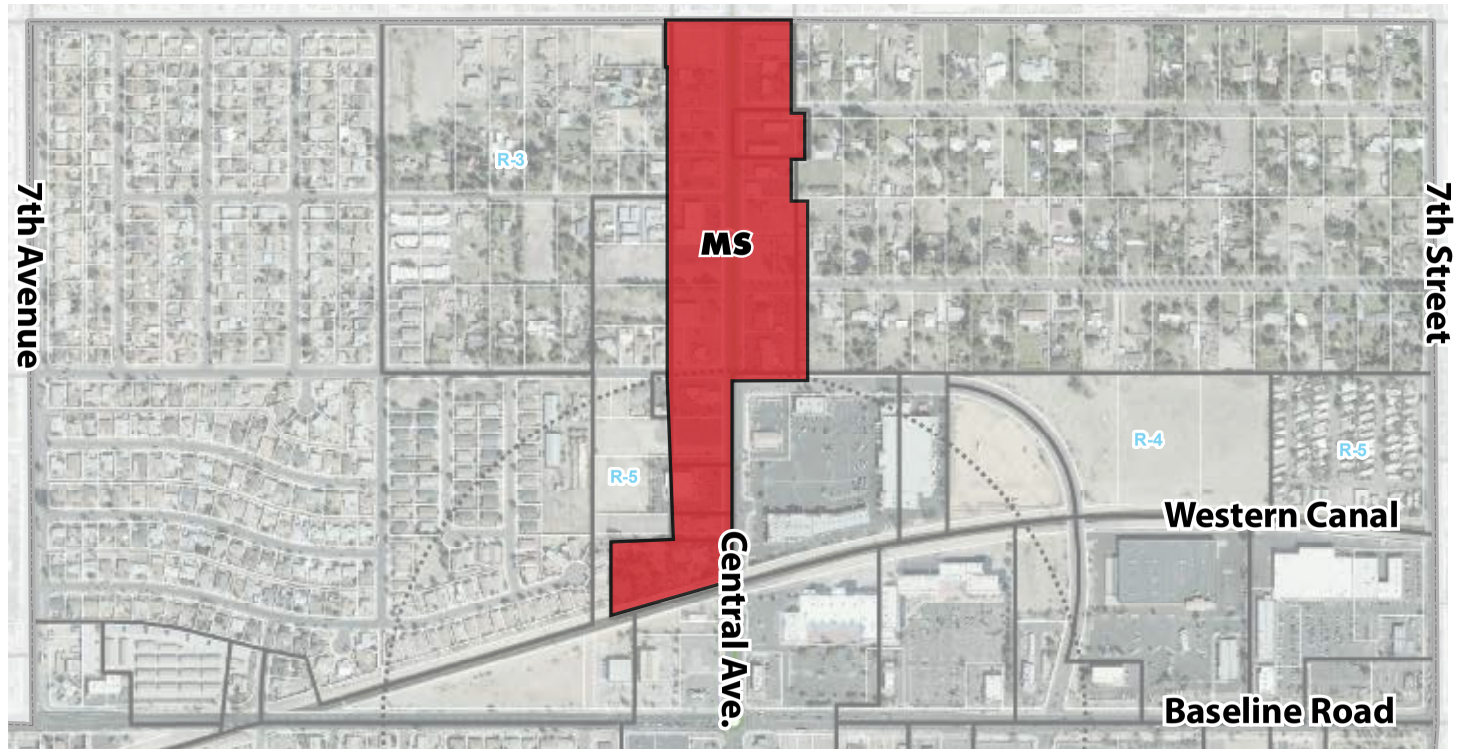
Small Mixed-Use

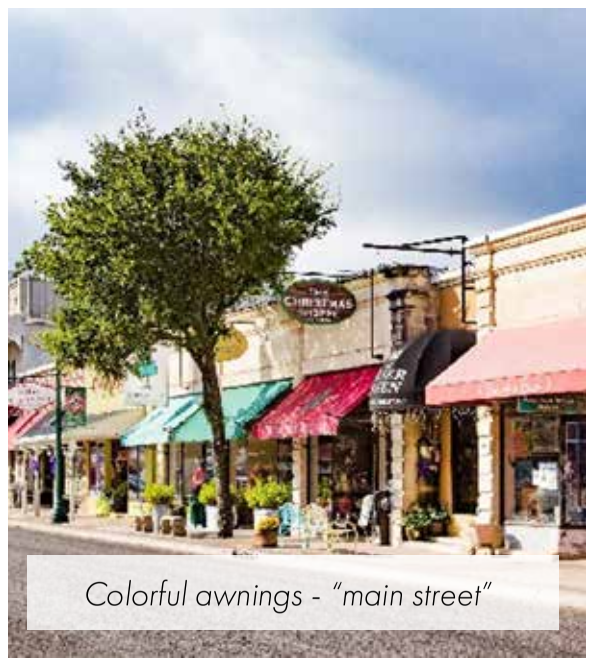
Medium Mixed-Use

Development at intersections should provide additional enhancement to create focal points and should provide clear indication for access to business parking behind buildings. Successful frontage treatment is key to a successful main street environment, regardless of height, colorful awnings, murals, and artistic signs make store fronts more attractive, easily identifiable, unique, and visible to potential customers, day or night, especially while riding the light rail.

MAIN STREET (MS) CHARACTER AREAS CENTRAL AVENUE NORTH OF BASELINE - EXAMPLE

Central Avenue north of Baseline Road commercial properties are examples of Main Street (MS) Character Area. Generally zoned for commercial, currently built at smaller scales and lower intensities, and limited by parcel depths and adjacency to established residential neighborhoods.




Colorful awnings - "main street"

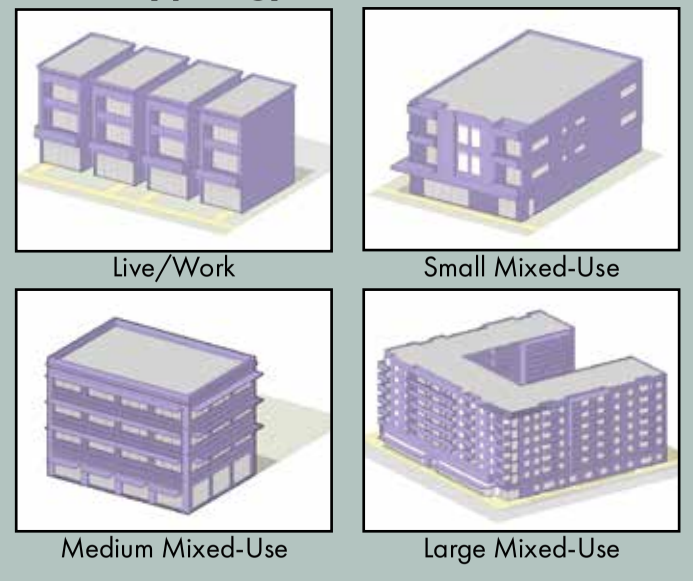
Additional Policy Guidance:
In addition, Land Use and Design Principles identified by the community in the South Mountain Village Character Plan provide guidance for Central Avenue's future development:
- 'Continue the development of Central Avenue as the city's transit spine and the principal street of Phoenix, concentrating the maximum intensity of commercial office and retail uses downtown.'
- 'Establish design standards and guidelines for parking lots and structures, setback and build to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.'

MIXED-USE (MU) CHARACTER AREAS

Background:
There are great commercial lot variations throughout the South Central Corridor and with the construction of the light rail, Central Avenue is presented with an opportunity to build intentional nodes of walkable urban form that will nurture the Equitable TOD envisioned for future development in line with the South Central Corridor community plan which is to create *'an active, vibrant, culturally and ethnically relevant corridor prominent in safe, unique, and intentional public gathering places where everyone is welcome'.*

Characteristics:
- Zoned Multi-Family Residential, Commercial, or Industrial
- Built at a small to medium scale
- Within 1/4 mile of Transit Stations
- Medium parcels present opportunities for enhancing station area connectivity
- Generally "areas to enhance" with key properties identified as "Areas to Invest"

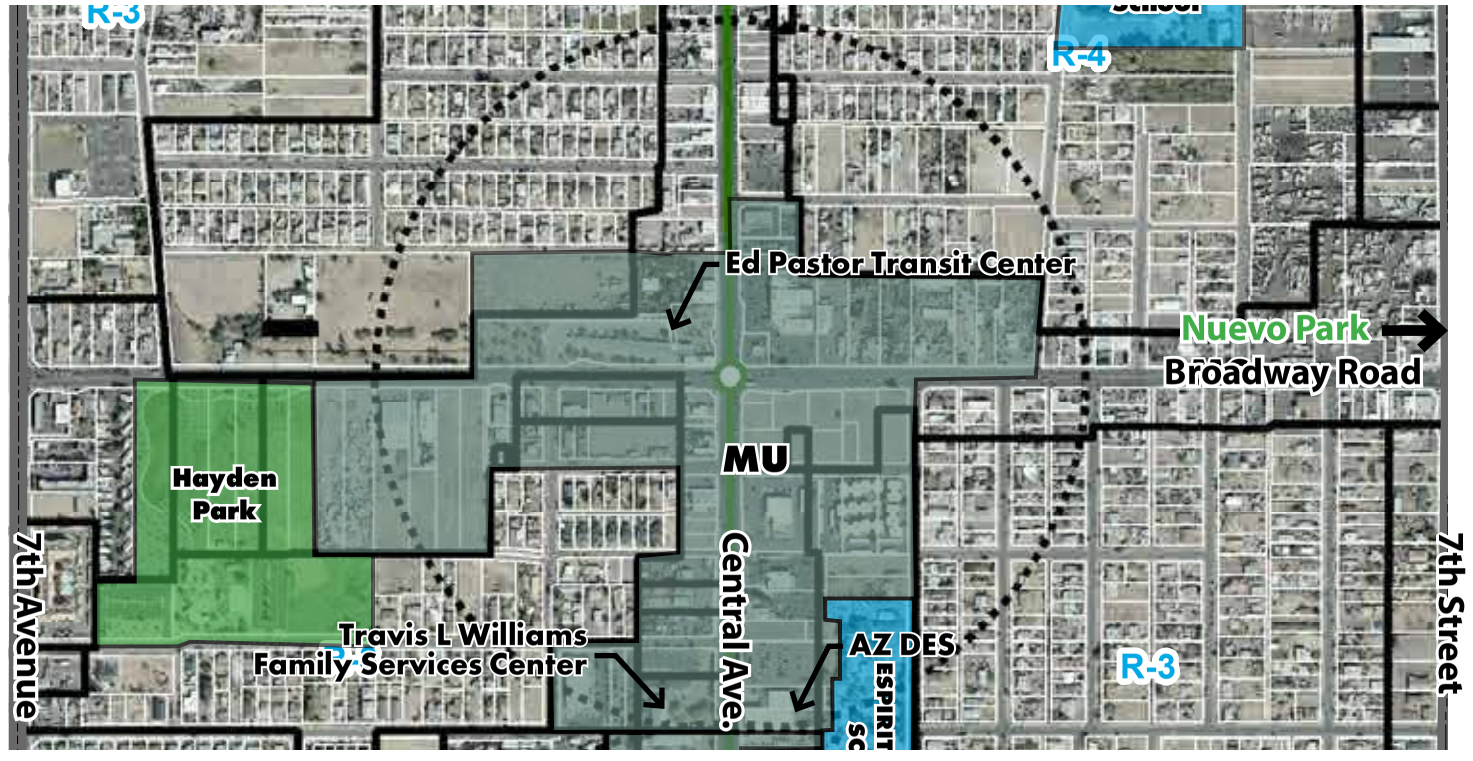
Building and Housing Typology Considerations:



Form-Based Code Considerations:
Broadway Station Area Example - The area at the intersection of Broadway Road and Central Avenue, was first identified as the core of the South Mountain Village back in the early 1990's and adopted as the core in 1993. It is also located at the very center and core of the South Central Corridor, with a variety of community amenities to build off of. The north side of Broadway Road, west of Central Avenue, is already under development and because of SRP lines, the frontage setbacks are deeper, creating a more spacious feel to the pedestrian realm that is more compatible with Hayden Park across the road. To some extent, this spacious feeling can be replicated on the south side creating an enhanced pedestrian streetscape, compatible with the park's streetscape. A minimum 10-foot shaded front yard setback (from the property line) on the south side of Broadway Road connecting Hayden Park to 2nd Street will provide a safer environment against the vehicular traffic. These shaded setbacks also offer the opportunity for outdoor dining, creating a more inviting environment and a more spacious, cooler and vibrant experience for pedestrians, children, transit riders, and shoppers.

MIXED-USE (MU) CHARACTER AREAS - BROADWAY STATION AREA EXAMPLE

Broadway Station and surrounding properties are examples of a Mixed-Use (MU) Character Area. Generally zoned for commercial, located within 1/4 mile of the transit station, and containing a variety of parcels with opportunities to enhance the station areas connectivity.



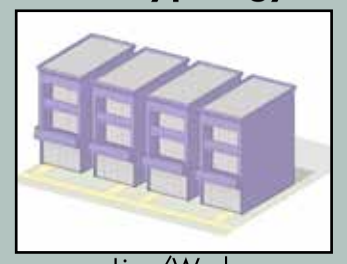
Broadway Connectivity Considerations:
- Transportation Hub - Ed Pastor Transit Center, and a future light rail stop
- Shopping and Services Hub – banking services, grocery store, local businesses
- Residential Hub – Well established single-family residential neighborhoods surround this hub; upcoming affordable multi-family residential (Central and Broadway PUD) and vacant parcels, including city owned parcels, offer many opportunities for increased residential in this area.
- Community Services Hub – Travis L. Williams Family Service Center offering services that includes preschool children participating in Head Start programs to older adults attending senior center activities, Department of Economic Security (DES) and many primary care centers are located here.
- Recreation Hub – Easily accessed via Broadway Road, Hayden Park and Nueve Park (Nueve Skate Plaza) provide many amenities for the community such as jogging/walking paths, lighted basketball, playground, ramada and picnic areas, restrooms, lighted soccer/softball, lighted tennis, lighted volleyball, and a recreation building (Hayden Park).

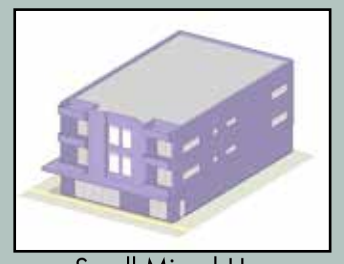
MIXED-USE EMPLOYMENT (MUE) CHARACTER AREA

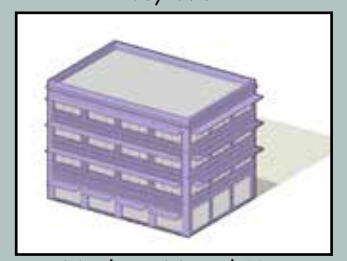
Background:
There are several areas in the corridor that are predominantly zoned for Commercial and Industrial uses. As the South Central Corridor evolves towards the vision of a walkable environment these areas present opportunities to grow the number of jobs at the highest scales and intensities in the Corridor. These "Mixed-Use Employment" areas will nurture innovative green industries, flexible office and maker spaces, and smart manufacturing, all within and supporting new walkable, safe, and transit accessible ETOD infrastructure and building form.

Characteristics:
- Zoned Commercial or Industrial
- Built medium to large scale
- 1/4 to 1/2 mile of Transit Stations
- Large Parcels support increased land use scale and intensity for more job creation
- Generally "Areas to Enhance and Invest"

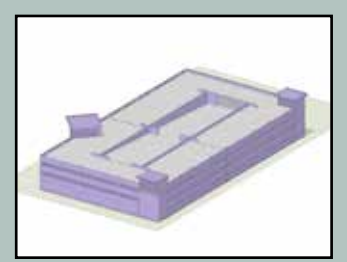
Building and Housing Typology Considerations:

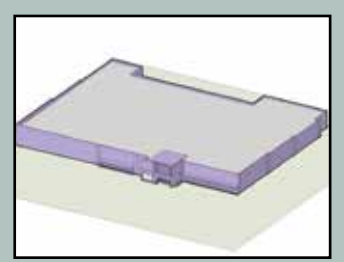

Live/Work


Small Mixed-Use


Medium Mixed-Use

Large Mixed-Use


Parking Structure with ground level retail

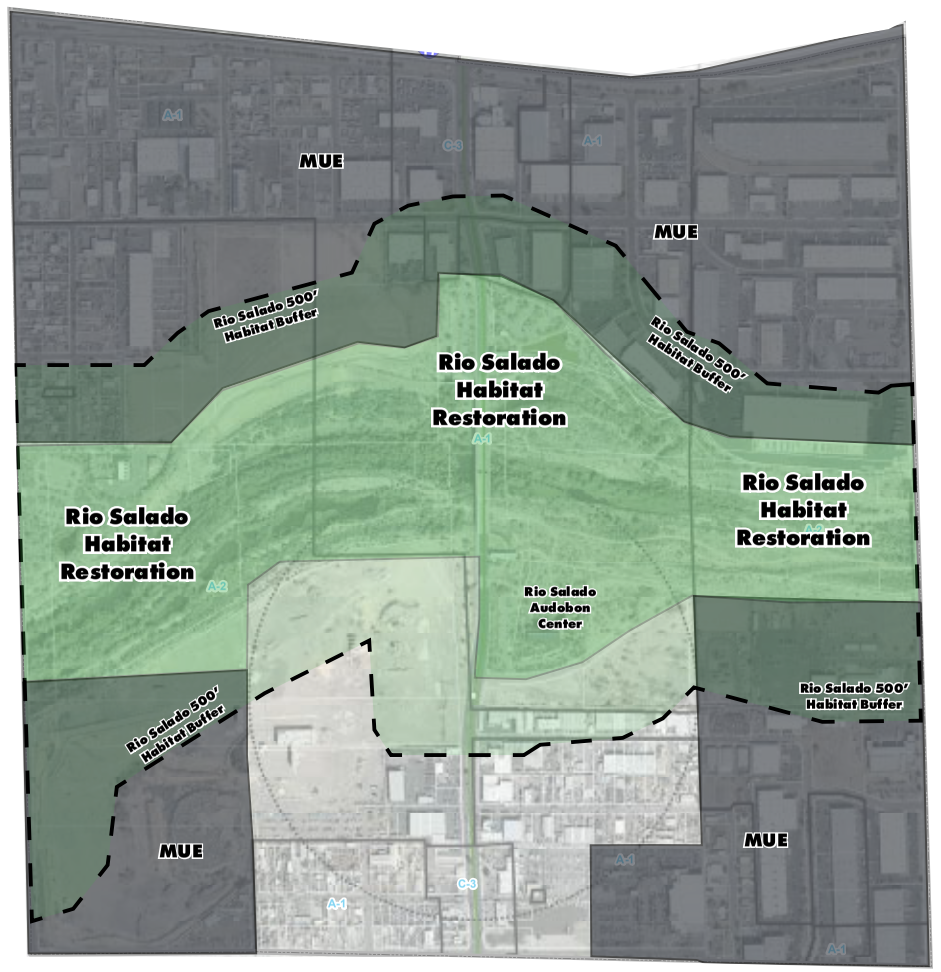

Large Employment

Form-Based Code Considerations:
Rio Salado Area Example - Rio Salado Beyond the Banks Area Plan and reflected in Section 655: Rio Salado Interim Overlay District, states the purpose of the Overlay district was designed to 'protect the investment in and maximize the benefits of the Rio Salado Habitat Restoration Project. The overlay district is designed to control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land.' Requirements and guidelines are quite extensive for new development. Regardless of what type of development is proposed for the parcels backing (or fronting) Rio Salado, special consideration should be taken regarding the type of screening, retention walls, or frontage standards, that might be required to achieve the South Central Vision for this sub area.

MIXED-USE EMPLOYMENT (MUE) CHARACTER AREA RIO SALADO AREA - EXAMPLE

Rio Salado has some of the most examples of Mixed-Use Employment (MUE) Character Areas. Generally zoned for commercial and industrial uses, located 1/4 to 1/2 mile from transit stations, and containing some of the largest parcels and assemblages with opportunities to grow jobs.

Rio Salado Connectivity Considerations:
One of the best and greener sections of Rio Salado lies within the boundaries of the South Central Corridor, with the South Terrace and South Over bank trails leading right into the Audubon Center, and the North Over bank trail to the Rio Salado Restoration Area. As sand and gravel operations begin to transition out of the areas surrounding Rio Salado, opportunities to redevelop these properties will come to fruition. All properties adjacent the Salado are very large, the average length is approximately 2,000 feet presenting challenges to the South Central Corridor vision for enhanced connectivity.



Screening that can blend with the environment should also be considered when it can be seen from the trails. Line-of-site measurements should be included as part of development plans. Natural retention concrete walls, without streets, surface parking, or paved sidewalks and located further from Salado trails to allow trees and shade should blend well with the environment and maintain the trail experience. New construction architecture should have natural and rustic appearances similar to that established with the Audubon Center, and having intentional connections between private property to the trails in a more natural setting.

ACHIEVING THE VISION

VISION TO IMPLEMENTATION

Successful implementation of long range plans require leaders who are committed to the vision and champion strategies, policies, and actions to achieve it. The coalition of partners, including the Steering Committee, provides a foundation for multi-sector and place-based leadership. It is essential, however, that this leadership strengthens over the coming years and persists through multiple political and economic cycles.

CORRIDOR-WIDE VISION

The Vision is feasible but also bold and ambitious. Implementing the plan will require focused, efficient, and organized execution that spans multiple decades. This plan is designed as a tool for facilitating collaboration, aligning policies, and coordinating action across a multi-sector coalition of public, private, and non-profit investors - including government agencies, businesses, foundations, schools, neighborhood associations, and individual residents. The community-driven vision for long term sustainability and equitable TOD, provides a guide for making strategic, collective investment decisions that maximize impact towards **REJECTING DISPLACEMENT**.

CORRIDOR-WIDE OUTCOMES

The first step in the strategy-building process is operationalizing the vision with performance measures and long range aspirational targets based on an optimal condition that may not be feasible in all cases. Creating these performance benchmarks helps focus execution and provides an evaluation mechanism for accountability and ongoing policy adjustments.

CORRIDOR-WIDE "STRATEGY CARDS" + POLICIES

"Strategy cards" organized by the six (6) planning elements are derived from national best practices and engagement with both community development professionals and South Central residents. These implementation strategies have been developed to accomplish the plan's Corridor-Wide Outcomes and are complimented with policies to guide more specific actions that are needed to effectively implement each Strategy.

STRATEGY SPECIFIC 5-YEAR ACTION ITEMS

Five-Year Action items outline steps for jumping-starting the implementation of the community's prioritized investments. The Policies and Actions enhance the South Central TOD Community Plan's effectiveness as a tool for achieving the Corridor-Wide Outcomes; however, implementation partners are encouraged to frequently refer back to the Vision for a more complete and nuanced understanding of the community's hopes for the future.

REJECTING DISPLACMENT

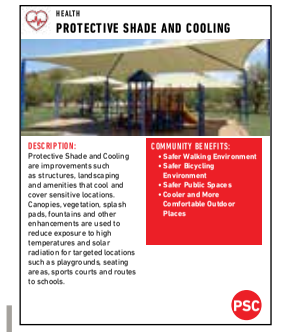
VISION TO IMPLEMENTATION

WHAT WE WANT
VISION FOR THE FUTURE

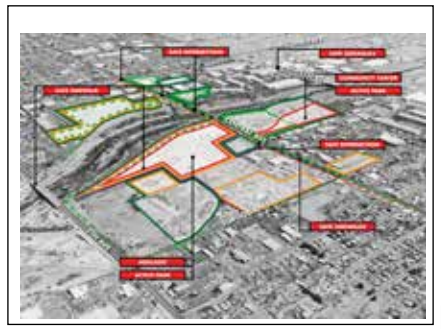
CORRIDOR-WIDE VISION THEMES
(WHAT WE WANT)

- Environmentally Equitable Compact Community
- Sustainability & Resiliency - reducing vulnerability
- Stabilization of Neighborhoods
- Incremental Change and Growth
- Authentic Regional Destination
- Improved Parks and Recreation Access
- Walkable Communities
- Community Economic Development

AREA-SPECIFIC INVESTMENTS
(WHAT WE WANT)



AREA-SPECIFIC PRIORITY SITES AND CORRIDORS
(WHERE WE WANT IT)



HOW WE GET THERE
IMPLEMENTATION

CORRIDOR-WIDE OUTCOMES
(TOWARDS ACHIEVING THE VISION)

L.U.	Outcome 1: 15-Minute City
	Outcome 2: Incremental Growth and Development
	Outcome 3: Honoring Our Stories
Housing	Outcome 1: Preserve Neighborhood Affordability
	Outcome 2: Neighborhood Diversity
	Outcome 3: Neighborhood Beautification
Health	Outcome 1: Access to Community Health Solutions
	Outcome 2: Access to Recreation
	Outcome 3: Access to Healthy Food
E.D.	Outcome 1: Strong and Resilient Local Businesses
	Outcome 2: Invest in Quality Education
	Outcome 3: Financially Empowered Residents
Mobility	Outcome 1: Equitable Transportation Choices
	Outcome 2: Right-Sized Parking
	Outcome 3: Safe and Walkable Block Pattern
G.S.	Outcome 1: Be Water Wise
	Outcome 2: Beat the Heat
	Outcome 3: Clean Air Make More

CORRIDOR-WIDE STRATEGY CARDS
(TOWARDS ACHIEVING MEASURABLE PROGRESS)

Land Use

STRATEGY 1:
Apply the Walkable Urban Code (Form-Based Code) to Future Projects

Strategy Specific Policies:

LU 1.1: Reduce vehicular parking minimums to prioritize people arriving by walking, biking and using transit.

LU 1.2: Support the next increment of development intensity and scale.

LU 1.3: Require people oriented frontages and open space that maximize trees, shade, and heat relief. walkable developments.

STRATEGY SPECIFIC 5-YEAR ACTION ITEMS
(JUMP STARTERS)

Lead Partner **Government** including the local, state, and federal agencies.

Tools	Strategy Specific 5-Year Action Items	City Lead
Codes	Work with community and stakeholders to amend the Walkable Urban Code (Chapter 13) of the Phoenix Zoning Ordinance to incorporate South Central "Character Area" Development Standards.	PDD
Operations	Guide and evaluate all future development proposals towards compliance with the Walkable Urban Code Development Standards.	PDD
Knowledge	Create an english/spanish brochure on the Walkable Urban Code and it's usefulness as a tool for equitable transit oriented communities.	PDD

MEASURABLE OUTCOMES

CORRIDOR-WIDE

Measurable Outcomes help focus execution and provide a learning tool for evaluating progress and informing policy adjustments over time. The following "Measurable Outcomes" are founded and in alignment with the Corridor-wide vision themes and help to organize performance measures within the six planning element framework.

Land Use

Outcome 1: 15-minute city Everyone can meet most, if not all, of their needs within a short walk, bike ride, or transit ride from their home.

Outcome 2: Incremental Growth and Development Guiding growth in a respectful and responsible way to ensure development without displacement.

Outcome 3: Honoring our Stories Home is where the Art is. Every culture has a story and the Arts are one of the most effective ways to express it.

Housing

Outcome 1: Preserve Neighborhood Affordability A careful mix of housing choices that meet the needs of the people without compromising neighborhood growth and prosperity for all.

Outcome 2: Neighborhood Diversity Mixed-income, mixed demographic, and mixed age and mixed housing types provide cultural vibrancy.

Outcome 3: Beautiful Neighborhoods Beautiful neighborhoods for beautiful people, places, and culture.

Economic Development

Outcome 1: Strong and Resilient Local Businesses Small locally owned businesses take pride and build, strong unique, authentic community resiliency while supporting local culture, value, and growth.

Outcome 2: Invest in Quality Education The future of the world is in the classroom today.

Outcome 3: Financially Empowered Residents Empower residents with personal choices while maintaining a competitive workforce within key employment sectors.

Health

Outcome 1: Access to Community Health Solutions Creation of social and physical environments that promote good health for all residents.

Outcome 2: Access to Recreation More than just proximity, access involves removing physical, financial, and social barriers and making open space usable for all residents they serve.

Outcome 3: Access to Healthy Food Strong local and regional food economies position all residents for health and prosperity.

Mobility

Outcome 1: Equitable Transportation Choices Shift away from reliance on private automobiles and embracing a connected network of reliable public transportation choices for all.

Outcome 2: Right-Sized Streets and Parking Private automobiles take up precious land area that can be used for more equitable investments to meet the needs of existing residents. Safety of people shall be prioritized over vehicular level of service.

Outcome 3: Safe and Walkable Block Pattern Smaller blocks, pedestrian scaled frontages, and wide shaded sidewalks create an equitable sense of place.

Green Systems

Outcome 1: Be Water Wise Water equals life. New ways of capturing, reusing, and appreciating our connection to water makes us resilient.

Outcome 2: Beat the Heat If you shade it, they will walk. Trees and shade offset urban heat island impacts and reconnect people to nature.

Outcome 3: Clean Air Make More Nothing smells better than a breath of fresh air. Good air quality is critical to community, economic, and environmental health and prosperity.

Page 428

IMPLEMENTATION STRATEGIES

SHORT-TERM ELEMENT SPECIFIC ETOD STRATEGIES + POLICIES

The first six (6) Corridor-wide strategies are aligned to each of the six (6) planning elements and derived from national best practice research, local collaborative design guidelines, and the Community vision to "reject displacement" and "support equitable TOD". These strategies focus on shorter term community revitalization to benefit existing residents first.

Land Use

STRATEGY 1:
Apply the Walkable Urban Code (Form-Based Code) to Future Projects

Strategy Specific Policies:

LU 1.1: Reduce vehicular parking minimums to prioritize people arriving by walking, biking and using transit.

LU 1.2: Support the next increment of development intensity and scale.

LU 1.3: Require people oriented frontages and open space that maximize trees, shade, and heat relief. walkable developments.

OUTCOMES IMPACTED	
15-Minute City	☒
Incremental Growth and Development	☒
Honoring Our Stories	☒

Housing

STRATEGY 1:
Enhance the Efficiency and Quality of Existing Housing

Strategy Specific Policies:

H 1.1: Pursue a Naturally Occurring Affordable Housing (NOAH) Fund to finance the purchase of NOAH units at-risk of displacement.

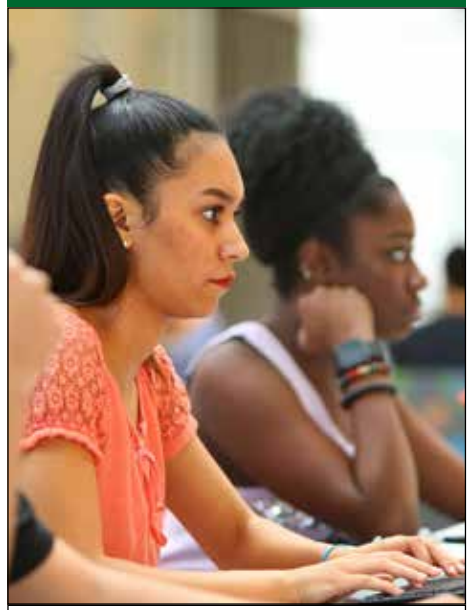
H 1.2: Support rehabilitation and/or conversion of existing structures to provide quality housing.

H 1.3: Prioritize rental and owner rehabilitation assistance programs.

OUTCOMES IMPACTED	
Preserve Neighborhood Affordability	☒
Neighborhood Diversity	☒
Neighborhood Beautification	☒

Economic Development

STRATEGY 1:
Cultivate Community Economic Growth and Prosperity



Strategy Specific Policies:

ED 1.1: Expand business financial support programs and resources.

ED 1.2: Support skilled trade education programs through partnerships with construction firms, schools, and labor unions.

ED 1.3: Support policy and code reform that reduces barriers for local and small-scale developers.

OUTCOMES IMPACTED	
Strong and Resilient Local Businesses	☒
Invest in Quality Education	☒
Financially Empowered Residents	☒

Health

STRATEGY 1:
Improve Community Experiences + Access to People Oriented Spaces

Strategy Specific Policies:

HE 1.1: Support a pedestrian infrastructure network that is well-connected to open spaces.

HE 1.2: Encourage the use of mid block crossings and pedestrian paseos through the development process to improve connectivity for people walking.

HE 1.3: Require people oriented frontages with storefronts, patios, and porches (walk-up units/businesses).

OUTCOMES IMPACTED	
Access to Community Health Solutions	☒
Access to Recreation	☒
Access to Healthy Food	☒

Mobility

STRATEGY 1:
Apply Best Practice Active Transportation Standards to Future Projects

Strategy Specific Policies:

MO 1.1: Support active transportation enhancements through the development review process.

MO 1.2: Development projects shall not have a negative effect on existing and/or proposed active transportation infrastructure.

MO 1.3: Guide large development proposals toward mutually beneficial active transportation infrastructure.

OUTCOMES IMPACTED	
Equitable Transportation Choices	☒
Right-Sized Parking	☒
Safe and Walkable Block Pattern	☒

Green Systems

STRATEGY 1:
Apply Best Practice Green Infrastructure, Shade, + Heat Relief Standards to Future Projects

Strategy Specific Policies:

GS 1.1: Provide residents with low cost trees, gardening, and water wise programs and resources.

GS 1.2: Pursue funding for public and private green infrastructure projects.

GS 1.3: Support partnerships to implement community-based bioswales and curb cuts, at schools, churches, and anchor institutions.

OUTCOMES IMPACTED	
Be Water Wise	☒
Beat the Heat	☒
Clean Air Make More	☒

IMPLEMENTATION STRATEGIES

LONG-TERM ELEMENT SPECIFIC ETOD STRATEGIES + POLICIES

The next six (6) Corridor-wide strategies are similarly aligned to each of the six (6) planning elements and derived from national best practice research, local collaborative design guidelines, and the Community vision to "reject displacement" and "support equitable TOD". These strategies focus on longer term community revitalization to benefit existing and future residents.

Land Use

STRATEGY 2:
Develop an Innovative ETOD Infrastructure Financing Tool

Strategy Specific Policies:

LU 2.1: Support the research and trial of new infrastructure financing tools and resources.

LU 2.2: Build local knowledge/ capacity on structured funds, improvement districts, and in lieu fees.

LU 2.3: Research and pursue an innovative infrastructure fund that combines multiple sources of capital.

OUTCOMES IMPACTED	
15-Minute City	☒
Incremental Growth and Development	☒
Honoring Our Stories	☒

Housing

STRATEGY 2:
Construct South Central ETOD Housing Demonstration Projects

Strategy Specific Policies:

H 2.1: Evaluate new housing proposals "fit" understanding that 2/3 of existing renters fall below 30% AMI.

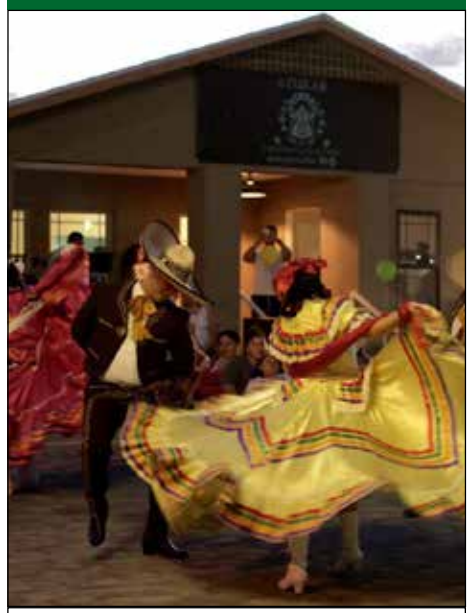
H 2.2: Explore appropriately scaled new housing infill in traditional and established neighborhoods.

H 2.3: Support ETOD Housing proposals with innovative and creative financing tools and resources.

OUTCOMES IMPACTED	
Preserve Neighborhood Affordability	☒
Neighborhood Diversity	☒
Neighborhood Beautification	☒

Economic Development

STRATEGY 2:
Develop a Corridor Branding and Marketing Program



Strategy Specific Policies:

ED 2.1: Support and help to expand the "Buy South Central" marketing campaign.

ED 2.2: Support opportunities for youth empowerment through City programs and resources.

ED 2.3: Encourage hiring South Central Corridor residents in City or City-supported projects and programs.

OUTCOMES IMPACTED	
Strong and Resilient Local Businesses	☒
Invest in Quality Education	☒
Financially Empowered Residents	☒

Health

STRATEGY 2:
Improve Community Access to Health and Food Services

Strategy Specific Policies:

HE 2.1: Explore partnerships to provide additional health services.

HE 2.2: Support health, cultural, and art events and education along South Central Avenue.

HE 2.3: Pursue safe and equitable access from the Rio Salado Station to the new Arizona Fresh: Agri-food Innovation Center.

OUTCOMES IMPACTED	
Access to Community Health Solutions	☒
Access to Recreation	☒
Access to Healthy Food	☒

Mobility

STRATEGY 2:
Develop and adopt new ETOD street typologies and design standards

Strategy Specific Policies:

MO 2.1: Explore new street typologies that prioritize pedestrian and micro mobility "level of service".

MO 2.2: Explore best practices and guidelines for vehicular parking locations in TOD areas.

MO 2.3: Research and pursue adoption of guidelines inspired by NACTO guidelines.

OUTCOMES IMPACTED	
Equitable Transportation Choices	☒
Right-Sized Parking	☒
Safe and Walkable Block Pattern	☒

Green Systems

STRATEGY 2:
Support Innovative Building and Clean Energy System Projects

Strategy Specific Policies:

GS 2.1: Encourage large land owners to provide district stormwater management.

GS 2.2: Encourage large commercial and industrial building owners to install solar panels on rooftops and shade structures.

GS 2.3: Support LEED certified buildings and sites.

OUTCOMES IMPACTED	
Be Water Wise	☒
Beat the Heat	☒
Clean Air Make More	☒

FROM STRATEGIES TO ACTION

BUILDING CAPACITY AND CELEBRATING EARLY ACHIEVEMENTS

The South Central Collaborative

The Collaborative consists of over 40 partnerships between local leaders, businesses, and organizations of the South Central Corridor. At its core, the South Central Collaborative (SCC) provides a space for diverse leaders in emerging communities to share resources to ensure the outcome of the South Central Light Rail Project is inclusive and responds directly to the community's needs. Throughout the project their group has hosted several partnering meetings, operated 4 sub-groups, provided recommendation documents on light rail design, presented development guideline recommendations to the South Central TOD Steering Committee, and continues to build capacity between the local community.

The resident-driven collaborative team already building capacity and celebrating early implementation.

The South Central Collaborative and SoPho Convening partners worked with the City to build local capacity by holding a Local Developers Convening focused on policy building, infrastructure needs, and design guideline considerations guided by recommendations made throughout the planning process as well as a common understanding of the community vision.

Local Developers Convening Recommendations:

Support a Collaborative Approach

- Create partnerships to educate community members on affordable housing funding sources, financial constraints, and public programs to prepare for implementation.
- Expand developer mentorship programs to empower local residents and business owners to own and develop property.

Get in the Zone

- Implement a form-based code to remove density barriers, allow for additional dwelling units in single-family zones such as ADU's, and to allow more units at all income levels.
- Create a no "level of service" zone in TOD areas to prioritize pedestrian safety over vehicular throughput/flow.

Money Talks

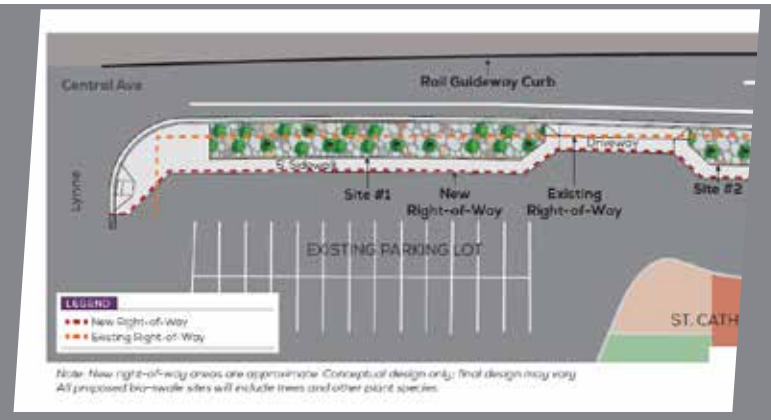
- Provide developers and partners with more gap financing and predevelopment tools to create affordable housing projects.
- Create a South Central Corridor infrastructure strategy and policy and a community benefit fund to provide partial funding for offsite improvements and allow developers to utilize the fund to reach deeper levels of housing affordability.

Cracking the Codes

- Update city-wide policies, codes, standards, and guidelines to create more flexibility across all departments in implementing Transit Oriented Development (TOD) and walkability.

Having an "Eye on Implementation"

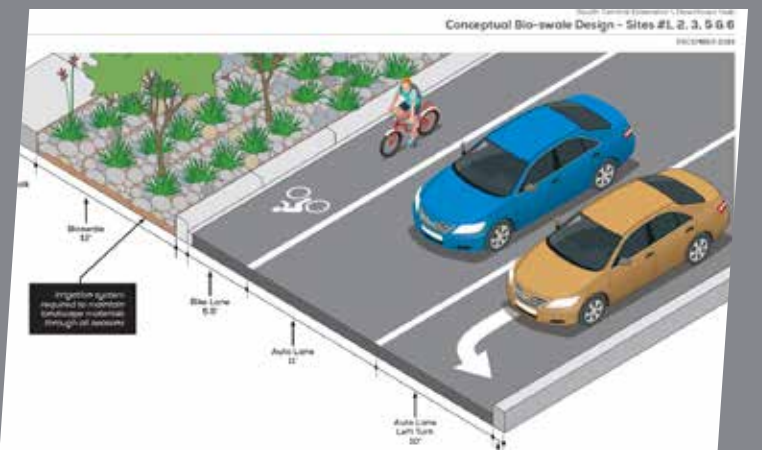
The following community led examples highlight some early successes in the Corridor that were achieved prior to and throughout the ongoing planning efforts. Local leaders met with City officials to establish the first City of Phoenix bioswale maintenance agreement, an innovative stormwater management demonstration program which created and maintains five bioswales in South Phoenix. Through organized community involvement Valley Metro, AECOM and Kiewit were required to create Workforce Development programs throughout the South Central Corridor to hire local businesses, contractors and residents to work on the South Central Light Rail Project. Design Empowerment PHX continually hosts programs for local youth leadership building to promote a culture of collaboration through restorative community design practices that connect, educate, inspire, and empower South Phoenix residents.

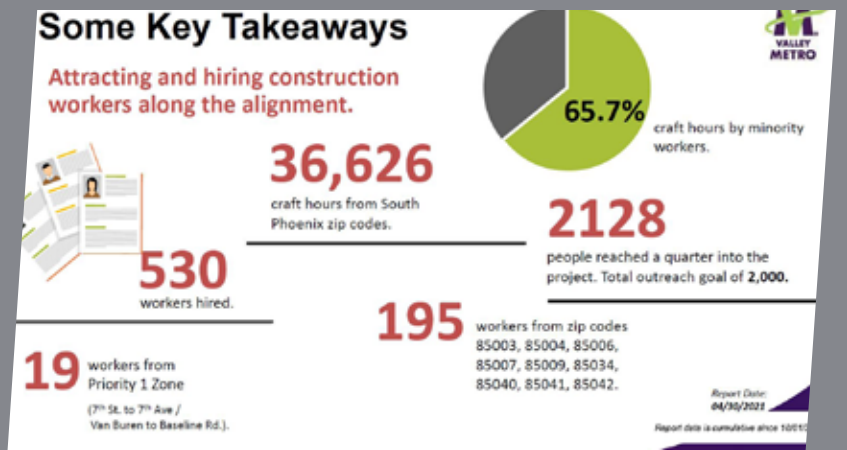


Bio Swale Agreement

Hire Local

Youth Empowerment





HOW TO TAKE ACTION NOW!

TOWARDS ACHIEVING THE VISION

The Action Plan outlines strategy-specific actions to jump-start implementation towards achieving the vision. Each strategy-specific action item is assigned to a lead partner - Government, Community or Business - and is also identified with a type of implementation tool such as Codes, Financing, Knowledge, Plans, Operations, Partnerships, or "I PlanPHX".

STEP 1:
Identify what Planning Element(s) align to your Organization's Mission.

STEP 2:
Identify what Type of Implementation Partner your Organization is.

STEP 3:
Identify what Type of Implementation Tool(s) your organization uses.

STEP 4:
Identify an Action to begin executing now.

STEP 5:
Identify City Department(s) best equipped to provide subject matter support, knowledge, and resources.

Element Specific Strategy towards achieving the community vision.

STRATEGY 1:
Apply the Walkable Urban Code (Form-Based Code) to Future Projects

Land Use

Strategy Specific Policies guide the resource decisions needed to implement the Element-Specific Strategy.

Strategy Specific Policies:

LU 1.1: Reduce vehicular parking minimums to prioritize people arriving by walking, biking and using transit.

LU 1.2: Support the next increment of development intensity and scale.

LU 1.3: Require people oriented frontages and open space that maximize trees, shade, and heat relief.

Outcomes indicate the measurable community benefits that the Strategy impacts.

OUTCOMES IMPACTED	
15-Minute City	☒
Incremental Growth and Development	☒
Honoring Our Stories	☒

The Lead Partner icons indicates the type of organization that is most suitable to lead and/or be responsible for the implementation of Strategy Specific Actions.

Lead Partner
Government including the local, state, and federal agencies.

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Resource
1	Knowledge	Engage and educate property owners and neighborhood associations on the Walkable Urban Code intent and development standards.	PDD
2	"I PlanPHX"	Engage with elected officials, city management, and city boards and commission members on the importance of advocating and supporting the Walkable Urban Code in South Central.	PDD
3	Partnerships	Partner with design students or professionals to conceptualize the South Mountain Village Core as an ETOD Urban Center.	PDD
4	Partnerships	Engage local design and development professionals on development incentives to encourage development without displacement.	PDD

"I PlanPHX" are items that residents can do right now to implement the vision and play a direct role in shaping Phoenix's future.

Code Tools are regulations, such as the zoning ordinance, that can encourage or discourage different patterns and forms of urban development.

Financing Tools refer to grants, loans, bonds, taxes, and government funding programs.

Knowledge Tools means capacity building forums, professional training, and seminars to technical understanding.

Plan Tools include engineering studies, best practices research, redevelopment areas, market analyses and other similar documents.

Operations Tools are management practices such as inter-departmental coordination, decision-making transparency and approaches to service delivery.

Partnership Tools are mutually beneficial agreements between two or more parties such as joint use agreements, development agreements or corporate sponsorships.

Planning and Development Department (PDD)

Community and Economic Development Department (CEDD)

Housing Department (HD)

Street Transportation Department (ST)

Water Services Department (WSD)

Office of Environmental Programs (OEP)

Office of Heat Response and Mitigation (OHRM)

Office of Arts and Culture (OAC)

Neighborhood Services Department (NSD)

Public Transit Department (PTD)

Parks and Recreation Department (PRD)

Human Services Department (HSD)

All City Departments (ALL)

LAND USE ELEMENT ACTIONS

STRATEGY SPECIFIC FIVE (5) YEAR ACTIONS

The Land Use Element Actions are intended to guide the spatial pattern of development, including intensity, design, and building form towards achieving the Community vision to "reject displacement" and "support equitable TOD".

STRATEGY 1: Apply the Walkable Urban Code (Form-Based Code) to Future Projects

Land Use

Strategy Specific Policies:

LU 1.1: Reduce vehicular parking minimums to prioritize people arriving by walking, biking and using transit.

LU 1.2: Support the next increment of development intensity and scale.

LU 1.3: Require people oriented frontages and open space that maximize trees, shade, and heat relief.

OUTCOMES IMPACTED	
15-Minute City	☒
Incremental Growth and Development	☒
Honoring Our Stories	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Codes	Work with community and stakeholders to amend the Walkable Urban Code (Chapter 13) of the Phoenix Zoning Ordinance to incorporate South Central "Character Area" Development Standards.	PDD
2	Operations	Guide and evaluate all future development proposals towards compliance with the Walkable Urban Code Development Standards.	PDD
3	Knowledge	Create an english/spanish brochure on the Walkable Urban Code and it's usefulness as a tool for equitable transit oriented communities.	PDD
4	Codes	Identify development standards and incentives to encourage public art enhancements on private buildings and sites.	PDD, OAC

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Knowledge	Engage and educate property owners and neighborhood associations on the Walkable Urban Code intent and development standards.	PDD
2	"I PlanPHX"	Engage with elected officials, city management, and city boards and commission members on the importance of advocating and supporting the Walkable Urban Code in South Central.	PDD
3	Partnerships	Partner with design students or professionals to conceptualize the South Mountain Village Core as an ETOD Urban Center.	PDD
4	Partnerships	Engage local design and development professionals on development incentives to encourage development without displacement.	PDD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Participate in a community forum to identify, recommend, and encourage the city adoption of new development incentives to encourage development without displacement.	PDD
2	Knowledge	Create an evaluation score card to reveal the trade-offs of developing under the Walkable Urban Code vs. conventional zoning.	PDD
3	Partnerships	Build a walkable urban mixed use demonstration project.	PDD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

STRATEGY 2: Develop an Innovative ETOD Infrastructure Financing Tool

Land Use

Strategy Specific Policies:

LU 2.1: Support the research and trial of new infrastructure financing tools and resources.

LU 2.2: Build local knowledge/ capacity on structured funds, improvement districts, and in lieu fees.

LU 2.3: Research and pursue an innovative infrastructure fund that combines multiple sources of capital.

OUTCOMES IMPACTED	
15-Minute City	☒
Incremental Growth and Development	☒
Honoring Our Stories	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Plans	Pursue an infrastructure needs assessment map to pursue eligible local, regional, and federal funds.	PDD
2	Partnerships	Coordinate with regional and state agencies to plan future infrastructure in alignment with vision for the Rio Reimagined area.	ALL
3	Operations	Pilot an ETOD infrastructure "in lieu" fee for developments requesting increased entitlement up to the Place Type incentive.	PDD
4	Operations	Implement the Mobility Improvement Programs recommended infrastructure projects as resource become available.	ST

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Operations	Create a flyer to encourage the use of Proposition 400 funds for the South Central Corridor regional destination infrastructure improvements.	ALL
2	Operations	Lobby for the ability to utilize Tax Increment Financing (TIF) as a tool to foster equitable transit oriented development.	CEDD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Knowledge	Hold a property and business owners workshop on Improvement Districts for financing enhanced infrastructure and services.	CEDD
2	Partnerships	Engage Anchor Institutions and large property owners on opportunities to develop mutually beneficial infrastructure, such as but not limited to district parking facilities, micro-mobility share stations, or district energy.	CEDD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

City Lead Department Abbreviations: Planning and Development Department (PDD); Community and Economic Development Department (CEDD); Housing Department (HD); Street Transportation Department (ST); Water Services Department (WSD); Office of Environmental Programs (OEP); Office of Heat Response and Mitigation (OHRM); Office of Arts and Culture (OAC); Neighborhood Services Department (NSD); Public Transit Department (PTD); Parks and Recreation Department (PRD); Human Services Department (HSD); All City Departments (ALL)

HOUSING ELEMENT ACTIONS

STRATEGY SPECIFIC FIVE (5) YEAR ACTIONS

The Housing Element Actions are intended to enhance existing housing and guide new housing demonstrations to preserve affordability, diversity, and quality while making progress towards achieving the Community vision to "reject displacement" and "support equitable TOD".

STRATEGY 1: Enhance the Efficiency and Quality of Existing Housing

Housing

Strategy Specific Policies:

H 1.1: Pursue and support preservation and protection of Naturally Occurring Affordable Housing (NOAH)

H 1.2: Support rehabilitation and/or conversion of existing structures to provide quality housing.

H 1.3: Prioritize rental and owner rehabilitation assistance programs.

OUTCOMES IMPACTED	
Preserve Neighborhood Affordability	☒
Neighborhood Diversity	☒
Neighborhood Beautification	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Knowledge	Hold a community meeting to share and target existing and future Rental and Owner Rehabilitation Assistance Programs to South Central Corridor communities	NSD
2	Partnerships	Engage Arizona Department of Environmental Quality and the EPA on indoor air quality measurement and vapor intrusion mitigation assistance.	OEP
3	Operations	Evaluate the feasibility of allocating and prioritizing project based vouchers within the south central corridor for residents at risk of displacement and/or falling below 30-50% AMI.	HD

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Operations	Pursue a Naturally Occurring Affordable Housing (NOAH) Fund to finance and purchase NOAH units at risk of displacement.	HD
2	"I PlanPHX"	Create a community-led recognition program to acknowledge community supportive housing projects in alignment with the community vision.	NSD, HD
3	Partnerships	Pilot an ETOD Rehabilitation fund; graduate this effort to a community land trust.	NSD, HD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Hold/Participate in an Affordable Housing Developers forums to explore creative solutions and partnerships to provide housing for residents that fall at or below 30-50% AMI.	HD
2	Partnerships	Partner with nonprofit organizations and businesses to renovate or rehabilitate single family houses and/or small multifamily projects.	NSD, HD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

City Lead Department Abbreviations: Planning and Development Department (PDD); Community and Economic Development Department (CEDD); Housing Department (HD); Street Transportation Department (ST); Water Services Department (WSD); Office of Environmental Programs (OEP); Office of Heat Response and Mitigation (OHRM); Office of Arts and Culture (OAC); Neighborhood Services Department (NSD); Public Transit Department (PTD); Parks and Recreation Department (PRD); Human Services Department (HSD); All City Departments (ALL)

STRATEGY 2: Construct South Central ETOD Housing Demonstration Projects

Housing

Strategy Specific Policies:

H 2.1: Evaluate new housing proposals "fit" understanding that 2/3 of existing renters fall below 30% AMI.

H 2.2: Explore appropriately scaled new housing typologies in traditional and established neighborhoods.

H 2.3: Support ETOD Housing proposals with innovative and creative financing tools and resources.

OUTCOMES IMPACTED	
Preserve Neighborhood Affordability	☒
Neighborhood Diversity	☒
Neighborhood Beautification	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Operations	Conduct an affordable housing gap analysis and track new or preserved ownership and rental units for residents/families most at risk of displacement and at various income ranges.	HD
2	Codes	Evaluate and Initiate a Zoning Ordinance Text Amendment to allow interior suites, ADUs, and manufactured homes in South Central.	PDD
3	Operations	Issue an RFP to develop an affordable housing project that helps address production goals for rental and ownership opportunities.	NSD, HD
4	Operations	Research and identify incentives such as expedited plan review, fee reductions, pre-approved plans, etc. for affordable housing projects.	PDD

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Knowledge	Engage and educate property owners and neighborhood associations on the benefits of Accessory Dwelling Units (ADUs) and other "Missing Middle Housing" typologies.	PDD
2	Knowledge	Research the appropriateness for the use of Community Benefit Agreements (CBA) between developers and the broader community.	CEDD
3	"I PlanPHX"	Actively support Zoning and code reform that allows for building types that provide paths to homeownership such as ADUs, Tiny Homes, Duplexes, Triplexes, Fourplexes.	PDD
4	"I PlanPHX"	Create a recognition program for developers of innovative housing demonstration projects.	NSD, HD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Develop a mixed-use, mixed-income housing project.	HD
2	Partnerships	Develop a live-work and/or Accessory Dwelling Unit (ADU) housing demonstration project.	PDD, HD
3	Partnerships	Partner with financial institutions to provide grants and low-interest loans to help finance local developers pre-development expenses.	HD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

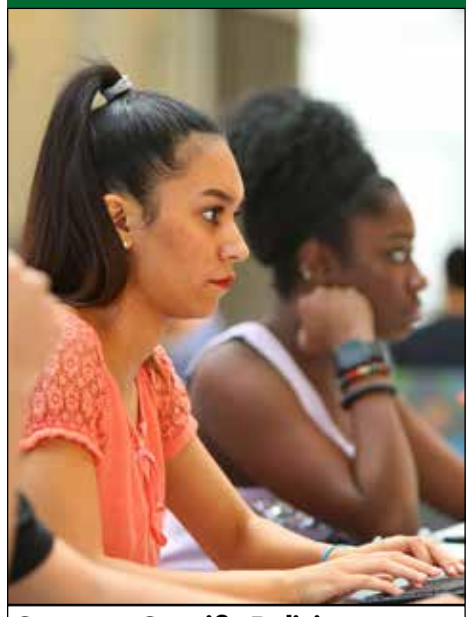
ECON. DEV. ELEMENT ACTIONS

STRATEGY SPECIFIC FIVE (5) YEAR ACTIONS

The Economic Development Element Actions are intended to guide the financial prosperity of businesses and residents towards achieving the Community vision to "reject displacement" and "support equitable TOD".

STRATEGY 1: Cultivate Community Economic Growth and Prosperity

Economic Development



Strategy Specific Policies:

ED 1.1: Expand business financial support programs and resources.

ED 1.2: Support skilled trade education programs through partnerships with construction firms, schools, and labor unions.

ED 1.3: Support policy and code reform that reduces barriers for local and small-scale developers.

OUTCOMES IMPACTED	
Strong and Resilient Local Businesses	☒
Invest in Quality Education	☒
Financially Empowered Residents	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Operations	Research the feasibility of expanding or creating redevelopment areas and other development incentives in the corridor.	CEDD
2	Codes	Research, identify, and reduce zoning barriers to encourage ground floor leasable areas supportive of smaller businesses, business incubators, maker spaces, art spaces, local start-ups.	PDD
3	Operations	Identify innovative practices to target existing residents for jobs, training, education, grants, scholarships + workforce programs.	All
4	Codes	Research, identify, and reduce zoning, licensing, and other regulatory barriers for temporary and mobile retailers, micro-businesses, urban farming, and outdoor markets.	PDD
5	Operations	Develop marketing materials to attract an advanced manufacturing incubator/accelerator, small business incubator, and/or "maker space" to the South Central Corridor.	CEDD

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Partner with workforce development agencies to provide training opportunities, resume writing, and interview classes at community centers and schools.	CEDD
2	Financing	Support grant opportunities for business incubators.	CEDD
3	Partnerships	Identify financial and resource support to expand the youth and design empowerment programs in the corridor.	OAC
4	Partnerships	Encourage South Central local artists participation and application in city-wide artist talent pools, programs, and resources.	OAC

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Knowledge	Hold a small business owners forum to explore the creation of a South Central local and small business association.	CEDD
2	Partnerships	Support an educational forum to build skills for aspiring developers.	CEDD
3	Knowledge	Coordinate a meeting of local and small business owners to provide knowledge and support on business financial literacy, marketing, security, and other business improvement practices.	CEDD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

STRATEGY 2: Develop a Corridor Branding and Marketing Program

Economic Development

Strategy Specific Policies:

ED 2.1: Support and help to expand the "Buy/Hire South Central" marketing campaigns.

ED 2.2: Support opportunities for youth empowerment through City programs and resources.

ED 2.3: Promote South Central as a unique and cultural regional destination.

OUTCOMES IMPACTED	
Strong and Resilient Local Businesses	☒
Invest in Quality Education	☒
Financially Empowered Residents	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Operations	Update "Opportunity Zone" marketing materials to reference the South Central ETOD Community Vision and Master Plan.	CEDD
2	Operations	Develop Small Business Attraction marketing materials and resources to help small businesses and entrepreneurs locate existing neighborhood scale commercial spaces.	CEDD
3	Operations	Research the feasibility of expanding the Neighborhood Commercial Revitalization (NCR) program to support enhancements in alignment with the TOD community vision(s).	NSD
4	Operations	Highlight the economic benefits of the corridors unique natural resources through marketing and business attraction materials.	CEDD
5	Operations	Strongly encourage public art as part of city infrastructure and development projects.	CEDD, OAC

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Partner and identify ways to support the expansion of existing employers in key south central industries.	CEDD
2	Partnerships	Complete a "love your block" grant application for a neighborhood improvement project such as tree plantings.	NSD
3	"I PlanPHX"	Host a buy local event to support local small businesses and walking, biking, transit riding in the corridor.	CEDD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Hold a business forum to explore the potential to establish a Phoenix Business Improvement District in each station area, with the districts coordinated by a Corridor Business Council.	CEDD
2	Partnerships	Support efforts to organize local business and community networking events through temporary outdoor markets and pop up sales events.	CEDD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

City Lead Department Abbreviations: Planning and Development Department (PDD); Community and Economic Development Department (CEDD); Housing Department (HD); Street Transportation Department (ST); Water Services Department (WSD); Office of Environmental Programs (OEP); Office of Heat Response and Mitigation (OHRM); Office of Arts and Culture (OAC); Neighborhood Services Department (NSD); Public Transit Department (PTD); Parks and Recreation Department (PRD); Human Services Department (HSD); All City Departments (ALL)

HEALTH ELEMENT ACTIONS

The Health Element Actions are intended to guide key aspects of the built environment that impact public health, including access to health services, healthy food, and people oriented spaces towards achieving the Community vision to "reject displacement" and "support equitable TOD".

STRATEGY SPECIFIC FIVE (5) YEAR ACTIONS

STRATEGY 1: Improve Community Experiences + Access to People Oriented Spaces

Health

Strategy Specific Policies:

HE 1.1: Support a pedestrian infrastructure network that is well-connected to open spaces.

HE 1.2: Encourage the use of mid block crossings and pedestrian paseos through the development process to improve connectivity for people walking.

HE 1.3: Require people oriented frontages with storefronts, patios, and porches (walk-up units/businesses).

OUTCOMES IMPACTED	
Access to Community Health Solutions	☒
Access to Recreation	☒
Access to Healthy Food	☒

Lead Partner Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Operations	Evaluate the potential to expand transit coverage, particularly connecting from the Light Rail to South Mountain Park/Preserve.	PTD, PRD
2	Codes	Research Crime Prevention Through Environmental Design (CPTED) principles intersection with the Walkable Urban Code.	PD, PDD
3	Financing	Pursue funding to construct jogging/walking paths, art, and lighting along the Western and Highline Canals.	ST, OAC
4	Financing	Pursue funding improvements such as pathways, lighting, drinking fountains, community gardens, art, and shade in all public parks and open spaces; particularly the Rio Salado.	ALL
5	Operations	Evaluate new development proposals influence on warrants needed to pursue mid block crossing interventions.	ST, PDD

Lead Partner Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Operations	Identify community art locations such as vacant sites or prominent buildings to support creative place-making, public art, murals and/or events such as street and canal festivals.	NSD
2	"I PlanPHX"	Organize walking audits to encourage community safety and positive activation of neighborhood streets and public spaces.	NSD, ST, PD
3	Financing	Pursue creative financing to enhance and activate the Rio Salado as a recreational destination.	PRD
4	Knowledge	Educate residents and youth on the availability and locations to acquire reduced fare transit passes.	PTD

Lead Partner Business including banks, developers, private companies, large corporations and small businesses.

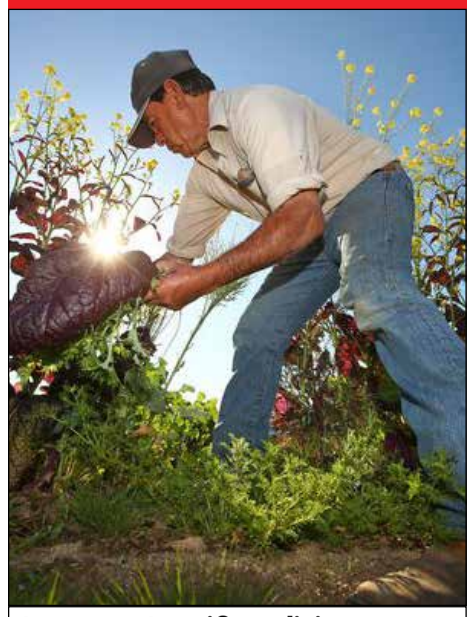
#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Identify corporate sponsorship opportunities for place making enhancements in close proximity to the light rail stations.	NSD, OAC, CEDD
2	Partnerships	Seek creative ways to promote the Rio Salado and South Mountain Park/Preserve as local and regional attractions.	PRD
3	Partnerships	Identify a property that can be used as a temporary popup park/plaza and pursue funding partnerships.	CEDD, NSD, PDD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

City Lead Department Abbreviations: Planning and Development Department (PDD); Community and Economic Development Department (CEDD); Housing Department (HD); Street Transportation Department (ST); Water Services Department (WSD); Office of Environmental Programs (OEP); Office of Heat Response and Mitigation (OHRM); Office of Arts and Culture (OAC); Neighborhood Services Department (NSD); Public Transit Department (PTD); Parks and Recreation Department (PRD); Human Services Department (HSD); All City Departments (ALL)

STRATEGY 2: Improve Community Access to Health and Food Services

Health



Strategy Specific Policies:

HE 2.1: Explore partnerships that provide new health and food services.

HE 2.2: Support new developments that integrate community health and food services.

HE 2.3: Support investments that improve safe and equitable access to existing and planned community health and food services.

OUTCOMES IMPACTED	
Access to Community Health Solutions	☒
Access to Recreation	☒
Access to Healthy Food	☒

Lead Partner Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Partnerships	Work with community partners to further identify south central community health service needs for those at highest risk of displacement.	HSD
2	Operations	Identify city owned property that could be utilized for increased access to healthy food, such as, farmer's market, community kitchens, gardens, food cooperatives, etc.	ALL
3	Codes	Research and identify bonus point provisions to encourage developments to incorporate healthy food access.	PDD
4	Codes	Research and identify code constraints preventing vacant land owners from allowing temporary pop-up parks on their properties.	PDD
5	Operations	Identify mobility needs connecting the Rio Salado Station to the new Arizona Fresh: Agri-food Innovation Center.	PRD, PTD, PDD

Lead Partner Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Knowledge	Hold a healthy communities forum to better understand the city and community partner health services and resources gaps.	HSD
2	Financing	Write a grant to support opportunities for increased access to healthy food, such as, farmer's market, community kitchen, community garden, food cooperative, etc.	OEP
3	Knowledge	Further define displacement drivers and trends as it relates to housing violence, criminalization, environmental injustice and zoning.	PDD
4	Partnerships	Partner with the City of Phoenix through the Phoenix C.A.R.E.S program in targeted areas throughout the corridor to connect residents experiencing homelessness with services and resources	HSD

Lead Partner Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Operations	Research mechanisms to support community health and food micro-businesses, such as mobile retailers, urban farming, and outdoor markets with regulatory relief and assistance.	OEP, CEDD, PDD
2	Partnerships	Gather local health partners to host community health events and mobile clinics to "meet people where they are".	HSD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

MOBILITY ELEMENT ACTIONS

STRATEGY SPECIFIC FIVE (5) YEAR ACTIONS

The Mobility Element Actions are intended to guide movement of people and goods, particularly the availability of quality multi-modal transportation options towards achieving the Community vision to "reject displacement" and "support equitable TOD".

Mobility

STRATEGY 1:
Apply Best Practice Active Transportation Standards to Future Projects

Strategy Specific Policies:

MO 1.1: Support active transportation enhancements through the development review process.

MO 1.2: Development projects shall not have a negative effect on existing and/or proposed active transportation infrastructure.

MO 1.3: Guide large development proposals toward mutually beneficial Active Transportation infrastructure.

OUTCOMES IMPACTED	
Equitable Transportation Choices	☒
Right-Sized Parking	☒
Safe and Walkable Block Pattern	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Plan	Pursue funding to identify and pursue best practice Active Transportation enhancements connecting South Central Corridor light rail stations with "the 7's" (7th Street and 7th Avenue).	ST
2	Operations	Create a GIS database of Active Transportation priority corridors to research, track, and provide progress updates in alignment with the community vision.	ST
3	Plan	Implement Active Transportation connections to canalscape, light rail, the Rio Salado, and the Village Core through the development process when possible.	ST
4	Operations	Propose the expansion of micro mobility programs and look at incorporating equity considerations for low income residents into the program.	ST

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Knowledge	Engage annually with youth, residents, schools, and neighborhood associations on active transportation safety, education, and design decision making.	ST
2	"I PlanPHX"	Continue to identify and prioritize infrastructure improvements that could facilitate a well connected active transportation network through existing programs.	ST

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Pursue partnerships for clusters of active transportation infrastructure enhancements connecting to transit stations.	ST
2	Financing	Research the appropriateness of using Public-Private Partnerships (P3s) programs to fund south central priorities.	CEDD, ST

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

City Lead Department Abbreviations: Planning and Development Department (PDD); Community and Economic Development Department (CEDD); Housing Department (HD); Street Transportation Department (ST); Water Services Department (WSD); Office of Environmental Programs (OEP); Office of Heat Response and Mitigation (OHRM); Office of Arts and Culture (OAC); Neighborhood Services Department (NSD); Public Transit Department (PTD); Parks and Recreation Department (PRD); Human Services Department (HSD); All City Departments (ALL)

Mobility

STRATEGY 2:
Develop and adopt new ETOD street typologies and design standards

Strategy Specific Policies:

MO 2.1: Explore new street typologies that prioritize pedestrian and micro mobility "level of service".

MO 2.2: Explore best practices and guidelines for vehicular parking locations in TOD areas.

MO 2.3: Research and pursue adoption of guidelines inspired by NACTO guidelines.

OUTCOMES IMPACTED	
Equitable Transportation Choices	☒
Right-Sized Parking	☒
Safe and Walkable Block Pattern	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Operations	Update existing Street Design Standards and Guidelines.	ST
2	Operations	Initiate process for evaluating current speed limit policy as it applies in TOD areas.	ST
3	Operations	Evaluate bus ridership/demand and right of way constraints for opportunities to improve transit shelters, frequency, and improved speed and reliability.	ST, PTD

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	"I PlanPHX"	Support and stay involved in the Active Transportation Plan efforts to ensure policy recommendations are appropriate and in alignment with the South Central ETOD Community Plan and recommendations.	ST
2	Knowledge	Engage residents on the benefits of short development blocks that enable convenient walking, biking, and transit use.	PDD
3	Partnerships	Participate in the national "Park"ing Day events by temporarily repurposing on-street parking spaces with a pocket park.	ST, PRD, PDD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Support a "shared-street", "woonerf", "yield street" or similar demonstration project through a private development process.	ST, PDD
2	Partnerships	Provide on-street parking on walkable urban mixed use and walkable urban residential projects.	PDD
3	Partnerships	Develop a "car-free" demonstration project in the South Central Corridor.	PDD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

GREEN SYS. ELEMENT ACTIONS

STRATEGY SPECIFIC FIVE (5) YEAR ACTIONS

The Green Systems Element Actions are intended to guide the site, building, and infrastructure design to improve resource efficiency and environmental protection towards achieving the Community vision to "reject displacement" and "support equitable TOD".

STRATEGY 1: Apply Best Practice Green Infrastructure, Shade, + Heat Relief Standards to Future Projects

Green Systems

Strategy Specific Policies:

GS 1.1: Provide residents with low cost trees, gardening, and water wise programs and resources.

GS 1.2: Pursue funding for public and private green infrastructure projects.

GS 1.3: Support partnerships to implement community-based low impact development (LID) at schools, churches, and anchor institutions (not adjacent to right-of-way).

OUTCOMES IMPACTED	
Be Water Wise	☒
Beat the Heat	☒
Clean Air Make More	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Codes	Determine feasibility of Shade Easements that allow structural shade over public sidewalks without the need for revocable permits.	PDD
2	Operations	Encourage sustainability from any project resulting from a City-Owned RFP site.	CEDD
3	Knowledge	Create a property owner guide to green infrastructure techniques for established neighborhoods.	WSD, OEP
4	Operations	Monitor the City of Phoenix Bioswale Maintenance Agreement in South Central.	ST
5	Codes	Evaluate the Walkable Urban Code plant list for opportunities to add native, drought tolerant, and/or desert adapted species appropriate for TOD areas.	PDD, OEP, WSD

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	"I PlanPHX"	Apply and pursue grants for green infrastructure and heat relief assistance.	OEP, OHRM
2	Partnerships	Support creation of a "clean and green team" program for South Central.	CEDD
3	Knowledge	Create educational materials on the social, health, and economic benefits of shaded, safe pedestrian pathways.	ALL
4	Knowledge	Create educational materials on the importance of native species to support green infrastructure and water wise communities.	OEP, WSD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Construct innovative green infrastructure and heat relief demonstration projects.	PDD
2	Knowledge	Hold a professional training forum on financing methods for Green Infrastructure and Low Impact Development (LID).	WSD, OEP

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

STRATEGY 2: Support Innovative Building and Clean Energy System Projects

Green Systems

Strategy Specific Policies:

GS 2.1: Encourage large land owners to provide green district stormwater management.

GS 2.2: Encourage large commercial and industrial building owners to install solar panels on rooftops and shade structures.

GS 2.3: Support LEED certified buildings and sites.

OUTCOMES IMPACTED	
Be Water Wise	☒
Beat the Heat	☒
Clean Air Make More	☒

Lead Partner
Government including the local, state, and federal agencies.

#	Tools	Strategy Specific 5-Year Action Items	City Dept. Lead(s)
1	Operations	Support the demonstration of innovative building and clean energy systems at existing and new parks and other public facilities.	ALL
2	Operations	Evaluate bus ridership/demand and right of way contraints for opportunities to improve shade and heat relief at and connecting to transit stations and shelters.	PTD, OHRM
3	Operations	Evaluate the opportunity to develop a combined heat/power energy source (Eco District) to serve major developments adjacent to the Rio Salado and other surrounding properties.	CEDD
4	Operations	Evaluate the potential for an Improvement District to support innovative building and clean energy projects.	CEDD

Lead Partner
Community including non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Support partnerships with the Audobon Center for community education and awareness on innovative building and clean energy systems.	PDD
2	Partnerships	Explore the potential to add and expand Youth and Design Empowerment programs at parks, community and education centers.	PRD

Lead Partner
Business including banks, developers, private companies, large corporations and small businesses.

#	Tools	Strategy Specific 5-Year Action Items	Action Support*
1	Partnerships	Construct innovative building and clean energy systems demonstration projects.	PDD
2	Partnerships	Construct innovative water capture and reuse demonstration projects.	PDD

***The listed City department is available to provide subect matter support, knowledge, and possible resources for actions led by Business or Community Partners.**

City Lead Department Abbreviations: Planning and Development Department (PDD); Community and Economic Development Department (CEDD); Housing Department (HD); Street Transportation Department (ST); Water Services Department (WSD); Office of Environmental Programs (OEP); Office of Heat Response and Mitigation (OHRM); Office of Arts and Culture (OAC); Neighborhood Services Department (NSD); Public Transit Department (PTD); Parks and Recreation Department (PRD); Human Services Department (HSD); All City Departments (ALL)

GOVERNMENT ACTION GUIDE

The Government Led Action guide is intended to compile all government led action items for ease of use and tracking. "Government" partners including the local, state, and federal agencies.

#	Tools	Government-Led Land Use Element 5-Year Action Items	City Dept. Resource
		STRATEGY 1 (short term): Apply the Walkable Urban Code (Form-Based Code) to Future Projects	
1	Codes	Work with community and stakeholders to amend the Walkable Urban Code (Chapter 13) of the Phoenix Zoning Ordinance to incorporate South Central "Character Area" Development Standards.	PDD
2	Operations	Guide and evaluate all future development proposals towards compliance with the Walkable Urban Code Development Standards.	PDD
3	Knowledge	Create an english/spanish brochure on the Walkable Urban Code and it's usefulness as a tool for equitable transit oriented communities.	PDD
4	Codes	Identify development standards and incentives to encourage public art enhancements on private buildings and sites.	PDD, OAC
		STRATEGY 2 (long-term): Develop an Innovative ETOD Infrastructure Financing Tool	
1	Plans	Pursue an infrastructure needs assessment map to pursue eligible local, regional, and federal funds.	PDD
2	Partnerships	Coordinate with regional and state agencies to plan future infrastructure in alignment with visions for the Rio Reimagined area.	ALL
3	Operations	Pilot an ETOD infrastructure "in lieu" fee for developments requesting increased entitlement up to the incentive in the Place Type.	PDD
4	Operations	Implement the Mobility Improvement Programs recommended infrastructure projects as resource become available.	ST

#	Tools	Government-Led Housing Element 5-Year Action Items	City Dept. Resource
		STRATEGY 1 (short-term): Enhance the Efficiency and Quality of Existing Housing	
1	Knowledge	Hold a community meeting to share and target existing and future Rental and Owner Rehabilitation Assistance Programs to South Central Corridor communities	NSD
2	Partnerships	Engage Arizona Department of Environmental Quality and the EPA on indoor air quality measurement and vapor intrusion mitigation assistance.	OEP
3	Operations	Evaluate the feasibility of allocating and prioritizing project based vouchers within the south central corridor for residents at risk of displacement and/or falling below 30-50% AMI.	HD
		STRATEGY 2 (long-term): Construct South Central ETOD Housing Demonstration Projects	
1	Operations	Conduct an affordable housing gap analysis and track new or preserved ownership and rental units for residents/families most at risk of displacement and at various income ranges.	HD
2	Codes	Evaluate and Initiate a Zoning Ordinance Text Amendment to allow interior suites, ADUs, and manufactured homes in South Central.	PDD
3	Operations	Issue an RFP to develop an affordable housing project that helps address production goals for rental and ownership opportunities.	NSD, HD
4	Operations	Research and identify incentives such as expedited plan review, fee reductions, pre-approved plans, etc. for affordable housing projects.	PDD

#	Tools	Government-Led Economic Development Element 5-Year Action Items	City Dept. Resource
		STRATEGY 1 (short-term): Cultivate Community Economic Growth and Prosperity	
1	Operations	Research the feasibility of expanding or creating redevelopment areas and other development incentives in the corridor.	CEDD
2	Codes	Research, identify, and reduce zoning barriers to encourage ground floor leasable areas supportive of smaller businesses, business incubators, maker spaces, art spaces, local start-ups.	PDD
3	Operations	Identify innovative practices to target existing residents for jobs, training, education, grants, scholarships + workforce programs.	All
4	Codes	Research, identify, and reduce zoning, licensing, and other regulatory barriers for temporary and mobile retailers, micro-businesses, urban farming, and outdoor markets.	PDD
5	Operations	Develop marketing materials to attract an advanced manufacturing incubator/accelerator, small business incubator, and/or "maker space" to the South Central Corridor.	CEDD
		STRATEGY 2 (long-term): Develop a Corridor Branding and Marketing Program	
1	Operations	Update "Opportunity Zone" marketing materials to reference the South Central ETOD Community Vision and Master Plan.	CEDD
2	Operations	Develop Small Business Attraction marketing materials and resources to help small businesses and entrepreneurs locate existing neighborhood scale commercial spaces.	CEDD
3	Operations	Research the feasibility of expanding the Neighborhood Commercial Revitalization (NCR) program to support enhancements in alignment with the TOD community vision(s).	NSD
4	Operations	Highlight the economic benefits of the corridors unique natural resources through marketing and business attraction materials.	CEDD
5	Operations	Strongly encourage public art as part of city infrastructure and development projects.	CEDD, OAC

#	Tools	Government-Led Health Element 5-Year Action Items	City Dept. Resource
		STRATEGY 1 (short-term): Improve Community Experiences + Access to People Oriented Spaces	
1	Operations	Evaluate the potential to expand transit coverage, particularly connecting from the Light Rail to South Mountain Park/Preserve.	PTD, PRD
2	Codes	Research Crime Prevention Through Environmental Design (CPTED) principles intersection with the Walkable Urban Code.	PD, PDD
3	Financing	Pursue funding to construct jogging/walking paths, art, and lighting along the Western and Highline Canals.	ST, OAC
4	Financing	Pursue funding improvements such as pathways, lighting, drinking fountains, community gardens, art, and shade in all public parks and open spaces; particularly the Rio Salado.	ALL
5	Operations	Evaluate new development proposals influence on warrants needed to pursue mid block crossing interventions.	ST, PDD
		STRATEGY 2 (long-term): Improve Community Access to Health and Food Services	
1	Partnerships	Work with community partners to further identify south central community health service needs for those at highest risk of displacement.	HSD
2	Operations	Identify city owned property that could be utilized for increased access to healthy food, such as, farmer's market, community kitchens, gardens, food cooperatives, etc.	ALL
3	Codes	Research and identify bonus point provisions to encourage developments to incorporate healthy food access.	PDD
4	Codes	Research and identify code constraints preventing vacant land owners from allowing temporary pop-up parks on their properties.	PDD
5	Operations	Identify mobility needs connecting the Rio Salado Station to the new Arizona Fresh: Agri-food Innovation Center.	PRD, PTD, PDD

#	Tools	Government-Led Mobility Element 5-Year Action Items	City Dept. Resource
		STRATEGY 1 (short-term): Apply Best Practice Active Transportation Standards to Future Projects	
1	Plan	Pursue funding to identify and pursue best practice Active Transportation enhancements connecting South Central Corridor light rail stations with "the 7's" (7th Street and 7th Avenue).	ST
2	Operations	Create a GIS database of Active Transportation priority corridors to research, track, and provide progress updates in alignment with the community vision.	ST
3	Plan	Implement Active Transportation connections to canalscape, light rail, the Rio Salado, and the Village Core through the development process when possible.	ST
4	Operations	Propose the expansion of micro mobility programs and look at incorporating equity considerations for low income residents into the program.	ST
		STRATEGY 2 (long-term): Develop and adopt new ETOD street typologies and design standards	
1	Operations	Update existing Street Design Standards and Guidelines.	ST
2	Operations	Initiate process for evaluating current speed limit policy as it applies in TOD areas.	ST
3	Operations	Evaluate bus ridership/demand and right of way constraints for opportunities to improve transit shelters, frequency, and improved speed and reliability.	ST, PTD

#	Tools	Government-Led Mobility Element 5-Year Action Items	City Dept. Resource
		STRATEGY 1 (short-term): Apply Best Practice Green Infrastructure, Shade, + Heat Relief Standards to Future Projects	
1	Codes	Determine feasibility of Shade Easements that allow structural shade over public sidewalks without the need for revocable permits.	PDD
2	Operations	Encourage sustainability from any project resulting from a City-Owned RFP site.	CEDD
3	Knowledge	Create a property owner guide to green infrastructure techniques for established neighborhoods.	WSD, OEP
4	Operations	Monitor the City of Phoenix Bioswale Maintenance Agreement in South Central.	ST
5	Codes	Evaluate the Walkable Urban Code plant list for opportunities to add native, drought tolerant, and/or desert adapted species appropriate for TOD areas.	PDD, OEP, WSD
		STRATEGY 2 (long-term): Support Innovative Building and Clean Energy System Projects	
1	Operations	Support the demonstration of innovative building and clean energy systems at existing and new parks and other public facilities.	ALL
2	Operations	Evaluate bus ridership/demand and right of way contraints for opportunities to improve shade and heat relief at and connecting to transit stations and shelters.	PTD, OHRM
3	Operations	Evaluate the opportunity to develop a combined heat/power energy source (Eco District) to serve major developments adjacent to the Rio Salado and other surrounding properties.	CEDD
4	Operations	Evaluate the potential for an Improvement District to support innovative building and clean energy projects.	CEDD

COMMUNITY ACTION GUIDE

The Community Led Action guide is intended to compile all community led action items for ease of use and tracking. "Community" partners include non-profits, foundations, schools, neighborhood associations and individual residents.

#	Tools	Community-Led Land Use Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short term): Apply the Walkable Urban Code (Form-Based Code) to Future Projects			
1	Knowledge	Engage and educate property owners and neighborhood associations on the Walkable Urban Code intent and development standards.	PDD
2	"I PlanPHX"	Engage with elected officials, city management, and city boards and commission members on the importance of advocating and supporting the Walkable Urban Code in South Central.	PDD
3	Partnerships	Partner with design students or professionals to conceptualize the South Mountain Village Core as an ETOD Urban Center.	PDD
4	Partnerships	Engage local design and development professionals on development incentives to encourage development without displacement.	PDD
STRATEGY 2 (long-term): Develop an Innovative ETOD Infrastructure Financing Tool			
1	Operations	Create a flyer to encourage the use of Proposition 400 funds for the South Central Corridor regional destination infrastructure improvements.	ALL
2	Operations	Lobby for the ability to utilize Tax Increment Financing (TIF) as a tool to foster equitable transit oriented development.	CEDD

#	Tools	Community-Led Housing Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Enhance the Efficiency and Quality of Existing Housing			
1	Operations	Pursue a Naturally Occurring Affordable Housing (NOAH) Fund to finance and purchase NOAH units at risk of displacement.	HD
2	"I PlanPHX"	Create a community-led recognition program to acknowledge community supportive housing projects in alignment with the community vision.	NSD, HD
3	Partnerships	Pilot an ETOD Rehabilitation fund; graduate this effort to a community land trust.	NSD, HD
STRATEGY 2 (long-term): Construct South Central ETOD Housing Demonstration Projects			
1	Knowledge	Engage and educate property owners and neighborhood associations on the benefits of Accessory Dwelling Units (ADUs) and other "Missing Middle Housing" typologies.	PDD
2	Knowledge	Research the appropriateness for the use of Community Benefit Agreements (CBA) between developers and the broader community.	CEDD
3	"I PlanPHX"	Actively support Zoning and code reform that allows for building types that provide paths to homeownership such as ADUs, Tiny Homes, Duplexes, Triplexes, Fourplexes.	PDD
4	"I PlanPHX"	Create a recognition program for developers of innovative housing demonstration projects.	NSD, HD

#	Tools	Community-Led Economic Development Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Cultivate Community Economic Growth and Prosperity			
1	Partnerships	Partner with workforce development agencies to provide training opportunities, resume writing, and interview classes at community centers and schools.	CEDD
2	Financing	Support a grant to support business incubators.	CEDD
3	Partnerships	Identify financial and resource support to expand the youth and design empowerment programs in the corridor.	OAC
4	Partnerships	Encourage South Central local artists participation and application in city-wide artist talent pools, programs, and resources.	OAC
STRATEGY 2 (long-term): Develop a Corridor Branding and Marketing Program			
1	Partnerships	Partner and identify ways to support the expansion of existing employers in key south central industries.	CEDD
2	Partnerships	Complete a "love your block" grant application for a neighborhood improvement project such as tree plantings.	NSD
3	"I PlanPHX"	Host a buy local event to support local small businesses and walking, biking, transit riding in the corridor.	CEDD

#	Tools	Community-Led Health Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Improve Community Experiences + Access to People Oriented Spaces			
1	Operations	Identify community art locations such as vacant sites or prominent buildings to support creative place-making, public art, murals and/or events such as street and canal festivals.	NSD
2	"I PlanPHX"	Organize walking audits to encourage community safety and positive activation of neighborhood streets and public spaces.	NSD, ST, PD
3	Financing	Pursue creative financing to enhance and activate the Rio Salado as a recreational destination.	PRD
4	Knowledge	Educate residents and youth on the availability and locations to acquire reduced fare transit passes.	PTD
STRATEGY 2 (long-term): Improve Community Access to Health and Food Services			
1	Knowledge	Hold a healthy communities forum to better understand the city and community partner health services and resources gaps.	HSD
2	Financing	Write a grant to support opportunities for increased access to healthy food, such as, farmer's market, community kitchen, community garden, food cooperative, etc.	OEP
3	Knowledge	Further define displacement drivers and trends as it relates to housing violence, criminalization, environmental injustice and zoning.	PDD
4	Partnerships	Partner with the City of Phoenix through the Phoenix C.A.R.E.S program in targeted areas throughout the corridor to connect residents experiencing homelessness with services and resources	HSD

#	Tools	Community-Led Mobility Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Apply Best Practice Active Transportation Standards to Future Projects			
1	Knowledge	Engage annually with youth, residents, schools, and neighborhood associations on active transportation safety, education, and design decision making.	ST
2	"I PlanPHX"	Continue to identify and prioritize infrastructure improvements that could facilitate a well connected active transportation network through existing programs.	ST
STRATEGY 2 (long-term): Develop and adopt new ETOD street typologies and design standards			
1	"I PlanPHX"	Support and stay involved in the Active Transportation Plan efforts to ensure policy recommendations are appropriate and in alignment with the South Central ETOD Community Plan and recommendations.	ST
2	Knowledge	Engage residents on the benefits of short development blocks that enable convenient walking, biking, and transit use.	PDD
3	Partnerships	Participate in the national "Park"ing Day events by temporarily repurposing on-street parking spaces with a pocket park.	ST, PRD, PDD

#	Tools	Community-Led Mobility Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Apply Best Practice Green Infrastructure, Shade, + Heat Relief Standards to Future Projects			
1	"I PlanPHX"	Apply and pursue grants for green infrastructure and heat relief assistance.	OEP, OHRM
2	Partnerships	Support creation of a "clean and green team" program for South Central.	CEDD
3	Knowledge	Create educational materials on the social, health, and economic benefits of shaded, safe pedestrian pathways.	ALL
4	Knowledge	Create educational materials on the importance of native species to support green infrastructure and water wise communities.	OEP, WSD
STRATEGY 2 (long-term): Support Innovative Building and Clean Energy System Projects			
1	Partnerships	Support partnerships with the Audobon Center for community education and awareness on innovative building and clean energy systems.	PDD
2	Partnerships	Explore the potential to add and expand Youth and Design Empowerment programs at parks, community and education centers.	PRD

Page 440

BUSINESS ACTION GUIDE

The Business Led Action guide is intended to compile all business led action items for ease of use and tracking. "Business" partners including banks, developers, private companies, large corporations and small businesses.

#	Tools	Business-Led Land Use Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short term): Apply the Walkable Urban Code (Form-Based Code) to Future Projects			
1	Partnerships	Participate in a community forum to identify, recommend, and encourage the city adoption of new development incentives to encourage development without displacement.	PDD
2	Knowledge	Create an evaluation score card to reveal the trade-offs of developing under the Walkable Urban Code vs. conventional zoning.	PDD
3	Partnerships	Build a walkable urban mixed use demonstration project.	PDD
STRATEGY 2 (long-term): Develop an Innovative ETOD Infrastructure Financing Tool			
1	Knowledge	Hold a property and business owners workshop on Improvement Districts for financing enhanced infrastructure and services.	CEDD
2	Partnerships	Engage Anchor Institutions and large property owners on opportunities to develop mutually beneficial infrastructure, such as but not limited to district parking facilities, micro-mobility share stations, or district energy.	CEDD

#	Tools	Business-Led Housing Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Enhance the Efficiency and Quality of Existing Housing			
1	Partnerships	Hold/Participate in an Affordable Housing Developers forums to explore creative solutions and partnerships to provide housing for residents that fall at or below 30-50% AMI.	HD
2	Partnerships	Partner with nonprofit organizations and businesses to renovate or rehabilitate single family houses and/or small multifamily projects.	NSD, HD
STRATEGY 2 (long-term): Construct South Central ETOD Housing Demonstration Projects			
1	Partnerships	Develop a mixed-use, mixed-income housing project	HD
2	Partnerships	Develop a live-work and/or Accessory Dwelling Unit (ADU) housing demonstration project.	PDD, HD
3	Partnerships	Partner with financial institutions to provide grants and low-interest loans to help finance local developers pre-development expenses.	HD

#	Tools	Business-Led Economic Development Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Cultivate Community Economic Growth and Prosperity			
1	Knowledge	Hold a small business owners forum to explore the creation of a South Central local and small business association.	CEDD
2	Partnerships	Support an educational forum to build skills for aspiring developers.	CEDD
3	Knowledge	Coordinate a meeting of local and small business owners to provide knowledge and support on business financial literacy, marketing, security, and other business improvement practices.	CEDD
STRATEGY 2 (long-term): Develop a Corridor Branding and Marketing Program			
1	Partnerships	Hold a business forum to explore the potential to establish a Phoenix Business Improvement District in each station area, with the districts coordinated by a Corridor Business Council.	CEDD
2	Partnerships	Support efforts to organize local business and community networking events through temporary outdoor markets and pop up sales events.	CEDD

#	Tools	Business-Led Health Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Improve Community Experiences + Access to People Oriented Spaces			
1	Partnerships	Identify corporate sponsorship opportunities for place making enhancements in close proximity to the light rail stations.	NSD, OAC, CEDD
2	Partnerships	Seek creative ways to promote the Rio Salado and South Mountain Park/Preserve as local and regional attractions.	PRD
3	Partnerships	Identify a property that can be used as a temporary popup park/plaza and pursue funding partnerships.	CEDD, NSD, PDD
STRATEGY 2 (long-term): Improve Community Access to Health and Food Services			
1	Operations	Research mechanisms to support community health and food micro-businesses, such as mobile retailers, urban farming, and outdoor markets with regulatory relief and assistance.	CEDD, PDD
2	Partnerships	Gather local health partners to host community health events and mobile clinics to "meet people where they are".	HSD

#	Tools	Business-Led Mobility Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Apply Best Practice Active Transportation Standards to Future Projects			
1	Partnerships	Pursue partnerships for clusters of active transportation infrastructure enhancements connecting to transit stations.	ST
2	Financing	Research the appropriateness of using Public-Private Partnerships (P3s) programs to fund south central priorities.	CEDD, ST
STRATEGY 2 (long-term): Develop and adopt new ETOD street typologies and design standards			
1	Partnerships	Support a "shared-street", "woonerf", "yield street" or similar demonstration project through a private development process.	ST, PDD
2	Partnerships	Provide on-street parking on walkable urban mixed use and walkable urban residential projects.	PDD
3	Partnerships	Develop a "car-free" demonstration project in the South Central Corridor.	PDD

#	Tools	Business-Led Mobility Element 5-Year Action Items	City Dept. Resource
STRATEGY 1 (short-term): Apply Best Practice Green Infrastructure, Shade, + Heat Relief Standards to Future Projects			
1	Partnerships	Construct innovative green infrastructure and heat relief demonstration projects.	PDD
2	Knowledge	Hold a professional training forum on financing methods for Green Infrastructure and Low Impact Development (LID).	WSD, OEP
STRATEGY 2 (long-term): Support Innovative Building and Clean Energy System Projects			
1	Partnerships	Construct innovative building and clean energy systems demonstration projects.	PDD
2	Partnerships	Construct innovative water capture and reuse demonstration projects.	PDD

ADDITIONAL RESOURCES

Existing Conditions and Best Practice "Investments"
South Central Existing Conditions Report
South Central TOD "Investment Menu"

Vision Summaries
North Area Results
Rio Salado Area Results
SoPho Area Results
South Mountain Area Results

Full Briefing Papers
Challenge of Equitable Transit-Oriented Development eTOD
Building Local Wealth Through eTOD
Building Affordable & Sustainable Communities Through eTOD
Public Policies to Facilitate eTOD
eTOD Strategies for Phoenix South Central Corridor Station Areas

Summary Briefing Papers
Affordability & Equitable TOD
Responsible Development Without Displacement
Improved Accessibility Between the Corridor
Achieving A Walkable, Healthy & Vibrant Corridor
Equity & Inclusion

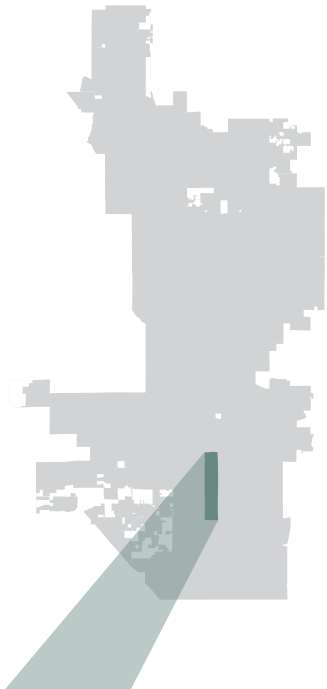
Land Trust and Infrastructure Assessments
eTOD Infrastructure Memo
eTOD Land Use Memo

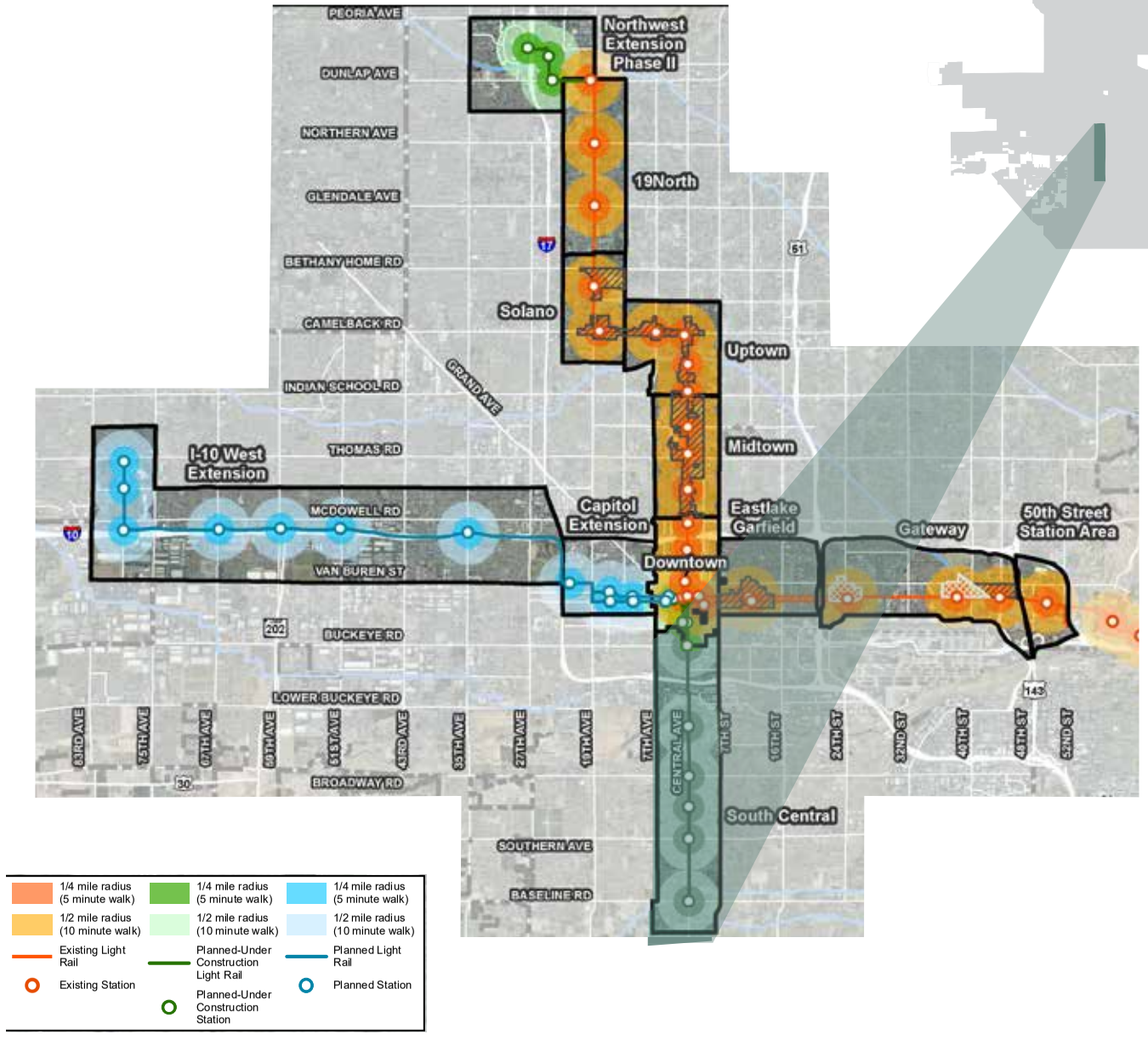
TOD Grant Team Executive Summary
South Central TOD Business Assistance + Land Use Planning Executive Summary

South Central Collaborative Recommendations
South Central Collaborative Development Guidelines
South Central Collaborative Policy Recommendations

SOUTH CENTRAL CORRIDOR CONTEXT

The South Central Corridor community is the newest addition to Phoenix's Transit Oriented Communities and is generally bound by the Union Pacific Railroad on the north, South Mountain Avenue on the south, 7th Avenue on the west, and 7th Street on the east.





SOUTH CENTRAL

TRANSIT ORIENTED DEVELOPMENT

COMMUNITY PLAN 2022

For more information, or to view the electronic version of the document please visit phoenix.gov/pdd/tod. This publication can be made available in alternative format upon request. Contact the Planning and Development Department at 602-262-7131 TTY: Use 7-1-1

City of Phoenix
Planning & Development Department
(PDD)

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
December 30, 2021

Application:	GPA-SM-CC-1-21-7-8
Applicant:	City of Phoenix Planning Commission
Location:	Area generally bounded by Union Pacific Railroad tracks (south of Jefferson Street) on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west.
Approximate Acres:	3,270 +/-
Requested Change:	To establish the South Central Transit Oriented Development Community Plan
Reason for Requested Change:	To provide a district plan to realize the shared community vision to make South Central a world-class destination in which current and future residents both share in the prosperity a walkable and transit-oriented community brings. The plan will serve as a living document inspired by the voices of the community to attract, guide, and prioritize strategic investments in infrastructure, housing, economic development, and other areas.
Village Planning Committee Dates:	Central City – January 10, 2022 South Mountain – January 11, 2022
Staff Recommendation:	Approval

SUMMARY

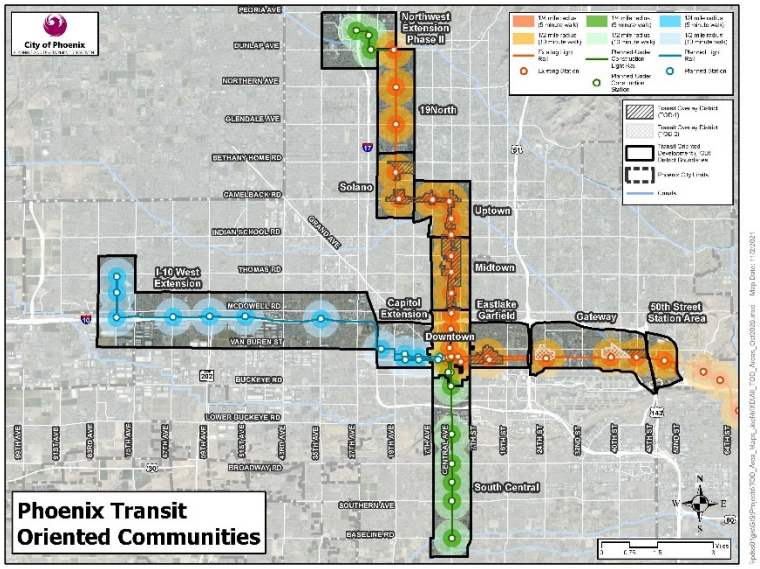
The purpose of this request is to establish the South Central Transit Oriented Development (TOD) Community Plan. The plan is a result of a collaborative effort between city staff and community residents, businesses and stakeholders. The plan articulates a future vision for the area that seeks to ensure a walkable, environmentally equitable, compact and connected community that is sustainable and resilient by

supporting local, small businesses, sharing and preserving culture, and improving health for all existing and future residents of the South Central corridor.

The South Central Corridor is an approximately 3,270-acre area generally bounded by Union Pacific Railroad on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west. The South Central Corridor is located at the southernmost segment of the exiting light rail line. Building upon the previous work to create walkable communities for all residents in Downtown, the five ReinventPHX districts (Gateway, Eastlake-Garfield, Midtown, Uptown, Solano), and more recently the 19North District, the South Central Transit Oriented Development Community Plan will serve as the city's seventh TOD district policy plan.

BACKGROUND

In 2008, the largest light rail construction project in the nation's history was completed in Phoenix. This major achievement was the result of a partnership between local and federal agencies, strong civic leadership, and visionary urban planning that began decades earlier. The infrastructure, however, was designed to not just add high-quality transportation options, but to lay a foundation for "reinventing" the communities surrounding it by creating new urban living choices in a city planned almost entirely for the automobile.



Phoenix Transit Oriented Communities Map Source: City of Phoenix Planning and Development Department

In 2011, the City of Phoenix was awarded a $2.9 million Sustainable Communities Challenge Grant from the U.S. Department of Housing and Urban Development (HUD). Thus, a collaborative partnership and initiative between the City of Phoenix, HUD, and numerous other organizations was born. This partnership came to be known as "ReinventPHX" and aimed to create a new urban development model in Phoenix to achieve walkable communities. "ReinventPHX" resulted in the creation and adoption of a TOD Strategic Policy Framework in 2013 followed by five district policy plans in 2015 to illustrate the community vision and align it with development strategies and actions for the communities situated along the first phase of the light rail. In 2016, the Northwest Extension Phase I was completed and shortly after, the city began a three-year process working with that community to develop a sixth TOD district policy plan, titled 19North, using the ReinventPHX TOD Strategic Policy Framework as a guide. The 19North TOD District Policy Plan was recently adopted on April 7, 2021.

Since its adoption in 2013, the City of Phoenix TOD Strategic Policy Framework has been utilized successfully to provide a holistic and multidisciplinary engagement, visioning, and implementation plan framework for several diverse transit oriented communities in the city of Phoenix. Approval of the TOD Strategic Policy Framework in 2013 established “Place Types” for the planned station areas for the South Central Extension, thereby providing guidance on scale and intensity for the corridor.

Voters approved the South Central extension in 2000, 2004 and in 2015. In 2016, the Phoenix City Council approved advancing the opening date from 2034 to 2023. The advancement is funded through Transportation 2050, a 35-year, multi-modal transportation plan approved by Phoenix voters, and the South Central Extension/Downtown Hub is now expected to open for operations in 2024. In 2016 the City of Phoenix was awarded a $2 million Transit Oriented Development Planning grant from the Federal Transit Administration (FTA) to engage the community and support local businesses along the South Central Avenue planned light rail extension prior to construction taking place.

The South Central Corridor is uniquely situated between two regional destinations, Downtown Phoenix to the north, and South Mountain Park and Preserve to the south; and it offers an abundance of recreational and open space opportunities due to the Rio Salado and the Highland and Western canals that run through portions of it.

The corridor also contains segments that are within the Downtown Code, Central City South Area Plan, Del Rio Area Brownfields Plan, Rio Montaña Area Plan, Baseline Area Master Plan, Rio Salado Beyond the Banks Area Plan, Target Area B Redevelopment Area, and Mountain Park Neighborhood Special District Plan. These foundational documents provided valuable insight on the community’s desired vision, goals and values.

Communities across the nation have focused discussions on several historic factors such as redlining, exclusionary zoning, racist restrictive covenants, and discriminatory lending practices that have created a health, wealth and housing gap disproportionately impacting communities of color. The South Central Corridor communities are no exception and have acknowledged these historic factors in their own communities. These topics have been essential in empowering residents and community members towards a vision that embraces more equitable outcomes, goals, and investments that benefit existing residents first. Despite these challenges and history, South Phoenix has proven resilient, and seeks creative, collaborative, and authentic ways towards improving the quality of life for everyone.

The City of Phoenix in collaboration with project partners, community stakeholders, and the Mayor and City Council-appointed South Central TOD Steering Committee embarked on the planning process in 2018 to develop a TOD community plan for the South Central Corridor. The product of the planning process will be the seventh TOD Policy plan, inspired by the hearts and voices of the community, that will serve to attract,

guide, and prioritize strategic investments in infrastructure, housing, economic development, and other areas to realize a shared community vision for the future of the corridor.

The TOD grant team project consultants consisted of a well-rounded group of partners that handled a variety of tasks during the planning efforts. The grant team handled community engagement, planning and design, provided business assistance, national expertise on TOD research and practices, investigated and made civil and landscape design recommendations for TOD.

PUBLIC PARTICIPATION

Between December 2018 and August 2019, a series of workshops were held with city staff, the TOD grant team, and the community to understand the existing state of the corridor, categorizing future change areas, identification of desired investments, and refinement of the vision developed with the community's input. Simultaneously, the grant team engaged with the local business community as part of the business assistance portion of the grant. The TOD grant team hosted three business assistance workshops and conducted individual business assessments for more than 100 participating businesses. The assessments allowed a tailored approach to provide a variety of marketing, legal, and networking assistance to help better position the business to withstand disruptions during light rail construction. The following is a summary of the major planning activities that contributed to and influenced the community vision, investments, and outcomes represented in the plan:

Business Assistance Forum (December 6, 2018) – The forum brought together business owners from the 19th Avenue corridor to share their stories and experiences of running a business during construction of the light rail extension. The 19th Avenue business owners participated in a panel discussion and then answered questions from audience members that included businesses and residents from the South Central light rail corridor. The topics covered included advice for the best ways to thrive before, during, and after construction.

South Central business owners attending December Business Assistance Forum

Community Planning Workshop Series 1: Shape Your Vision For The Future (March 4 and 9, 2019) – The March 4th community planning workshop introduced the concept of transit oriented development and the six-planning element framework. After the presentation, community members engaged in a visioning table discussion with their peers. Community members were asked to discuss the important places that are a part of their history in the South Central Corridor. Community members were encouraged to write important milestones in their personal history with the community. After the exercise, community members were invited to visit

the various exhibits, corridor model, comment boards, and meet to record their personal story and history. Each activity provided educational information and shared community quotes from a variety of previous outreach efforts.

A follow-up discussion on affordability was held on March 7th at Centro Comunitario de PAZ. A presentation was given to demonstrate the full costs of housing and transportation and how the light rail can help increase affordability in the South Central Corridor. The Center for Neighborhood Technology presented recent findings and possible strategies to accommodate development without displacement. Group discussion followed the presentation and concluded with a question and answer session.

South Central residents engaging in community workshop activity.

The March 9th closeout session reflected information that was collected during the first workshop with continued feedback and discussion from community members imagining a future state of the community in 2045. The event began with a community conversation about planning elements focused on “what is needed?” and “where it is needed?” Community members participated in a table exercise. Each table had a map of a station stop area. Highlighted were nodes labeled as transit, arterial and neighborhood zones, based on their proximity to the proposed light rail stops. Participants were asked to mark locations on the map with potential land use types using pre-marked stickers of amenities that they would like to see within the community. The exercise allowed for participants to identify areas of change and associated scales. Input received contributed to various aspects of the community vision and illustrations represented in the plan.

Both the March workshops were conducted in English and Spanish simultaneously, capturing a variety of multi-generational, cross-cultural views on the South Central corridor and provided a youth activity area with the prompt “Design Your Park”, which inspired children to share new ideas through craft and various materials.

Community Planning Workshop Series 2: See Your Vision for The Future (May 6 and 11, 2019) – TOD grant team members and staff facilitated table discussions with community members and held an interactive exercise designed to engage community input regarding the type and location of investments and change by station area. Community members were asked to discuss certain areas within the corridor that are at-risk for displacement. Following this exercise, the TOD grant team and staff asked community members to identify investment types related to the six planning elements that should be considered throughout the various station areas within the South Central Corridor. Each table was provided a deck of investment menu cards categorized by planning element that the community members could look through and place on the table representing the types of development they would like to see in that area.

Access to Capital Business Outreach (May 9, 2019) – The workshop was aimed at helping the small business community in South Central learn about how to access loans at fair rates to grow their businesses. The event featured six financial entities that are known to have loan packages in small enough increments to support the small businesses in the corridor needing loans between $2,500 to $25,000 to buy equipment, improve building infrastructure, or grow their inventory. The goal with this event was to open doors into new opportunities that enable businesses to borrow at rates as low as 6 percent from institutions that know and understand small business needs, and which are willing to customize products to create successful small loans.

The May 11th workshop provided a follow up to the community's input and celebrated history and heritage with a family-friendly event at South Mountain Community Center. TOD grant team members and staff asked the community members to visit the four station areas (Baseline, South Phoenix, Audubon, and North) marked by tables throughout the room with the corresponding area map. Community members were also asked to participate in a building height exercise. Illustrations of the community concepts were presented to the public for feedback.

Business Assistance Marketing Workshop (October 1, 2019) – Local businesses in the South Central corridor reported in interviews with the business assistance team having marketing assistance needs. These businesses reported they did not have funds for advertising and would like low-cost or no-cost methods to reach new potential customers. The event featured two marketing experts that shared invaluable insight and strategy on how the business owner can optimize their marketing and social media presence.

TOD Grant Team Final Presentations (November 4, and 5, 2019) –
The TOD grant team unveiled Illustrative Master Plans at two public meetings that were held in English and Spanish. The community was able to see their input and what they selected as areas of prioritized investments through visually engaging maps showing incremental growth and highlighting areas of future development.

Village Planning Committee Informational Sessions – An overview of the plan was presented as an informational item at the October 2019 and March 2021 Central City and September 2019 and March 2021 South Mountain Village Planning Committee meetings.

Planning Commission Informational Sessions (August 2020 and January 2021) – An overview of the plan was presented as an informational item to the Planning Commission.

Additional targeted engagement was conducted in March of 2021 as directed by the South Central TOD Steering Committee for local developers and those in the community most at risk for displacement in workshops that were hosted by local community partners, including the South Central Collaborative. As a result, more than

40 local developers provided feedback on code, process, and financial barriers to implementing affordable TOD style development. A local partner shared preliminary results of an ongoing literature review and information on different factors of displacement. Both efforts contributed to additional action items to continue working with local partners on health equity.

The South Central Collaborative – The Collaborative consists of more than 40 public, private, nonprofit, philanthropic leaders, and community members. Throughout the planning efforts their group has hosted several partnering meetings, operated four sub-groups, provided recommendation documents on light rail design, presented development guideline recommendations to the South Central TOD Steering Committee, and continues to build capacity between the local community.

The South Central Collaborative was a pivotal partner in the South Central TOD planning efforts.

South Central TOD Steering Committee – The Mayor and Council appointed Steering Committee was essential in crafting of the plan and to ensuring it captured the essence that the community voiced. The fourteen (14) member steering committee represented a variety of South Central stakeholders and neighborhoods. They advocated for an equitable outreach and engagement process, for rejecting displacement of existing residents, food and housing security, local small businesses, and infrastructure investments amongst their extensive list of items to champion for the South Central community. The Steering Committee's ongoing engagement, with more than 20 meetings open to the public, refined and prioritized several strategies and actions to respond to the needs of the Corridor. The Committee also assisted in identifying partnerships that could potentially provide implementation resources, and they continue to advocate for residents of the South Central Corridor. On May 19th, 2021, the South Central TOD Steering Committee unanimously approved the draft plan and recommended to proceed through the public review and approval process with the name change to South Central TOD Community Plan instead of South Central Equitable TOD Community Plan. The name change was the result of a committee discussion in which they stated that equity is not just a given, and that it will require action, hard work, follow through and accountability to become an equitable plan.

PLAN STRUCTURE

Employing the six planning element framework established within the ReinventPHX TOD Strategic Policy Framework, the South Central TOD planning effort successfully provided a holistic and multidisciplinary engagement, visioning, and implementation effort. The framework consists of six intrinsically interconnected planning elements (Land Use, Housing, Economic Development, Mobility, Health, Green Systems) to

ensure a multidisciplinary process. The framework, combined with active engagement of the community, and created a plan that is responsive to the specific needs and desires of the South Central community. The South Central Transit Oriented Development Community Plan is comprised of an introduction and three substantive sections – *Who We Are Today*, *What We Want*, and *How We Get There*.

The four distinct areas of the corridor, each uniquely focused on the people's history, character, uses, and aspirations to blend all future community identified investments and enhancements in an equitable and appropriate way are identified as North of the Interstate 17 Freeway (I-17), at the Rio Salado, South of the Rio Salado and most adjacent to South Mountain.

Four Distinct Sub Areas Map, Source: South Central TOD Community Plan

The introduction section provides a brief history of the planning corridor and details existing adopted policy and efforts that influenced the plan.

The *Who We Are Today (Current State Assessment, Pages 22-94)* section provides a background on the corridor obtained from local resident expertise and their shared experiences along with technical data. As part of the initial planning process, an existing conditions report was created for the South Central Corridor project. The existing conditions report provides an in-depth current state analysis, background, and demographic overview utilizing the six-planning element framework: land use, housing, economic development, health, mobility, and green systems. After the six planning element assessments were completed the project team compiled several "Best Practice Community Investment Cards" such as safe bike lanes, safe crosswalks, community gardens, and trees and shade, similarly organized into the six planning elements. This "investment menu" became a foundation for facilitating interactive conversations, education, listening, and learning with the community. An overview of community-identified assets known as "points of pride" within the South Central corridor is also included in this section.

The *What We Want (Vision for The Future, Pages 98-154))* section outlines the vision of the community to 2045. As described in the public participation section above, residents and other Corridor stakeholders participated in surveys, bilingual workshops, and field surveys designed to identify and map assets, community needs, and improvement opportunities. Based on input received during the public workshops, and with guidance from the South Central TOD Steering Committee members, a corridor-wide vision statement to support equitable TOD & reject displacement was developed, alongside vision statements and illustrative renderings for the four distinct sub areas in the corridor.

The *What We Want* section also contains a community-identified "protect, enhance, invest" maps, intended to help guide future development within the planning area. Along with the adopted place types established in the TOD Strategic Policy Framework, these maps will help city staff and the community evaluate future rezoning requests within the four distinct areas of the corridor. The maps depict growth areas as follows:

- Protect areas are designated for slow incremental growth strategies, smaller scale and lowest intensity investments. Housing investments examples: accessory dwelling units, tiny homes, manufactured homes, duplexes, triplexes, and fourplexes.

- Enhance areas are designated for slow to moderate rate of growth strategies, medium scale and medium intensity investments. Housing investments examples: courtyard apartments, townhouses, medium multiplexes, and live-work units.

- Invest areas designated for moderate rate of growth strategies, medium/large scale and medium/high intensity investments. Housing investments examples: Mid-rise apartments or condominiums, mixed use residential.

The *How We Get There (Implementation, Pages 170-232*) section lists measurable outcomes designed to demonstrate success toward achieving the vision organized by the six planning elements. Top strategies and polices that were identified through community input, including prioritized investments and locations from the visioning process, are presented along with a five-year action plan that articulates a series of activities, partnerships, and steps toward achieving the vision both through short, and ongoing implementation items.

One of the top land use-related strategies is to apply the Walkable Urban Code to future development. Form-Based Codes, such as the Walkable Urban Code, are known to connect the complex physical environment to standards that can be adjusted for each individual context, or character area, while providing the restorative potential of time-tested pedestrian oriented forms of urbanism.

The South Central TOD Community Plan presents initial residential and commercial neighborhood characteristics that set the foundation for an in-depth Character Area assessment. The assessment, combined with the Protect, Enhance, Invest, maps will provide an extra layer of guidance on zoning and entitlement requests within the South Central Corridor to uphold the South Central Corridors' community-based vision to "Reject Displacement "and "Support Equitable TOD".

HOW THE PLAN WILL BE USED

The South Central TOD Community Plan represents a vision for the planning area that will be used by a variety of stakeholders. The plan embodies a community-supported vision for the corridor which will aid in supporting investment and reinvestment that is consistent with the goals and priorities outlined by the community. Similarly, city staff will utilize the plan as a policy guide for redevelopment projects seeking rezoning approval. Additionally, the implementation section of the plan identifies priority actions and investments that will provide valuable information that can help inform future decisions made by residents, business owners and government entities for things such

as infrastructure, services, and other community growth and development opportunities.

Inspired by the hearts and voices of the community, the plan has been called a “living document” referring to its ability to adapt to future conditions with periodic assessments as the six planning element framework evolves to the community’s needs. The plan also serves as a “call to action” for stakeholders and partners by providing an outline of implementation items organized by various government, community and business led partners to achieve the community vision.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-SM-CC-1-21-7-8 as the South Central Transit Oriented Development (TOD) Community Plan will help guide land use and investment decisions within the South Central corridor.

Writer
Elias Valencia
December 30, 2021

Exhibits
Exhibit A: South Central Transit Oriented Development Community Plan

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-SM-CC-1-21-7-8
INFORMATION ONLY

Date of VPC Meeting	November 8, 2021
Request From	General Plan Amendment to create the South Central TOD Community Plan
Location	Area generally bounded by Union Pacific Rail Road on the North, 7th Street on the east, 7th Avenue on the west, South Mountain Avenue on the south

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Seven members of the public requested to speak on this item, in favor.

Elias Valencia, staff, thanked the Steering Committee and community members for their expertise in creating the plan, reviewed the plan boundaries, the name change of the plan, and the elements of the plan. Mr. Valencia added that the education campaign, conducted in both English and Spanish, met people where they were and provided valuable public input, and that the vision to reject displacement was heard loud and clear. Mr. Valencia the reviewed the four sub-areas, the protect, enhance, and invest designations on the sub-area maps, and the measurable outcomes. Mr. Valencia thanked the Steering Committee, the South Central Collaborative and concluded with a tentative hearing schedule.

Questions from the Committee:
Ryan Boyd asked if the elements for pedestrian safety were crafted from community activists or if it came from developers. Mr. Valencia replied that those guidelines came from the South Central Collaborative and from their Local Developers Convening, which brought together about 30 local developers who were asked to share about what challenges they face and what will help make a walkable transit-oriented project easier to build. Mr. Valencia added that there was a lot of collaboration with the South Central Collaborative.

Eva Olivas thanked staff and the Steering Committee members for their hard work on the planning process.

Public Comment:

Pastor Jeffrey Walker shared that this plan is the voice of the community, and that many residents live below 30% of the AMI and are renters, there is a fear of displacement and an effort to preserve neighborhoods and implement a mix of housing types, and the sense of community is prevalent in the plan as is the need to switch from reliance on automobiles.

Petra Falcon shared that she has lived in the community for most of her adult life and the plan was created with the support of the community and shared gratitude for the work that was done to create the plan.

Tom Kelly shared that he was impressed by the efforts that were made to produce the plan and shared that the issues faced by the community are to prevent displacement and activate the area to create a cultural corridor.

Sam Gomez thanked everyone for their efforts on the plan and that he worked with the Street Transportation Department on how to improve the Rio Salado, which should be activated. Mr. Gomez added that the South Central Corridor will also be a new destination for arts and culture.

Brian Cassidy shared that the catalyst for the plan began when the light rail was primarily being proposed to extend along Central, and that since that time many people have been working together who he wouldn't have known if not for the proposal to extend the light rail.

Shannon Scutari shared that she helped facilitate the South Central Collaborative, which is a group that focuses on public-private partnerships, and that this is just the beginning of change for the area that will impact generations to come.

Victor Vidales thanked Eva Olivas for being the Steering Committee Chair, and shared that the draft plan was approved by the South Central TOD Steering Committee, the plan was crafted with a lot of community input and that displacement is a key issues when most of the community are renters who rely on public transit and live on less than $20,000 a year.

Response to Public Comment:
Elias Valencia, staff, reiterated that they will be back soon for a recommendation and that their priority will be to finish the Spanish translation of the plan prior to moving on for recommendation.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-SM-CC-1-21-7-8
INFORMATION ONLY

Date of VPC Meeting	November 9, 2021
Request	General Plan Amendment to create the South Central TOD Community Plan
Location	Area generally bounded by Union Pacific Rail Road on the North, 7th Street on the east, 7th Avenue on the west, South Mountain Avenue on the south

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Eight members of the public registered to speak in support of this item.

Elias Valencia, with the Planning and Development Department, introduced himself and provided an overview of the South Central Transit Oriented Development (SCTOD) policy plan that is currently in draft. He provided a summary of the plan, noting past and current efforts. He discussed the role of the SCTOD steering committee and the timeline for the project. The plan is broken down into four main sections, and he discussed the framework of the plan. Public engagement efforts were noted, including visioning sessions to help reject displacement. He discussed the four areas noted in the plan, discussing land use priorities and describing measures to protect, enhance and invest. He described residential character areas, measurable outcomes, implementation strategies and actions. He concluded the presentation by providing a timeline of the plan.

Fatima Said asked if changes to the plan could be made. **Mr. Valencia** stated that recommendations can be made as the plan comes back for recommendation to the committee potentially next month. The draft plan will be posted online as well for the public to review.

Chairwoman Daniels asked for public comments to be provided on this item.

Pastor Jeffrey Walker, member of the public, introduced himself and supports this plan. The plan will benefit and protect people in the corridor. He discussed the adoption and implementation of the plan and added that the plan will help to preserve the history unique to South Phoenix.

Victor Vidales, a small business owner and member of SoPho Convening, introduced himself and supports this plan. Over 7,000 people have been spoken

to and the plan will help create a prosperous community. He asked for the plan to be adopted and hopes that it will be implemented.

Krista Shepard introduced herself and indicated that her firm has provided technical support to the project. She hopes it will improve the qualify of life, infrastructure, amenities, walkability, and urges the committee to approve this plan in December. She asked for the vision of the plan to be upheld and looks forward to the plan moving forward.

Tom Kelly, member of the public, stated that this is an extraordinary plan that protects neighborhoods. He discussed the benefits of the Walkable Urban code and combating the heat island effect. He discussed the investments needed to make larger improvements, bikeway connections, and the underutilized asset of the Salt River.

Shannon Scutari, consultant on the project, introduced herself and stated that this group has incorporated the voices of the community and the South Central Collaborative will now celebrate 5 years. This plan embraces community input and has been the most engaging plan that she has worked on to date.

Samuel Gomez, member of the public, stated that this plan reflects the work, commitment and passion of people for over 5 years. It is important to make this a healing project symbolic of dignity. He would like to see this plan approved as there is too much energy and love invested in it.

Petra Falcon and Brian Cassidy registered but were not available to speak.

Marcia Busching asked where the draft plan can be located on the website. **Mr. Valencia** stated that the plan will be posted on the website and the committee will have time to review this plan ahead of the next meeting.

Gene Holmerud asked for information regarding a bike path along 3rd Avenue. **Mr. Valencia** stated that this project is being led by the Street Transportation Department.

Vice Chair Marchuk stated that this is a non-regulatory plan in nature and asked how the plan will be enforced. **Mr. Valencia** discussed the WU code as a potential incentive that requires rezoning of the property, and we must all work together to achieve the vision of the plan long-term.

Chairwoman Daniels stated that the Cul-de-Sac project in the City of Tempe would be a good fit in this corridor. There are two properties designated for hospitals that should be kept on the map to encourage these uses there. The hospital on Buckeye Road is no longer a viable location.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-SM-CC-1-21-7-8

Date of VPC Meeting	January 10, 2022
Request	To establish the South Central Transit Oriented Development Community Plan.
Location	Area generally bounded by Union Pacific Railroad tracks (south of Jefferson Street) on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west.
VPC Recommendation	Approval, per the staff recommendation.
VPC Vote	13-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

There were four requests to speak on this item, in support. Committee members Rachel Frazier Johnson and Darlene Martinez joined during this item, bringing quorum to 13.

Joel Carrasco, staff, introduced the item and showed a map of the light rail extension. **Elias Valencia,** staff, shared that this plan is the amalgamation of over three years of public participation, it is not regulatory, nor does it rezone any property outright, and the elements of the plan. Mr. Valencia added that the public participation was robust, done in English and Spanish, and shared that the Steering Committee, appointed by the Mayor and City Council, championed the community's need to protect existing residents, and that the vision for the plan is to reject displacement. Mr. Valencia showed the four subareas denoted as areas to protect, enhance, and invest, and shared that the plan has an image of the potential buildout for each station area and that the plan has implementation strategies for the short-term and the long-term. Mr. Valencia ended by sharing the proposed hearing schedule.

Questions from the Committee:
Eva Olivas shared that she served as the Steering Committee Chair, the experience was challenging and rewarding, they really listened to the community needs, that community engagement was critical, flexibility was also important and thanked City staff for all their help. Mr. Valencia responded that it was an honor to work with Ms. Olivas who is a great champion of the community, and that they took a comprehensive

approach to engagement and shared an example of a developers convening to hear challenges that local developers face.

Chris Colyer echoed the sentiments of Ms. Olivas, shared that he also served on the Steering Committee and that Ms. Olivas did a wonderful job as Chair, and thanked staff for their efforts.

Vice Chair Ryan Boyd asked if duplexes, triplexes or mobile home parks are permitted in R1-6 zoned parcels, since many of the “protect” areas are zoned that, and what are the tools that can be used to increase density in those areas. Mr. Valencia replied that the Walkable Urban Code I a great tool to have a mix of housing types, and some areas have underlying multifamily zoning but are built out as single-family residential neighborhoods, and that the areas can be revisited and that the plan is a living document.

Public Comment:
Francisca Montoya thanked city staff for their efforts, shared that Central City South was previously viewed as an underserved area, but it is a beautiful community and that the plan is just the beginning for the area and will serve as a design guide for future development.

Krista Shepard shared that she is a resident of the area, is part of the South Central Collaborative and Phoenix Community Alliance, and that this plan will improve the quality of life and for current and future generations in the area, implementing zoning to reduce displacement is key, and that their analysis confirms the urgency of the plan and the need to reduce displacement.

Victor Vidales shared that he is a small business owner, a member of the SoPho Convening, that this plan is long overdue and that equitable TOD enables people to stay in their community, that two thirds of the residents in the area are renters, with an annual income of less that $20,000 and a family spends 60% of their income on housing and transportation costs.

Shannon Scutari shared that this plan is a culmination of several years of work, it is the voice of the community, it is just the beginning for the area and that the community is key in implementing the plan.

Response to Public Comment:
Mr. Valencia thanked the community members for their support and kind words.

Motion:
Eva Olivas motioned to recommend approval per the staff recommendation. **Ash Uss** seconded the motion.

Discussion:

Vice Chair Ryan Boyd shared that while he likes the plan, there is a concern that the Zoning Code does not allow people to do what the plan wants, unless people voluntarily rezone their property, and that the plan calls for multimodal pathways but some of the streets have suicide lanes, and if the concern is about displacement, there are less tools to reject displacement, citing an example of a Historic Preservation overlay being used to protect areas but there are no other tools like that to protect areas. Vice Chair Boyd concluded that it is a wonderful plan, but we need to create zoning tools to implement it.

Chair Nate Sonoskey echoed Vice Chair Boyd's comments and shared that this should be an item the committee tracks over the course of the year.

Janey Pearl Starks shared that Mountain Park Health Center where she works, is part of the plan area and asked if Ms. Olivas would like to make a motion on the item.

Vote
13-0, Motion to approve passed, with Committee Members, Burns, Colyer, Gaona, Gonzalez, R. Johnson, Lockhart, Martinez, Olivas, Panetta, Starks, Uss, Boyd and Sonoskey in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-SM-CC-1-21-7-8

Date of VPC Meeting	January 11, 2022
Request	General Plan Amendment to create the South Central TOD Community Plan
Location	Area generally bounded by Union Pacific Rail Road on the North, 7th Street on the east, 7th Avenue on the west, South Mountain Avenue on the south
Recommendation	Approval
Vote	15-0; Members Aldama, Alvarez, Brownell, Busching, Coleman, Greathouse, Hare, Holmerud, Ray, Said, Shepard, Smith, Viera, Marchuk and Daniels in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Eight members of the public registered to speak in support of this item.

Elias Valencia, with the Planning and Development Department, introduced himself and provided an overview of the South Central Transit Oriented Development (SCTOD) policy plan draft which has been finalized. He provided a summary of the plan, noting past and current efforts. He discussed the role of the SCTOD steering committee. The plan has four main sections, and he discussed the framework of the plan. Public engagement efforts were noted, including visioning sessions to help reject displacement. He discussed the four areas noted in the plan, discussing land use priorities and describing measures to protect, enhance and invest. He described residential plus mixed-use character areas, measurable outcomes, implementation strategies and actions. He concluded the presentation by providing a timeline on the plan adoption and asked for approval of this policy document.

Greg Brownell stated that a builder does not need to adhere to this plan and discussed the existing General Plan.

Mr. Valencia explained that this would be a guiding policy document and discussed the existing General Plan.

Vice Chair Marchuk discussed the densification along the SCTOD corridor and asked whether densification in other areas outside of the SCTOD corridor would still be encouraged.

Mr. Valencia stated that context is important for any case and stated that this plan helps outline where certain land uses should go.

Fatima Said would like for more discussion on displacement. She provided examples of trespassing on transportation platforms. She asked if there could be free light rail passes given out to people and asked how this effort relates to Valley Metro and displacement.

Mr. Valencia discussed both short-term and long-term goals, adding that development should be sensitive to context and scale. He discussed some elements that were shared with Valley Metro.

Lee Coleman thanked Mr. Valencia for his efforts. He stated that there are other types of shade that are not only vegetative.

Mr. Valencia looks forward to partner with the Office of Heat Response and Mitigation. He added that structural shade is also important.

Chairwoman Daniels asked for additional questions from the committee. She then opened the floor for public comments on this case.

Francisca Montoya introduced herself and stated that this is the first undertaking of its kind and discussed the disinvestment in the area. This is a beautiful community and congratulated the members for their aspirations. This should be a guide and understands that this vision will take time to develop.

Petra Falcon echo's Ms. Montoya's comments that this plan is a guide for developers to stop displacement and gentrification. She has lived here for over 45 years and has family who now lives in the area. She wants the future generations to see this and there needs to be a commitment to accomplish this vision. The work needs to continue.

Gabriel Jaramillo supports the work and vision for the area to avoid gentrification and address the needs of the community.

Victor Vidales urges support for the plan. He discussed the benefits of the plan and all the hard work for this. Equitable TOD was discussed, and the studies conducted along this corridor. Most families here live on $20,000 per year and most is spent on transit and housing costs. He discussed his roots in this community.

Armando Ruiz supports this plan. He gave his input as a SCTOD Steering Committee member and stated that the plan is not perfect, but it serves as a guide. The destiny of the corridor is in all of our hands.

Shannon Scutari stated that this plan is the voice of the people and all need to be held accountable, including city officials, to implement this plan.
Samuel Gomez and Krista Shepard registered to speak but were not available during the meeting.

Chairwoman Daniels asked for further discussion or a motion on the item.

Mr. Brownell is not happy with the operation of the SCTOD Steering Committee but is happy with the Plan set forth by the city. This committee needs to vote per the plan and all need to be strong even when voting against a proposal.

Vice Chair Marchuk stated that this should reinforce the need to adhere to the General Plan Land Use Map designation in areas outside of the SCTOD corridor.

MOTION:

Mr. Coleman motioned to approve case GPA-SM-CC-1-21-7-8 per the staff recommendation. **Mr. Holmerud** seconded the motion.

VOTE:

15-0; Members Aldama, Alvarez, Brownell, Busching, Coleman, Greathouse, Hare, Holmerud, Ray, Said, Shepard, Smith, Viera, Marchuk and Daniels in favor; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:
None.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

ADDENDUM A
GPA-SM-CC-1-21-7-8
STAFF ANALYSIS
February 1, 2022

Application:	GPA-SM-CC-1-21-7-8
Applicant:	City of Phoenix Planning Commission
Location:	Area generally bounded by Union Pacific Railroad tracks (south of Jefferson Street) on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west.
Approximate Acres:	3,270 +/-
Requested Change:	To establish the South Central Transit Oriented Development Community Plan
Reason for Requested Change:	To provide a district plan to realize the shared community vision to make South Central a world-class destination in which current and future residents both share in the prosperity a walkable and transit-oriented community brings. The plan will serve as a living document inspired by the voices of the community to attract, guide, and prioritize strategic investments in infrastructure, housing, economic development, and other areas.
Village Planning Committee Dates:	Central City – January 10, 2022 South Mountain – January 11, 2022
Staff Recommendation:	Approval

SUMMARY

The Central City Village Planning Committee heard this General Plan Amendment request on January 10, 2022, and the South Mountain Village Planning Committee on January 11, 2022. The VPC's unanimously approved the GPA by a vote of 13-0 and 15-0 respectively. A few minor administrative changes have been made to the South Central TOD Community Plan since those VPC hearings were held to provide

additional clarity. Most noticeable is the addition of the following statement on all the station area axonometric illustrations:

"The purpose of this Illustrative rendering is not to show development exactly as it will occur, but to provide visual guidance on community identified "priority sites" as it relates to the overall community vision, and to demonstrate a range of development scales and intensity respectful of existing neighborhoods, parcels and block configurations, and to be consistent with adopted station area "Place Types" to provide additional guidance for the application of the Walkable Urban form based code, where appropriate."

An additional statement and graphic delineation of the existing Downtown Code (DTC) character area boundaries was added to the North area axonometric illustration. The statement reads as follows:

"Properties located in the Downtown Code may not depict the full development entitlements/potential currently allowed under the provision as regulated by the Downtown Code."

These specific changes can be seen in the document on the following pages:

- Pages 117, 118, 133, 135, 149, 150, 153, 166: The first note which clarifies the intent of the axonometric illustrations.

- Page 117: The second note clarifying that properties may not be depicted with full development entitlement/potential as currently allowed under the Downtown Code.

In addition, there were minor updates to the North area illustrative maps/graphics to accommodate a property owner request for more accurate visual representation of future development of their property on pages 107, 109, 111, 113, 115, and 117.

Lastly, a few typographical corrections were made on the front and rear cover pages and throughout the acknowledgement sections. Of note is a statement that was added to honor one of our TOD team members that we recently lost. Her bright and positive outlook and dedication to the South Central community contributed greatly to the planning efforts. She will be dearly missed.

CONCLUSION AND RECOMMENDATION

Staff recommends approval reflecting updates to the community plan, provided above.

Writer
Elias Valencia
February 1, 2022

Exhibits
Exhibit A: South Central Transit Oriented Development Community Plan

REPORT OF PLANNING COMMISSION ACTION
February 3, 2022

ITEM NO: 8	
	DISTRICT NO.: 7 and 8
SUBJECT:	
Application #:	GPA-SM-CC-1-21-7-8
Request:	Area Plan
Location:	Area generally bounded by Union Pacific Railroad tracks (south of Jefferson Street) on the north, 7th Street on the east, South Mountain Avenue on the south, and 7th Avenue on the west.
Acreage:	3,270
Proposal:	General Plan Amendment to create the South Central Transit Oriented Development Community Plan.
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning Commission

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Central City 11/8/2021 Information only.
South Mountain 11/9/2021 Information only.
Central City 1/10/2022 Approval, per the staff recommendation. Vote: 13-0.
South Mountain 1/11/2022 Approval, per the staff recommendation. Vote: 15-0.

Planning Commission Recommendation: Approved, per the Addendum A Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-SM-CC-1-21-7-8, per the Addendum A Staff Report.

Maker: Johnson
Second: Gaynor
Vote: 8-0
Absent: None
Opposition Present: No

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 72

Public Hearing and Resolution Adoption - General Plan Amendment GPA-SM-3-21-8 - Southwest Corner of 19th Avenue and South Mountain Avenue (Resolution 22001)

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related Resolution if approved. This item is a companion case to Z-58-21-8 and must be heard first, followed by Z-58-21-8.

Summary

Current Plan Designation: Residential 1 to 2 dwelling units per acre
Proposed Plan Designation: Residential 2 to 3.5 dwelling units per acre
Acreage: 20.76 acres
Reason for Change: Minor General Plan amendment to allow single-family residential up to 3.5 dwelling units per acre

Owner: PW Again, LLC
Applicant: Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC

Staff Recommendation: Approval.
VPC Action: The South Mountain Village Planning Committee heard the case on Dec. 14, 2021, and continued the case, by a vote of 11-0. The South Mountain Village Planning Committee heard the case again on Jan. 11, 2022, and recommended denial, by a vote of 10-4-1.
PC Action: The Planning Commission heard the case on Jan. 6, 2022, and continued the case, by a vote of 8-0. The Planning Commission heard the case again on Feb. 3, 2022, and recommended approval, per the staff recommendation, by a vote of 6-2.

Location

Southwest corner of 19th Avenue and South Mountain Avenue.
Council District: 8
Parcel Addresses: 8410, 8420 S. 19th Ave.; and 2075 W. South Mountain Ave.

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-SM-3-21-8, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 21307, is hereby amended by adopting GPA-SM-3-21-8. The 20.76 acres located at the southwest corner of 19th Avenue and South Mountain Avenue is designated as Residential 2 to 3.5 dwelling units per acre.

SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

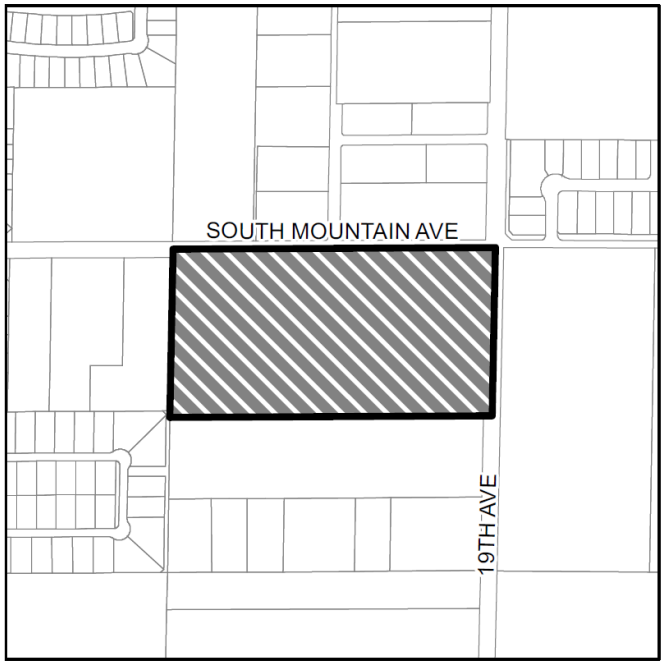
DRAFT

PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (20.76 +/- Acres)

Proposed Change Area

Residential 2 to 3.5 du/acre



PASSED by the Council of the City of Phoenix this 2nd day of March 2022.

_____

M A Y O R

ATTEST:

_____

Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:tml:LF22-3300:2-20-22:2231057v1

DRAFT

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
December 9, 2021

Application:	GPA-SM-3-21-8
Owner:	PW Again, LLC
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
Acreage:	20.76 acres
Current Plan Designation:	Residential 1 to 2 dwelling units per acre
Requested Plan Designation:	Residential 2 to 3.5 dwelling units per acre
Reason for Requested Change:	A minor General Plan Map Amendment to allow single-family residential up to 3.5 dwelling units per acre
South Mountain Village Planning Committee Date:	December 14, 2021
Staff Recommendation:	Approval

FINDINGS:

1) The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.

2) The proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre is compatible with surrounding land uses.

3) The proposed land use designation is appropriate at the intersection of an arterial and minor collector street.

4) The companion Rezoning Case Z-58-21-8 includes standards that ensure consistency in scale and character as well as appropriate transitions for adjacent single-family zoned property.

BACKGROUND

The subject site is located at the southwest corner of 19th Avenue and South Mountain Avenue and is presently vacant. The companion Rezoning Case Z-58-21-8 is requesting to rezone the subject site from 20.76 acres of S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) to 20.76 acres of R1-10 (Single-Family Residence District) to allow a new 67-lot single-family detached community. The development, as proposed by the applicant, would allow a density up to 3.23 dwelling units per gross acre. The subject site is located adjacent to an arterial street (19th Avenue) which connects to Baseline Road, approximately 0.5 miles to the north, and Dobbins Road which is approximately 0.40 miles to the south.

SURROUNDING LAND USES

The proposed General Plan Land Use Map amendment is located in the southwest portion of the South Mountain Village. The General Plan Land Use Map designation surrounding the site is Residential 1 to 2 dwelling units per acre. An active General Plan Land Use Map amendment request for Residential 2 to 3.5 dwelling units per acre has been filed for a property at the southeast corner of 19th Avenue and South Mountain Avenue.

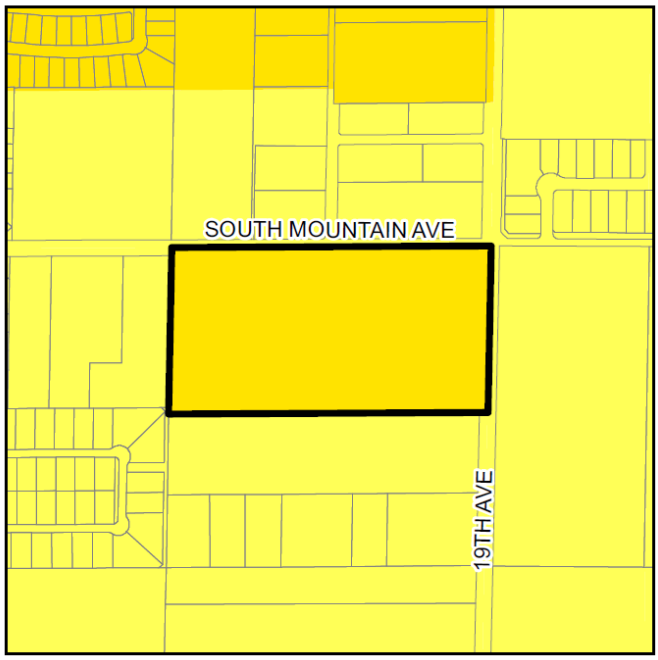
Approximately 0.1 miles north of the site and further along Baseline Road are properties designated Residential 2 to 3.5 dwelling units per acre. Furthermore, approximately 0.3 miles to the northwest and southeast of the site are properties designated Residential 10 to 15 dwelling units per acre.

PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (20.76 +/- Acres)

Proposed Change Area

Residential 2 to 3.5 du/ac



Proposed General Plan Land Use Map, Source: City of Phoenix

RIO MONTAÑA AREA PLAN

In 2000, the City of Phoenix adopted the Rio Montaña Area Plan which encourages the preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.

The Rio Montaña Area Plan intends to accomplish this vision through seven goals that pertain to: promoting high quality development, protecting and improving neighborhoods, keeping a distinctive character, protecting the rural character, promoting business development, developing a tourist industry, providing a variety of transportation options.

The Rio Montaña Proposed Land Use Plan map designated the subject site as Residential 1 to 2 dwelling units per acre, while the proposal is to allow Residential 2 to 3.5 dwelling units per acre. As stipulated in Rezoning Case Z-58-21-8, the development will incorporate lots ranging from 60 feet to 70 feet along perimeter of the site, provide a larger open space area along the perimeter than required by the Zoning Ordinance, require pitched roofs to be incorporated in all buildings, incorporate one-story limitations along perimeter lots and enhanced perimeter landscaping. These elements will help provide an appropriate land use transition consistent with development patterns in the area, while furthering many of the goals of the Rio Montaña Area Plan.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

  The proposal for a single-family detached residential community would allow development of a housing product that is consistent with other single-family uses in the general area. As stipulated in Rezoning Case Z-58-21-8, the development will incorporate a range of perimeter lot widths, enhanced landscaping, height restrictions, and wider open space areas than required by the Zoning Ordinance which will also help to provide a transition from the proposed development to adjacent large-lot residential and rural properties.

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.***

  The proposal for a single-family detached residential community, would allow development of a housing product that is consistent with other single-family uses in the general area. An access point to the site is provided along 19th Avenue, an arterial street, which connects to Baseline Road where transit service is present.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- ***CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

  The proposal will facilitate development of this vacant lot in a manner that will be compatible in the area, as stipulated in Rezoning Case Z-58-21-8, design and appearance of the development will be promoted through several stipulations that require enhanced landscaping, pitched roofed buildings, and durable materials in building elevations. Many of these elements will further the intent of the Rio Montaña Area Plan.

- ***DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

  Approval of the request will allow the introduction of a single-family detached community in an area where various residential densities exist. A range of zoning districts exist in the area which include S-1 (Ranch or Farm Residence District),

R1-18 (Single-Family Residence District) and R1-10 (Single-Family Residential District). This proposed development will help to provide housing for a broader range of lifestyles in the area.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-SM-3-21-8. The proposed land use map designation of 2 to 3.5 dwelling units per acre is consistent in scale and character with existing land uses in the surrounding area. The land use map designation, as requested, would further diversify the land uses in this part of the South Mountain Village in a manner consistent with development patterns based on the existing zoning and General Plan Land Use Map designations in the general area. Furthermore, the requested land use map designation provides a transition between adjacent large lot residential and rural uses, and 19th Avenue, an arterial street.

As stipulated, the concurrent case Z-58-21-8 will enhance the compatibility and consistency with the land use pattern in the surrounding area while furthering many of the goals from the Rio Montaña Area Plan. Approval of the request, with concurrent case Z-58-21-8, will support the development of this underutilized property with uses that are compatible with the land use designations and zoning districts in the general area.

Writer
Enrique Bojórquez Gaxiola
December 9, 2021

Team Leader
Samantha Keating

Exhibits
Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-3-21-8	ACRES: 20.76 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Paul Gilbert / Cassandra Ayres	

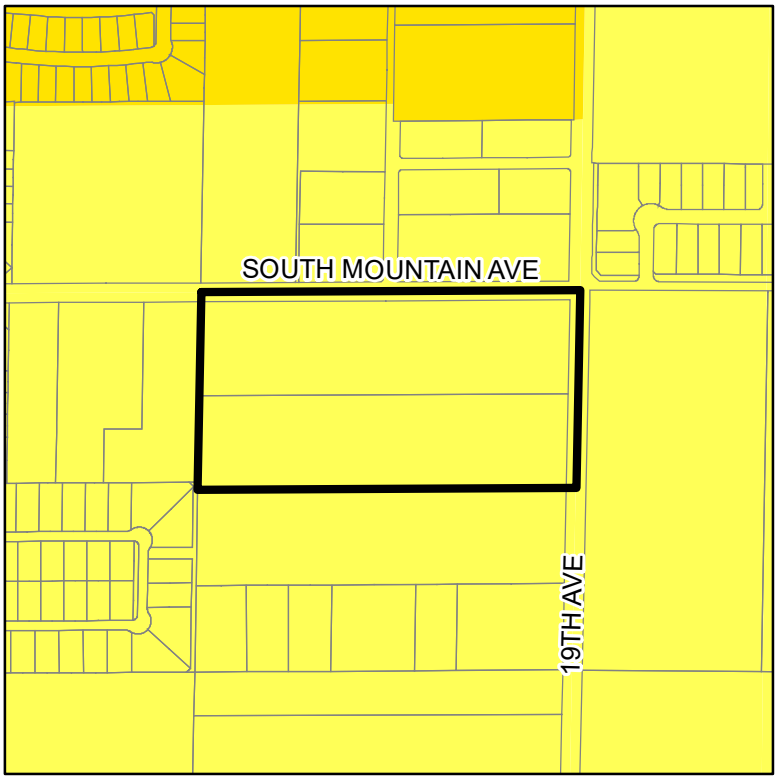
EXISTING:

Residential 1 to 2 du/ac (20.76 +/- Acres)

Proposed Change Area

Residential 1 to 2 du/ac

Residential 2 to 3.5 du/ac

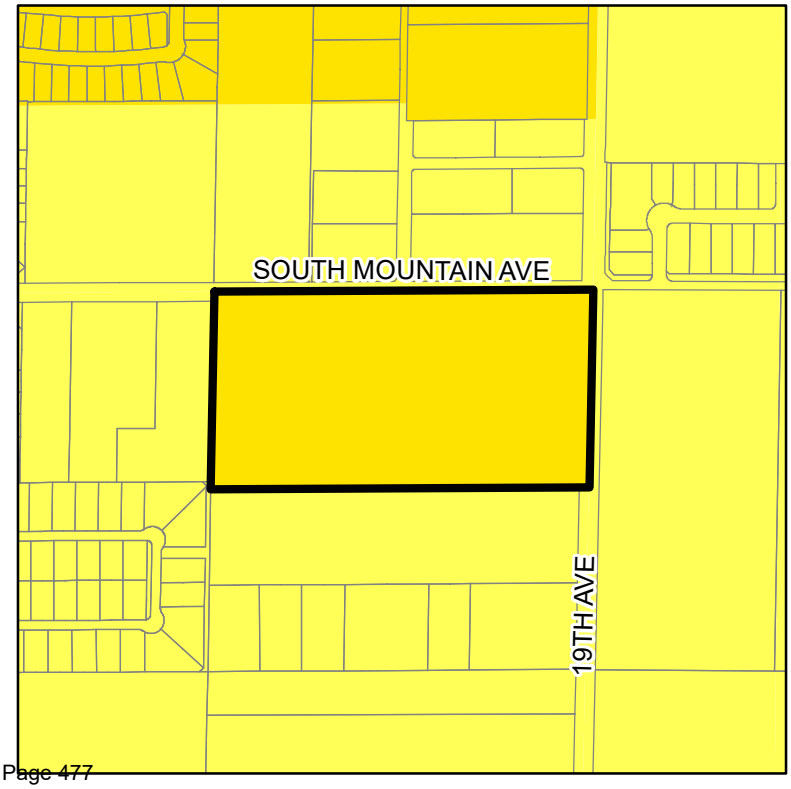


PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (20.76 +/- Acres)

Proposed Change Area

Residential 2 to 3.5 du/ac



GENERAL PLAN AMENDMENT

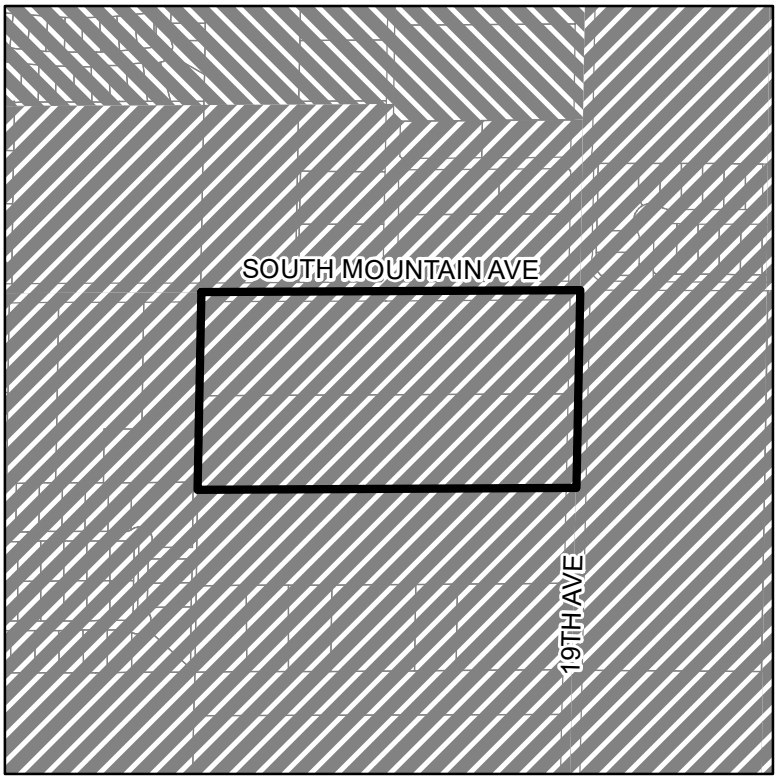
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-SM-3-21-8_BW	ACRES: 20.76 +/-
VILLAGE: South Mountain	COUNCIL DISTRICT: 8
APPLICANT: Paul Gilbert / Cassandra Ayres	

EXISTING:

Residential 1 to 2 du/ac (20.76 +/- Acres)

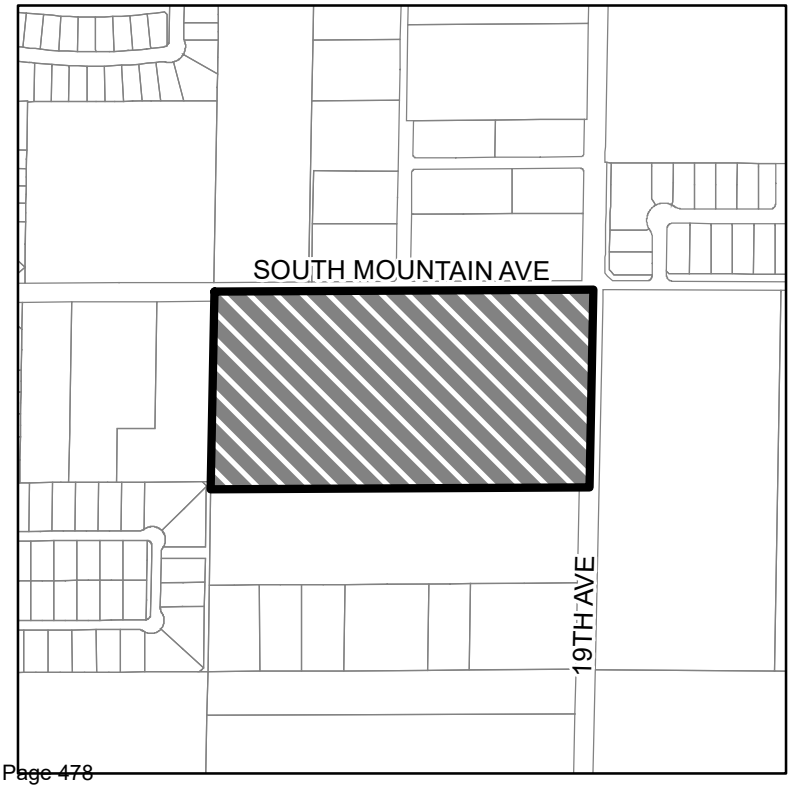
Proposed Change Area
Residential 1 to 2 du/acre
Residential 2 to 3.5 du/acre



PROPOSED CHANGE:

Residential 2 to 3.5 du/ac (20.76 +/- Acres)

Proposed Change Area
Residential 2 to 3.5 du/acre



South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-SM-3-21-8

Date of VPC Meeting	December 14, 2021
Request	To amend the General Plan Land Use Designation on approximately 20.76 acres **from** Residential 1 to 2 dwelling units per acre **to** Residential 2 to 3.5 dwelling units per acre
Proposed Use	Single-family residential community
Location	Southwest corner of 19th Avenue and South Mountain Avenue
VPC Recommendation	Continued to the January 11, 2021 South Mountain Village Planning Committee meeting.
VPC Vote	**11-0** Motion passed; Members Aldama, Brooks, Brownell, Busching, Coleman, Hare, Holmerud, Shepard, Viera, Marchuk and Daniels in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-SM-3-21-8 and Z-58-21-8 were heard concurrently.

Nine members of the public registered to speak on this item. Eight members registered in opposition and one neutral.

Enrique Bojórquez, staff, introduced himself and provided a presentation for the Minor General Plan amendment case GPA-SM-3-21-8 and concurrent rezoning case Z-58-21-8. He discussed the location of the site, noting surrounding land uses, existing General Plan Land Use map designations, and the proposed designation on the site. He discussed the existing zoning in the area and requested zoning for the site. He discussed policy documents including the General Plan and Rio Montaña Area Plan. The conceptual site plan for the proposed single-family subdivision was shown, indicating vehicular access points, lot distribution, building height limitations, and lot widths proposed. The conceptual front elevations were discussed. He concluded the presentation by providing a staff recommendation of approval for both cases and describing the proposed stipulations for case Z-58-21-8, as presented in the staff report.

Greg Brownell asked for an explanation on why the rezoning and minor General Plan amendment cases were being presented concurrently. Some committee members requested for these cases to be heard separately moving forward. He is unsure if this is due to staff incompetence or laziness.

Mr. Bojórquez stated that rezoning and minor General Plan amendment cases can run on a concurrent hearing schedule if approved by the Planning and Development Department Director.

Paul Gilbert, with Beus Gilbert and McGroder PLLC, introduced himself as the applicant and discussed the location of the site. He discussed the proposed Minor General Plan Amendment and requested zoning. He discussed the previous proposed site plan which was presented in the staff report, and the updated site plan proposed. Wall elevations were presented and discussed, in addition to the front building elevations proposed. He discussed the goals and policies from the General Plan and Rio Montaña Area Plan. Rezoning case stipulations presented in the staff report were discussed and concluded the presentation by discussing the outreach conducted on these projects.

Chairwoman Daniels asked if the committee had any questions for the applicant or staff regarding these cases. She stated that the site plan from 2018 provided better features than the current site plan proposed.

Chuck Chisholm, with KHovnanian Homes, discussed the updated site plan and why this is an enhancement over what was previously proposed.

Chairwoman Daniels asked if the entrance to the community could be located on South Mountain Avenue instead.

Mr. Gilbert stated that his team preferred to have the access point along South Mountain Avenue, but this was moved to 19th Avenue following the feedback from the neighborhood.

Edward Aldama stated that there should be considerations on building a sidewalk to the trailhead further south of the site.

George Brooks asked if the Phoenix Food Action Plan had been read.

Mr. Gilbert stated that his team had read this document and actually had a community garden planned as part of their original proposal, but some of the neighbors asked for this to be removed. His team will consider this as they move forward with the cases.

Vice Chair Marchuk had compared both site plans and he asked if a bus stop along 19th Avenue was provided just like the project east of 19th Avenue. He

asked if the applicant would consider single-story home limitations and stated that the fencing proposed along the perimeters does not feel appropriate.

Mr. Gilbert stated that a bus stop will be provided if the city requests one.

Mr. Aldama stated that the city is growing and discussed change across the city. He discussed view fencing proposed on another project.

Chairwoman Daniels asked for additional questions from the committee. She then opened the floor for public comments on this case.

Donatus Agbkwu donated his time to Jewel Clark, while Rebekah ad Steven Higginbotham donated their time to Zach Brooks.

Jewel Clark, member of the public, lives in the area and stated that she has not seen the latest version of the site plan shown by the applicant. She showed a presentation on the history of the site, noting a similar application filed 2018 for the site. The use is inappropriate for the area and compared the previous site plan from the 2018 rezoning case with the current case. She discussed customer reviews for the home builder, property owners opposed to this case, and zoning designations in the general area. She discussed flooding issues and described how the project differed from the Phoenix General Plan goals. She does not support this development.

Zach Brooks, member of the public, owns the Arizona Worm Farm south of the site. He showed a presentation on the opposition from neighbors surrounding this site, and history on a similar application filed 2018 for the property. He compared the site plan with the site plan for rezoning case Z-31-21-8, across 19th Avenue, noting requested changes to the layout, open space, lot widths and seeking a compromise from the developer. He asked for the proposal to be rejected due to numerous reasons and asked for site plan modifications if the project moved forward.

Mike Josic, member of the public, introduced himself and agrees with the comments from Ms. Clark and Mr. Brooks. He discussed the proposed site plan and asked for a recommendation of denial on the case.

Dean Chiarelli, member of the public, introduced himself and encouraged the committee to adhere to the General Plan Land Use Map designation and Food Action Plan. He asked the committee to keep the promise made by the city regarding the site.

Dianne Olivo, member of the public, introduced herself and stated that she has invested in a historic property where she lives. If agriculture is destroyed, it affects the entire community. She is shocked at the comments made tonight and stated that there are other active projects by this applicant in the area.

Patti Trites, member of the public, introduced herself and described the flooding hazard that exists in the general area. She asked that the site plan be overlaid with the Maricopa County drainage maps. She discussed infrastructure in the area, discouraging access along 19th Avenue. She discussed the 2018 site plan overlaid with the County drainage maps.

Chuck Chisholm stated that KHovnanian Homes leads the industry, and they provide surveys to homeowners to ensure that they are satisfied with their new homes.

Mr. Gilbert stated that flooding will be addressed with the new infrastructure and discussed the opposition comments and discussed the feedback received from the community. His team is willing to move the street access point to South Mountain Avenue.

Marcia Busching stated that there have been lots of changes made which have not been reviewed by some. She is not supportive of the project at this time.

George Brooks stated that change is up to the decision makers and agrees with Ms. Busching.

Mr. Brownell agrees with Ms. Busching and Dr. Brooks, and no longer wishes to vote concurrently on Minor General Plan Amendment and rezoning cases concurrently.

Vice Chair Marchuk shares the concerns with the neighborhood. He is not comfortable with the General Plan Amendment request and would like to see a compromise occur following the discussion between the neighbors and applicant.

Gene Holmerud asked for clarification.

Chairwoman Daniels and **Vice Chair Marchuk** stated that the applicant should address the following items:

- Edit the fencing plan proposed;
- Provide a bus stop pad along 19th Avenue;
- Limit homes to one story;
- Provide a decomposed granite trail;
- Provide more centrally located open space;
- Provide a large open space area along 19th Avenue;

Ms. Busching asked the applicant if he would accept a continuance of the cases.

Mr. Gilbert stated that he would prefer a decision be made tonight but would be okay with a continuance if desired by the committee on the cases.

Chairwoman Daniels requested for additional discussion or a motion.

DISCUSSION – GPA-SM-3-21-8:

Mr. Holmerud stated that rezoning and minor General Plan Amendment cases should not be heard concurrently.

MOTION – GPA-SM-3-21-8:

Ms. Busching motioned to continue case GPA-SM-3-21-8 to the January 11, 2021 South Mountain Village Planning Committee meeting. **Ms. Shepard** seconded the motion to continue.

VOTE – GPA-SM-3-21-8:

11-0, motion passed; Members Aldama, Brooks, Brownell, Busching, Coleman, Hare, Holmerud, Shepard, Viera, Marchuk and Daniels in favor; None in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-SM-3-21-8

Date of VPC Meeting	January 11, 2022
Request	To amend the General Plan Land Use Designation on approximately 20.76 acres **from** Residential 1 to 2 dwelling units per acre **to** Residential 2 to 3.5 dwelling units per acre
Proposed Use	Single-family residential community
Location	Southwest corner of 19th Avenue and South Mountain Avenue
VPC Recommendation	Denied
VPC Vote	**10-4-1** Motion passed; Members Alvarez, Brownell, Busching, Hare, Holmerud, Ray, Said, Smith, Viera, and Marchuk in favor; Aldama, Greathouse, Shepard and Daniels in dissent. Member Coleman abstained.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-SM-3-21-8 and Z-58-21-8 were heard concurrently.

Seventeen members of the public registered to speak in opposition to this item.

Enrique Bojórquez, staff, introduced himself and provided a presentation for the Minor General Plan amendment case GPA-SM-3-21-8 and concurrent rezoning case Z-58-21-8. He discussed the location of the site, noting surrounding land uses, existing General Plan Land Use map designations, and the proposed designation on the site. He discussed the existing zoning in the area and requested zoning for the site. He showed the conceptual site plan provided by the applicant as part of the Addendum A staff report, and also showed a new version of the site plan provided by the applicant following this latest addendum to the staff report. He indicated vehicular access points, lot distribution, building height limitations, and lot widths proposed. The applicant also provided a wall elevation and wall plan exhibit following the Addendum A staff report. These were shown and discussed. He concluded the presentation by providing a staff recommendation of approval for both cases but noted that the if the committee chose to approve case Z-58-21-8 per the latest site plan, wall plan and wall elevations provided by the applicant, that stipulation numbers 1, 6, 9 and 9.E

would need to be modified from what was presented in the Addendum A staff report. He discussed the stipulation modifications that would be required.

Cassandra Ayres, with Beus Gilbert and McGroder PLLC, introduced herself as the applicant and discussed the location of the site. She discussed the proposed Minor General Plan Amendment and requested zoning. She discussed the latest proposed site plan following the Addendum A staff report, and changes made from the previous site plan. She discussed the goals and policies from the General Plan, Rio Montaña Area Plan, and Housing Phoenix Plan. She concluded the presentation by requesting approval of the project.

Twanna Ray inquired on the door-to-door outreach conducted and neighborhood notification. She asked if a virtual neighborhood meeting had been conducted.

Ms. Ayres discussed the outreach conducted and stated that both in-person and virtual neighborhood meetings had been conducted.

Ms. Ray asked on the proposed price-point on the homes.

Ms. Ayres stated that the homes are currently estimated between $500,000 and $600,000 each.

Mr. Arthur Greathouse inquired about traffic and how pedestrians will be affected.

Ms. Ayres stated that the project will provide street improvements, in addition to trails and sidewalks.

Vice Chair Marchuk asked if a community benefit agreement was entered.

Ms. Ayres responded that no agreements were planned.

Emma Viera asked how the developer was addressing the Climate Action Plan.

Ms. Ayres stated that the project was providing smaller streets, shade trees, and other elements. She is happy to work with the Office of Heat Response and Mitigation on tree selection for this community.

Fatima Said asked if the applicant is looking into changes into the open space areas where turf is shown. She asked if a community garden had been considered.

Ms. Ayres responded that a garden had been considered, but some of the community members did not support this amenity.

Vice Chair Marchuk asked if a community benefit agreement was under consideration.

Ms. Ayres responded that no agreements were planned at this time.

Chairwoman Daniels has noticed that when community gardens get planted, these are not maintained over time.

Ms. Viera asked how this development is bringing change to South Phoenix.

Ms. Ayres and **Mr. Chuck Chisholm,** with KHovnanian Homes, discussed street improvements and infrastructure proposed.

Chairwoman Daniels asked for additional questions from the committee. She then opened the floor for public comments on this case.

Jewel Clark, Mike Josic, Norberto Rivera, Bryan Martin, Ravi Sharma, Snighda Sharma, Leticia Rivera, Gina Johnson, Dorothy Hallock, JoAnne Jensen, Steven Higginbotham, Erin Hegedus, Miguel Rubio, and Robert Barnes donated their time to Zach Brooks.

Zach Brooks, member of the public, owns the Arizona Worm Farm south of the site. He stated that rezoning is not a right and showed a presentation on the opposition from neighbors surrounding this site and discussed how the density on this project will not have a big impact on the housing shortage in Phoenix. The density proposed is not the highest and best use of the land, comparing the proposed home values for this project with the Silva Estates subdivision west of the site which is zoned R1-18. He mentioned that a lower density will not affect the profitability of the project and compared costs plus profits. He stated that most properties surrounding this site oppose the proposed development and showed a map depicting those properties. He concluded the presentation by showing an email from the developer on Kimura Gardens across 19th Avenue seeking rezoning under case Z-31-21-8, stating that this project is different than that project and has some design shortcomings. He asked for the project to be denied based on all of these reasons.

Dean Chiarelli, member of the public, introduced himself and stated that he supports development and requests that Chairwoman Daniels abstain from voting due to her realtor background. He discussed previous projects involving Ms. Daniels.

Chairwoman Daniels stated that she is willing to meet with Mr. Chiarelli and the City Attorney to discuss this matter.

Dianne Olivo, member of the public, introduced herself and stated that the current zoning on the property remains viable and the proposed project will

impact the area negatively. Agriculture is important and outlined the reasons why this project is not compatible with the area.

Lee Coleman asked which development option was used for the site plan.

Ms. Ayres responded that the Planned Residential Development (PRD) option was used.

Ms. Ray asked Mr. Zach Brooks to outline his opposition to this project.

Mr. Brooks responded that a similar lot layout is being proposed as the previous site plan, and other elements as discussed by the Kimura Gardens developer who is working on case Z-31-21-8. Their project is support by some, but this rezoning case is not well supported by the most in the community.

Vice Chair Marchuk stated that the level of opposition is clear on this project, and the community surrounding the site are in opposition.

Mr. Zach Brooks believes that a three-quarter vote can be triggered by an overwhelming number of properties who oppose the project.

Marcia Busching wants to hear from Mr. Brooks on what changes he can support on this project based on the community's input.

Mr. Brooks stated that this project differs from Kimura Gardens, and the community asked for changes to be made on the site plan to keep the flavor and flow of the area. He seeks R1-18 zoning on the site to protect the unique area and asked for a denial on this case. He wants for the entrance to be located along 19th Avenue and other changes to the layout.

Kay Shepard stated that layout could be improved, and lots rearranged. She has always supported protecting farmland, but this type of land needs lots of water.

Edward Aldama echo's Ms. Shepard's comments and stated that he has visited the site. He feels this is a viable proposal because there are other similar projects in the area.

Ms. Busching asked if the applicant would consider a continuance on the rezoning case.

Ms. Ayres responded that the applicant prefers a recommendation this evening.

Ms. Ray prefers that the VPC give a recommendation on the cases.

Vice Chair Marchuk asked if the committee could deny the R1-10 zoning and approve it as R1-18 instead.

Mr. Bojórquez responded that the committee could deny the case as filed and approve it as R1-18. However, the site has existing approved R1-18 zoning currently that is not yet vested.

Ms. Busching is considering approving the R1-10 zoning with minimum 70-foot-wide lots.

Ms. Ayres does not have a comment now about that.

Ms. Ray serves in the VPC to make a difference and often sees developers that host virtual meetings only, which present an unfair advantage to the community. We need to have a greater interest in the community.

Ms. Busching and **Vice Chair Marchuk** asked for staff on clarification on the existing approved R1-18 zoning on the site.

Mr. Bojórquez discussed the existing approved R1-18 zoning currently on the property.

Lee Coleman asked if S-1 zoning originated from the annexation of the property.

Mr. Bojórquez discussed the S-1 zoning and designations assigned to property upon annexation.

Ms. Shepard, **Mr. Brownell**, and **Mr. Bojórquez** discussed approved zoning and administration of this by the City.

MOTION – GPA-SM-3-21-8:

Mr. Brownell motioned to deny case GPA-SM-3-21-8. **Mr. Holmerud** seconded the motion.

VOTE – GPA-SM-3-21-8:

10-4-1; Members Alvarez, Brownell, Busching, Hare, Holmerud, Ray, Said, Smith, Viera, and Marchuk in favor; Aldama, Greathouse, Shepard and Daniels in dissent. Member Coleman abstained.

Ashley Hare left the meeting at 9:00pm, bringing the quorum to 14 members.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Attachment D

REPORT OF PLANNING COMMISSION ACTION
February 3, 2022

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-SM-3-21-8 (Continued from 1/6/2022)
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
From:	Residential 1 to 2 dwelling units per acre
To:	Residential 2 to 3.5 dwelling units per acre
Acreage:	20.76
Proposal:	A minor General Plan Amendment to allow single-family residential up to 3.5 dwelling units per acre.
Applicant:	Paul Gilbert and Cassandra Ayres, Beus Gilbert McGroder, PLLC
Owner:	P.W. Again, LLC
Representative:	Paul Gilbert and Cassandra Ayres, Beus Gilbert McGroder, PLLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
South Mountain 12/14/2021 Continued. Vote: 11-0.
South Mountain 1/11/2022 Denial. Vote: 10-4 (1 abstained).

Planning Commission Recommendation: Approval, per the staff recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-SM-3-21-8, per the staff recommendation.

Maker: Johnson
Second: Gaynor
Vote: 6-2 (Busching, Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.

2. The proposed General Plan Land Use Map designation of Residential 2 to 3.5 dwelling units per acre is compatible with surrounding land uses.

3. The proposed land use designation is appropriate at the intersection of an arterial and minor collector street.

4. The companion Rezoning Case Z-58-21-8 includes standards that ensure consistency in scale and character as well as appropriate transitions for adjacent single-family zoned property.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

Attachment E

Racelle Escolar

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Thursday, February 3, 2022 4:32 PM
To: PDD Planning Commission
Subject: RE: GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – it has come to my attention that the stipulations and site plan for Andora have been modified to reflect the agreement between our neighbors and the developer.

As a result, would it be possible to please withdraw my comments and my opposition, as they are now moot.

Thank you very much.

JoAnne Jensen
8303 So 17th Drive
Phoenix AZ 85041
480-213-6499

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Tuesday, February 1, 2022 5:24 PM
To: 'pdd.planningcomm@phoenix.gov' <pdd.planningcomm@phoenix.gov>
Subject: GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – thank you for taking my comments with respect to the proposed K Hovnanian development on the southwest corner of 19th Avenue and South Mountain.

I join others in opposing rezoning the parcel from S-1 to R1-10, along with the plans for the development itself. S-1 is active agriculture and horse property with lots one acre or more and in no way either follows the guidelines in the Rio Montana Plan and the 2015 Phoenix General Plan (which match one another). Specifically, these two plans call for lower density south of Baseline toward South Mountain Park; new construction that fits in with the currently in place surrounding neighborhoods; and new construction that involves unique housing designs, staggered lot sizes, open fencing, open spaces and other hallmarks of a unified character.

Unfortunately, this K Hovnanian proposal follows none of those guidelines with cookie-cutter style homes on small lots – like so much other development in the Valley. There is nothing that distinguishes this set of homes nor do they fit with the existing homes.

Preservation versus development is difficult, particularly in an environment when there is a housing shortage. There are locations which are well suited to dense development – but South Mountain is not one of them. This is a rural / agricultural / equestrian community. Those of us who live here have purposely chosen a country lifestyle and dense / bland looking homes on small lots is development incompatible with this section of Phoenix.

To be honest, as people who live here, we would like to have a say in the appearance and development of our neighborhood and to know that our voices will carry some weight in these matters. We do not oppose development – everything changes, but we would like to feel we have a seat at the table when these decisions are made, and that developers are not allowed carte blanche.

In sum, please oppose this development in its current configuration. We are working with this developer to try to find common ground – a suggestion is to continue these requests until an agreement can be reached, at which time this Commission can evaluate a plan which has agreement on both sides.

Thank you.

JoAnne Jensen
480-213-6499
8303 S. 17th Drive
Phoenix AZ 85041

REVISED PETITION (AFTER STAFF REPORT)

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Abril A. Frero	2259 W. Harwell Rd. Phx 85041	8/26/21
2.		Mike Peeler	2225 W HARWELL RD 85041	8-27-21
3.		Wanda Thompson	2225 W. Hardwell rd	8-27-21
4.		Trisha Owens	2209 W. Harwell rd	8-27-21
5.		Mara Keita	2127 W Harwell RD	8-27-21
6.		GARY HEINE	2115 W. HARWELL	8/27/21
7.		MARK A PEDEN	2120 W HARWELL RD PHX AZ	8/26/21
8.		Jm VATUNE	1815 W. Magdalena	8/26/21
9.		Jeff Simons	1728 W. Magdalena Lane Phx AZ 85201	8/27/21
10.		Melissa Dollar	1714 W. Magdalena Ln Phx AZ 8504	8/27/21
11.		Michael Krieg	1713 W. Magdalena Ln Phx AZ 85041	8/27/21
~~12.~~		~~Laura Mendoza~~	~~8634 S. 19th AVE Phoenix AZ 85041~~	~~8/27/21~~
13.		GABRIEL COLET	8434 S 22nd GLN	8/27/21
14.		JEREMY SMITH	8512 S 22nd GLN	8/27/21
15.		Graysen Fryer	2126 W Allen St Phoenix Az 85041	8/27/21

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Jason McQuarrie	2122 W Allen St, Phoenix AZ	27 Aug 21
2.		Mark DeLa Torre	2110 W Allen St. Phoenix AZ	27 Aug 21
3.		DeAnza Baker	2111 W. Allen St. Phx AZ	27 Aug 21
4.		PAUL EUBANK	2121 W. ALLEN ST PHX AZ	27 AUG 21
5.		Valerie Heneger	2124 W Samantha Way PhxAz	28/Aug 21
6.		Lester Washington	2206 W Samantha Way Phx AZ	28/Aug 21
7.		Darla Coe	2210 W. Samantha Way Phx AZ	8/28/2021
8.		Moses Coe	2210 W. Samantha Way Phx AZ	8/28/2021
9.		Christine Hernandez	8708 S. 22nd Glen	8/28/2021
10.		NORMAN YEE	2231 W WILSTON PHX AZ	8/28/21
11.		Brian Towe-Hirsch	2213 W Samantha Way Phx Az	8-28-21
12.				
13.				
14.				
15.				

Racelle Escolar

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Wednesday, January 26, 2022 2:59 PM
To: PDD Planning Commission; Adriana Garcia Maximiliano; Council District 8 PCC
Subject: GPA-SM-3-21-8 and Z-58-21-8

I am writing to oppose the request to rezone the referenced proposals.

This request was rejected by the Village Planning Commission four years ago and again in January of this year.

The amount of homes and the style of homes strongly conflict with the surrounding community and do not add any value to the neighborhood or does it maintain the rural character of this unique area.

Specifically, to allow 2 to 3.5 dwellings per acre would negatively impact the neighborhood in regards to traffic congestion and safety. South Mountain Avenue is a 1 lane road at points and has two elementary schools that when school is in session, the roads are completely backed up.

Additionally, this developer has not listened to the neighbors in regards to our asking for a better design and fewer homes. Maintaining the rural character of the neighborhood, maintaining open spaces or considerations for heat mitigation. They have only stated that they are interested in building as many homes as possible at a cost that will be profitable to them. This does not sound to me or the over 30 neighbors that are in opposition.

I ask you to either oppose or continue this case in order that the developer make an effort to build a development that would enhance not detract from the current characteristic.

Thank you for your time,

Erin Hegedus, CMRP
8630 South 19th Avenue
Phoenix, AZ 85041
602-717-3185

Racelle Escolar

From: Dean Chiarelli <Dean.Chiarelli@asu.edu>
Sent: Thursday, January 27, 2022 2:46 PM
To: PDD Planning Commission
Subject: Opposition: Andora GPA-SM-3-21-8 & Z-58-21-8

Re: Application #: GPA-SM-3-21-8 (Continued from 1/6/2022)
Application #: Z-58-21-8 (Continued from 1/6/2022)

I oppose both cases and request to speak about both items.

I am a Registered Dietitian Nutritionist, a Registered Environmental Health Specialist, and a homeowner & resident in South Phoenix for 10 years. I oppose the amendment to the General Plan Land Use and Rezoning because the right developer will be able to profit without the need to amend and rezone. Andora is a generic and dull housing development that adds very little to South Mountain. Strong community opposition is well-documented: excess traffic on one-lane roads, emergency vehicle access, negative environmental impact on agriculture (heat, water scarcity), and loss of prime land well-suited agricultural enterprise (per PlanPHX 2015 and the South Mountain Food Plan) such as "agritainment". The City of Phoenix traffic study for the area is 10+ years old. It does not provide objective data for Dobbins Corridor in 2022 with all the new houses not yet built.

I am Pro-Development and believe with confidence the right developer(s) will be able to profit without the need to amend and rezone this land in a way that will inevitably reduce the quality of life for existing residents. The Grandma's Farm™, and the Farm at South Mountain™ are great examples of the type of enterprises I advocate for. The Planning Commission should prioritize & value prime land as best used for development such as the AZ Fresh™ Food and Innovation Hub in the Rio Salado area. If residential development occurs it needs to comply with existing zoning. I demand the Planning Commission balance the abundant and quick approvals of higher-density real estate with cultural amenities and businesses which honor the existing zoning. South Mountain is unique. It does not need more gas stations, fast-food, and storage units, and cookie-cutter development.

Several SMVPC member, including Chair, are realtors and there is a perceived conflict of interest in which Planners go on to profit commercially AFTER they participate in a Planning business. I recorded in detail my concerns in opposition letters to SMVPC. Conflicts of interest are defined in the ***Village Planning Handbook*** page 8, and ***City of Phoenix Ethics Handbook- Employees & Volunteers*** page 9

8. A committee member shall refrain from participatin
matter in which a conflict of interest exists. A confli
a board member has a competing financial or owners
to fulfill his or her duties fairly. A true conflict inv
However, a person may also have a perceived co
interest is involved. The ultimate obligation for com
lies with the individual. A committee member convi
laws is subject to criminal penalties and forfeiture
available to advise any person who thinks he or s
complete discussion of conflict of interests can be
member Resource Guide prepared by the City Clerk's

Source: https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00020.pdf#search=village%20planning%20handbook
Accessed January 11, 2022

3. Examples–Conflict of Interest

The following examples help give board members an idea how Arizona's conflict of interest laws apply. Each situation will be decided on the unique facts and circumstances involved. The goal of these examples—and indeed this entire handbook—is to help develop greater sensitivity to ethical considerations. **If a board member is in doubt of what should be done, opt not to participate.** All examples assume the matter will come before the board for consideration and apply to the board member's relative or partner as well as the board memeber.

a. **Owns Property in Close Proximity**
The board member owns property in close proximity to property subject to board's approval of a zoning or license application that may affect the value of the board member's property.

b. **Worked Previously for Firm**
The board member has done work in the past for a firm that seeks a City contract and the board member anticipates doing further work for the firm in the future. A potential conflict exists regardless of whether the work involves the matter that is the subject of the contract. (However, mere past association does not of itself constitute a conflict if the business relationship is not a continuing one.)

c. **Corporate Officer of Competitor**
The board member is an officer of a corporation that operates a chain of stores. An application by a competitor seeks zoning approval for a store within the service area of one of the stores owned by the board member's corporation.

d. **Developer**
The board member is a developer who files an application for approval of a project. Not only must the board member declare a conflict and disqualify oneself from consideration of the application, the board member also may not participate in any manner.

e. **Realtor Listing Agreement**
The board member is a realtor who has had discussions concerning a listing agreement with an owner of a property that is the subject of a zoning application. If the board member wishes to pursue the agreement, the board member should declare the conflict and refrain from considering the application. If the board member participated in consideration of the matter, the board member should not later enter the listing agreement.

f. **Owner of Regulated Business**
A proposed amendment to the City Code seeks to regulate a specific type of business activity. The board member has an exclusive or specific right to conduct the activity in the City.

g. **Property Uniquely Affected by Land Use Plan**
The board member has an interest in property that will be uniquely affected by a proposed land use plan, and the adoption of the plan may affect the value of the property (e.g., the plan confers special benefits on the property that are not applied to other similarly situated properties).

h. **Contract of Close Relative**
The close relative of a board member is in business with a person whose application or contract is being considered by the board.

I. **Source of More Than 5% Income**
The board member receives more than 5% of the member's total annual income from a corporation that has an application or a contract pending before the board.

Source:https://www.phoenix.gov/citymanagersite/Documents/Ethics/Ethics_Handbook_Employee_Volunteers.pdf
Accessed: January 11, 2022

During the last meeting, I asked a general question to SMVPC:
"How will you know how much amending and rezoning is too much"?

The Village Planning Committee handbook, on pages 6 -8, identifies some key points to consider for land use map amendments and rezoning.

Is there a conflict between the proposed land use and physical constraints or the environmental sensitivity of the area?
Yes, the issue is well-documented with increased traffic, increased heat, flooding problems, and reduced capacity for emergency vehicles restricted by one-lane roads (19th Avenue and Dobbins Road). The impact of emergency vehicles should not be under-estimated. The project has only one entry.

How does the proposed change affect the underlying character of the area?
Yes, there is a demonstrated negative impact to access the 19th Avenue Trail in South Mountain park because of increased congestion, traffic, reduced views, loss of space in the surrounding areas.

Does the proposed land use have any positive or negative impacts on goals and policies within the general plan?
Yes, there is a negative impact because it reduces the capacity to carry out the portions of PlanPHX (2015) and the 2025 Food Action Plan.

Many residents, including myself, carefully study zoning before making the decision to purchase a home. South Mountain's excessive rezoning and amending the GPA is a broken promise. The opportunity cost for excessive development in South Mountain, including Andora, is too high. The Planning Commission and South Mountain Village Planning Committee are deviating from smart growth. Whoever has the most expensive attorneys are winning. Developers are bulldozing & paving their way to profit with little regard to opposition and real concerns about quality-of-life and preservation of existing zoning. Phoenix is poised to be an agricultural hub and food innovation center. The South Mountain Village (District 8) is ideally suited to be part of this longer-term infrastructure. Again, I am "Pro-Development" and there is too much higher-density development, too fast, and not balanced by smart growth. These case items have immense opposition from the community and should NOT be approved.

Sincerely,

Dean Chiarelli

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
ASU Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

Racelle Escolar

From: Hegedus, Erin <ehegedus@phoenixchildrens.com>
Sent: Monday, January 31, 2022 3:04 PM
To: PDD Planning Commission
Subject: GPA-SM-3-21-8

I am very concerned about overall the development of this area, this area if developed, should be done I a way that would enhance the neighborhood not to just bring in more housing, regardless of infrastructure that does not support all of the growth.

Equally concerning is something I want to bring to your attention.

Southwest Phoenix in the 85041 area is the only remaining agriculture that is left in the city. Up until recently, these fields were growing corn, cotton, alfalfa. Recently a number of developers are asking to rezone to build homes. Modifying the density to up to 4 homes per acre with block walls.

Our neighbors have been fighting to retain the rural characteristics of the neighborhood but the Planning Commissions seems to be pro development and support the housing proposals without regard to the neighbors that have live with the extra housing that brings noise, traffic, night lights that obscure the starts, heat and other nuisances.

Respectfully,

Erin Hegedus
8630 South 19th Avenue
Phoenix, AZ 85041

This transmission, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.

From: Dorothy Hallock
To: Enrique A Bojorquez-Gaxiola
Subject: Opposition to Andora
Date: Tuesday, February 1, 2022 1:38:28 PM

I am opposed to GPA-SM-3-21-8 and Z-58-21-8, the proposed Andora development by K. Hovnanian.

The project entry on W. South Mountain Ave. would create a hazard because of significantly increased traffic on a one lane road used by pedestrians (including school children), cyclists, and equestrians.

The proposed density and design are completely out of character with adjacent properties and the neighborhood.

I request time to speak, but donate my time to Zach Brooks.

Respectfully,
Dorothy Hallock
2050 W. South Mountain Ave.
Phoenix, AZ 85041

Sent from my iPhone

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Planning Commission meeting comments for 2/2/22 - Opposition to cases GPA-SM-3-21-8 and Z-58-21-8, item #6 and #7

From: H. Jewel Clark <hjewelclark@fastmail.com>
Sent: Tuesday, February 1, 2022 2:42 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Planning Commission meeting comments for 2/2/22 - Opposition to cases GPA-SM-3-21-8 and Z-58-21-8, item #6 and #7

I am writing in opposition to Agenda items 6 and 7, cases GPA-SM-3-21-8 and Z-58-21-8. The immediate area around the property requesting rezoning from S-1 to R1-10 is S-1 **active agriculture and horse properties, plus acre+ lots with custom homes.** The highest density currently built is to R1-18 across the street. Our area has followed the guidelines laid out in the Rio Montana Plan and the 2015 Phoenix General Plan (which upholds the design guidelines of the Rio Montana Plan) and those guidelines call for:

- Lower density south of Baseline and towards South Mountain Park
- New construction should fit in with the surrounding neighborhoods- contextualism
- New construction should follow certain design guidelines like no 'garagescaping', unique housing designs, staggered lot sizes, open fencing, open spaces, etc. - certainty of character

The proposed plan by K Hovnanian follows none of those guidelines. They seek to plop the same cookie-cutter style houses crammed onto tiny lots that can be found anywhere in the Valley with no regard to the neighborhood that is already in place. They argue that Phoenix needs new homes. They argue that the development across the street is positioned to have their zoning approved at R1-10.

- Phoenix will not be a livable city if you continue to let developers gobble up land without regard to the development requirements the city is supposed to uphold.
    - **You have the obligation to require this**
- Existing residents have lost faith in the process to protect their properties from inappropriate development.
    - **You have the power to restore it**
- Existing residents should have more say in what their neighborhoods look like than developers.
    - **Help us**

You aren't going to solve the housing shortage with indiscriminate development.

The city is supposed to encourage diversity of development. There is no diversity when every piece of open property is getting rezoned for higher and higher density that is better suited closer to the city core. Larger properties and agricultural land is being gobbled up and it's now rare and precious. It should be preserved. There is plenty of high density property in the valley. Help us protect the low density property that remains.

As a united neighborhood, we didn't want the other development to be rezoned. If we'd possessed the power to stop it, we would have. We don't want this property rezoned. This density is utterly incompatible with the surrounding homes and properties. The proposed housing designs do not fit with our area.

Neighborhoods are at a complete disadvantage here. We don't have deep pockets. Lawyers won't even represent us b/c they don't want to make developers angry and lose out on business. We're not land use experts. We all have other jobs besides fighting for our neighborhoods. We deserve and need your help to make Phoenix development something to be proud of. We understand development is inevitable. But it can be done well or poorly. It should be done with the support of the existing neighbors. We already live here. We deserve to be listened to. We don't want this development. Please vote no on both cases. Thank you.

Jewel Clark
2020 West South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

Racelle Escolar

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Tuesday, February 1, 2022 5:24 PM
To: PDD Planning Commission
Subject: GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – thank you for taking my comments with respect to the proposed K Hovnanian development on the southwest corner of 19th Avenue and South Mountain.

I join others in opposing rezoning the parcel from S-1 to R1-10, along with the plans for the development itself. S-1 is active agriculture and horse property with lots one acre or more and in no way either follows the guidelines in the Rio Montana Plan and the 2015 Phoenix General Plan (which match one another). Specifically, these two plans call for lower density south of Baseline toward South Mountain Park; new construction that fits in with the currently in place surrounding neighborhoods; and new construction that involves unique housing designs, staggered lot sizes, open fencing, open spaces and other hallmarks of a unified character.

Unfortunately, this K Hovnanian proposal follows none of those guidelines with cookie-cutter style homes on small lots – like so much other development in the Valley. There is nothing that distinguishes this set of homes nor do they fit with the existing homes.

Preservation versus development is difficult, particularly in an environment when there is a housing shortage. There are locations which are well suited to dense development – but South Mountain is not one of them. This is a rural / agricultural / equestrian community. Those of us who live here have purposely chosen a country lifestyle and dense / bland looking homes on small lots is development incompatible with this section of Phoenix.

To be honest, as people who live here, we would like to have a say in the appearance and development of our neighborhood and to know that our voices will carry some weight in these matters. We do not oppose development – everything changes, but we would like to feel we have a seat at the table when these decisions are made, and that developers are not allowed carte blanche.

In sum, please oppose this development in its current configuration. We are working with this developer to try to find common ground – a suggestion is to continue these requests until an agreement can be reached, at which time this Commission can evaluate a plan which has agreement on both sides.

Thank you.

JoAnne Jensen
480-213-6499
8303 S. 17th Drive
Phoenix AZ 85041

December 9, 2021

To: South Mountain Village Planning Committee

Re: Opposition to Z-58-21 and GPA-SM-3-21-8 K. Hovnanian Andora Development

K. Hovnanian Homes" proposal to build 67 single family home on the 20 acres located on the southwest corner of 19th Avenue and West South Mountain Avenue is inappropriate in scale, density, and character in a neighborhood that consists of homes on lots three quarters of an acre and larger, and active agricultural uses. The proposed Andora site plan is a perfect example of the "dominoes in a row" lots that the Rio Montana Plan uses to illustrate what NOT to build.

During an informational meeting held on December 7, K. Hovanian Homes' representative, Chuck Chisholm", admitted that he had never read the Rio Montana Plan. After that statement, it was impossible to find credible his arguments that Andora would benefit the neighborhood and was compatible with neighborhood character.

Judging from linear grid site plan presented it is probable that Harrington Planning + Design, the project's designers, have never read the Rio Montana Plan either. The site plan appears to have one overriding design factor: crowd as many lots as possible onto the site, resulting in an unimaginative, generic "cookie cutter" subdivision that would not enhance the character of the surrounding neighborhood.

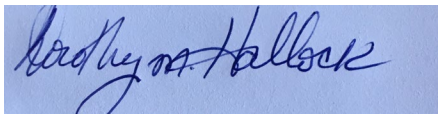
The proposed Andora development would cut through the middle of a cohesive, community, destroying the unique blend of homes on R1-18 and larger lots and small specialty farms and tree nurseries which a define the character of our neighborhood. The South Mountain Village Character Plan states that new development should "[p]romote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village." Our neighborhood character is spacious, diverse, and green. The proposed Andora development is crowded, dominated by sameness, and urban.

The Rio Montana Plan states on p. 22 that

> The goal of any site plan should be sensitive to the surrounding area. This includes the environment, to the existing development, the history of a place and to the dreams of the community for the future.
>
> A site plan for new development should consider not only the site and its attributes, but also the larger context in which the site is located.

The proposed Andora development does not respect the existing neighborhood character, is inconsistent with the goals of the South Mountain Village Character Plan, and disregards the planning and design guidelines of the Rio Montana Plan.

I respectfully ask the Committee Not to approve either the GPA or zoning change for this project.



Dorothy M. Hallock
2050 W. South Mountain Ave.
Phoenix, AZ 85041

From:	Norberto
To:	Enrique A Bojorquez-Gaxiola
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8" in your subject line.
Date:	Friday, December 10, 2021 4:54:25 PM

I live in the neighborhood and oppose the development as is proposed...

NORBERTO RIVERA

From:	Steven & Rebekah Higginbotham
To:	Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Sunday, December 12, 2021 7:49:13 AM

I live near 19th Avenue and South Mountain and I oppose GPA-SM-3-21-8 and Z-58-21-8 (aka the Andora project).

I would like to request time on the SMVPC agenda for Tuesday, December 14, 2021, at 6:00 p.m. and to then yield that time to Zach Brooks.

Best,
Rebekah

From:	Steven Higginbotham
To:	Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Sunday, December 12, 2021 10:18:50 PM

I live near 19th Avenue and South Mountain and I oppose GPA-SM-3-21-8 and Z-58-21-8 (aka the Andora project).

I would like to request time on the SMVPC agenda for Tuesday, December 14, 2021, at 6:00 p.m. and to then yield that time to Zach Brooks.

regards,
Steven Higginbotham
1804 w Magdalena Ln, Phoenix, AZ 85041

--
Steven Higginbotham

From: Dianne Olivo
To: Enrique A Bojorquez-Gaxiola
Subject: I/ we oppose am in Opposition of GPA-SM-3-21-8 and Z-58-21-8
Date: Monday, December 13, 2021 11:15:01 AM

We wish to go on record as in opposition to this proposal for a number of reasons. Proven need for density increase. Construction of another non descript Blight on pastoral agriculture." Gardens " may be name but not in design . Etc as well as unacceptable address of toxic fumes from south property at 8811 S 19th Ave .

We have invested well over 1.5 million in our properties and maintaining the historic nature of this horse property. No need to change zoning especially for financial doubling!
Ted and Dianne Olivo
8804 S 19th Ave and
8624 S 19th Ave

From: Erin Hegedus
To: Enrique A Bojorquez-Gaxiola
Subject: Re: I oppose GPA-SM-3-21-8 and Z-58-21-8
Date: Tuesday, December 14, 2021 5:14:23 AM
Attachments: image001.png

I would like to add a comment that I signed a petition in August which was misrepresented to me. I was in favor of upscale housing that followed The Rio Montana plan. Not this plan and I resent the misrepresentation

Sent from my iPad

> On Dec 13, 2021, at 6:47 PM, Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov> wrote:
>
> Thanks Erin, I will add this as well.
>
> Have a great evening,
>
> **Enrique Bojórquez Gaxiola**
> Planner III
> City of Phoenix
> Planning & Development Department
> Long Range Planning Division
> 200 W. Washington Street
> Phoenix, AZ 85003
> **Office:** (602) 262-6949
>
> <image001.png>
>
> ***I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.***
>
> ---
>
> **From:** Erin Hegedus <erintkhegedus@hotmail.com>
> **Sent:** Monday, December 13, 2021 6:46 PM
> **To:** Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
> **Subject:** RE: I oppose GPA-SM-3-21-8 and Z-58-21-8
>
> Thank you. I forgot to include my address:
>
> 8630 South 19th Avenue
>
> Sent from Mail [go.microsoft.com] for Windows

From: Enrique A Bojorquez-Gaxiola
Sent: Monday, December 13, 2021 6:37 PM
To: Erin Hegedus
Subject: RE: I oppose GPA-SM-3-21-8 and Z-58-21-8

Good evening Erin,

How are you? Thank you for providing this statement (below) regarding these two cases. I will add this to the case file and will share it with the South Mountain VPC ahead of our meeting tomorrow evening.

If questions arise, please contact me.

Regards,

Enrique Bojórquez Gaxiola
Planner III
City of Phoenix
Planning & Development Department
Long Range Planning Division
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Monday, December 13, 2021 6:33 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: I oppose GPA-SM-3-21-8 and Z-58-21-8

Three years ago this plan was presented and the South Mountain Village Planning Council objected to it.

We are here again to oppose this development. It has actually become even more disturbing than originally presented because the developer is known for developing low income housing, is not familiar with the Rio Montana Plan, stated that they are not interested in building energy efficient homes and has not offered to the neighborhood (the one time we were able to meet with them) any reason why we would this high

density development would enhance our neighborhood.

The developer basically told our group on 12/6 that they are looking to build to meet their profit margin.

Again, this is an out of state developer with no ties to the community. Additionally, there has been no traffic plan conducted and the infrastructure does not support the current traffic, let alone the addition of this development.

I ask that the council oppose this plan.

Our neighborhood cannot manage more traffic, more noise, more heat and a builder that is just looking to make a fast buck, and our community is left behind to live with this destruction of a beautiful and unique neighborhood.

Sent from Mail [go.microsoft.com] for Windows

From:	Patti Trites
To:	Tamala Daniels; Enrique A Bojorquez-Gaxiola; trentchristopher@gmail.com
Cc:	Marcia Busching; twanna.bhna@yahoo.com; Greg Brownell; edward@yourgreatestself.com; Adriana Garcia Maximiliano
Subject:	Andora - Z-58-21-8 and GPA-SM-3-21-8
Date:	Monday, December 13, 2021 12:01:49 PM

Dear Enrique,

I would like to register to speak at tomorrow's SMVPC Meeting.

I would also like to speak for Agenda Item # 8 & 9 for Z-58-21-8 companion case GPA-SM-3-21-8

- Thank you in advance for contacting the Maricopa County Flood Control District and looking at the flood maps of this property.

Housing placement is important in relation to any water flows that enter/exit the new proposed community.

There has been reported flooding in that intersection of 19th Avenue and South Mountain.

Please adhere to the new COP Planning and Development Guidelines and overlay the new proposed lots with the FLO-2D mapping of the area done by MCFCD. *NOTE: An approved Preliminary Plot is not a guarantee of the total number of lots allowed by the COP until D&G is approved.*

- 19th Avenue is unique and special in the City. It is a destination and marketed that way by the City and State.

19th Avenue is the entrance to the South Mountain Trailhead: 19th Ave. (Ma-Ha-Tauk) Trailhead at 10484 S. 19th Ave.

This is a HUGE marketing and benefit to the developer and future homeowners.

Per the COP own site: At more than 16,000 acres, South Mountain Park/Preserve is one of the largest municipally managed parks in the nation and consists of three mountain ranges - the Ma Ha Tauk, Gila and Guadalupe. The park boasts more than 50 miles of trails for hiking, horseback riding and mountain biking. Additionally, the roadways throughout the park are a favorite for bicyclists.

- **Safety and the beauty of South Mountain should be maintained as new development happens in the area.**

Many people - residents and visitors - utilize 19th Avenue as their entrance onto South Mountain Trailhead.

Keep it safe. **Do not allow entrance or exits onto 19th avenue for new developments.**

PLEASE keep the entrance and exit off of 19th avenue. Please move it to South Mountain Avenue.

- Flood Control and COP are also planning on a 66" storm drain pipe and catch basins along 19th Avenue to South Mountain.

Keep 19th Avenue free of resident traffic as possible for safety.

- Please keep the South Mountain Area looking complementary to its surroundings;

Avoid block walls 'prison' effect around the new communities.

- Please include plenty of plants/trees and Decorative Iron Fencing to surround the new developments.

- Please include green spaces on the interior and exterior of the property.

The developer will gain $$ due to the location of this land and can make up the housing

loss with the location premium.

Thank you.

Patti Trites
Homeowner in South Mountain
President of Southern Hills HOA

Cell: 402 213 7126
Email: pattihoash@gmail.com

From:	Ravi Sharma
To:	Enrique A Bojorquez-Gaxiola
Cc:	Ravi Sharma
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Monday, December 13, 2021 4:07:32 PM

Hello Mr. Bojorquez-gaxiola,

I live in the neighborhood and oppose the development as is proposed.

Thanks,

Dr. Sharma

From:	Ravi Sharma
To:	Enrique A Bojorquez-Gaxiola
Cc:	ushma sharma
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Monday, December 13, 2021 4:10:22 PM

Hello Mr. Bojorquez-gaxiola,

I live in the neighborhood and oppose the development as is proposed.

Thanks,

Mrs. Sharma

From:	Dean Chiarelli
To:	Enrique A Bojorquez-Gaxiola
Subject:	December 14: SMVPC Meeting
Date:	Tuesday, December 14, 2021 11:45:32 AM
Attachments:	Outlook-rmpvn2ah.png Outlook-o00zkkho.png

Mr. Bojorquez-Gaxiola:

I have been a South Mountain resident and homeowner for 9.5 years. I registered for the South Mountain Village Planning Committee meeting on December 14th and would like to comment if possible. In case I cannot speak, I'm documenting my opposition to three rezoning items. The Committee should disapprove rezoning to increase the number of residential units. The proposed changes will cause excessive vehicle traffic and congestion on the local streets. The new homes currently under construction in the surrounding area are not even fully built yet, and there is already much traffic at the intersection where 19th Avenue meets Dobbins Road. Many of the streets in the rezoning area were built as "country roads" -- not meant for higher-density residential developments. In the future, there should be a new traffic study when the latest homes along the Dobbins corridor (7th Avenue to Loop 202) are occupied.

The right developers for this land should integrate their plans within the current zoning. The South Mountain area is a unique and historic location, and it is quickly becoming a generic bedroom community with roads not built to meet the needs of higher-volume residential developments.

Z-31-21-8 (Companion Case GPA-SM-2-21-8)- OPPOSE

GPA-SM-3-21-8 (Companion Case Z-58-21-8)- OPPOSE

Z-58-21-8 (Companion Case GPA-SM-3-21-8)- OPPOSE

Dean Chiarelli, Mobile phone 702-994-8077

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
ASU Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

Opposition to Cases GPA-SM-3-21-8 and Z-58-21-8
Agenda items 7 and 8

The proposed Andora development is nearly identical to a development application of the same name this committee voted against 10-2 in 2018. I and many of my neighbors oppose the development as submitted for reasons outlined here.

Andora 2018

Andora 2021

This development does not conform to the Phoenix General Plan or the Rio Montana Plan as it applies to our area.

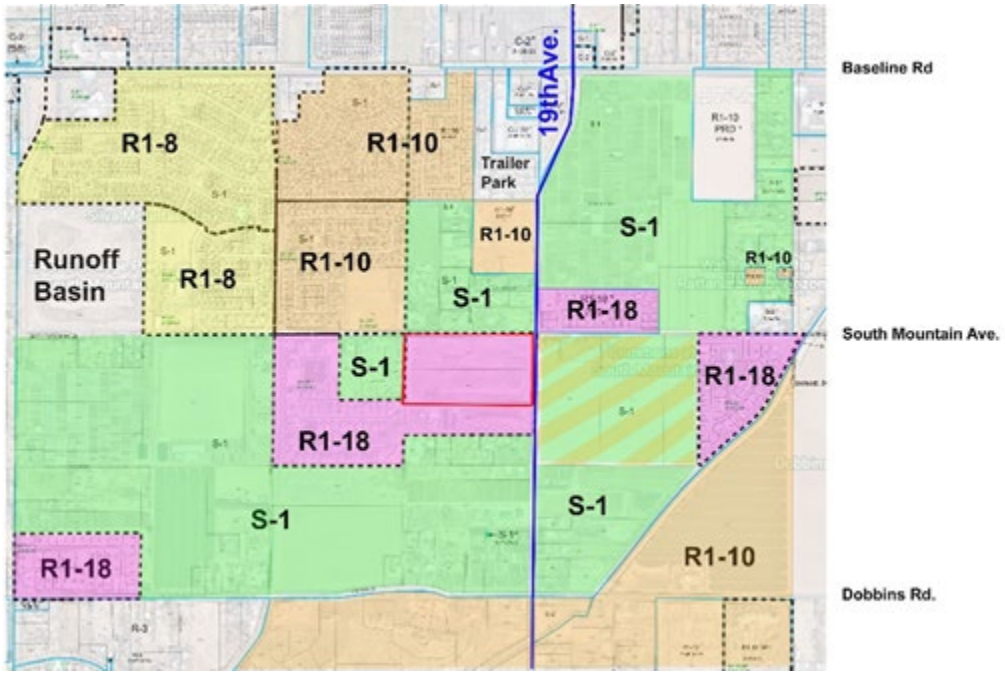
Our area consists of:
RURAL CHARACTER
CUSTOM HOMES
LARGE LOTS
FARMS AND EQUESTRIAN PROPERTIES
RURAL INFRASTRUCTURE

Rural Character
We are a community of S-1 and R1-18 homes and properties. We purchased property in this area, as did our neighbors, for the large lots, open space, and the quiet rural character we currently enjoy. We know that the area will develop, and we support low density development that preserves and enhances our rural character, and protects certainty and character as

outlined in the Phoenix General Plan. We support housing designs and site planning that conforms to the Rio Montana guidelines for our area: low density, rural, open spaces, staggered lots, houses with alley garage entrances/side entrances.

The proposed density, cookie-cutter, garage-scaped housing designs of the Andora project, is incompatible in scale and design and existing use to the surrounding area. *It was incompatible in 2018 and remains so today.*

This area is swiftly losing its S-1 and R1-18 land as is the rest of the Valley. There is plenty of R1-10 and higher density all around. Once lower density land is lost, it's gone forever. Please preserve what remains for future homeowners to enjoy what we already do.



Traffic

The increase in traffic along 19th Ave. and West South Mountain Ave. poses serious hazard to existing residents. 19th Ave. is not an arterial street south of Baseline. It hasn't had a traffic count since 2012 and the area has seen exponential increase in development. West South Mountain Ave. hasn't had a traffic count since 2013 and narrows to one lane just west of the proposed development. Tractors and other farm equipment regularly use both roadways. A traffic report is warranted for the safety of the existing neighbors, and any future residents.

Flooding

Street flooding, esp. on the west side of 19th Ave. at W. South Mountain Ave. is particularly dangerous. There is no timeline for approved flood mitigation by the city. Until that is in place, development should favor low density.

The photo below is just off the intersection at 19th Ave. and W. South Mountain Ave. on the west side. The water is runoff from the park and when it comes down 19th Ave. it banks left and has been so powerful it has bent steel fence posts.

K. Hovanian

A representative for K. Hovanian hosted an initial virtual presentation Oct. 20. The neighborhood told them it was too dense, there were flooding issues, etc. There was little contact afterwards until their lawyers arranged an in-person presentation Dec. 7. At that meeting, Chuck Chisolm, Director of Planning and Entitlement, presented us with a slightly revised plan with a density reduction of 5 houses. We brought up flooding issues, density, etc. again. We asked questions about working with us to reduce the density, using more appropriate housing designs for the area, etc. His response was that this is what K. Hovanian does, and they really don't deviate. It was basically, the same pitch line we kept getting from Scott Ward in 2018, "Trust me, you'll love it (but I'm not going to change it if you don't)."

Mr. Chisolm, when asked, said, "I've heard of the Rio Montana Plan." He admitted he has not looked at it. It appears neither he nor his team have acquainted themselves with the area's design guidelines, which is witnessed by the poor site plan, and the housing styles submitted. What else about the area, about the South Mountain Village Plan, have they not studied to better build here?

Summary

This plan is not appropriate, and this builder is not appropriate for the unique character of the area.

Please vote **no** on both cases.

Sincerely,

Jewel Clark
2020 West South Mountain Ave.
Phoenix, AZ 85041

--

H. Jewel Clark
hjewelclark@fastmail.com

From: JoAnne Jensen
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-21-8 and Z-58-21-8 - Andora - Opposition
Date: Monday, December 13, 2021 7:43:57 PM

Hello -

I am writing to oppose the requests to modify the general plan and rezone the parcel in question for the development of tract housing.

In the first place, outreach by developers is required, but there has only been a single meeting - last week - for neighbors to hear the proposal. In most cases, at the very least, more time would be needed for further discussions; however, this developer made it very clear that they are not interested in engaging in any discussion that does not include changing the density to R1-10 zoning. In fact, the developer reported that the land is being held in escrow, and that they would walk away from the deal if the parcel is not approved for R1-10 zoning. This is the attitude of a public company, whose headquarters is many states away, and which does not have any particular interest in providing value for the South Mountain neighborhood. When asked, they could not identify one feature which they would bring value to this area.

In the second place, the developer did agree to review their site plan, given that their proposal is very nearly identical to the one which was rejected by the South Mountain Village Planning Committee several years ago. However, again, this will be the proverbial finger puzzle exercise rather than engaging in honest dialog aimed toward identifying a compromise reasonable for both the neighbors and the developer.

In the third place, inasmuch as the developer has stated firmly that there is no way they will entertain density less than 3.5 units / acre, problems with congestion, traffic safety, and noise will abound.

In the fourth place, their plan for the expansion of South Mountain, on the northern boundary of Andora, is physically impossible to achieve - given that there would be a sidewalk, an all use bridle path, and an additional lane installed.

In sum, they know the current zoning, and are willing to ask the City to change it. Why are their interests any more important than the interests of those of us who have already made the investment of money and time, and who make this community unique? We all chose to become part of South Mountain because we were told, promised, that farm property which would become housing would be rezoned to R1-18 so we could retain as much a rural and unusual flavor as possible - is that promise unreliable?

Please add me to the list of many neighbors who request that the South Mountain Village Planning Committee reject this proposal.

Thank you.

JoAnne Jensen
8303 S.17th Drive (Magdalena Estates)
Phoenix AZ 85041
480-213-6499

Racelle Escolar

From: Dean Chiarelli <Dean.Chiarelli@asu.edu>
Sent: Monday, January 3, 2022 5:24 PM
To: PDD Planning Commission
Subject: SMVPC Meeting January 6th - Opposition Notice

To South Mountain Village Planning Committee:

Re: Meeting Thursday, January 6th

I am strongly opposed to the items indicated below and request to speak.

Case numbers GPA-SM-3-21-8 and Z-58-21-8 (Agenda items 2 and 3).
Case numbers GPA-SM-2-21-8 and Z-31-21-8 (Agenda items 8 and 9).

I am opposed to the items because of excessive congestion on surface roads. The SMVPC is authorizing excessive approvals of rezoning in the area in tandem with a lack of new cultural amenities/ businesses to enhance quality of life in the area. The rural character of the area is rapidly changing for the worst, and this is against the City of Phoenix planning codes and Food Plan for South Phoenix. I respectfully request an updated traffic study which includes activity for homes currently under construction in the Dobbins Corridor. There are new homes along Dobbins Road from 16th Street all the way to the Loop 202 which aren't even built yet that will increase the congestion.

I also want to express concern the Chair of the Committee stated in the December 2021 meeting that she is a Realtor who grew up in South Phoenix. There is an appearance of bias towards approval of higher-density residential zoning for which the Chair may personally benefit.

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

Racelle Escolar

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Tuesday, January 4, 2022 5:44 PM
To: PDD Planning Commission; Council District 8 PCC; Adriana Garcia Maximiliano
Subject: Z-58-21-8 and GPA-SM-3-21-8

I am writing to oppose the referenced requests. The developer is asking to modify current zoning without regard to the impact of the neighborhood.

The impact of this zoning modification is extremely harmful to the character and safety of this community.

The infrastructure does not support this nor several of developments under consideration. The roads are already congested and dangerous. There are also concern to the heat island this and others will cause.

There are many neighborhoods in the South Phoenix area that this developer can utilize that will not fundamentally change and disrupt the character of this unique community.

Regards,

Erin Hegedus, CMRP
8630 South 19th Avenue
Phoenix, AZ 85041

Sent from Mail [go.microsoft.com] for Windows

Racelle Escolar

From: H. Jewel Clark <hjewelclark@fastmail.com>
Sent: Tuesday, January 4, 2022 6:08 PM
To: PDD Planning Commission
Subject: Letter of opposition GPA-SM-3-21-8 and Z-58-21-8

I am writing in opposition to **GPA-SM-3-21-8 and Z-58-21-8 (Agenda items 2 and 3)** as currently submitted and approve of the continuance voted on at the Dec. 14 SMVPC.

I am disappointed to say K. Hovnanian has shown zero interest in working with the neighborhood to try and reach any compromise on our core opposition of density. We have yet to see if they will work with us on additional heat mitigation and better housing design. Their stance has so far been, "This is what we do." We are working with the Vice Mayor to try and find some middle ground and will hopefully see some movement before the next SMVPC meeting.
Sincerely,
Jewel Clark
2020 W. South Mountain Ave.
Phoenix, AZ 85041
--
H. Jewel Clark
hjewelclark@fastmail.com

Racelle Escolar

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Tuesday, January 4, 2022 5:18 PM
To: PDD Planning Commission
Cc: Adriana Garcia Maximiliano; Council District 8 PCC
Subject: GPA-SM-3-21-8 and Z-58-21-8 / Andora

Hello and thank you for taking my comments.

My name is JoAnne Jensen, our address is 8303 So. 17th Drive, Phoenix AZ 85041; this is in Magdalena Estates, which is on the northeast corner of the intersection of 19th Avenue and South Mountain, at a diagonal to the parcel under consideration in the two requests named above.

These two requests appear on your agenda under Continuances and Withdrawals. I would absolutely support either action regarding both requests. The current proposal is unacceptable to the neighbors, who have offered constructive criticism and suggestions for the developer's consideration; however, a continuation would support potential further discussions between the developers and the neighbors – following two face to face meetings.

I am also signing up to speak on this issue, and would yield my time to Zach Brooks.

Again thank you.

JoAnne Jensen
Cell – 480-213-6499
Email – joannejensen@cox.net

Racelle Escolar

From: Mike Josic <mikejosic@gmail.com>
Sent: Tuesday, January 4, 2022 6:09 PM
To: PDD Planning Commission
Subject: GPA-SM-3-21-8 and Z-58-21-8

Dear Planning Commision Members,

I oppose both agenda items GPA-SM-3-21-8 and Z-58-21-8 and support a continuation to allow for further discussion between the developer and the neighborhood. My property is directly across the street from this site.

Thank you,

Mike Josic
2020 W. South Mountain Ave
Phoenix AZ 85041

From:	Steven & Rebekah Higginbotham
To:	Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject:	I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date:	Monday, January 10, 2022 9:50:27 AM

Hi Enrique,

I'm sorry for the delay, I think I missed the deadline but am sending in case it's not too late...

I live near 19th Avenue and South Mountain. I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8, aka the Andora project) and want to donate my speaking time to Zach Brooks.

I would like to request time on the SMVPC agenda for January 11 and to then yield that time to Zach Brooks.

Best,
Rebekah

Racelle Escolar

From: Steven & Rebekah Higginbotham <steven.rebekah.hz@gmail.com>
Sent: Tuesday, January 4, 2022 4:14 PM
To: PDD Planning Commission; Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov
Subject: I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8

I live near 19th Avenue and South Mountain and I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8, while opposing the development itself (aka the Andora project) on the following grounds: the currently submitted stipulations are inadequate for the safety and quality of life of this community.

I would like to request time on the Planning Commission agenda for Thursday, January 6 and to then yield that time to Zach Brooks.

Best,
Rebekah

Racelle Escolar

From: Ravi Sharma <ravi6161sharma@gmail.com>
Sent: Tuesday, January 4, 2022 5:03 PM
To: PDD Planning Commission
Cc: Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov
Subject: Item # 2 and Case # GPA-SM-3-21-8, Item #3 and Case # Z-58-21-8, Item # 8 and Case #GPA-SM-2-21-8 (Continued from 12/2/2021), Item # 9 and Case #

Z-31-21-8 (Continued from 12/2/2021)

We are opposed to the proposed changes.

Dr. Ravi and Mrs. Snigdha Sharma

Racelle Escolar

From: Steven Higginbotham <steven.w.higginbotham@gmail.com>
Sent: Tuesday, January 4, 2022 4:14 PM
To: PDD Planning Commission; Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov
Subject: I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8

I live near 19th Avenue and South Mountain and I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8, while opposing the development itself (aka the Andora project) on the following grounds: the currently submitted stipulations are inadequate for the safety and quality of life of this community.

I would like to request time on the Planning Commission agenda for Thursday, January 6 and to then yield that time to Zach Brooks.

--
Steven Higginbotham

From:	Dean Chiarelli
To:	Enrique A Bojorquez-Gaxiola
Subject:	SMVPC Meeting January 11th
Date:	Friday, January 7, 2022 4:15:59 PM
Attachments:	Outlook-5rax1jrd.png Outlook-m4mhurz5.png

Re: GPA-SM-3-21-8 (Companion Case Z-58-21-8)

I oppose both cases and request to speak about both items.

I have been a homeowner and resident in South Phoenix for 10 years. I oppose the amendment to the General Plan Land Use and Rezoning. Andora is a generic housing development that will produce higher-density problems (traffic, congestion, reduced emergency vehicle access on one-lane roads). It will reduce the availability of premium land with a high potential for use in agricultural business such as "agritainment". It will increase heat, thereby impacting an environmentally-sensitive area used for farming.

Approving Andora confounds the PlanPHX (2015), which promotes land use for healthy & grocery stores, urban farms, community gardens, and agricultural businesses such as the Farm at South Mountain. Harm will occur to codes and ordinances that eliminate barriers towards developing a healthy food infrastructure.

Furthermore, citing the 2025 Food Action Plan, I strongly oppose amending and rezoning prime land currently well-suited for an "agritainment" zoning district that permits uses and accessory uses for primary agricultural use. The Grandma's Farm™, and the Farm at South Mountain™ are great examples of the type of enterprises I advocate for. The SMVPC should prioritize & value prime land as best used for development such as the AZ Fresh Food and Innovation Hub in the Rio Salado area.

During the last meeting, I asked a general question to all Planning Committee.
"How will you know how much amending and rezoning is too much"?

I am Pro-Development. I firmly believe the right developer(s) will be able to profit without the need to amend and rezone this land in a way that will inevitably reduce the quality of life for existing residents.

The Village Planning Committee handbook, on pages 6 -8, identifies some key points to consider for land use map amendments and rezoning.

Is there a conflict between the proposed land use and physical constraints or the environmental sensitivity of the area?
Yes, the issue is well-documented with increased traffic, increased heat, flooding problems, and reduced capacity for emergency vehicles restricted by one-lane roads (19th Avenue and Dobbins Road). The impact of emergency vehicles should not be under-estimated. The project has only one entry.

How does the proposed change affect the underlying character of the area?
Yes, there is a demonstrated negative impact to access the 19th Avenue Trail in South Mountain park because of increased congestion, traffic, reduced views, loss of space in the surrounding areas.

Does the proposed land use have any positive or negative impacts on goals and policies within the general plan?
Yes, there is a negative impact because it reduces the capacity to carry out the portions of PlanPHX (2015) and the 2025 Food Action Plan.

The opportunity cost for this land is too high. The SMVPC has approved an excessive amount of amending & rezoning for increased residential density, and at the same time, an absence of exciting & appealing businesses which embody the unique character and rural appeal. Phoenix is poised to be an agricultural hub and food innovation center. The South Mountain Village (District 8) is ideally

suited to be part of this longer-term infrastructure. These case items have many oppositions from the community and should NOT be approved.

Sincerely,

Dean Chiarelli

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

From:	H. Jewel Clark
To:	Enrique A Bojorquez-Gaxiola
Subject:	Opposition to GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9)
Date:	Friday, January 7, 2022 4:51:56 PM

I am writing to oppose applicant case numbers GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9).

I am sorry to report that since the last SMVPC meeting, the applicant, K Hovnanian, has been unwilling to work with the neighborhood on any changes to this project, specifically in regards to density, which is entirely inappropriate for our area. While the Kimura development approved across the street, sadly, is also entirely inappropriate for our area, the developer has nevertheless worked to reduce that density and we are in continuing negotiations to work out additional heat mitigation and sustainable/green building for the site.

This developer is just Scott Ward all over again, who we opposed at this location in 2018 with the same density and the same unwillingness to do anything to accommodate the existing neighbors. K Hovanian's attitude is, just like Scott Ward's was, "Trust me, you'll love it." Mr. Chisolm, to his credit, has been completely open about not budging. He represents a national home builder and they have their way of doing things. The message we are getting is: our only tool a hammer, so all our builds need to be nails. No deviation.

This is not what our area is about. We are a diverse, unique mix of custom homes, active farmland, horse properties and R1-18 small developments. Any developer who wants to build in our area should work with existing neighbors to craft a design and density that is "livable" for those who already live there. If development has to happen, we support a density at R1-18, particularly since it borders 2 active farming properties. The current plan, with the entrance back on W. South Mountain Ave., and the density and cookie-cutter lots proposed are anathema for us.

Please do not approve either the GPA or the zoning request. Thank you.
Jewel Clark
2020 W. South Mountain Ave.
Phoenix, AZ
85401

--
H. Jewel Clark
hjewelclark@fastmail.com

From: Bryan Martin
To: Enrique A Bojorquez-Gaxiola
Cc: Enrique A Bojorquez-Gaxiola
Subject: Meeting time deferral GPA-SM-3-21-8 (Companion Case Z-58-21-8).
Date: Sunday, January 9, 2022 5:29:51 PM

> Hello
>
> I appose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.
>
> Warm thanks
> Bryan Martin
> 602-909-0948
>
> **** Please hold me harmless against any and all opinions that were presented here as facts. However shocking they may seem, just know that they are fueled by excitement and shared with love. Warm thanks in advance. ****

From: donatus agbakwu
To: Enrique A Bojorquez-Gaxiola
Subject: Objection
Date: Monday, January 10, 2022 5:27:11 PM

Hello Enrique

This is to inform that I oppose applicant case numbers GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9). The applicant, K Hovnanian, has been unwilling to work with the neighborhood on any changes to this project, specifically in regards to density, which is entirely inappropriate for our area.

Regards

Donarus Agbakwu

Magdelena Estate

From: Dorothy Hallock
To: Enrique A Bojorquez-Gaxiola
Subject: Opposition to GPA-SM-3-21 and Z-58-22-8 KHovnanian Andora
Date: Sunday, January 9, 2022 11:54:23 AM

I am opposed to a General Plan Amendment and Rezoning for the above project.
Please give my speaking time to Zach Brooks at the SMVPC meeting.
Thank you
Dorothy Hallock

Sent from my iPhone

From: Erin Hegedus
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-21-8 and Z-58-21-8
Date: Monday, January 10, 2022 1:12:40 PM

I am writing to oppose this request for rezoning.
The same design was presented four years ago and this committee rejected the request. This developer is basically submitting the same plan.
The design is not consistent with the neighborhood. Adds no value to the neighbors and consequently is adding more traffic than the roadways can handle, addititionally, more noise and heat.
The bus stop that was added is a negation as currently there is not s bus route and this will add even more noise and traffic.
Please be aware that this developer does not own this property so he technically has no rights.
Please also note that we have offered many suggestions to make this development palatable to the neighbors but every idea we have suggested has been ignored.

Sent from my iPhone

From: JoAnne Jensen
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-32-8 and companion case Z-58-21-8 / Opposition Comments
Date: Monday, January 10, 2022 11:12:34 AM

Hello and good morning -

Please forward my opposition comments with respect to the cases cited above to the South Mountain Village Planning Committee ahead of their meeting tomorrow evening.

Our neighborhood group has met twice with the developer, who has been consistent in not accommodating or directly responding to our concerns. We do not oppose residential development, however, we do believe that maintaining the rural / agricultural / equestrian nature of this part of Phoenix demands the lower density of R1-18 zoning.

Beyond that, the streets in question - 19th Avenue and South Mountain Avenue - are largely unimproved and are woefully inadequate to safely handle the current amount of traffic much less cars from a densely populated development. There have been collisions, including a fatality, at the uncontrolled intersection of these two streets.

Please vote to oppose the developer's plan which offers no benefit or improvement to this community.

Thank you.

JoAnne Jensen
8303 S. 17th Drive
Phoenix AZ 85041
480-213-6499

From:	Leticia Rivera
To:	Enrique A Bojorquez-Gaxiola
Subject:	GPA-SM-3-21-8
Date:	Sunday, January 9, 2022 5:07:41 PM

Hello Mr. Bojórquez-Gaxiola,

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Leticia Rivera
1716 W. Magdalena Ln
Phoenix, AZ 85041

From: Miguel Rubio
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-21-8
Date: Monday, January 10, 2022 1:57:14 PM

I oppose GPA-SM-3-21-8 (CAMPANION CASE Z-58-21-8) and want to donate my speaking time to Zach Brooks.

MIGUEL RUBIO

RB CONTRACTING LLC
8020 S 2OTH AVE
PHX,AZ 85041
(602) 366 9334

From:	Mike Josic
To:	Enrique A Bojorquez-Gaxiola
Cc:	Mike Josic
Subject:	GPA-SM-3-21-8 and Companion Case Z-58-21-8 Opposition
Date:	Sunday, January 9, 2022 7:55:44 PM

Hi Enrigue,
Please register my opposition and speaking time.
I oppose GPA-SM-3-21-8 and Companion Case Z-58-21-8 and want to donate my speaking time to Zach Brooks.

Thank you,

Mike Josic

From: Norberto
To: Enrique A Bojorquez-Gaxiola
Subject: Fw: City of Phoenix - Update on case GPA-SM-3-21-8
Date: Sunday, January 9, 2022 6:52:35 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks"
Thank you

Norberto Rivera
1716 w Magdalena ln
Phx 85041

From: Ravi Sharma
To: Enrique A Bojorquez-Gaxiola
Cc: Ravi Sharma; zach@zbrooks.com
Subject: GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date: Sunday, January 9, 2022 5:15:52 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Thanks,

Ravi Sharma

From: Snigdha Sharma
To: Enrique A Bojorquez-Gaxiola
Cc: Ushma-email; zach@zbrooks.com
Subject: GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date: Sunday, January 9, 2022 5:08:01 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks

Thanks,

Mrs. Snigdha Sharma

From: stephanie rubio
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-21-8
Date: Monday, January 10, 2022 1:18:42 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Sent from my T-Mobile 4G LTE Device

From: Steven Higginbotham
To: Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject: I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date: Monday, January 10, 2022 9:49:52 AM

I live near 19th Avenue and South Mountain. I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8, aka the Andora project) and want to donate my speaking time to Zach Brooks.

I would like to request time on the SMVPC agenda for January 11 and to then yield that time to Zach Brooks.

--
Steven Higginbotham

From: Dean Chiarelli
To: Enrique A Bojorquez-Gaxiola
Subject: Andora revised site plan submitted January 10th, 2022
Date: Tuesday, January 11, 2022 11:36:58 AM

I am Dean Chiarelli and my address is 912 East La Mirada Drive, Phoenix AZ 85042.

I agree with the statement submitted by Jewel Clark regarding the updated Andora site plan submitted on January 10th, 2022. I advocate for the SMVPC to NOT approve an amendment to map and rezoning the area. The right developer will be able to make a profit without the need to amend the GPA and rezone. There is already a large and excessive amount of higher-density residential development under construction in the area right now.

Ms. Clark's rebuttal is cut and pasted below:

"After receiving the updated site plan submitted 1/10/22 I feel compelled to write a rebuttal and update from my original letter.

This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with

which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way".

Sincerely,
Jewel Clark
2020 West South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

From: Dean Chiarelli
To: Enrique A Bojorquez-Gaxiola
Subject: SMVPC Meeting Jan 11, 2022--- Abstain from vote
Date: Tuesday, January 11, 2022 2:58:06 PM

Re: GPA-SM-3-21-8 (Companion Case Z-58-21-8)
South Mountain Village Planning Committee [SMVPC]
Meeting January 11, 2022

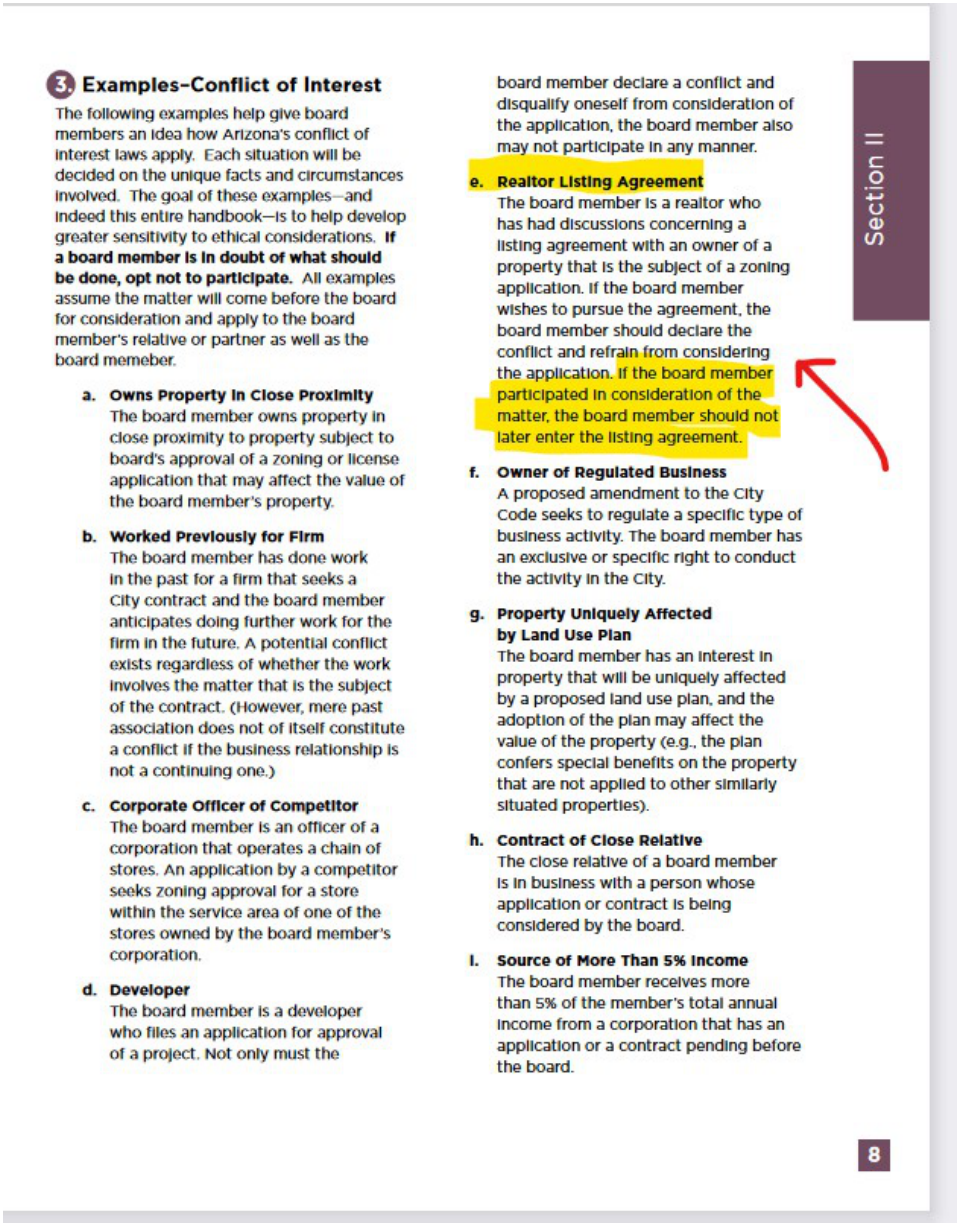
I request that Ms. Daniels, SMVPC Chair, abstain from voting on the items. Ms. Daniels is a Realtor in the South Mountain area, and her real-estate business activities give the appearance of a conflict of interest. During prior meetings, Ms. Daniels declared herself a Realtor in South Phoenix, and remarked publicly that perhaps she could sell some properties reviewed by the SMVPC. It is unethical if she (or any other Planning Member) votes on an item they will benefit commercially and financially. Within Ms. Daniels' position of authority as Chair, she should exercise good judgment and abstain from voting.

The ***Village Planning Handbook*** item 8., page 9, states that a committee member should refrain from participating when a conflict of interest exists, and it includes language for a perceived conflict of interest.

> 8. A committee member shall refrain from participating in the discussion of or activity on any matter in which a conflict of interest exists. A conflict of interest refers to a situation when a board member has a competing financial or ownership interest that would make it difficult to fulfill his or her duties fairly. A true conflict involves a financial or ownership interest. However, a person may also have a perceived conflict of interest, even if no financial interest is involved. The ultimate obligation for complying with the conflict of interest laws lies with the individual. A committee member convicted of violating the conflict of interest laws is subject to criminal penalties and forfeiture of office. The City Attorney's Office is available to advise any person who thinks he or she may have a conflict of interest. A complete discussion of conflict of interests can be found in the Board and Commission member Resource Guide prepared by the City Clerk's Department.

Source:
https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00020.pdf#search=village%20planning%20handbook
Accessed January 11, 2022

Furthermore, the ***City of Phoenix Ethics Handbook- Employees & Volunteers*** page 8 clearly defines an example of conflict-of-interest for a Realtor Listing Agreement. The handbook states "If a board member participated in consideration of the matter, the board member should not later enter the listing agreement."



3. Examples–Conflict of Interest

The following examples help give board members an idea how Arizona's conflict of interest laws apply. Each situation will be decided on the unique facts and circumstances involved. The goal of these examples—and indeed this entire handbook—is to help develop greater sensitivity to ethical considerations. **If a board member is in doubt of what should be done, opt not to participate.** All examples assume the matter will come before the board for consideration and apply to the board member's relative or partner as well as the board memeber.

a. **Owns Property in Close Proximity**
The board member owns property in close proximity to property subject to board's approval of a zoning or license application that may affect the value of the board member's property.

b. **Worked Previously for Firm**
The board member has done work in the past for a firm that seeks a City contract and the board member anticipates doing further work for the firm in the future. A potential conflict exists regardless of whether the work involves the matter that is the subject of the contract. (However, mere past association does not of itself constitute a conflict if the business relationship is not a continuing one.)

c. **Corporate Officer of Competitor**
The board member is an officer of a corporation that operates a chain of stores. An application by a competitor seeks zoning approval for a store within the service area of one of the stores owned by the board member's corporation.

d. **Developer**
The board member is a developer who files an application for approval of a project. Not only must the board member declare a conflict and disqualify oneself from consideration of the application, the board member also may not participate in any manner.

e. **Realtor Listing Agreement**
The board member is a realtor who has had discussions concerning a listing agreement with an owner of a property that is the subject of a zoning application. If the board member wishes to pursue the agreement, the board member should declare the conflict and refrain from considering the application. If the board member participated in consideration of the matter, the board member should not later enter the listing agreement.

f. **Owner of Regulated Business**
A proposed amendment to the City Code seeks to regulate a specific type of business activity. The board member has an exclusive or specific right to conduct the activity in the City.

g. **Property Uniquely Affected by Land Use Plan**
The board member has an interest in property that will be uniquely affected by a proposed land use plan, and the adoption of the plan may affect the value of the property (e.g., the plan confers special benefits on the property that are not applied to other similarly situated properties).

h. **Contract of Close Relative**
The close relative of a board member is in business with a person whose application or contract is being considered by the board.

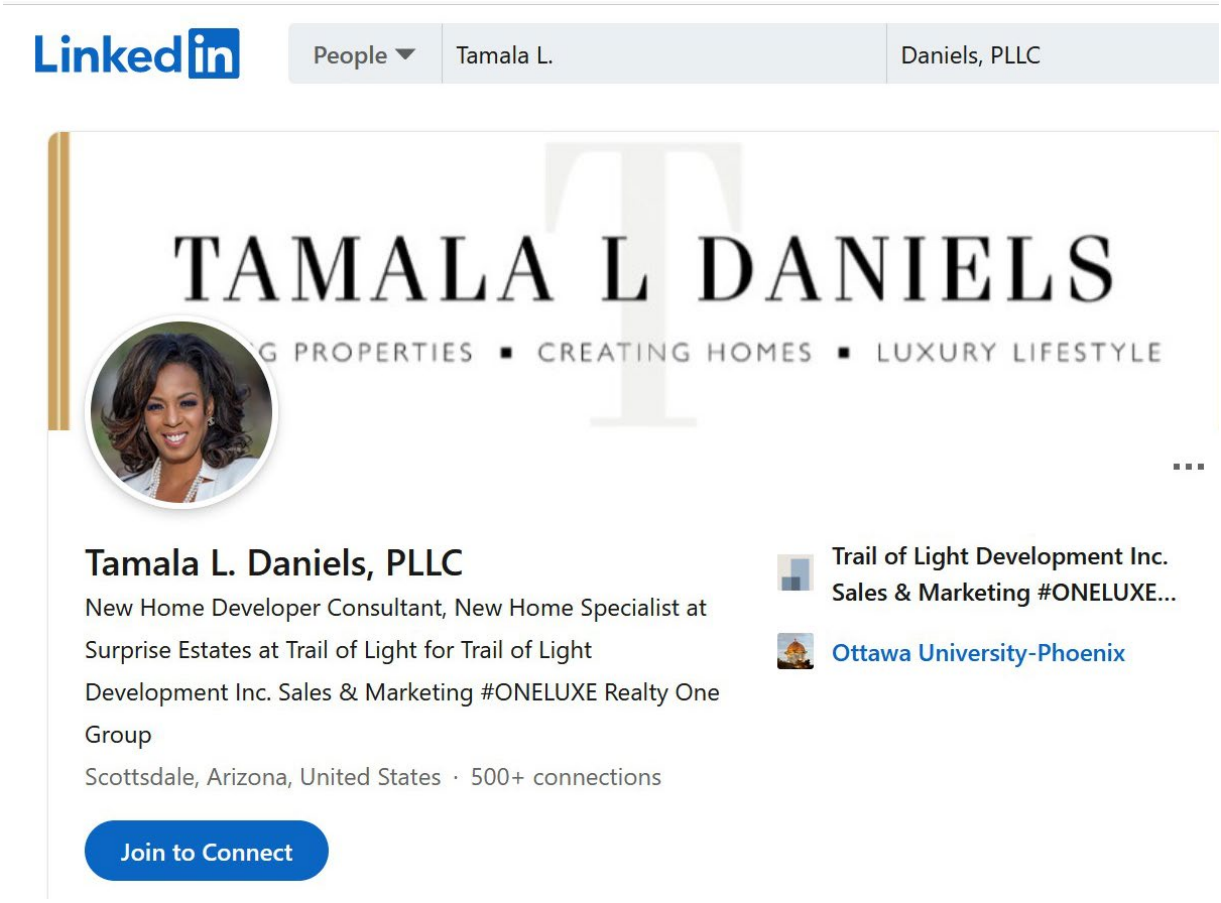
i. **Source of More Than 5% Income**
The board member receives more than 5% of the member's total annual income from a corporation that has an application or a contract pending before the board.

Section II

8

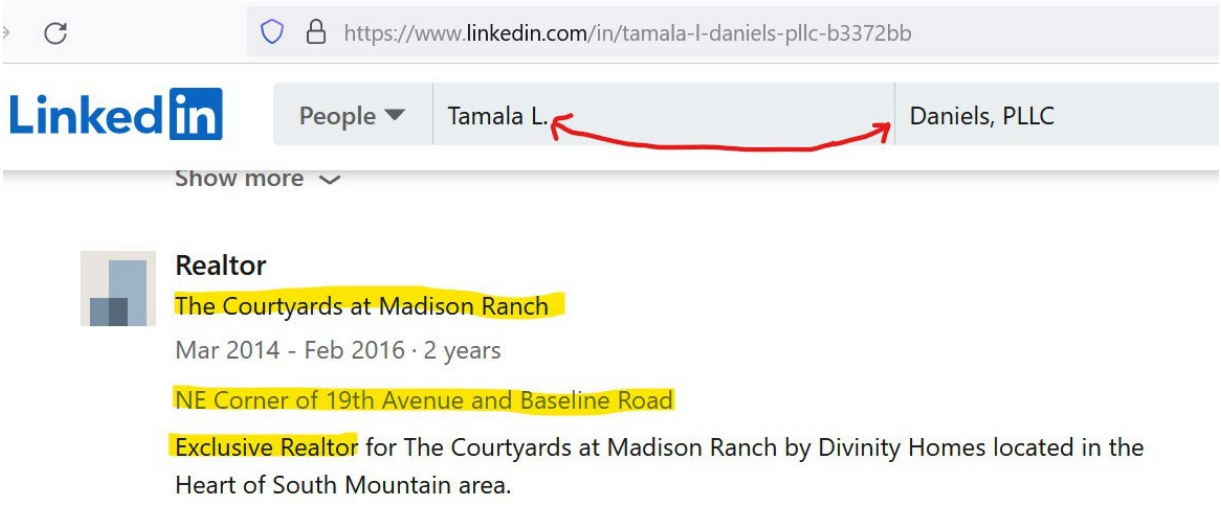
Source:https://www.phoenix.gov/citymanagersite/Documents/Ethics/Ethics_Handbook_Employee_Volunteers.pdf
Accessed: January 11, 2022

Ms. Daniel's appearance of a conflict of interest is based on LinkedIn™ website data regarding The Courtyards at Madison Ranch **[Z-36-06]**, and Copper Leaf **[Z-22-02].** Both were reviewed during Ms. Daniels' appointment to the SMVPC. Upon approval, Ms. Daniels had the opportunity to benefit commercially and financially as demonstrated below.

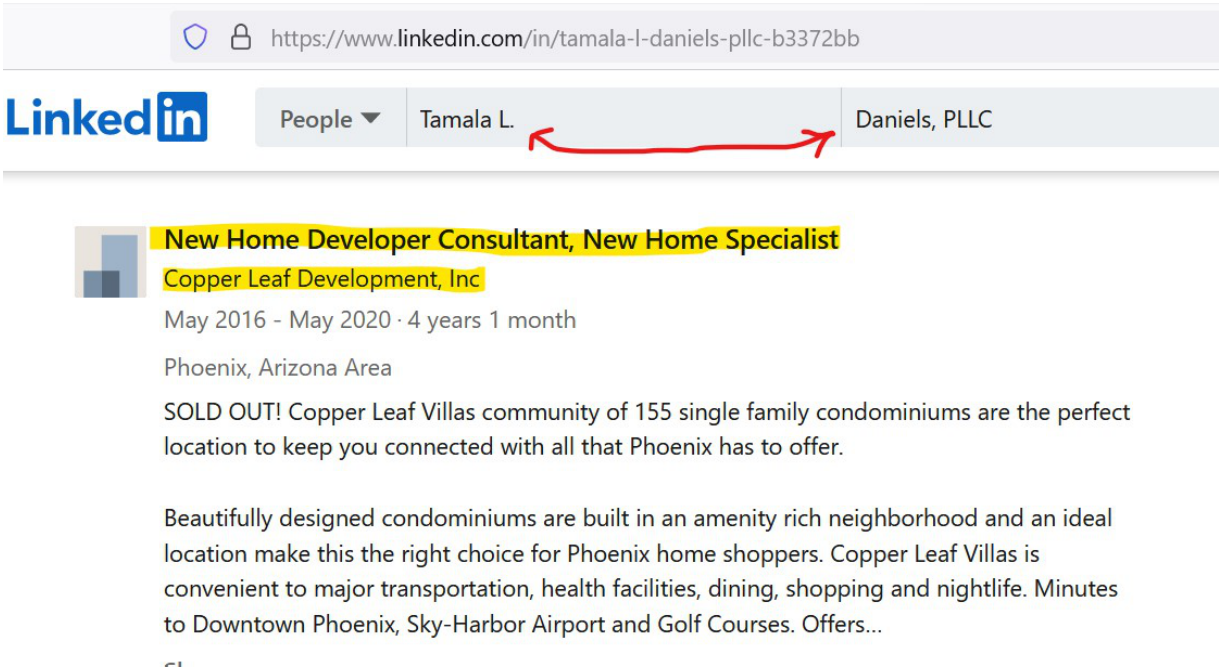


Source: https://www.linkedin.com/in/tamala-l-daniels-pllc-b3372bb [linkedin.com]
Accessed January 7, 2022.

Ms. Daniels LinkedIn™ profile identifies her as "***Exclusive Realtor***" for The Courtyards at Madison Ranch **[Z-36-06]**.



Ms. Daniels' LinkedIn™ profile identifies her as "***New Home Developer Consultant, New Home Specialist"*** for Copper Leaf **[Z-22-02]**.



I perceive Ms. Daniels' residential real-estate activity as a conflict of interest. I verbally stated my concern to Vice-Mayor Carlos Garcia during the community meeting on January 3rd, 2022. As Chair, Ms. Daniels has authority to facilitate meetings and alter the agenda order. In December, 2021 I observed her unfairly limit speaking time to various stakeholders, especially JoAnne Jensen who represented a community group. Other meeting attendees expressed agreement and appreciate this issue being brought to the table.

Village Planners function as volunteers, and I genuinely appreciate their devotion of time and energy to fulfilling their roles. As volunteers, Planners have an ethical obligation not to appear to have an actual or the appearance of a conflict of interest. I request that Ms. Daniels, and any other Committee Member who is a realtor or otherwise has a commercial interest, abstain from voting on GPA-SM-3-21-8 (Companion Case Z-58-21-8). There is a high-level of opposition which is well-documented within the community.

I am Pro-Development, and my position on these items is that the SMVPC should OPPOSE. The right builder will make a profit without the need to amend the map and rezone. This land is prime, and the best use is as part of PlanPHX 2015 and South Phoenix Food Plan enterprises (related to agricultural enterprise such as “agritainment”) or residential, which does not increase density. A precedent is set by the City of Phoenix AZ Fresh™ initiative. I would like to see more businesses such as Grandma's Farm™, The Farm at South Mountain™, Arizona Worm Farm™ contribute to the unique, rich, historic location. Phoenix is poised to become a food innovation and agricultural hub. Prime land is lost forever when GPA map is amended and rezoned for higher-density, generic housing.

Dean Chiarelli

From: Gina Baker
To: Enrique A Bojorquez-Gaxiola
Subject: Fwd: Andora opposition letter to latest plan for anyone who wants to read/sign on.
Date: Tuesday, January 11, 2022 11:06:08 AM

Hi Enrique,

I'd like to add this as my written statement to the SMVP Committee regarding my opposition to the zoning change.

I agree wholeheartedly agree with the entire statement below.
>
> ---
>
> After receiving the updated site plan submitted 1/10/22 I feel compelled to to write a rebuttal and update from my original letter.
>
> This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.
>
> While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.
>
> The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.
>
> The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.
>
> As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.
>
> Sincerely,
> Jewel Clark
> 2020 West South Mountain Ave.
> Phoenix, Az

Gina Johnson

1816 W Magdalena Ln
Phoenix, AZ 85041
Magdalena Estates
>
>

From:	H. Jewel Clark
To:	Enrique A Bojorquez-Gaxiola
Subject:	Opposition to GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9) - latest plan
Date:	Tuesday, January 11, 2022 10:01:53 AM

Hi Enrique,

After receiving the updated site plan submitted 1/10/22 I feel compelled to to write a rebuttal and update from my original letter.

This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.

Sincerely,
Jewel Clark

2020 West South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

From: Leticia Rivera
To: Enrique A Bojorquez-Gaxiola
Subject: I support the following statement
Date: Tuesday, January 11, 2022 10:58:26 AM

Mr Bojórquez-Gaxiola,

This statement was not written by me but am in support of the request it makes.

“This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the [most meager] of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way. “

Leticia Rivera
1716 W. Magdalena Ln
Phoenix 85041

From:	Ravi Sharma
To:	Enrique A Bojorquez-Gaxiola
Cc:	Ravi Sharma
Subject:	City of Phoenix - Update on case GPA-SM-3-21-8
Date:	Tuesday, January 11, 2022 1:59:12 PM

Hello Mr. Bojorques-gaxiola,

Upon reviewing the updated plan submitted 1/10/2022, my wife and I oppose the latest plans offered by the developer.
The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.
The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree are necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.

My wife and I support the above statements.

Dr. Ravi and Snigdha Sharma
8012 S. 20th. Avenue
Phoenix, AZ85041

From: Rob Barnes
To: Enrique A Bojorquez-Gaxiola
Subject: FW: Opposition to development
Date: Tuesday, January 11, 2022 10:57:45 AM

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Rob Barnes <rob@copperstatemetals.com>
Date: 1/11/22 10:54 AM (GMT-07:00)
To: enrique.bojorquezgaxiola@phoenix.gov
Subject: Opposition to development

I agree with the following statement from H.Jewel Clark, additionally I would like to yield my speaking time to Zach Brooks.

Respectfully,
Robert Barnes
Magdalena Estates
8312 S 18th Ln
Phoenix AZ 85041

After receiving the updated site plan submitted 1/10/22 I feel compelled to to write a rebuttal and update from my original letter.

This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.

Sent from my Verizon, Samsung Galaxy smartphone

TD RANCH

January 4, 2022

Mr Vice Mayor Garcia
Cc:Mayor Kate Gallego
CC;Planning commission

RE: Z-31-21 GPA-SM-2-21.
Z-58-21-8 GPA-SM-3-21-8 and Z-71-21-8
GPA-SM-4-21-8

Dear Sir and all,

We wanted to contact you further with our thoughts on the developments that have been proposed that surround our property on three sides. Thank you for your time and "listening" meetings. It appears you have made sincere efforts to understand our community and its true needs. Reflecting on your comments in regards to need for infrastructure funding and support by developers and the balance with our community and "your constituents" opposition.
Clearly you can see these projects are wrong in concept, wrong in vision and complicate the stress that already exists on environment and water. Arizona in general is filled with this type of uninspired walled in "stick built" trailer parks . This area in particular had a plan in place for the type of development and zoning that reflects a blend of development and community .
It is your job and planning persons to be true advocates for your constituents.
Not the carpetbaggers with a slick lawyer that come into agricultural communities create the blight they blindly build and move on forever removing viable fertile land available to agriculture. The innovative Zach Brooks and the Worm Farm represent a future with exciting use and possibilities in agriculture. We urge you and all decision makers to take a stand for the future and our community by sending these developers a "NO SALE" notice.
If zoning is allowed to be changed on all 3 projects, our lives and negative impact will set the table for complete destruction of agriculture within the city limits. These type of developers should be encouraged by the mayor and city to move to inner city blighted lots and build and make it a win win for both. These projects do not represent the highest and best use nor do they address the high demand for quality of life balanced with innovative housing solutions and should be denied out of hand.

Sincerely yours,

Ted and Dianne Olivo

CONTACT

8804 S 19TH AVE PHOENIX AZ 85041, 617-645-8591 TDRANCH@ICLOUD.COM

Enrique A Bojorquez-Gaxiola

To: Erin Hegedus
Subject: RE: Rezoning request for 19th Avenue & Southern

For Z-31-21-8 and GPA-SM-2-21-8, and Z-58-21-8 and GPA-SM-3-21-8 case files.

From: Erin Hegedus
Sent: Wednesday, October 20, 2021 5:10 PM
To: info@TechnicalSolutionsAZ.com; Council District 8 PCC
Subject: Rezoning request for 19th Avenue & Southern

I reside at 8630 South 19th Avenue and am very concerned with the request to rezone this property. Myself and our neighbors have aggressively contested this previously and continue to do so.

My concerns, to list a few are:

Infrastructure does not support an increase in density.

- South Mountain Avenue is at best a two lane road from 7th Street to 27th Avenue. There are several areas of this road that are only one lane and the road is continually backed up especially when school is in session.
- 19th Avenue is also a two lane road with open canals to the east and the west and cannot support the current traffic and has been subject to several fatalities in the last 3 years.
- Additionally, Dobbins Road is a two lane road from 20th Street to 43rd Avenue and has been heavily backed up for years.

There are many developments on Dobbins Road that are in process that are going to affect all of us that reside in the area.

Furthermore, the housing that is proposed is not compliant with the homes that are in the area, which are larger lots, higher value and conform to the current Rio Montana plan that was approved by the City Council.

I am not only concerned with the lack of infrastructure but the fact that the higher density homes will greatly devalue our homes that conform to the current zoning.

I ask that you review the plans and decrease the density to conform to the Rio Montana plan as we have requested previously.

Sincerely,
Erin Hegedus, CMRP

Sent from Mail [go.microsoft.com] for Windows

City of Phoenix

Report

Agenda Date: 3/2/2022, **Item No.** 73

Public Hearing and Ordinance Adoption - Rezoning Application Z-58-21-8 - Southwest Corner of 19th Avenue and South Mountain Avenue (Ordinance G-6972)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-58-21-8 and rezone the site from S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) to R1-10 (Single-Family Residence District) to allow detached single-family residential. This file is a companion case and must be heard following GPA-SM-3-21-8.

Summary

Current Zoning: S-1 (Approved R1-18)
Proposed Zoning: R1-10
Acreage: 20.76 acres
Proposed Use: Detached single-family residential

Owner: PW Again, LLC
Applicant: Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The South Mountain Village Planning Committee heard the case on Dec. 14, 2021, and recommended a continuance by a vote of 11-0. The South Mountain Village Planning Committee heard the case again on Jan. 11, 2022, and recommended denial by a vote of 9-4-1.
PC Action: The Planning Commission heard the case on Jan. 6, 2022, and recommend a continuance, by a vote of 8-0. The Planning Commission heard the case again on Feb. 3, 2022, and recommended approval, per the Addendum C staff report, by a vote of 6-2.

Location

Southwest corner of 19th Avenue and South Mountain Avenue.
Council District: 8
Parcel Addresses: 8410, 8420 S. 19th Ave. and 2075 W. South Mountain Ave.

Responsible Department

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

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-58-21-8) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT), APPROVED R1-18 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 20.76-acre site located at the southwest corner of 19th Avenue and South Mountain Avenue in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1” (Ranch or Farm Residence District), approved “R1-18” (Single-Family Residence District), to “R1-10” (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

DRAFT

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped February 2, 2022, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

    a. The development shall be limited to a maximum of 52 lots.

    b. All lots shall be a minimum of 75 feet in width.

    c. Lots shall be a minimum of 45 feet from the southern perimeter property line.

    d. Lots shall be a minimum of 50 feet from the western perimeter property line.

    e. A minimum 10-foot-wide landscape setback shall be provided along the southern and western perimeter of the site.

    f. The location of the open space areas.

    g. A minimum of 17 percent of the gross site area, exclusive of required landscape setbacks, shall be provided as open space.

    h. A minimum building setback of 50 feet, exclusive of fencing, entry features or detached accessory structures, shall be provided along the northern and eastern perimeter of the site along 19th Avenue and South Mountain Avenue.

    i. A minimum 25-foot-wide landscape setback shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 20 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.

    j. Full ingress and egress to the development shall be limited to 19th Avenue.

DRAFT

2. All landscape setbacks shall be planted with minimum 50 percent 2-inch caliper and 50 percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

3. The maximum building height shall be limited to one story and 22 feet.

4. All lots in the development shall be subject to Single-Family Design Review, approved by the Planning and Development Department.

5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

    a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.

    b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.

    c. Pitched roofs shall be provided on all primary building elevations.

6. Fences and walls shall be in general conformance with the site wall elevations date stamped January 11, 2022 and site wall plan date stamped February 2, 2022, as modified by the following stipulations, and approved by the Planning and Development Department:

    a. Full open view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.

    b. The wall layout depicted in the wall plan shall be modified where necessary to accommodate site layout changes that avoid conflicts with the Zoning Ordinance or City Code requirements.

    c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three-foot offsets and material and textural differences, such as stucco, and/or split face or slump block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

DRAFT

7. Project entry/exit drives along 19th Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

8. Project entry/exit drives along 19th Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:

    a. Amenity areas.

    b. Sidewalks.

    c. Pedestrian path connecting the primary amenity area with the southern and western portions of the site via a centralized pathway.

    d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot-wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

    e. Pedestrian access shall be provided along vehicular access points to the development. The pedestrian access shall be connected to the internal pedestrian pathways by accessible sidewalks.

10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.

11. The following shall be provided in the central amenity area and/or dispersed throughout the development, as approved by the Planning and Development Department:

    a. Tot lot with shade equipment;

DRAFT

b. One picnic area with a barbeque grill, shade ramada and a picnic table; and

c. Two benches or seating features.

12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate 50 feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.

15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.

DRAFT

16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.

18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.

21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

22. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA’s Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

DRAFT

24. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

25. The developer shall dedicate a multi-use trail easement (MUTE) along the west side of 19th Avenue and south side of South Mountain Avenue and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail, as approved by the Planning and Development Department. The developer shall work with the Site Planning Section on an alternate design for the requirement through the technical appeal process.

26. The developer shall provide 3 different front yard palettes consisting of two large canopy accent trees, five shrubs and turf or ground cover, or offer evidence of a landscaping incentive package, as approved by the Planning and Development Department. Required front yard trees shall be a minimum of 2-inch caliper size and located to provide the maximum shade possible to sidewalks within the development, as approved by the Planning and Development Department.

27. The developer shall construct one bus stop pad along southbound 19th Avenue. The bus stop pad shall be constructed according to the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from the intersection of South Mountain Avenue according to the City of Phoenix Standard Detail P1258.

28. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the city to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of March, 2022.

DRAFT

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-58-21-8

Parcel No. 1:

That part of the Southeast quarter of Section 1, Township 1 South, Range 2 East1 of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 1 marked with a brass cap flush, from which the center quarter corner of said Section 1 marked with a brass cap flush, bears South 89 degrees 39 minutes 41 seconds West, a distance of 2632.50 feet;
Thence along the East-West Mid-Section line of said Section 11 South 89 degrees 39 minutes 41 seconds West, a distance of 33.01 feet;
Thence departing said East-West Mid-Section line, South 1 degree 06 minutes 34 seconds West, a distance of 33.01 feet to a point of intersection of the southerly right of way line of South Mountain Road and the westerly right of way line of 19th Avenue, said point also being the Point of Beginning;
Thence along said westerly right of way line South 1 degrees 06 minutes 34 seconds West, a distance of 656.30 feet to the North line of the parcel as shown in Warranty Deed recorded at Recorder's No, 1990-24106 of Maricopa County Records;
Thence along the Northerly line of said parcel South 89 degrees 41 minutes 20 seconds West, a distance of 995.89 feet;
Thence North 1 degrees 06 minutes 34 seconds East, a distance of 665.82 feet to the Southerly right of way line of South Mountain Road;
Thence Easterly along said Southerly right of way North 89 degrees 39 minutes 41 seconds East, a distance of 995.90 feet to the Point of Beginning.

Parcel No. 2:

That part of the Southeast quarter of Section 11 Township 1 South, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
Commencing at the East quarter corner of said Section1 marked with a brass cap flush, from which the center quarter corner of said Section 1 marked with a brass cap flush, bears South 89 degrees 39 minutes 41 seconds West along the East-West Mid-Section line of said Section1, a distance of 2632.50 feet;
Thence along said East-West Mid-Section line, South 89 degrees 39 minutes 41 seconds West, a distance of 1028.91 feet;
Thence departing said East-West Mid-Section line, South 1 degrees 06 minutes 34 seconds West, a distance of 33.01 feet to a point on the Southerly right of way line of South Mountain Road and the north line of the parcel as shown in Warranty Deed recorded at Recorder's No. 2001-1220430 of Maricopa County Records, said point also being the Point of Beginning;

DRAFT

Thence departing said right of way, South 1 degrees 06 minutes 34 seconds West1 a distance of 327.86 feet to the north line of the parcel as shown in Warranty Deed recorded at Recorder's No. 2001-1220429 of Maricopa County Records;
Thence South 1 degrees 06 minutes 34 seconds West, a distance of 327.96 feet to a point on the north line of a parcel as shown in Warranty Deed recorded at Recorder's No. 2016-919336 of Maricopa County Records;
Thence along said north line, South 89 degrees 41 minutes 20 seconds West, a distance of 285.45 feet to a found 1h inch rebar with tag stamped PLS 42014 on the east line of a parcel as shown in Warranty Deed recorded at Recorder's No. 2019-203874 of Maricopa County Records;
Thence along said east line, North 1 degree 24 minutes 23 seconds East along said east line, a distance of 28.85 feet to a found 1h inch rebar with cap stamped RLS 16785, said rebar marking the Southeast corner of the parcel as shown in Warranty Deed recorded at Recorder's No. 1990-24106 of Maricopa County Records;
Thence along the east line of said parcel, North O degrees 59 minutes 30 seconds East, a distance of 298.97 feet;
Thence along the east line of said parcel North 0 degrees 59 minutes 30 seconds East, a distance of 327.85 feet to the southerly right of way of South Mountain Road;
Thence along said southerly right of way line, North 89 degrees 39 minutes 41 seconds East, a distance of 286.59 feet to the Point of Beginning.

DRAFT

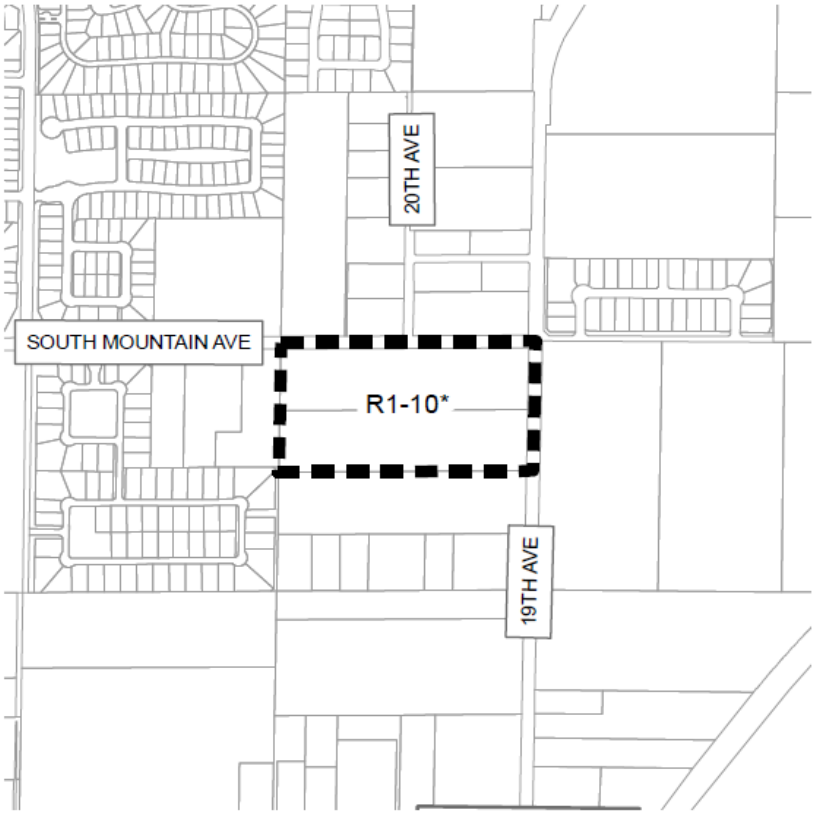
ORDINANCE LOCATION MAP

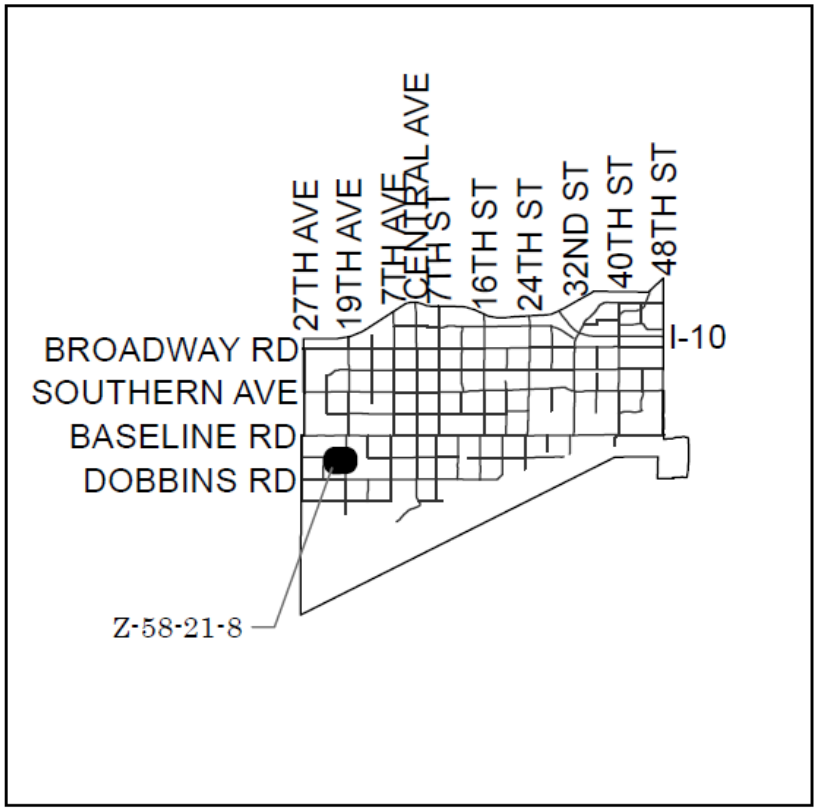
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA:

Zoning Case Number: Z-58-21-8
Zoning Overlay: N/A
Planning Village: South Mountain





NOT TO SCALE

N

Drawn Date: 2/1/2022

Attachment B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-58-21-8
December 9, 2021

South Mountain Village Planning Committee Meeting Date:	December 14, 2021
Planning Commission Hearing Date:	January 6, 2022
Request From:	S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) (20.76 acres)
Request To:	R1-10 (Single-Family Residence District) (20.76 acres)
Proposed Use:	Detached single-family residential
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
Owner:	PW Again, LLC
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Residential 1 to 2 dwelling units per acre Proposed (GPA-SM-3-21-8): Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	19th Avenue	Arterial Street	33-foot west half street
	South Mountain Avenue	Minor Collector Street	33-foot south half street

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

As stipulated, the development will promote neighborhood identity by incorporating density and building height limitations, landscape enhancements, various perimeter lot widths, and wider perimeter landscaped areas than required by the Zoning Ordinance, among other enhancements. These will also promote the agrarian character of the area and vision of the Rio Montaña Area Plan.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal for a single-family detached residential community would allow development of a housing product that is consistent with other single-family uses in the general area. As stipulated, the development will incorporate a range of perimeter lot widths, wide landscape areas, enhanced landscaping and height restrictions, which will also help to provide a transition from the proposed development to adjacent large-lot residential and rural properties.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, will be required to provide shade along the adjacent public sidewalks and pedestrian pathways located within open space tracts. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

Rio Montaña Area Plan: See Background Item No. 4.

Tree and Shade Master Plan: See Background Item No. 10.

Complete Streets Guidelines: See Background Item No. 11.

Zero Waste PHX: See Background Item No. 12.

Housing Phoenix: See Background Item No. 13.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Vacant	S-1 (Approved R1-18)
North (across South Mountain Avenue)	Agricultural and large-lot residential	S-1
South	Agricultural	S-1 (Approved R1-18)
East (across 19th Avenue)	Agricultural	S-1 (Pending R1-10 zoning per case Z-31-21-8)
West	Agricultural and single-family residential	S-1, S-1 (Approved R1-18)

R1-10 – Single-Family Residential District (Planned Residential Development Option)		
Standards	**R1-10 Requirements**	**Provisions on the proposed site plan**
Gross Acreage	-	20.76 acres
Total Maximum Number of Units	72 units, up to 93 with bonus	67 units (Met)
Maximum Density	3.5 dwelling units per acre, up to 4.5 with bonus	3.23 dwelling units per acre (Met)
Minimum Lot Width	45 feet	50 feet (Met)
Minimum Lot Depth	110 adjacent to arterial	110 (Met)
Maximum Building Height	2 stories and 30 feet	2 stories and 30 feet
Maximum Lot Coverage	40 percent, up to 50 percent including attached shade structures	Not specified

MINIMUM BUILDING SETBACKS		
Perimeter Streets: (19th Avenue and South Mountain Avenue)	15 feet	15 feet (Met)
Interior Perimeter Property Lines: (Side and Rear)	Rear: 15 feet (1-story), 20 feet (2-story) Side: 0 feet (1-story), 15 feet (2-story)	Rear: 15 feet (1-story), 20 feet (2-story) (Met) Side: 0 feet (1-story), 15 feet (2-story) (Met)
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Adjacent to street (19th Avenue and South Mountain Avenue)	15 feet average, 10 feet minimum	19th Avenue: 25 feet (Met) South Mountain Avenue: 25 feet (Met)
Minimum Common Area	5% of gross site area	17% (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 20.76 acres located at the southwest corner of 19th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) to R1-10 (Single-Family Residence District) for single-family residential uses. The site is presently vacant.

   In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned S-1. Historic aerial imagery shows that the site was historically utilized for agricultural purposes. In 2004, the site was rezoned to R1-18 as part of case Z-121-03-7 but has remained undeveloped since. Rezoning case Z-8-18-8 was filed in 2018 for the subject site, requesting R1-10 zoning. However, this case was ultimately withdrawn by the applicant prior to the City Council hearing.

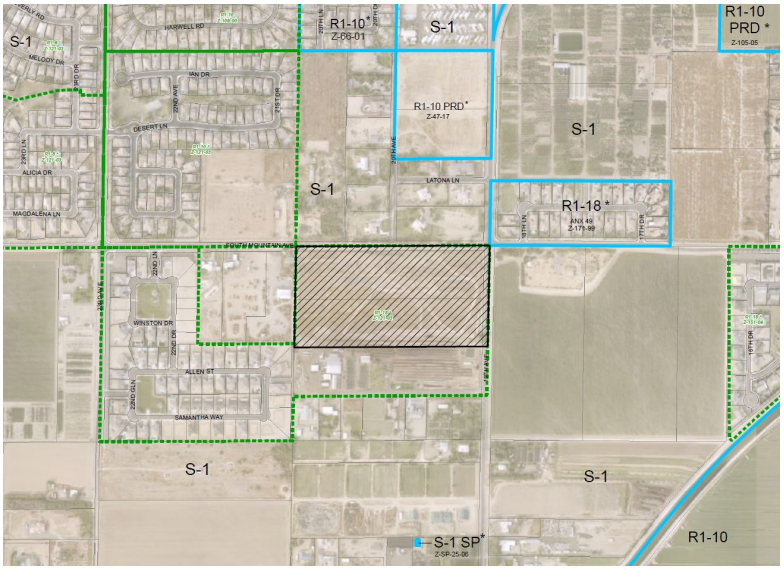
SURROUNDING LAND USES AND ZONING

2. The surrounding area contains a variety of residential zoning districts including S-1 (Ranch or Farm Residence District), R1-18 (Single-Family Residence District), and R1-10 (Single-Family Residence District). Properties north, across South Mountain Avenue, are zoned S-1 and are presently large-lot residential. Properties to the west of the site are zoned S-1 and S-1 (approved R1-18), and used for agriculture and single-family residential.

The property south of the site is zoned S-1 (approved R1-18) and has an active agricultural use.

The property east of the site, across 19th Avenue, is zoned S-1 and used for agriculture. This property has a pending request for R1-10 zoning per case Z-31-21-8.

Northwest of the site, across South Mountain Avenue, is a property zoned S-1 (approved R1-10). This property is presently vacant, but is planned for a residential subdivision.

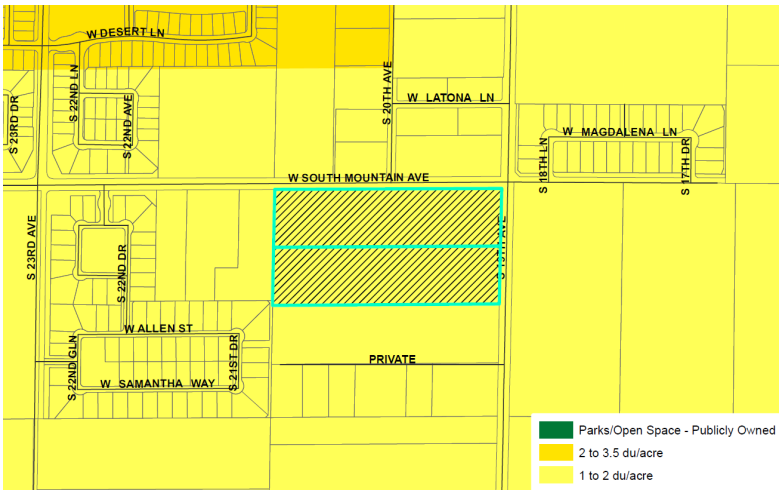


Zoning Aerial Map, Source: Planning and Development Department

Approximately 0.1 miles north and northwest of the site are other properties zoned R1-10. Similarly, numerous properties south of Dobbins Road, along 19th Avenue, are also zoned R1-10.

GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre, which is not consistent with the proposed R1-10 zoning district. Thus, a concurrent minor General Plan Amendment case GPA-SM-3-21-8 proposes to change the land use map designation to Residential 2 to 3.5 dwelling units per acre. The General Plan Land Use Map designation surrounding the site is



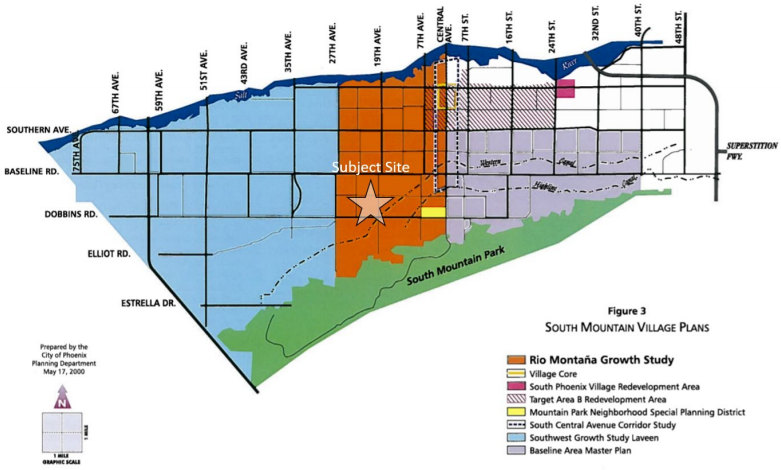
General Plan Land Use Map, Source: Planning and Development Department

Residential 1 to 2 dwelling units per acre. East of the site, across 19th Avenue, is a property with a pending minor General Plan Amendment case, GPA-SM-2-21-8, seeking to change the Land Use Map designation to Residential 2 to 3.5 dwelling units per acre.

Approximately 0.1 miles north of the site are other properties designated as Residential 2 to 3.5 dwelling units per acre in the General Plan Land Use Map.

4. **Rio Montaña Area Plan**

The Rio Montaña Area Plan encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.



Rio Montaña Area Plan, Source: Planning and Development Department

The Rio Montaña Area Plan intends to accomplish this vision through seven goals that include:

1. Promoting balanced, high quality development;
2. Protecting and improving neighborhoods through maintenance, rehabilitation and infill projects;
3. Keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture;
4. Protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project;
5. Promoting future business development and economic growth;
6. Developing the tourism industry through a wide range of opportunities;
7. Providing a variety of transportation options.

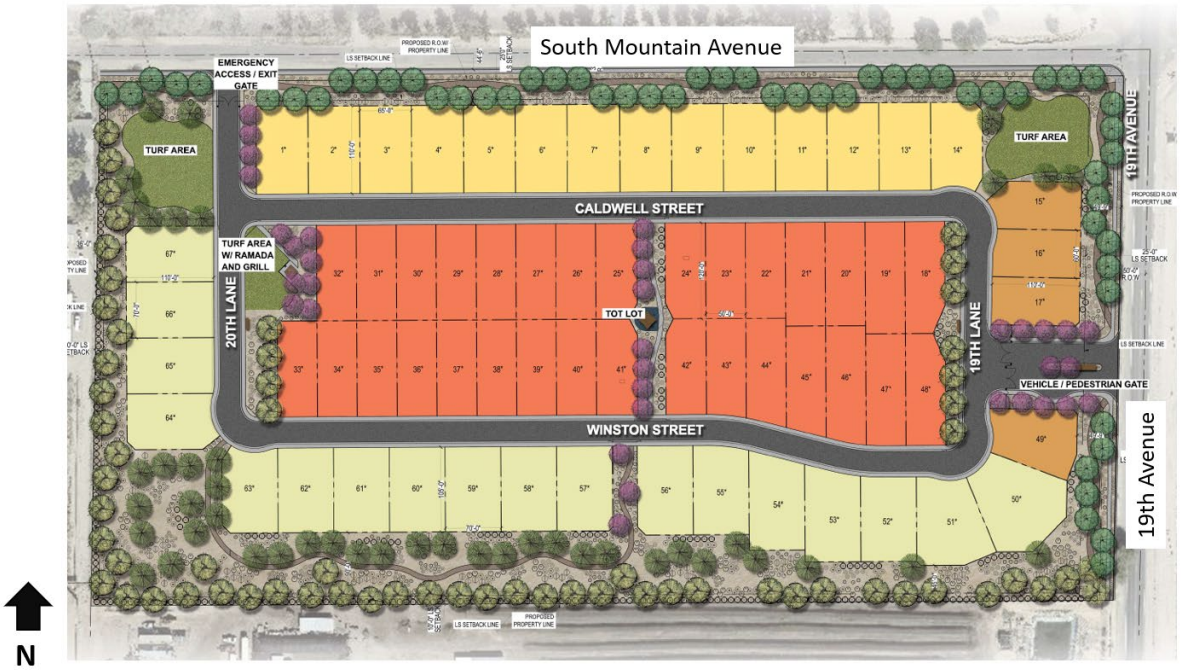
The site is relatively centrally located and designated by the land use map as Residential 1 to 2 dwelling units per acre within the Plan. As previously mentioned, a concurrent General Plan Land Use Map amendment case GPA-SM-3-21-8 proposes

to change this designation to Residential 2 to 3.5 dwelling units per acre. Although not consistent with the Rio Montaña Proposed Land Use Plan, a gradual increase in intensity at this location is appropriate given the included design considerations intended to further the goals of the Plan.

Per the proposed stipulations, the development will incorporate a range of perimeter lot widths ranging from 60 feet to 70 feet, provide wider landscape areas along the perimeters than required by the Zoning Ordinance, require pitched roofs to be incorporated on all buildings, incorporate one-story limitations and enhanced landscaping along perimeters. These elements will help provide an appropriate land use transition consistent with development patterns in the general area, while furthering the intent of the Rio Montaña Area Plan.

PROPOSAL

5. The proposal is to develop a 67-lot, single-family detached residential subdivision with a primary street access point along 19th Avenue on the east and exit only point along South Mountain Avenue on the north. A density of 3.23 dwelling units per acre is depicted in the proposed site plan, which also depicts a variety of lot widths ranging from 50 feet to 70 feet in width.



Conceptual Site Plan with Planning and Development Department annotations,
Source: Harrington Planning + Design

Conformance to the conceptual site plan provided by the applicant is recommended

by staff to provide certainty in how the project will develop and also to preserve the perimeter transitions along the north, south and west property lines via 60 to 70-foot-wide perimeter lots and wider landscape areas. Open space areas are also provided throughout the site for easy access by future residents. Furthermore, enhanced building setbacks along 19th Avenue and South Mountain Avenue will ensure that future homes will be placed more internally within the site. Stipulation No. 1 addresses conformance to the site plan to ensure that the development is built as proposed.

Staff also recommends Stipulation No. 2 which addresses landscaping enhancements along perimeter landscape setbacks to help maintain the character of the neighborhood and provide a transition in concert with the goals of the Rio Montaña Area Plan.

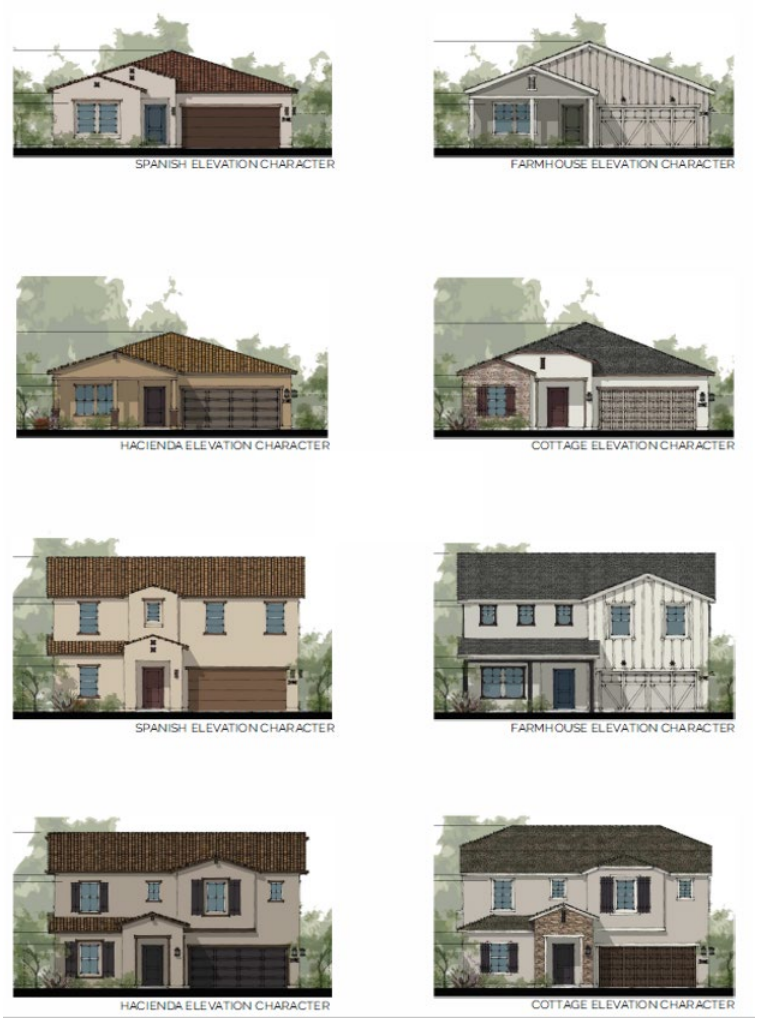
Lastly, Stipulation No. 3 as recommended by staff, will limit the building height for lots along the perimeters which shall be one story and 20 feet in height. These stipulations will help provide an appropriate transition from existing residential and agricultural uses in the area, and further many of the goals from the Rio Montaña Area Plan by protecting existing neighborhoods and maintaining a distinctive character plus scale.

6. Front building elevations were submitted by the applicant, depicting a variety of architectural styles, with various colors and textures proposed. These front building elevations show one and two-story housing products.

Staff does not recommend conformance to these building renderings, as only the front building elevations were provided. However, staff recommends that all lots, including 70-foot wide lots, be subject to the Single-Family Design Review standards outlined in Section 507 Tab.A.II. of the Zoning Ordinance. This is addressed in Stipulation No. 4.

Furthermore, staff recommends Stipulation No. 5 to require that all building elevations incorporate several enhancements including: multiple colors, exterior accent materials, and textural differences that exhibit quality and durability.

Stipulation No. 5 also requires that a minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard. This design feature will reinforce community orientation, consistent with the Rio Montaña Area Plan.



Conceptual Front Building Elevations, Source: Not specified

7. Fencing and wall enhancements are addressed in Stipulation No. 6 and include full view fencing requirements where open space areas are adjacent to a public street. Furthermore, Stipulation No. 6 allows for solid walls topped with open view fencing to be utilized where required by the Zoning Ordinance, primarily where lots are adjacent to an open space area, unless conflicts arise between this requirement and other City or County regulations. These elements will increase visibility within these areas and promote an open feel both within the community and along adjacent streets.

   Perimeter wall enhancements along adjacent public streets are also addressed in Stipulation No. 6, and will help to improve the streetscape by providing visual interest via wall-offsets and material and textural differences.

   The development proposes a primary vehicular access to the community along 19th

Avenue and egress-only along South Mountain Avenue. In order to promote a sense of place for future residents, Stipulation No. 7 recommends that each of the vehicular entryways incorporate decorative materials. Furthermore, staff is recommending Stipulation No. 8 to require enhanced landscaping on both sides of each entryway into the development containing a variety of plant materials for visual interest.

8. The area surrounding the site offers a variety of recreational and multimodal transportation opportunities. In addition, the proposed development will provide various amenity areas throughout the development. Staff recommends various pedestrian connections and enhancements throughout the community to promote recreation, walking and alternative transportation methods. Stipulation No. 9 addresses the following connections to/between:

    - Amenity areas;
    - Sidewalks;
    - Centralized pedestrian path connecting the northern and southern portion of the site;
    - Shaded pedestrian path that connects to either 19th Avenue or South Mountain Avenue near the street intersection.

9. The conceptual site plan also depicts various open space areas distributed throughout the development for future residents to enjoy. Staff is recommending Stipulation No. 10 to limit the use of high-water use plants within common landscaped areas to help conserve water and to allow the applicant to strategically place plants, such as turf, in areas of high activity and retention basins, among other areas. Staff recommends Stipulation No. 11 to require several amenities distributed throughout the development including:

    - Tot lot with shade equipment;
    - One picnic area with a barbeque grill, shade ramada and a picnic table;
    - Two benches or seating features;

    These amenities will promote the health of future residents by providing recreational opportunities through various activities, allowing the enjoyment of sunlight, and having a communal space that enables social interactions.

Amenity areas depicted in the conceptual Site Plan, Source: Harrington Planning + Design

STUDIES AND POLICIES

10. **Tree and Shade Master Plan**

    The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

    Staff is recommending stipulations for enhanced landscaping and shaded sidewalks along the perimeter property lines as follows:

- Fifty-percent two-inch caliper and 50-percent three-inch caliper trees within the required landscape setbacks (Stipulation No. 2);

- Shaded pathway connecting the community to or near the intersection of 19th Avenue and South Mountain Avenue (Stipulation No. 9);

- Tot lot amenity with shade equipment (Stipulation No. 11);

- The sidewalks along 19th Avenue and South Mountain Avenue shall be detached and shaded a minimum of 75 percent with two-inch caliper trees (Stipulation No. 12 and 13).

11. **Complete Streets Guidelines**
In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. This development will help encourage connectivity within the development and adjacent streets by providing a network of pedestrian pathways. Furthermore, the project will pedestrianize the immediate street frontages by providing shaded detached sidewalks along 19th Avenue and South Mountain Avenue. These are addressed in Stipulation Nos. 9, 12 and 13.

12. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The City of Phoenix offers recycling services for residential properties. The application materials submitted by the applicant indicate that recycling facilities will be available to residents.

13. **Housing Phoenix**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

Stipulation No. 1 would allow the developer to construct up to 67 single-family detached residential lots. If this development is approved, it would allow further diversity in housing products within the area and new housing choice for existing and new residents to the area.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff received one letter in opposition regarding this request, citing issues with land use compatibility due to the rural nature of the area, density concerns, impacts to existing neighbors, inadequate infrastructure, increased traffic, impacts to property values, and lack of conformance to the Rio Montaña Area Plan. In addition, a support petition containing various signatures was received for this project.

    Furthermore, the Roosevelt School District provided a letter stating that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed development.

INTERDEPARTMENTAL COMMENTS

15. The Pedestrian Safety coordinator with the Street Transportation Department provided comments pertaining to providing a direct pedestrian connection from the development to the intersection of 19th Avenue and South Mountain Avenue. Stipulation No. 9 addresses this pedestrian connection.

16. The Street Transportation Department provided comments pertaining to detached sidewalks along adjacent streets. Other comments provided pertained to adjacent right-of-way dedication and street construction, overhead utility undergrounding, junction box installation at street intersections, relocation of irrigation facilities, and other general street improvement requirements. These comments are addressed in Stipulation Nos. 12 through 18.

17. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Fire Code.

18. The Water Services Departments commented that there are sewer mains that can potentially serve the development. A water main extension will be required at the time of development. However, capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary

over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

19. The Floodplain Management division of the Public Works Department did not have any comments on this case.

OTHER

20. The subject site is within close proximity to properties used for agricultural uses, and approximately 1 mile northwest of the Phoenix Regional Police Academy, thus potentially leading to dust, odors, noise or other impacts to future residential uses on the site. Stipulation Nos. 19 and 20 would require the disclosure, the existence and operational characteristics of agricultural activities and the Phoenix Regional Police Academy gun range to purchasers of property within the development.

21. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Furthermore, that an avigation easement is dedicated to the City of Phoenix as this property is within the PHX International Airport traffic pattern airspace and seeking noise sensitive land use. Lastly, that a No Hazard Determination for the proposed development be provided from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process. These are addressed in Stipulation Nos. 21, 22 and 23.

22. The site is not identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 24.

23. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure regarding lot space and density.

24. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. This proposed development provides a housing option that is consistent with development patterns in the general area.

2. As stipulated, the proposed development is generally consistent with design policies and the intent of the Rio Montaña Area Plan.

3. This proposed development is appropriately located at the intersection of an arterial and minor collector street, and in proximity to transit service located along Baseline Road.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 22, 2021, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

    a. The development shall be limited to a maximum of 67 lots.

    b. Lots 1 through 14 shall be a minimum of 65 feet in width.

    c. Lots 15, 16, 17 and 49 shall be a minimum of 60 feet in width.

    d. Lots 50 through 67 shall be a minimum of 70 feet in width.

    e. All other lots shall be a minimum of 50 feet in width.

    f. Lots shall be a minimum of 45 feet from the southern perimeter property line.

    g. Lots shall be a minimum of 25 feet from the western perimeter property line.

    h. A minimum 10-foot wide landscape setback shall be provided along the southern and western perimeter of the site.

    i. The location of the open space areas.

j. A minimum of 17 percent of the gross site area, exclusive of required landscape setbacks, shall be provided as open space.

k. A minimum building setback of 50 feet, exclusive of fencing, entry features or detached accessory structures, shall be provided along the northern and eastern perimeter of the site along 19th Avenue and South Mountain Avenue.

l. A minimum 25-foot wide landscape setback shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 20 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.

2. All landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

3. The maximum building height for lots 1 through 17 and lots 49 through 67, as depicted on the site plan date stamped November 22, 2021, shall be limited to one story and 20 feet.

4. All lots in the development shall be subject to Single-Family Design Review, including lots that are wider than 65 feet, as approved by the Planning and Development Department.

5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.

b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.

c. Pitched roofs shall be provided on all primary building elevations.

6. Fences and wall are subject to the following stipulations, in addition to the Zoning Ordinance requirements, and approved by the Planning and Development Department.

    a. Full open view fencing shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.

    b. Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall shall not exceed 4 feet in height, or as otherwise required by a City or County barrier regulation.

    c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three foot offsets and material and textural differences, such as stucco and/or split face block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

7. Project entry/exit drives along 19th Avenue and South Mountain Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

8. Project entry/exit drives along 19th Avenue and South Mountain Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:

    a. Amenity areas.

    b. Sidewalks.

    c. Pedestrian path connecting the northern and southern portions of the site via a centralized pathway.

    d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored

concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.

11. The following shall be provided and dispersed throughout the development, as approved by the Planning and Development Department:

    a. Tot lot with shade equipment;

    b. One picnic area with a barbeque grill, shade ramada and a picnic table; and

    c. Two benches or seating features.

12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a

minimum 75 percent at maturity.

b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate 50-feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.

15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.

16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.

18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and

operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.

21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

22. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

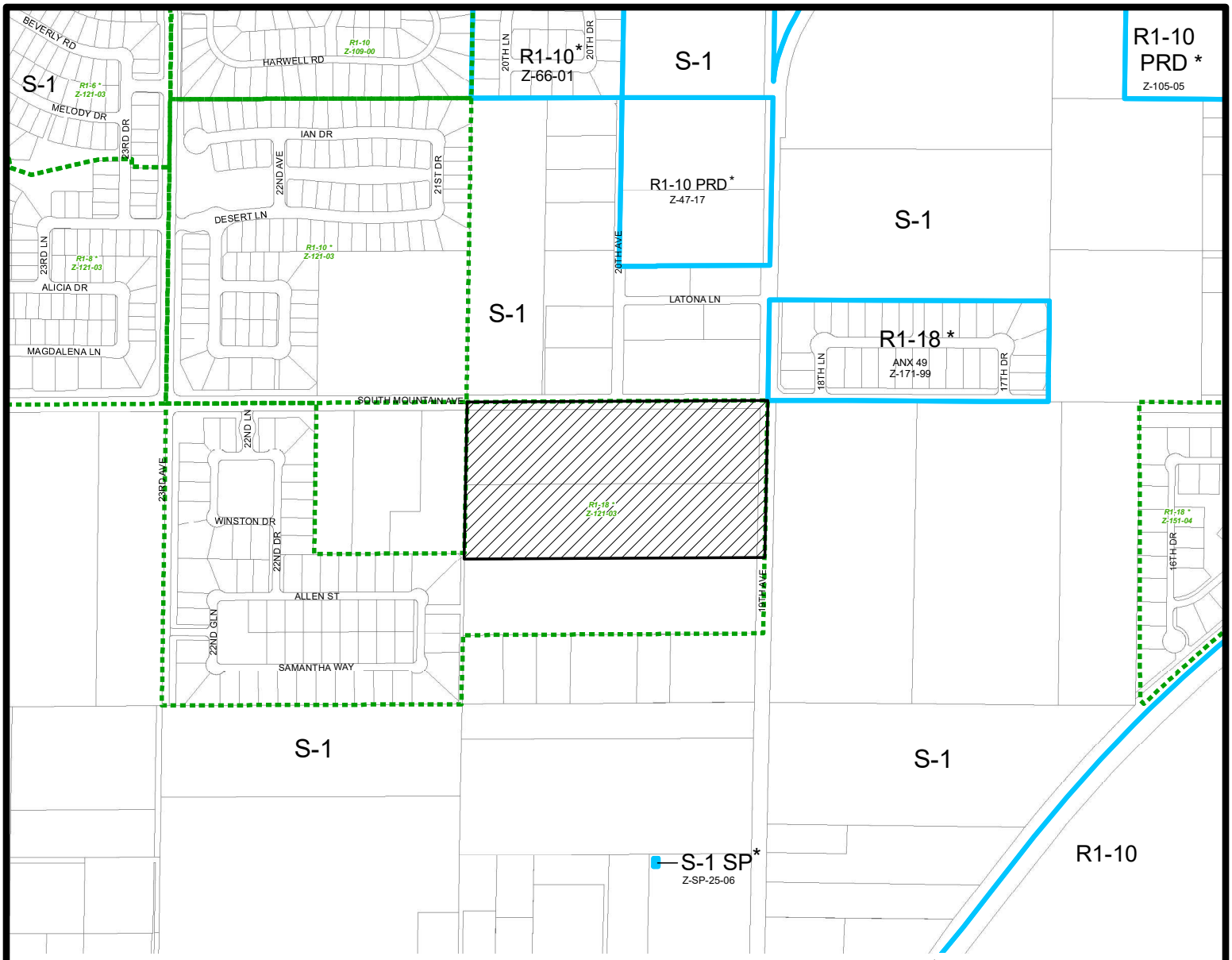
23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

24. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

Writer
Enrique Bojórquez Gaxiola
December 9, 2021

Team Leader
Samantha Keating

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped November 22, 2021
Conceptual Front Building Elevations date stamped August 27, 2021
Community Correspondence (3 page)

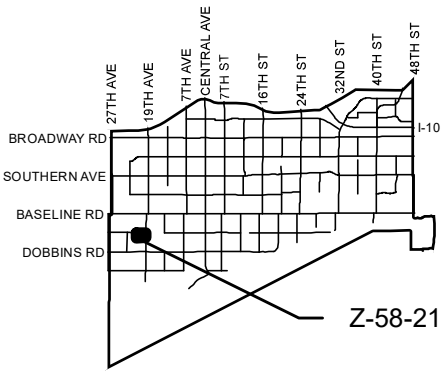


Miles

0.1 0.05 0 0.1

SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Beus Gilbert McGroder PLLC/Paul Gilbert
APPLICATION NO.	Z-58-21
DATE:	9/24/2021
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	20.76 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 02-24
ZONING MAP	C-7

REQUESTED CHANGE:

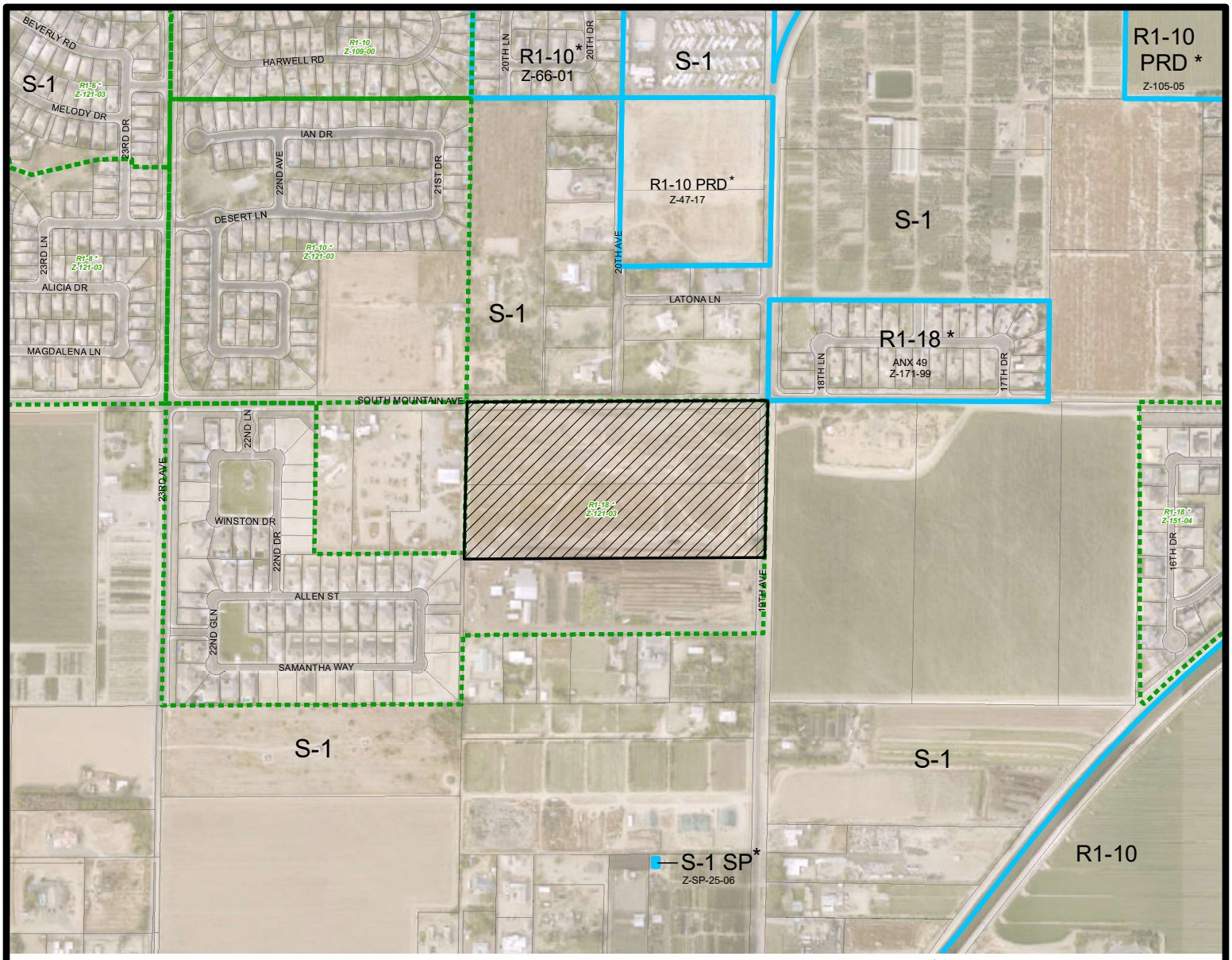
FROM: S-1 (Approved R1-18) (20.76 a.c.)

TO: R1-10 (20.76 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 (Approved R1-18)	20 (40)	N/A (48)
R1-10	72	93

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2021\Z-58-21.mxd



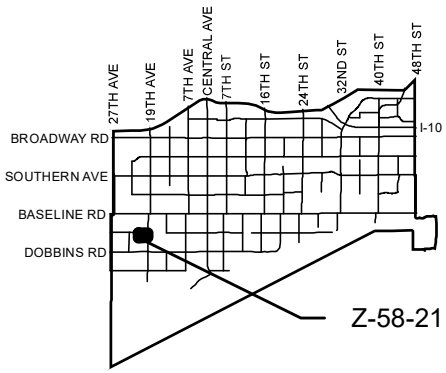
Miles

0.1 0.05 0 0.1

SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Beus Gilbert McGroder PLLC/Paul Gilbert
APPLICATION NO.	Z-58-21
DATE:	9/24/2021
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	20.76 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 02-24
ZONING MAP	C-7

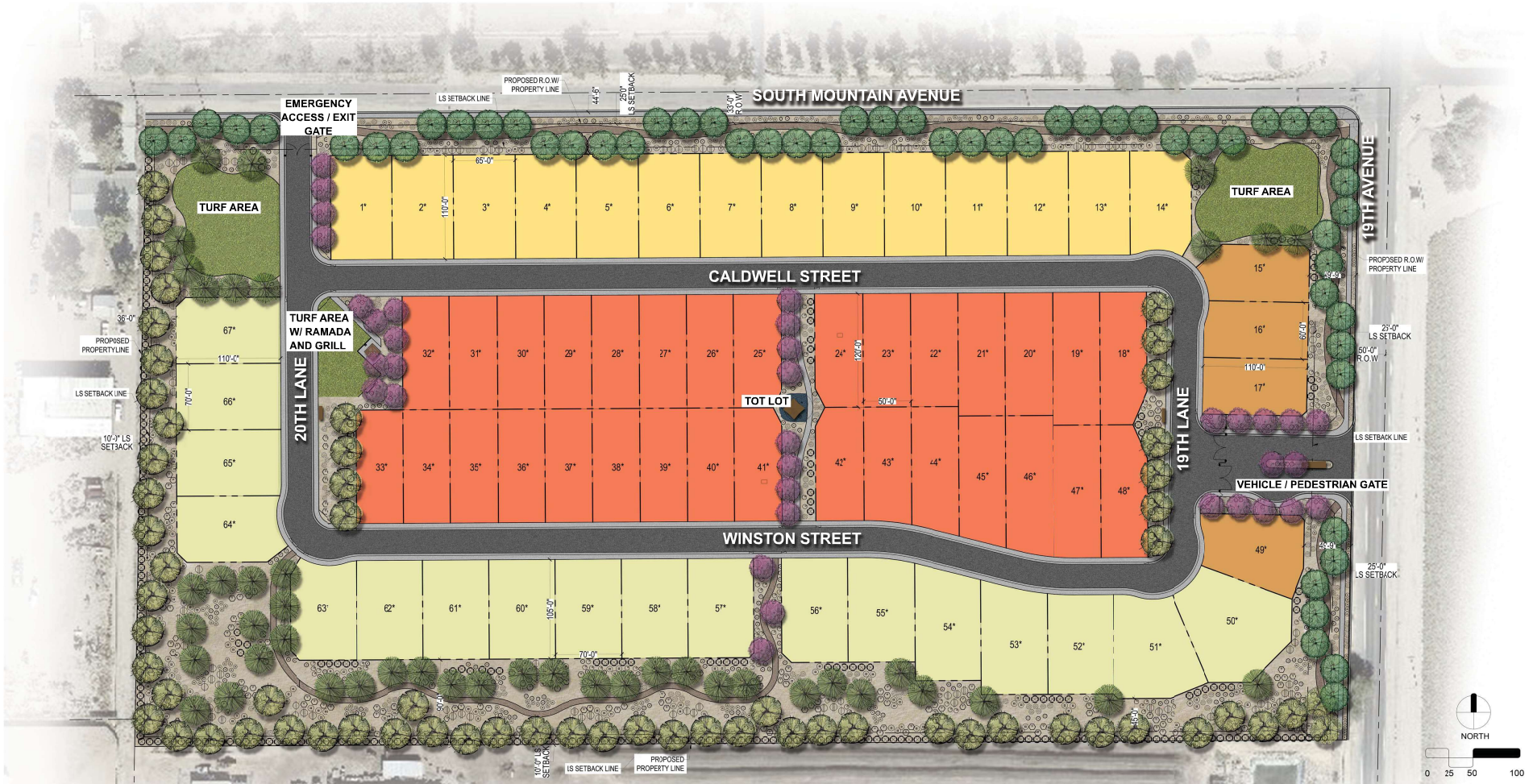
REQUESTED CHANGE:

FROM: S-1 (Approved R1-18) (20.76 a.c.)

TO: R1-10 (20.76 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1 (Approved R1-18)	20 (40)	N/A (48)
R1-10	72	93

* **Maximum Units Allowed with P.R.D. Bonus**



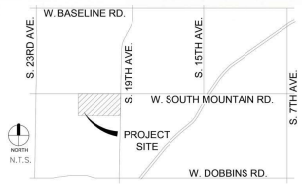
OWNER CONTACT

K. HOVNANIAN HOMES
20830 N. TATUM BLVD. SUITE 250
PHOENIX, ARIZONA 85053
ATTN: CHUCK CHISHOLN
(480) 824-4175
CCHISHCLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
1921 S. ALMA SCHOOL RD.
MESA, AZ 85210
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

VICINITY MAP



SITE DATA

PROPOSED DEVELOPMENT STANDARDS WILL FOLLOW ZONING ORDINANCE REQUIREMENTS (R1-10 PRD)

NET AREA = 19.3 AC
GROSS AREA = 20.74 AC
GROSS DENSITY = 3.23 DU/AC

TOTAL LOTS: 67
50' WIDE LOTS = 31 LOTS
60' WIDE LOTS = 4 LOTS
65' WIDE LOTS = 14 LOTS
70' WIDE LOTS = 18 LOTS

% OPEN SPACE (EXCLUDING LANDSCAPE SETBACKS): 20% OF GROSS AREA
% OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 25% OF GROSS AREA

* SINGLE STORY HOME ONLY

CITY OF PHOENIX
NOV 22 2021
Planning & Development Department

SITE PLAN

Andora
Phoenix, Arizona

L 0.1

Harrington Planning + Design
landscape architecture environmental planning urban design

SPANISH ELEVATION CHARACTER

FARMHOUSE ELEVATION CHARACTER

HACIENDA ELEVATION CHARACTER

COTTAGE ELEVATION CHARACTER

CITY OF PHOENIX

AUG 27 2021

Planning & Development
Department

SPANISH ELEVATION CHARACTER

FARMHOUSE ELEVATION CHARACTER

HACIENDA ELEVATION CHARACTER

COTTAGE ELEVATION CHARACTER

EXTERIOR ELEVATION CONCEPTS

Enrique A Bojorquez-Gaxiola

To: Erin Hegedus
Subject: RE: Rezoning request for 19th Avenue & Southern

For Z-31-21-8 and GPA-SM-2-21-8, and Z-58-21-8 and GPA-SM-3-21-8 case files.

From: Erin Hegedus
Sent: Wednesday, October 20, 2021 5:10 PM
To: info@TechnicalSolutionsAZ.com; Council District 8 PCC
Subject: Rezoning request for 19th Avenue & Southern

I reside at 8630 South 19th Avenue and am very concerned with the request to rezone this property. Myself and our neighbors have aggressively contested this previously and continue to do so.

My concerns, to list a few are:

Infrastructure does not support an increase in density.

- South Mountain Avenue is at best a two lane road from 7th Street to 27th Avenue. There are several areas of this road that are only one lane and the road is continually backed up especially when school is in session.
- 19th Avenue is also a two lane road with open canals to the east and the west and cannot support the current traffic and has been subject to several fatalities in the last 3 years.
- Additionally, Dobbins Road is a two lane road from 20th Street to 43rd Avenue and has been heavily backed up for years.

There are many developments on Dobbins Road that are in process that are going to affect all of us that reside in the area.

Furthermore, the housing that is proposed is not compliant with the homes that are in the area, which are larger lots, higher value and conform to the current Rio Montana plan that was approved by the City Council.

I am not only concerned with the lack of infrastructure but the fact that the higher density homes will greatly devalue our homes that conform to the current zoning.

I ask that you review the plans and decrease the density to conform to the Rio Montana plan as we have requested previously.

Sincerely,
Erin Hegedus, CMRP

Sent from Mail [go.microsoft.com] for Windows

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Abril A. Fierro	2259 W. Harwell Rd. Phx 85041	8/26/21
2.		Mike Peeler	2225 W HARDWELL RD 85041	8-27-21
3.	W. Thompson	Wanda Thompson	2225 W. Hardwell rd	8-27-21
4.		Trisha Owens	2209 W. Harwell rd	8-27-21
5.		Mara Keita	2127 W Harwell RD	8-27-21
6.		GARY HEINE	2115 W. HARWELL	8/27/21
7.		MARK A PEDEN	2120 W HARWELL RD PHX AZ	8/26/21
8.		Tim VATUNE	1815 W. Magdalena	8/26/21
9.		Jeff Simons	1728 W. Magdalena Lane Phx AZ 85201	8/27/21
10.		Melissa Dolan	1714 W. Magdalena Ln Phx AZ 8504	8/27/21
11.		Michael Krieg	1713 W. Magdalena Ln Phx AZ 85041	8/27/21
12.		Lluvia Montoya	8634 S. 19th Ave Phoenix AZ 85041	8/27/21
13.		GABRIEL COLEY	8434 S 22nd GLN	8/27/21
14.		JEREMY SMITH	8512 S 22nd GLN	8/27/21
15.		Graysen Fryer	2126 W Allen St Phoenix Az 85041	8/27/21

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Jason McQuarrie	2122 W Allen St, Phoenix AZ	27 Aug 21
2.		Mark DeLa Torre	2110 W Allen St. Phoenix AZ	27 Aug 21
3.		DeAnza Baker	2111 W. Allen St. Phx AZ	27 Aug 21
4.		PAUL DUBENDORFER	2121 W. ALLEN ST PHX AZ	27 AUG 21
5.		Valerie Heneger	2124 W Samantha Way PhxAz	28/Aug 21
6.		Lester Washington	2206 W Samantha Way Phx AZ	28/Aug 21
7.		Darla Coe	2210 W. Samantha Way Phx AZ	8/28/2021
8.		Moses Coe	2210 W. Samantha Way Phx AZ	8/28/2021
9.		Christina Hernandez	8708 S. 22nd Glen	8/28/2021
10.		NORMAN YEE	2231 W WILSTON PHX AZ	8/28/21
11.		Brian Towe-Hirsch	2213 W Samantha Way Phx Az	8-28-21
12.				
13.				
14.				
15.				

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-58-21-8
January 10, 2022

South Mountain Village Planning Committee Meeting Date:	January 11, 2022 December 14, 2021
Planning Commission Hearing Date:	February 3, 2022 January 6, 2022
Request From:	S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) (20.76 acres)
Request To:	R1-10 (Single-Family Residence District) (20.76 acres)
Proposed Use:	Detached single-family residential
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
Owner:	PW Again, LLC
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Staff Recommendation:	Approval, subject to stipulations

The South Mountain Village Planning Committee heard this rezoning request on December 14, 2021 and voted (11-0) to continue the case to the January 11, 2022 South Mountain Village Planning Committee meeting, in agreement with the applicant. Subsequently, the Planning Commission continued this case to the February 3, 2022 Planning Commission hearing on January 6, 2022.

As a result of the discussion at the December 14, 2021 Village Planning Committee meeting, the applicant has provided an updated site plan, wall plan, and wall elevations, attached to this report, which depicts a decrease in the number of lots from 67 to 66 on the subject site. The layout of the site was also modified and now proposes primary vehicular access along South Mountain Avenue. Furthermore, the applicant has requested to limit all homes in this development to a maximum height of one story and 22 feet.

Other changes to the site and landscape plans include the location of centralized open space directly across the primary entrance, increased setbacks along the western perimeter, increase in the number of 60-foot wide lots, a trail or pathway along the north and west perimeters of the site and increased pedestrian connections within the

development. Due to these changes, staff recommends modifying the following stipulations:

- **Stipulation No. 1** regarding general conformance with the site plan and updates reflected within the latest plan pertaining to lot widths, lot locations and vehicular access along South Mountain Avenue;
- **Stipulation No. 3** regarding limitations to one-story homes;
- **Stipulation No. 6** regarding general conformance to the new proposed wall plan and wall elevations, plus elements depicted in these plans;
- **Stipulation Nos. 7** and **8** regarding reference to the primary entrance to the development along South Mountain Avenue;
- **Stipulation No. 9** regarding the central pedestrian connection layout;
- **Stipulation No. 11** regarding changes to the amenity area;
- New **Stipulation No. 25** regarding a pedestrian pathway or trail along the perimeter of the property as requested by the South Mountain Village Planning Committee;
- New **Stipulation No. 26** regarding a landscape palette within individual lots to promote shade within internal streets as requested by the South Mountain Village Planning Committee;
- New **Stipulation No. 27** regarding a bus stop pad along 19th Avenue as requested by the South Mountain Village Planning Committee.

Leading up to and following the December 14, 2021 South Mountain Village Planning Committee meeting, staff received additional correspondence from the public regarding this case. This additional correspondence is also attached.

Staff recommends approval per the modified stipulations, reflecting updates to the site plan, provided below:

Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~November 22, 2021~~ JANUARY 3, 2022, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

    a. The development shall be limited to a maximum of ~~67~~ 66 lots.

    b. Lots 1 through ~~14~~ 7 AND LOTS 62 THROUGH 66 shall be a minimum of 65 feet in width.

    c. Lots ~~15, 16, 17 and 49~~ 8 THROUGH 13 shall be a minimum of 60 feet in width.

    d. Lots ~~50~~ 14 through ~~67~~ 28 AND LOT 61 shall be a minimum of 70 feet in width.

e. All other lots shall be a minimum of 50 feet in width.

f. Lots shall be a minimum of 45 feet from the southern perimeter property line.

g. Lots shall be a minimum of ~~25~~ 50 feet from the western perimeter property line.

h. A minimum 10-foot wide landscape setback shall be provided along the southern and western perimeter of the site.

i. The location of the open space areas.

j. A minimum of 17 percent of the gross site area, exclusive of required landscape setbacks, shall be provided as open space.

k. A minimum building setback of 50 feet, exclusive of fencing, entry features or detached accessory structures, shall be provided along the northern and eastern perimeter of the site along 19th Avenue and South Mountain Avenue.

l. A minimum 25-foot wide landscape setback shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 20 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.

M. FULL INGRESS AND EGRESS TO THE DEVELOPMENT SHALL BE LIMITED TO SOUTH MOUNTAIN AVENUE.

2. All landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

3. The maximum building height ~~for lots 1 through 17 and lots 49 through 67, as depicted on the site plan date stamped November 22, 2021,~~ shall be limited to one story and ~~20~~ 22 feet.

4. All lots in the development shall be subject to Single-Family Design Review, including lots that are wider than 65 feet, as approved by the Planning and Development Department.

5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.

b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.

c. Pitched roofs shall be provided on all primary building elevations.

6. ~~Fences and wall are subject to the following stipulations, in addition to the Zoning Ordinance requirements, and approved by the Planning and Development Department.~~ FENCES AND WALLS SHALL BE IN GENERAL CONFORMANCE WITH THE SITE WALL ELEVATIONS DATE STAMPED DECEMBER 23, 2021 AND SITE WALL PLAN DATE STAMPED JANUARY 3, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS, AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

a. Full open view fencing, WHICH MAY INCLUDE SOLID COLUMNS UP TO 24 INCHES IN WIDTH, shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.

b. ~~Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall shall not exceed 4 feet in height, or as otherwise required by a City or County barrier regulation.~~ THE WALL LAYOUT DEPICTED IN THE WALL PLAN SHALL BE MODIFIED WHERE NECESSARY TO ACCOMMODATE SITE LAYOUT CHANGES THAT AVOID CONFLICTS WITH THE ZONING ORDINANCE OR CITY CODE REQUIREMENTS.

c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three foot offsets and material and textural differences, such as stucco, and/or split face OR SLUMP block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

7. Project entry/exit drives along ~~19th Avenue and~~ South Mountain Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

8. Project entry/exit drives along ~~19th Avenue and~~ South Mountain Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:

    a. Amenity areas.

    b. Sidewalks.

    c. Pedestrian path connecting the ~~northern~~ PRIMARY AMENITY AREA and ~~southern~~ WESTERN portions of the site via a centralized pathway.

    d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.

11. The following shall be provided IN THE CENTRAL AMENITY AREA and/OR dispersed throughout the development, as approved by the Planning and Development Department:

    a. Tot lot with shade equipment;

    b. One picnic area with a barbeque grill, shade ramada and a picnic table; and

    c. Two benches or seating features.

12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate 50-feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.

15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.

16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.

18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a

nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.

21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

22. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

24. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

25. IN ADDITION TO THE PUBLIC SIDEWALK, A MINIMUM 8-FOOT-WIDE PEDESTRIAN PATHWAY OR TRAIL SHALL BE PROVIDED AND MAINTAINED WITHIN THE DEVELOPMENT ALONG 19TH AVENUE AND SOUTH MOUNTAIN AVENUE, CONSTRUCTED OF DECOMPOSED GRANITE OR SIMILAR ALTERNATIVE MATERIAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

26. THE DEVELOPER SHALL PROVIDE 3 DIFFERENT FRONT YARD PALETTES CONSISTING OF ONE LARGE CANOPY ACCENT TREE, FIVE SHRUBS AND TURF OR GROUND COVER, OR OFFER EVIDENCE OF A LANDSCAPING INCENTIVE PACKAGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. REQUIRED FRONT YARD TREES SHALL BE A MINIMUM OF 2-INCH CALIPER SIZE AND LOCATED TO PROVIDE THE MAXIMUM SHADE POSSIBLE TO SIDEWALKS WITHIN THE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

27. THE DEVELOPER SHALL CONSTRUCT ONE BUS STOP PAD ALONG SOUTHBOUND 19TH AVENUE. THE BUS STOP PAD SHALL BE CONSTRUCTED

ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET AND SHALL BE SPACED FROM THE INTERSECTION OF SOUTH MOUNTAIN AVENUE ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258.

Exhibits

Conceptual Site Plan date stamped January 3, 2022
Conceptual Wall Plan date stamped January 3, 2022
Conceptual Wall Elevations date stamped December 23, 2021
Correspondence from the public (43 pages)

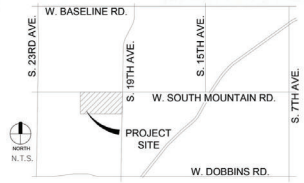
OWNER CONTACT

K. HOVNANIAN HOMES
20830 N. TATUM BLVD. SUITE 250
PHOENIX, ARIZONA 85050
ATTN: CHUCK CHISHOLM
(480) 824-4175
CCHISHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
1921 S. ALMA SCHOOL RD.
MESA, AZ 85210
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

VICINITY MAP



SITE DATA

PROPOSED DEVELOPMENT STANDARDS WILL FOLLOW ZONING ORDINANCE REQUIREMENTS (R1-10 PRD)

NET AREA = 19.3 AC
GROSS AREA = 20.74 AC
GROSS DENSITY = 3.18 DU/AC

TOTAL LOTS: 66
50' WIDE LOTS = 32 LOTS
60' WIDE LOTS = 6 LOTS
65' WIDE LOTS = 11 LOTS
70' WIDE LOTS = 17 LOTS

% OPEN SPACE (EXCLUDING LANDSCAPE SETBACKS): 20% OF GROSS AREA
% OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 25% OF GROSS AREA

*** SINGLE STORY HOME ONLY**

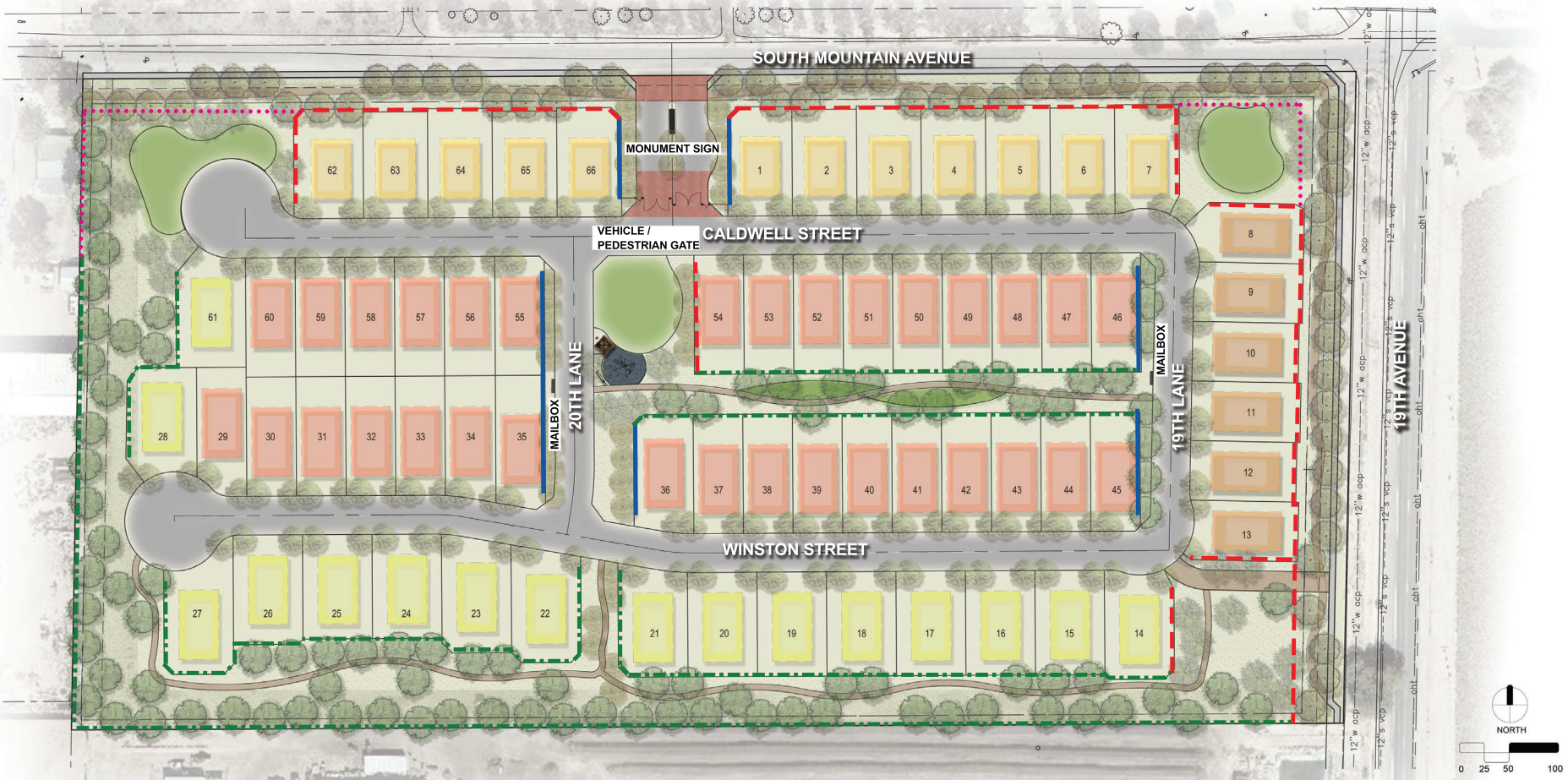
CITY OF PHOENIX
JAN 03 2022
Planning & Development Department

SITE PLAN

Andora
Phoenix, Arizona

L 0.1

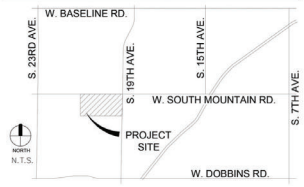
Harrington Planning + Design
landscape architecture environmental planning urban design



KEYNOTE LEGEND

1. THEME WALL, 6'-0", SLUMP BLOCK-6", WITH MORTAR WASH FINISH
2. THEME PARTIAL VIEW WALL,6'-0", SLUMP BLOCK-6", WITH MORTAR WASH FINISH
3. PARTIAL VIEW WALL, CMU-4", 6'-0", STANDARD FACE BLOCK
4. FULL VIEW FENCE, METAL, 6'-0", BRONZE FINISH

VICINITY MAP



CITY OF PHOENIX

JAN 0 3 2022

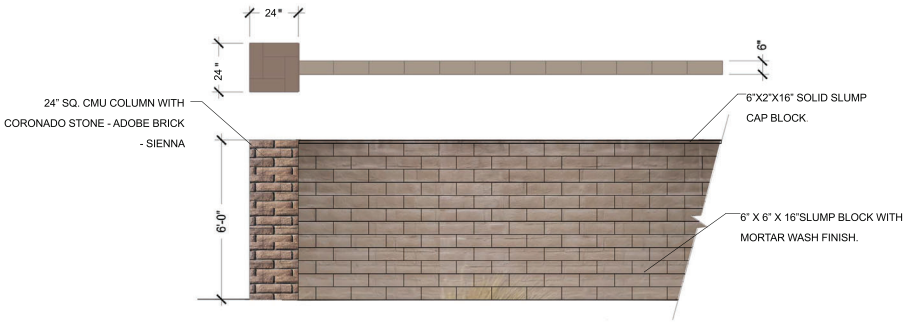
Planning & Development Department

SITE WALL PLAN

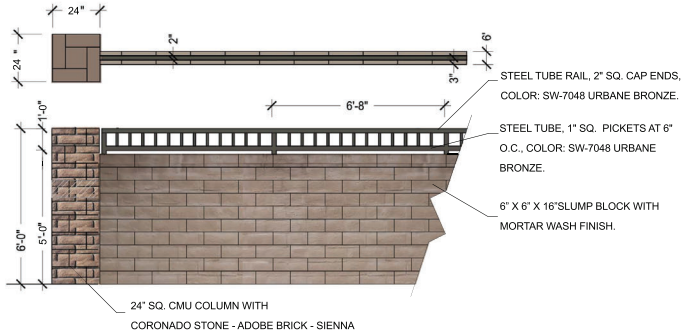
Andora
Phoenix, Arizona

L 1.0

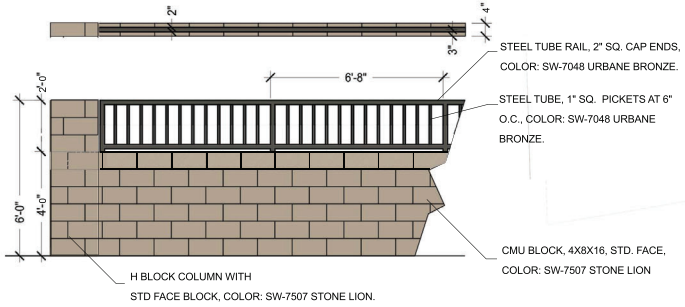
Harrington Planning + Design
landscape architecture environmental planning urban design



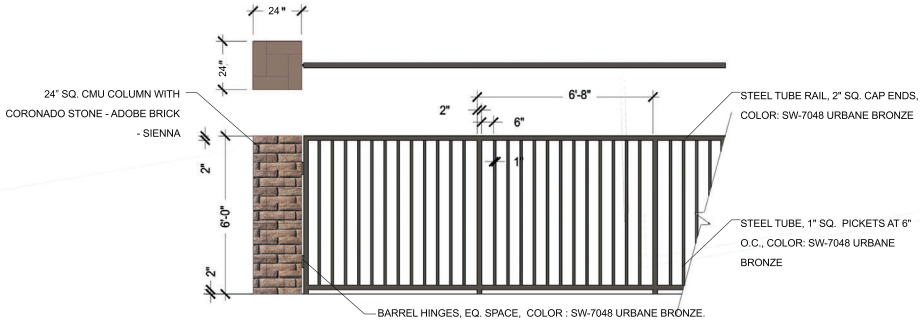
1 THEME WALL, 6 FT. - ANDORA
SCALE: N.T.S.



2 THEME PARTIAL VIEW WALL, 6 FT - ANDORA
SCALE: N.T.S.



3 PARTIAL VIEW WALL, 6 FT - ANDORA
SCALE: N.T.S.



4 FULL VIEW FENCE, 6 FT - ANDORA
SCALE: N.T.S.

CITY OF PHOENIX
DEC 23 2021
Planning & Development
Department

CONCEPTUAL SITE WALL ELEVATIONS

December 9, 2021

To: South Mountain Village Planning Committee

Re: Opposition to Z-58-21 and GPA-SM-3-21-8 K. Hovnanian Andora Development

K. Hovnanian Homes" proposal to build 67 single family home on the 20 acres located on the southwest corner of 19th Avenue and West South Mountain Avenue is inappropriate in scale, density, and character in a neighborhood that consists of homes on lots three quarters of an acre and larger, and active agricultural uses. The proposed Andora site plan is a perfect example of the "dominoes in a row" lots that the Rio Montana Plan uses to illustrate what NOT to build.

During an informational meeting held on December 7, K. Hovanian Homes' representative, Chuck Chisholm", admitted that he had never read the Rio Montana Plan. After that statement, it was impossible to find credible his arguments that Andora would benefit the neighborhood and was compatible with neighborhood character.

Judging from linear grid site plan presented it is probable that Harrington Planning + Design, the project's designers, have never read the Rio Montana Plan either. The site plan appears to have one overriding design factor: crowd as many lots as possible onto the site, resulting in an unimaginative, generic "cookie cutter" subdivision that would not enhance the character of the surrounding neighborhood.

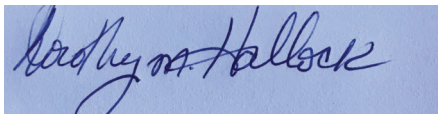
The proposed Andora development would cut through the middle of a cohesive, community, destroying the unique blend of homes on R1-18 and larger lots and small specialty farms and tree nurseries which a define the character of our neighborhood. The South Mountain Village Character Plan states that new development should "[p]romote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village." Our neighborhood character is spacious, diverse, and green. The proposed Andora development is crowded, dominated by sameness, and urban.

The Rio Montana Plan states on p. 22 that

> The goal of any site plan should be sensitive to the surrounding area. This includes the environment, to the existing development, the history of a place and to the dreams of the community for the future.
>
> A site plan for new development should consider not only the site and its attributes, but also the larger context in which the site is located.

The proposed Andora development does not respect the existing neighborhood character, is inconsistent with the goals of the South Mountain Village Character Plan, and disregards the planning and design guidelines of the Rio Montana Plan.

I respectfully ask the Committee Not to approve either the GPA or zoning change for this project.



Dorothy M. Hallock
2050 W. South Mountain Ave.
Phoenix, AZ 85041

From: Norberto
To: Enrique A Bojorquez-Gaxiola
Subject: I oppose GPA-SM-3-21-8 and Z-58-21-8" in your subject line.
Date: Friday, December 10, 2021 4:54:25 PM

I live in the neighborhood and oppose the development as is proposed...

NORBERTO RIVERA

From:	Steven & Rebekah Higginbotham
To:	Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Sunday, December 12, 2021 7:49:13 AM

I live near 19th Avenue and South Mountain and I oppose GPA-SM-3-21-8 and Z-58-21-8 (aka the Andora project).

I would like to request time on the SMVPC agenda for Tuesday, December 14, 2021, at 6:00 p.m. and to then yield that time to Zach Brooks.

Best,
Rebekah

From:	Steven Higginbotham
To:	Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Sunday, December 12, 2021 10:18:50 PM

I live near 19th Avenue and South Mountain and I oppose GPA-SM-3-21-8 and Z-58-21-8 (aka the Andora project).

I would like to request time on the SMVPC agenda for Tuesday, December 14, 2021, at 6:00 p.m. and to then yield that time to Zach Brooks.

regards,
Steven Higginbotham
1804 w Magdalena Ln, Phoenix, AZ 85041

--
Steven Higginbotham

From:	Dianne Olivo
To:	Enrique A Bojorquez-Gaxiola
Subject:	I/ we oppose am in Opposition of GPA-SM-3-21-8 and Z-58-21-8
Date:	Monday, December 13, 2021 11:15:01 AM

We wish to go on record as in opposition to this proposal for a number of reasons. Proven need for density increase. Construction of another non descript Blight on pastoral agriculture." Gardens " may be name but not in design . Etc as well as unacceptable address of toxic fumes from south property at 8811 S 19th Ave .

We have invested well over 1.5 million in our properties and maintaining the historic nature of this horse property. No need to change zoning especially for financial doubling!
Ted and Dianne Olivo
8804 S 19th Ave and
8624 S 19th Ave

From: Erin Hegedus
To: Enrique A Bojorquez-Gaxiola
Subject: Re: I oppose GPA-SM-3-21-8 and Z-58-21-8
Date: Tuesday, December 14, 2021 5:14:23 AM
Attachments: image001.png

I would like to add a comment that I signed a petition in August which was misrepresented to me. I was in favor of upscale housing that followed The Rio Montana plan. Not this plan and I resent the misrepresentation

Sent from my iPad

> On Dec 13, 2021, at 6:47 PM, Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov> wrote:
>
> Thanks Erin, I will add this as well.
>
> Have a great evening,
>
> **Enrique Bojórquez Gaxiola**
> Planner III
> City of Phoenix
> Planning & Development Department
> Long Range Planning Division
> 200 W. Washington Street
> Phoenix, AZ 85003
> **Office:** (602) 262-6949
>
> <image001.png>
>
> ***I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.***
>
> ---
>
> **From:** Erin Hegedus <erintkhegedus@hotmail.com>
> **Sent:** Monday, December 13, 2021 6:46 PM
> **To:** Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
> **Subject:** RE: I oppose GPA-SM-3-21-8 and Z-58-21-8
>
> Thank you. I forgot to include my address:
>
> 8630 South 19th Avenue
>
> Sent from Mail [go.microsoft.com] for Windows

From: Enrique A Bojorquez-Gaxiola
Sent: Monday, December 13, 2021 6:37 PM
To: Erin Hegedus
Subject: RE: I oppose GPA-SM-3-21-8 and Z-58-21-8

Good evening Erin,

How are you? Thank you for providing this statement (below) regarding these two cases. I will add this to the case file and will share it with the South Mountain VPC ahead of our meeting tomorrow evening.

If questions arise, please contact me.

Regards,

Enrique Bojórquez Gaxiola
Planner III
City of Phoenix
Planning & Development Department
Long Range Planning Division
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949

<image001.png>

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Monday, December 13, 2021 6:33 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: I oppose GPA-SM-3-21-8 and Z-58-21-8

Three years ago this plan was presented and the South Mountain Village Planning Council objected to it.

We are here again to oppose this development. It has actually become even more disturbing than originally presented because the developer is known for developing low income housing, is not familiar with the Rio Montana Plan, stated that they are not interested in building energy efficient homes and has not offered to the neighborhood (the one time we were able to meet with them) any reason why we would this high

density development would enhance our neighborhood.

The developer basically told our group on 12/6 that they are looking to build to meet their profit margin.

Again, this is an out of state developer with no ties to the community. Additionally, there has been no traffic plan conducted and the infrastructure does not support the current traffic, let alone the addition of this development.

I ask that the council oppose this plan.

Our neighborhood cannot manage more traffic, more noise, more heat and a builder that is just looking to make a fast buck, and our community is left behind to live with this destruction of a beautiful and unique neighborhood.

Sent from Mail [go.microsoft.com] for Windows

From:	Patti Trites
To:	Tamala Daniels; Enrique A Bojorquez-Gaxiola; trentchristopher@gmail.com
Cc:	Marcia Busching; twanna.bhna@yahoo.com; Greg Brownell; edward@yourgreatestself.com; Adriana Garcia Maximiliano
Subject:	Andora - Z-58-21-8 and GPA-SM-3-21-8
Date:	Monday, December 13, 2021 12:01:49 PM

Dear Enrique,

I would like to register to speak at tomorrow's SMVPC Meeting.

I would also like to speak for Agenda Item # 8 & 9 for Z-58-21-8 companion case GPA-SM-3-21-8

- Thank you in advance for contacting the Maricopa County Flood Control District and looking at the flood maps of this property.

Housing placement is important in relation to any water flows that enter/exit the new proposed community.

There has been reported flooding in that intersection of 19th Avenue and South Mountain.

Please adhere to the new COP Planning and Development Guidelines and overlay the new proposed lots with the FLO-2D mapping of the area done by MCFCD. *NOTE: An approved Preliminary Plot is not a guarantee of the total number of lots allowed by the COP until D&G is approved.*

- 19th Avenue is unique and special in the City. It is a destination and marketed that way by the City and State.

19th Avenue is the entrance to the South Mountain Trailhead: 19th Ave. (Ma-Ha-Tauk) Trailhead at 10484 S. 19th Ave.

This is a HUGE marketing and benefit to the developer and future homeowners.

Per the COP own site: At more than 16,000 acres, South Mountain Park/Preserve is one of the largest municipally managed parks in the nation and consists of three mountain ranges - the Ma Ha Tauk, Gila and Guadalupe. The park boasts more than 50 miles of trails for hiking, horseback riding and mountain biking. Additionally, the roadways throughout the park are a favorite for bicyclists.

- **Safety and the beauty of South Mountain should be maintained as new development happens in the area.**

Many people - residents and visitors - utilize 19th Avenue as their entrance onto South Mountain Trailhead.

Keep it safe. **Do not allow entrance or exits onto 19th avenue for new developments.**

PLEASE keep the entrance and exit off of 19th avenue. Please move it to South Mountain Avenue.

- Flood Control and COP are also planning on a 66" storm drain pipe and catch basins along 19th Avenue to South Mountain.

Keep 19th Avenue free of resident traffic as possible for safety.

- **Please keep the South Mountain Area looking complementary to its surroundings;**

Avoid block walls 'prison' effect around the new communities.

- Please include plenty of plants/trees and Decorative Iron Fencing to surround the new developments.

- *Please include green spaces on the interior and exterior of the property.*

The developer will gain $$ due to the location of this land and can make up the housing

loss with the location premium.

Thank you.

Patti Trites
Homeowner in South Mountain
President of Southern Hills HOA

Cell: 402 213 7126
Email: pattihoash@gmail.com

From:	Ravi Sharma
To:	Enrique A Bojorquez-Gaxiola
Cc:	Ravi Sharma
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Monday, December 13, 2021 4:07:32 PM

Hello Mr. Bojorquez-gaxiola,

I live in the neighborhood and oppose the development as is proposed.

Thanks,

Dr. Sharma

From:	Ravi Sharma
To:	Enrique A Bojorquez-Gaxiola
Cc:	ushma sharma
Subject:	I oppose GPA-SM-3-21-8 and Z-58-21-8
Date:	Monday, December 13, 2021 4:10:22 PM

Hello Mr. Bojorquez-gaxiola,

I live in the neighborhood and oppose the development as is proposed.

Thanks,

Mrs. Sharma

From:	Dean Chiarelli
To:	Enrique A Bojorquez-Gaxiola
Subject:	December 14: SMVPC Meeting
Date:	Tuesday, December 14, 2021 11:45:32 AM
Attachments:	Outlook-rmpvn2ah.png Outlook-o00zkkho.png

Mr. Bojorquez-Gaxiola:

I have been a South Mountain resident and homeowner for 9.5 years. I registered for the South Mountain Village Planning Committee meeting on December 14th and would like to comment if possible. In case I cannot speak, I'm documenting my opposition to three rezoning items. The Committee should disapprove rezoning to increase the number of residential units. The proposed changes will cause excessive vehicle traffic and congestion on the local streets. The new homes currently under construction in the surrounding area are not even fully built yet, and there is already much traffic at the intersection where 19th Avenue meets Dobbins Road. Many of the streets in the rezoning area were built as "country roads" -- not meant for higher-density residential developments. In the future, there should be a new traffic study when the latest homes along the Dobbins corridor (7th Avenue to Loop 202) are occupied.

The right developers for this land should integrate their plans within the current zoning. The South Mountain area is a unique and historic location, and it is quickly becoming a generic bedroom community with roads not built to meet the needs of higher-volume residential developments.

Z-31-21-8 (Companion Case GPA-SM-2-21-8)- OPPOSE

GPA-SM-3-21-8 (Companion Case Z-58-21-8)- OPPOSE

Z-58-21-8 (Companion Case GPA-SM-3-21-8)- OPPOSE

Dean Chiarelli, Mobile phone 702-994-8077

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
ASU Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

Opposition to Cases GPA-SM-3-21-8 and Z-58-21-8
Agenda items 7 and 8

The proposed Andora development is nearly identical to a development application of the same name this committee voted against 10-2 in 2018. I and many of my neighbors oppose the development as submitted for reasons outlined here.

Andora 2018

Andora 2021

This development does not conform to the Phoenix General Plan or the Rio Montana Plan as it applies to our area.

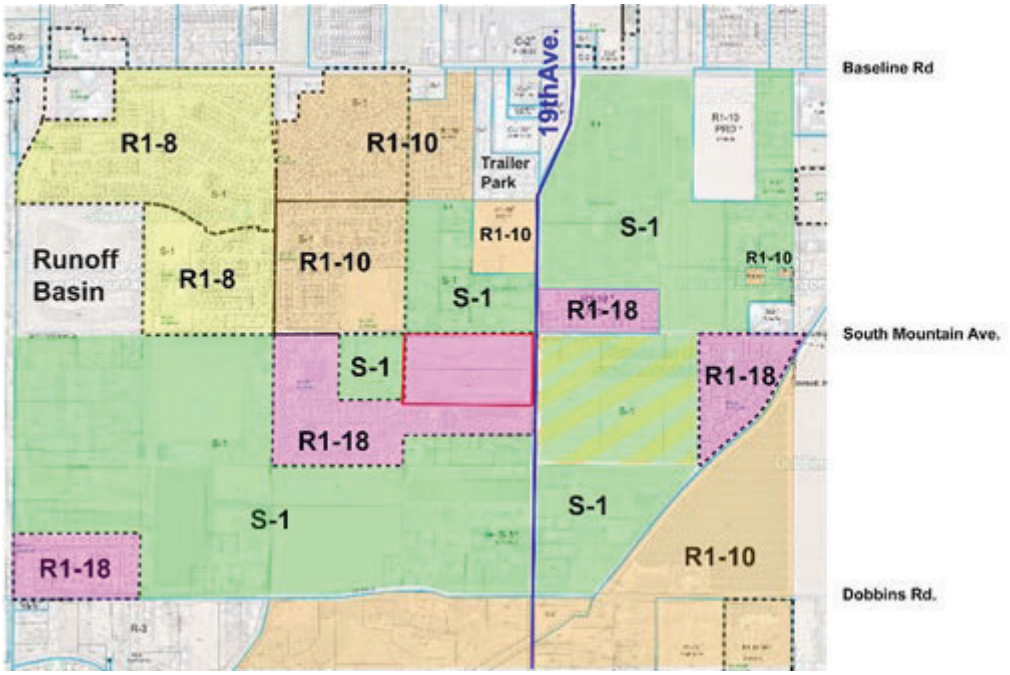
Our area consists of:
RURAL CHARACTER
CUSTOM HOMES
LARGE LOTS
FARMS AND EQUESTRIAN PROPERTIES
RURAL INFRASTRUCTURE

Rural Character
We are a community of S-1 and R1-18 homes and properties. We purchased property in this area, as did our neighbors, for the large lots, open space, and the quiet rural character we currently enjoy. We know that the area will develop, and we support low density development that preserves and enhances our rural character, and protects certainty and character as

outlined in the Phoenix General Plan. We support housing designs and site planning that conforms to the Rio Montana guidelines for our area: low density, rural, open spaces, staggered lots, houses with alley garage entrances/side entrances.

The proposed density, cookie-cutter, garage-scaped housing designs of the Andora project, is incompatible in scale and design and existing use to the surrounding area. *It was incompatible in 2018 and remains so today.*

This area is swiftly losing its S-1 and R1-18 land as is the rest of the Valley. There is plenty of R1-10 and higher density all around. Once lower density land is lost, it's gone forever. Please preserve what remains for future homeowners to enjoy what we already do.



Traffic

The increase in traffic along 19th Ave. and West South Mountain Ave. poses serious hazard to existing residents. 19th Ave. is not an arterial street south of Baseline. It hasn't had a traffic count since 2012 and the area has seen exponential increase in development. West South Mountain Ave. hasn't had a traffic count since 2013 and narrows to one lane just west of the proposed development. Tractors and other farm equipment regularly use both roadways. A traffic report is warranted for the safety of the existing neighbors, and any future residents.

Flooding

Street flooding, esp. on the west side of 19th Ave. at W. South Mountain Ave. is particularly dangerous. There is no timeline for approved flood mitigation by the city. Until that is in place, development should favor low density.

The photo below is just off the intersection at 19th Ave. and W. South Mountain Ave. on the west side. The water is runoff from the park and when it comes down 19th Ave. it banks left and has been so powerful it has bent steel fence posts.

K. Hovanian

A representative for K. Hovanian hosted an initial virtual presentation Oct. 20. The neighborhood told them it was too dense, there were flooding issues, etc. There was little contact afterwards until their lawyers arranged an in-person presentation Dec. 7. At that meeting, Chuck Chisolm, Director of Planning and Entitlement, presented us with a slightly revised plan with a density reduction of 5 houses. We brought up flooding issues, density, etc. again. We asked questions about working with us to reduce the density, using more appropriate housing designs for the area, etc. His response was that this is what K. Hovanian does, and they really don't deviate. It was basically, the same pitch line we kept getting from Scott Ward in 2018, "Trust me, you'll love it (but I'm not going to change it if you don't)."

Mr. Chisolm, when asked, said, "I've heard of the Rio Montana Plan." He admitted he has not looked at it. It appears neither he nor his team have acquainted themselves with the area's design guidelines, which is witnessed by the poor site plan, and the housing styles submitted. What else about the area, about the South Mountain Village Plan, have they not studied to better build here?

Summary

This plan is not appropriate, and this builder is not appropriate for the unique character of the area.

Please vote **no** on both cases.

Sincerely,

Jewel Clark
2020 West South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

From:	JoAnne Jensen
To:	Enrique A Bojorquez-Gaxiola
Subject:	GPA-SM-3-21-8 and Z-58-21-8 - Andora - Opposition
Date:	Monday, December 13, 2021 7:43:57 PM

Hello -

I am writing to oppose the requests to modify the general plan and rezone the parcel in question for the development of tract housing.

In the first place, outreach by developers is required, but there has only been a single meeting - last week - for neighbors to hear the proposal. In most cases, at the very least, more time would be needed for further discussions; however, this developer made it very clear that they are not interested in engaging in any discussion that does not include changing the density to R1-10 zoning. In fact, the developer reported that the land is being held in escrow, and that they would walk away from the deal if the parcel is not approved for R1-10 zoning. This is the attitude of a public company, whose headquarters is many states away, and which does not have any particular interest in providing value for the South Mountain neighborhood. When asked, they could not identify one feature which they would bring value to this area.

In the second place, the developer did agree to review their site plan, given that their proposal is very nearly identical to the one which was rejected by the South Mountain Village Planning Committee several years ago. However, again, this will be the proverbial finger puzzle exercise rather than engaging in honest dialog aimed toward identifying a compromise reasonable for both the neighbors and the developer.

In the third place, inasmuch as the developer has stated firmly that there is no way they will entertain density less than 3.5 units / acre, problems with congestion, traffic safety, and noise will abound.

In the fourth place, their plan for the expansion of South Mountain, on the northern boundary of Andora, is physically impossible to achieve - given that there would be a sidewalk, an all use bridle path, and an additional lane installed.

In sum, they know the current zoning, and are willing to ask the City to change it. Why are their interests any more important than the interests of those of us who have already made the investment of money and time, and who make this community unique? We all chose to become part of South Mountain because we were told, promised, that farm property which would become housing would be rezoned to R1-18 so we could retain as much a rural and unusual flavor as possible - is that promise unreliable?

Please add me to the list of many neighbors who request that the South Mountain Village Planning Committee reject this proposal.

Thank you.

JoAnne Jensen
8303 S.17th Drive (Magdalena Estates)
Phoenix AZ 85041
480-213-6499

Racelle Escolar

From: Dean Chiarelli <Dean.Chiarelli@asu.edu>
Sent: Monday, January 3, 2022 5:24 PM
To: PDD Planning Commission
Subject: SMVPC Meeting January 6th - Opposition Notice

To South Mountain Village Planning Committee:

Re: Meeting Thursday, January 6th

I am strongly opposed to the items indicated below and request to speak.

Case numbers GPA-SM-3-21-8 and Z-58-21-8 (Agenda items 2 and 3).
Case numbers GPA-SM-2-21-8 and Z-31-21-8 (Agenda items 8 and 9).

I am opposed to the items because of excessive congestion on surface roads. The SMVPC is authorizing excessive approvals of rezoning in the area in tandem with a lack of new cultural amenities/ businesses to enhance quality of life in the area. The rural character of the area is rapidly changing for the worst, and this is against the City of Phoenix planning codes and Food Plan for South Phoenix. I respectfully request an updated traffic study which includes activity for homes currently under construction in the Dobbins Corridor. There are new homes along Dobbins Road from 16th Street all the way to the Loop 202 which aren't even built yet that will increase the congestion.

I also want to express concern the Chair of the Committee stated in the December 2021 meeting that she is a Realtor who grew up in South Phoenix. There is an appearance of bias towards approval of higher-density residential zoning for which the Chair may personally benefit.

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

Racelle Escolar

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Tuesday, January 4, 2022 5:44 PM
To: PDD Planning Commission; Council District 8 PCC; Adriana Garcia Maximiliano
Subject: Z-58-21-8 and GPA-SM-3-21-8

I am writing to oppose the referenced requests. The developer is asking to modify current zoning without regard to the impact of the neighborhood.

The impact of this zoning modification is extremely harmful to the character and safety of this community.

The infrastructure does not support this nor several of developments under consideration. The roads are already congested and dangerous. There are also concern to the heat island this and others will cause.

There are many neighborhoods in the South Phoenix area that this developer can utilize that will not fundamentally change and disrupt the character of this unique community.

Regards,

Erin Hegedus, CMRP
8630 South 19th Avenue
Phoenix, AZ 85041

Sent from Mail [go.microsoft.com] for Windows

Racelle Escolar

From: H. Jewel Clark <hjewelclark@fastmail.com>
Sent: Tuesday, January 4, 2022 6:08 PM
To: PDD Planning Commission
Subject: Letter of opposition GPA-SM-3-21-8 and Z-58-21-8

I am writing in opposition to **GPA-SM-3-21-8 and Z-58-21-8 (Agenda items 2 and 3)** as currently submitted and approve of the continuance voted on at the Dec. 14 SMVPC.

I am disappointed to say K. Hovnanian has shown zero interest in working with the neighborhood to try and reach any compromise on our core opposition of density. We have yet to see if they will work with us on additional heat mitigation and better housing design. Their stance has so far been, "This is what we do." We are working with the Vice Mayor to try and find some middle ground and will hopefully see some movement before the next SMVPC meeting.
Sincerely,
Jewel Clark
2020 W. South Mountain Ave.
Phoenix, AZ 85041
--
H. Jewel Clark
hjewelclark@fastmail.com

Racelle Escolar

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Tuesday, January 4, 2022 5:18 PM
To: PDD Planning Commission
Cc: Adriana Garcia Maximiliano; Council District 8 PCC
Subject: GPA-SM-3-21-8 and Z-58-21-8 / Andora

Hello and thank you for taking my comments.

My name is JoAnne Jensen, our address is 8303 So. 17th Drive, Phoenix AZ 85041; this is in Magdalena Estates, which is on the northeast corner of the intersection of 19th Avenue and South Mountain, at a diagonal to the parcel under consideration in the two requests named above.

These two requests appear on your agenda under Continuances and Withdrawals. I would absolutely support either action regarding both requests. The current proposal is unacceptable to the neighbors, who have offered constructive criticism and suggestions for the developer's consideration; however, a continuation would support potential further discussions between the developers and the neighbors – following two face to face meetings.

I am also signing up to speak on this issue, and would yield my time to Zach Brooks.

Again thank you.

JoAnne Jensen
Cell – 480-213-6499
Email – joannejensen@cox.net

Racelle Escolar

From: Mike Josic <mikejosic@gmail.com>
Sent: Tuesday, January 4, 2022 6:09 PM
To: PDD Planning Commission
Subject: GPA-SM-3-21-8 and Z-58-21-8

Dear Planning Commision Members,

I oppose both agenda items GPA-SM-3-21-8 and Z-58-21-8 and support a continuation to allow for further discussion between the developer and the neighborhood. My property is directly across the street from this site.

Thank you,

Mike Josic
2020 W. South Mountain Ave
Phoenix AZ 85041

From:	Steven & Rebekah Higginbotham
To:	Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject:	I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date:	Monday, January 10, 2022 9:50:27 AM

Hi Enrique,

I'm sorry for the delay, I think I missed the deadline but am sending in case it's not too late...

I live near 19th Avenue and South Mountain. I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8, aka the Andora project) and want to donate my speaking time to Zach Brooks.

I would like to request time on the SMVPC agenda for January 11 and to then yield that time to Zach Brooks.

Best,
Rebekah

Racelle Escolar

From: Steven & Rebekah Higginbotham <steven.rebekah.hz@gmail.com>
Sent: Tuesday, January 4, 2022 4:14 PM
To: PDD Planning Commission; Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov
Subject: I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8

I live near 19th Avenue and South Mountain and I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8, while opposing the development itself (aka the Andora project) on the following grounds: the currently submitted stipulations are inadequate for the safety and quality of life of this community.

I would like to request time on the Planning Commission agenda for Thursday, January 6 and to then yield that time to Zach Brooks.

Best,
Rebekah

Racelle Escolar

From: Ravi Sharma <ravi6161sharma@gmail.com>
Sent: Tuesday, January 4, 2022 5:03 PM
To: PDD Planning Commission
Cc: Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov
Subject: Item # 2 and Case # GPA-SM-3-21-8, Item #3 and Case # Z-58-21-8, Item # 8 and Case #GPA-SM-2-21-8 (Continued from 12/2/2021), Item # 9 and Case #

Z-31-21-8 (Continued from 12/2/2021)

We are opposed to the proposed changes.

Dr. Ravi and Mrs. Snigdha Sharma

Racelle Escolar

From: Steven Higginbotham <steven.w.higginbotham@gmail.com>
Sent: Tuesday, January 4, 2022 4:14 PM
To: PDD Planning Commission; Council District 8 PCC; adriana.garcia.maximilliano@phoenix.gov
Subject: I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8

I live near 19th Avenue and South Mountain and I support continuance for cases GPA-SM-3-21-8 and Z-58-21-8, while opposing the development itself (aka the Andora project) on the following grounds: the currently submitted stipulations are inadequate for the safety and quality of life of this community.

I would like to request time on the Planning Commission agenda for Thursday, January 6 and to then yield that time to Zach Brooks.

--
Steven Higginbotham

From:	Dean Chiarelli
To:	Enrique A Bojorquez-Gaxiola
Subject:	SMVPC Meeting January 11th
Date:	Friday, January 7, 2022 4:15:59 PM
Attachments:	Outlook-5rax1jrd.png Outlook-m4mhurz5.png

Re: GPA-SM-3-21-8 (Companion Case Z-58-21-8)

I oppose both cases and request to speak about both items.

I have been a homeowner and resident in South Phoenix for 10 years. I oppose the amendment to the General Plan Land Use and Rezoning. Andora is a generic housing development that will produce higher-density problems (traffic, congestion, reduced emergency vehicle access on one-lane roads). It will reduce the availability of premium land with a high potential for use in agricultural business such as "agritainment". It will increase heat, thereby impacting an environmentally-sensitive area used for farming.

Approving Andora confounds the PlanPHX (2015), which promotes land use for healthy & grocery stores, urban farms, community gardens, and agricultural businesses such as the Farm at South Mountain. Harm will occur to codes and ordinances that eliminate barriers towards developing a healthy food infrastructure.

Furthermore, citing the 2025 Food Action Plan, I strongly oppose amending and rezoning prime land currently well-suited for an "agritainment" zoning district that permits uses and accessory uses for primary agricultural use. The Grandma's Farm™, and the Farm at South Mountain™ are great examples of the type of enterprises I advocate for. The SMVPC should prioritize & value prime land as best used for development such as the AZ Fresh Food and Innovation Hub in the Rio Salado area.

During the last meeting, I asked a general question to all Planning Committee.
"How will you know how much amending and rezoning is too much"?

I am Pro-Development. I firmly believe the right developer(s) will be able to profit without the need to amend and rezone this land in a way that will inevitably reduce the quality of life for existing residents.

The Village Planning Committee handbook, on pages 6 -8, identifies some key points to consider for land use map amendments and rezoning.

Is there a conflict between the proposed land use and physical constraints or the environmental sensitivity of the area?
Yes, the issue is well-documented with increased traffic, increased heat, flooding problems, and reduced capacity for emergency vehicles restricted by one-lane roads (19th Avenue and Dobbins Road). The impact of emergency vehicles should not be under-estimated. The project has only one entry.

How does the proposed change affect the underlying character of the area?
Yes, there is a demonstrated negative impact to access the 19th Avenue Trail in South Mountain park because of increased congestion, traffic, reduced views, loss of space in the surrounding areas.

Does the proposed land use have any positive or negative impacts on goals and policies within the general plan?
Yes, there is a negative impact because it reduces the capacity to carry out the portions of PlanPHX (2015) and the 2025 Food Action Plan.

The opportunity cost for this land is too high. The SMVPC has approved an excessive amount of amending & rezoning for increased residential density, and at the same time, an absence of exciting & appealing businesses which embody the unique character and rural appeal. Phoenix is poised to be an agricultural hub and food innovation center. The South Mountain Village (District 8) is ideally

suited to be part of this longer-term infrastructure. These case items have many oppositions from the community and should NOT be approved.

Sincerely,

Dean Chiarelli

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

From:	H. Jewel Clark
To:	Enrique A Bojorquez-Gaxiola
Subject:	Opposition to GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9)
Date:	Friday, January 7, 2022 4:51:56 PM

I am writing to oppose applicant case numbers GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9).

I am sorry to report that since the last SMVPC meeting, the applicant, K Hovnanian, has been unwilling to work with the neighborhood on any changes to this project, specifically in regards to density, which is entirely inappropriate for our area. While the Kimura development approved across the street, sadly, is also entirely inappropriate for our area, the developer has nevertheless worked to reduce that density and we are in continuing negotiations to work out additional heat mitigation and sustainable/green building for the site.

This developer is just Scott Ward all over again, who we opposed at this location in 2018 with the same density and the same unwillingness to do anything to accommodate the existing neighbors. K Hovanian's attitude is, just like Scott Ward's was, "Trust me, you'll love it." Mr. Chisolm, to his credit, has been completely open about not budging. He represents a national home builder and they have their way of doing things. The message we are getting is: our only tool a hammer, so all our builds need to be nails. No deviation.

This is not what our area is about. We are a diverse, unique mix of custom homes, active farmland, horse properties and R1-18 small developments. Any developer who wants to build in our area should work with existing neighbors to craft a design and density that is "livable" for those who already live there. If development has to happen, we support a density at R1-18, particularly since it borders 2 active farming properties. The current plan, with the entrance back on W. South Mountain Ave., and the density and cookie-cutter lots proposed are anathema for us.

Please do not approve either the GPA or the zoning request. Thank you.
Jewel Clark
2020 W. South Mountain Ave.
Phoenix, AZ
85401

--
H. Jewel Clark
hjewelclark@fastmail.com

From: Bryan Martin
To: Enrique A Bojorquez-Gaxiola
Cc: Enrique A Bojorquez-Gaxiola
Subject: Meeting time deferral GPA-SM-3-21-8 (Companion Case Z-58-21-8).
Date: Sunday, January 9, 2022 5:29:51 PM

> Hello
>
> I appose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.
>
> Warm thanks
> Bryan Martin
> 602-909-0948
>
> **** Please hold me harmless against any and all opinions that were presented here as facts. However shocking they may seem, just know that they are fueled by excitement and shared with love. Warm thanks in advance. ****

From: Dorothy Hallock
To: Enrique A Bojorquez-Gaxiola
Subject: Opposition to GPA-SM-3-21 and Z-58-22-8 KHovnanian Andora
Date: Sunday, January 9, 2022 11:54:23 AM

I am opposed to a General Plan Amendment and Rezoning for the above project.
Please give my speaking time to Zach Brooks at the SMVPC meeting.
Thank you
Dorothy Hallock

Sent from my iPhone

From:	Leticia Rivera
To:	Enrique A Bojorquez-Gaxiola
Subject:	GPA-SM-3-21-8
Date:	Sunday, January 9, 2022 5:07:41 PM

Hello Mr. Bojórquez-Gaxiola,

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Leticia Rivera
1716 W. Magdalena Ln
Phoenix, AZ 85041

From:	Mike Josic
To:	Enrique A Bojorquez-Gaxiola
Cc:	Mike Josic
Subject:	GPA-SM-3-21-8 and Companion Case Z-58-21-8 Opposition
Date:	Sunday, January 9, 2022 7:55:44 PM

Hi Enrigue,
Please register my opposition and speaking time.
I oppose GPA-SM-3-21-8 and Companion Case Z-58-21-8 and want to donate my speaking time to Zach Brooks.

Thank you,

Mike Josic

From: Norberto
To: Enrique A Bojorquez-Gaxiola
Subject: Fw: City of Phoenix - Update on case GPA-SM-3-21-8
Date: Sunday, January 9, 2022 6:52:35 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks"
Thank you

Norberto Rivera
1716 w Magdalena ln
Phx 85041

From: Ravi Sharma
To: Enrique A Bojorquez-Gaxiola
Cc: Ravi Sharma; zach@zbrooks.com
Subject: GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date: Sunday, January 9, 2022 5:15:52 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Thanks,

Ravi Sharma

From: Snigdha Sharma
To: Enrique A Bojorquez-Gaxiola
Cc: Ushma-email; zach@zbrooks.com
Subject: GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date: Sunday, January 9, 2022 5:08:01 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks

Thanks,

Mrs. Snigdha Sharma

From: Steven Higginbotham
To: Enrique A Bojorquez-Gaxiola; Council District 8 PCC
Subject: I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8)
Date: Monday, January 10, 2022 9:49:52 AM

I live near 19th Avenue and South Mountain. I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8, aka the Andora project) and want to donate my speaking time to Zach Brooks.

I would like to request time on the SMVPC agenda for January 11 and to then yield that time to Zach Brooks.

--
Steven Higginbotham

From: JoAnne Jensen
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-32-8 and companion case Z-58-21-8 / Opposition Comments
Date: Monday, January 10, 2022 11:12:34 AM

Hello and good morning -

Please forward my opposition comments with respect to the cases cited above to the South Mountain Village Planning Committee ahead of their meeting tomorrow evening.

Our neighborhood group has met twice with the developer, who has been consistent in not accommodating or directly responding to our concerns. We do not oppose residential development, however, we do believe that maintaining the rural / agricultural / equestrian nature of this part of Phoenix demands the lower density of R1-18 zoning.

Beyond that, the streets in question - 19th Avenue and South Mountain Avenue - are largely unimproved and are woefully inadequate to safely handle the current amount of traffic much less cars from a densely populated development. There have been collisions, including a fatality, at the uncontrolled intersection of these two streets.

Please vote to oppose the developer's plan which offers no benefit or improvement to this community.

Thank you.

JoAnne Jensen
8303 S. 17th Drive
Phoenix AZ 85041
480-213-6499

TD RANCH

January 4, 2022

Mr Vice Mayor Garcia
Cc:Mayor Kate Gallego
CC;Planning commission

RE: Z-31-21 GPA-SM-2-21.
Z-58-21-8 GPA-SM-3-21-8 and Z-71-21-8
GPA-SM-4-21-8

Dear Sir and all,

We wanted to contact you further with our thoughts on the developments that have been proposed that surround our property on three sides. Thank you for your time and "listening" meetings. It appears you have made sincere efforts to understand our community and its true needs. Reflecting on your comments in regards to need for infrastructure funding and support by developers and the balance with our community and "your constituents" opposition.
Clearly you can see these projects are wrong in concept, wrong in vision and complicate the stress that already exists on environment and water. Arizona in general is filled with this type of uninspired walled in "stick built" trailer parks . This area in particular had a plan in place for the type of development and zoning that reflects a blend of development and community .
It is your job and planning persons to be true advocates for your constituents.
Not the carpetbaggers with a slick lawyer that come into agricultural communities create the blight they blindly build and move on forever removing viable fertile land available to agriculture. The innovative Zach Brooks and the Worm Farm represent a future with exciting use and possibilities in agriculture. We urge you and all decision makers to take a stand for the future and our community by sending these developers a "NO SALE" notice.
If zoning is allowed to be changed on all 3 projects, our lives and negative impact will set the table for complete destruction of agriculture within the city limits. These type of developers should be encouraged by the mayor and city to move to inner city blighted lots and build and make it a win win for both. These projects do not represent the highest and best use nor do they address the high demand for quality of life balanced with innovative housing solutions and should be denied out of hand.

Sincerely yours,

Ted and Dianne Olivo

CONTACT

8804 S 19TH AVE PHOENIX AZ 85041, 617-645-8591 TDRANCH@ICLOUD.COM

REVISED PETITION (AFTER PREVIOUS STAFF REPORT)

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Abril A. Fierro	2339 W. Harwell Rd. Phx 85041	8/26/21
2.		Mike Peeler	2225 W HARWELL RD 85041	8-27-21
3.		Wanda Thompson	2225 W. Hardwell rd	8-27-21
4.		Trisha Owens	2209 W. Harwell rd	8-27-21
5.		Mara Keita	2127 W Harwell RD	8-27-21
6.		GARY HEINK	2115 W. HARWELL	8/27/21
7.		MARK A PEDEN	2120 W HARWELL RD PHX AZ	8/26/21
8.		Tim VATUNE	1815 W. Magdalena	8/26/21
9.		Jeff Simons	1728 W. Magdalena Lane Phx AZ 85201	8/27/21
10.		Melissa Dollar	1724 W. Magdalena Ln Phx AZ 85041	8/27/21
11.		Michael Krieg	1713 W. Magdalena Ln Phx AZ 85041	8/27/21
~~12.~~		~~Linda Montano~~	~~8834 S. 16th Ave Phoenix AZ 85041~~	~~8/27/21~~
13.		Gabriel Colet	8434 S 22nd GLN	8/27/21
14.		Jacky Smith	8512 S 22nd GLN	8/27/21
15.		Graysen Fryer	2126 W Allen St Phoenix Az 85041	8/27/21

PETITION IN SUPPORT OF ANDORA RESIDENTIAL

To the Mayor, City Council and City Clerk:
We, the undersigned, support the proposed residential project located west of the southwest corner of 19th Avenue and South Mountain Avenue. This rezoning request would result in a gated, residential community consisting of upscale, for-sale homes. A residential neighborhood at this location is an excellent fit and would be a welcomed addition to this community.

	Signature	Printed Name	Address	Date
1.		Jason McQuarrie	2122 W Allen St, Phoenix AZ	27 Aug 21
2.		Mark DeLa Torre	2110 W Allen St. Phoenix AZ	27 Aug 21
3.		DeAnza Baker	2111 W. Allen St. Phx AZ	27 Aug 21
4.		PAUL EUBANKS	2122 W ALLEN ST PHX AZ	27 AUG 21
5.		Valerie Heneger	2124 W Samantha Way Phx AZ	28/ Aug 21
6.		Lester Washington	2206 W Samantha Way Phx AZ	28/Aug 21
7.		Darla Coe	2210 W. Samantha Way Phx AZ	8/28/2021
8.		Moses Coe	220 W. Samantha Way Phx AZ	8/28/2021
9.		Christina Hernandez	8708 S. 22nd Glen	8/28/2021
10.		NORMAN YEE	2231 W WILSTON PHX AZ	8/28/21
11.		Brian Towe-Hirsch	2213 W Samantha Way Phx AZ	8-28-21
12.				
13.				
14.				
15.				

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-58-21-8

Date of VPC Meeting	January 11, 2022
Request From	S-1, Approved R1-18
Request To	R1-10
Proposed Use	Single-family residential community
Location	Southwest corner of 19th Avenue and South Mountain Avenue
VPC Recommendation	Denial
VPC Vote	**9-4-1** Motion passed; Members Alvarez, Brownell, Coleman, Holmerud, Ray, Said, Smith, Viera, and Marchuk in favor; Busching, Greathouse, Shepard and Daniels in dissent. Member Aldama abstained.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-SM-3-21-8 and Z-58-21-8 were heard concurrently.

Seventeen members of the public registered to speak in opposition to this item.

Enrique Bojórquez, staff, introduced himself and provided a presentation for the Minor General Plan amendment case GPA-SM-3-21-8 and concurrent rezoning case Z-58-21-8. He discussed the location of the site, noting surrounding land uses, existing General Plan Land Use map designations, and the proposed designation on the site. He discussed the existing zoning in the area and requested zoning for the site. He showed the conceptual site plan provided by the applicant as part of the Addendum A staff report, and also showed a new version of the site plan provided by the applicant following this latest addendum to the staff report. He indicated vehicular access points, lot distribution, building height limitations, and lot widths proposed. The applicant also provided a wall elevation and wall plan exhibit following the Addendum A staff report. These were shown and discussed. He concluded the presentation by providing a staff recommendation of approval for both cases but noted that the if the committee chose to approve case Z-58-21-8 per the latest site plan, wall plan and wall elevations provided by the applicant, that stipulation numbers 1, 6, 9 and 9.E would need to be modified from what was presented in the Addendum A staff report. He discussed the stipulation modifications that would be required.

Cassandra Ayres, with Beus Gilbert and McGroder PLLC, introduced herself as the applicant and discussed the location of the site. She discussed the proposed Minor General Plan Amendment and requested zoning. She discussed the latest proposed site plan following the Addendum A staff report, and changes made from the previous site plan. She discussed the goals and policies from the General Plan, Rio Montaña Area Plan, and Housing Phoenix Plan. She concluded the presentation by requesting approval of the project.

Twanna Ray inquired on the door-to-door outreach conducted and neighborhood notification. She asked if a virtual neighborhood meeting had been conducted.

Ms. Ayres discussed the outreach conducted and stated that both in-person and virtual neighborhood meetings had been conducted.

Ms. Ray asked on the proposed price-point on the homes.

Ms. Ayres stated that the homes are currently estimated between $500,000 and $600,000 each.

Mr. Arthur Greathouse inquired about traffic and how pedestrians will be affected.

Ms. Ayres stated that the project will provide street improvements, in addition to trails and sidewalks.

Vice Chair Marchuk asked if a community benefit agreement was entered.

Ms. Ayres responded that no agreements were planned.

Emma Viera asked how the developer was addressing the Climate Action Plan.

Ms. Ayres stated that the project was providing smaller streets, shade trees, and other elements. She is happy to work with the Office of Heat Response and Mitigation on tree selection for this community.

Fatima Said asked if the applicant is looking into changes into the open space areas where turf is shown. She asked if a community garden had been considered.

Ms. Ayres responded that a garden had been considered, but some of the community members did not support this amenity.

Vice Chair Marchuk asked if a community benefit agreement was under consideration.

Ms. Ayres responded that no agreements were planned at this time.

Chairwoman Daniels has noticed that when community gardens get planted, these are not maintained over time.

Ms. Viera asked how this development is bringing change to South Phoenix.

Ms. Ayres and **Mr. Chuck Chisholm,** with KHovnanian Homes, discussed street improvements and infrastructure proposed.

Chairwoman Daniels asked for additional questions from the committee. She then opened the floor for public comments on this case.

Jewel Clark, Mike Josic, Norberto Rivera, Bryan Martin, Ravi Sharma, Snighda Sharma, Leticia Rivera, Gina Johnson, Dorothy Hallock, JoAnne Jensen, Steven Higginbotham, Erin Hegedus, Miguel Rubio, and Robert Barnes donated their time to Zach Brooks.

Zach Brooks, member of the public, owns the Arizona Worm Farm south of the site. He stated that rezoning is not a right and showed a presentation on the opposition from neighbors surrounding this site and discussed how the density on this project will not have a big impact on the housing shortage in Phoenix. The density proposed is not the highest and best use of the land, comparing the proposed home values for this project with the Silva Estates subdivision west of the site which is zoned R1-18. He mentioned that a lower density will not affect the profitability of the project and compared costs plus profits. He stated that most properties surrounding this site oppose the proposed development and showed a map depicting those properties. He concluded the presentation by showing an email from the developer on Kimura Gardens across 19th Avenue seeking rezoning under case Z-31-21-8, stating that this project is different than that project and has some design shortcomings. He asked for the project to be denied based on all of these reasons.

Dean Chiarelli, member of the public, introduced himself and stated that he supports development and requests that Chairwoman Daniels abstain from voting due to her realtor background. He discussed previous projects involving Ms. Daniels.

Chairwoman Daniels stated that she is willing to meet with Mr. Chiarelli and the City Attorney to discuss this matter.

Dianne Olivo, member of the public, introduced herself and stated that the current zoning on the property remains viable and the proposed project will impact the area negatively. Agriculture is important and outlined the reasons why this project is not compatible with the area.

Lee Coleman asked which development option was used for the site plan.

Ms. Ayres responded that the Planned Residential Development (PRD) option was used.

Ms. Ray asked Mr. Zach Brooks to outline his opposition to this project.

Mr. Brooks responded that a similar lot layout is being proposed as the previous site plan, and other elements as discussed by the Kimura Gardens developer who is working on case Z-31-21-8. Their project is support by some, but this rezoning case is not well supported by the most in the community.

Vice Chair Marchuk stated that the level of opposition is clear on this project, and the community surrounding the site are in opposition.

Mr. Zach Brooks believes that a three-quarter vote can be triggered by an overwhelming number of properties who oppose the project.

Marcia Busching wants to hear from Mr. Brooks on what changes he can support on this project based on the community's input.

Mr. Brooks stated that this project differs from Kimura Gardens, and the community asked for changes to be made on the site plan to keep the flavor and flow of the area. He seeks R1-18 zoning on the site to protect the unique area and asked for a denial on this case. He wants for the entrance to be located along 19th Avenue and other changes to the layout.

Kay Shepard stated that layout could be improved, and lots rearranged. She has always supported protecting farmland, but this type of land needs lots of water.

Edward Aldama echo's Ms. Shepard's comments and stated that he has visited the site. He feels this is a viable proposal because there are other similar projects in the area.

Ms. Busching asked if the applicant would consider a continuance on the rezoning case.

Ms. Ayres responded that the applicant prefers a recommendation this evening.

Ms. Ray prefers that the VPC give a recommendation on the cases.

Vice Chair Marchuk asked if the committee could deny the R1-10 zoning and approve it as R1-18 instead.

Mr. Bojórquez responded that the committee could deny the case as filed and approve it as R1-18. However, the site has existing approved R1-18 zoning currently that is not yet vested.

Ms. Busching is considering approving the R1-10 zoning with minimum 70-foot-wide lots.

Ms. Ayres does not have a comment now about that.

Ms. Ray serves in the VPC to make a difference and often sees developers that host virtual meetings only, which present an unfair advantage to the community. We need to have a greater interest in the community.

Ms. Busching and **Vice Chair Marchuk** asked for staff on clarification on the existing approved R1-18 zoning on the site.

Mr. Bojórquez discussed the existing approved R1-18 zoning currently on the property.

Lee Coleman asked if S-1 zoning originated from the annexation of the property.

Mr. Bojórquez discussed the S-1 zoning and designations assigned to property upon annexation.

Ms. Shepard, **Mr. Brownell**, and **Mr. Bojórquez** discussed approved zoning and administration of this by the City.

Ashley Hare left the meeting at 9:00pm, bringing the quorum to 14 members.

MOTION – Z-58-21-8:

Ms. Ray motioned to deny case Z-58-21-8. **Mr. Coleman** seconded the motion.

VOTE – Z-58-21-8:

9-4-1; Members Alvarez, Brownell, Coleman, Holmerud, Ray, Said, Smith, Viera, and Marchuk in favor; Busching, Greathouse, Shepard and Daniels in dissent. Member Aldama abstained.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-58-21-8

Date of VPC Meeting	December 14, 2021
Request From	S-1
Request To	R1-10
Proposed Use	Single-family residential community
Location	Southwest corner of 19th Avenue and South Mountain Avenue
VPC Recommendation	Continued to the January 11, 2021 South Mountain Village Planning Committee meeting date
VPC Vote	**11-0** Motion passed; Members Aldama, Brooks, Brownell, Busching, Coleman, Hare, Holmerud, Shepard, Viera, Marchuk and Daniels in favor; None in dissent.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Cases GPA-SM-3-21-8 and Z-58-21-8 were heard concurrently.

Nine members of the public registered to speak on this item. Eight members registered in opposition and one neutral.

Enrique Bojórquez, staff, introduced himself and provided a presentation for the Minor General Plan amendment case GPA-SM-3-21-8 and concurrent rezoning case Z-58-21-8. He discussed the location of the site, noting surrounding land uses, existing General Plan Land Use map designations, and the proposed designation on the site. He discussed the existing zoning in the area and requested zoning for the site. He discussed policy documents including the General Plan and Rio Montaña Area Plan. The conceptual site plan for the proposed single-family subdivision was shown, indicating vehicular access points, lot distribution, building height limitations, and lot widths proposed. The conceptual front elevations were discussed. He concluded the presentation by providing a staff recommendation of approval for both cases and describing the proposed stipulations for case Z-58-21-8, as presented in the staff report.

Greg Brownell asked for an explanation on why the rezoning and minor General Plan amendment cases were being presented concurrently. Some committee members requested for these cases to be heard separately moving forward. He is unsure if this is due to staff incompetence or laziness.

Mr. Bojórquez stated that rezoning and minor General Plan amendment cases can run on a concurrent hearing schedule if approved by the Planning and Development Department Director.

Paul Gilbert, with Beus Gilbert and McGroder PLLC, introduced himself as the applicant and discussed the location of the site. He discussed the proposed Minor General Plan Amendment and requested zoning. He discussed the previous proposed site plan which was presented in the staff report, and the updated site plan proposed. Wall elevations were presented and discussed, in addition to the front building elevations proposed. He discussed the goals and policies from the General Plan and Rio Montaña Area Plan. Rezoning case stipulations presented in the staff report were discussed and concluded the presentation by discussing the outreach conducted on these projects.

Chairwoman Daniels asked if the committee had any questions for the applicant or staff regarding these cases. She stated that the site plan from 2018 provided better features than the current site plan proposed.

Chuck Chisholm, with KHovnanian Homes, discussed the updated site plan and why this is an enhancement over what was previously proposed.

Chairwoman Daniels asked if the entrance to the community could be located on South Mountain Avenue instead.

Mr. Gilbert stated that his team preferred to have the access point along South Mountain Avenue, but this was moved to 19th Avenue following the feedback from the neighborhood.

Edward Aldama stated that there should be considerations on building a sidewalk to the trailhead further south of the site.

George Brooks asked if the Phoenix Food Action Plan had been read.

Mr. Gilbert stated that his team had read this document and actually had a community garden planned as part of their original proposal, but some of the neighbors asked for this to be removed. His team will consider this as they move forward with the cases.

Vice Chair Marchuk had compared both site plans and he asked if a bus stop along 19th Avenue was provided just like the project east of 19th Avenue. He asked if the applicant would consider single-story home limitations and stated that the fencing proposed along the perimeters does not feel appropriate.

Mr. Gilbert stated that a bus stop will be provided if the city requests one.

Mr. Aldama stated that the city is growing and discussed change across the city. He discussed view fencing proposed on another project.

Chairwoman Daniels asked for additional questions from the committee. She then opened the floor for public comments on this case.

Donatus Agbkwu donated his time to Jewel Clark, while Rebekah ad Steven Higginbotham donated their time to Zach Brooks.

Jewel Clark, member of the public, lives in the area and stated that she has not seen the latest version of the site plan shown by the applicant. She showed a presentation on the history of the site, noting a similar application filed 2018 for the site. The use is inappropriate for the area and compared the previous site plan from the 2018 rezoning case with the current case. She discussed customer reviews for the home builder, property owners opposed to this case, and zoning designations in the general area. She discussed flooding issues and described how the project differed from the Phoenix General Plan goals. She does not support this development.

Zach Brooks, member of the public, owns the Arizona Worm Farm south of the site. He showed a presentation on the opposition from neighbors surrounding this site, and history on a similar application filed 2018 for the property. He compared the site plan with the site plan for rezoning case Z-31-21-8, across 19th Avenue, noting requested changes to the layout, open space, lot widths and seeking a compromise from the developer. He asked for the proposal to be rejected due to numerous reasons and asked for site plan modifications if the project moved forward.

Mike Josic, member of the public, introduced himself and agrees with the comments from Ms. Clark and Mr. Brooks. He discussed the proposed site plan and asked for a recommendation of denial on the case.

Dean Chiarelli, member of the public, introduced himself and encouraged the committee to adhere to the General Plan Land Use Map designation and Food Action Plan. He asked the committee to keep the promise made by the city regarding the site.

Dianne Olivo, member of the public, introduced herself and stated that she has invested in a historic property where she lives. If agriculture is destroyed, it affects the entire community. She is shocked at the comments made tonight and stated that there are other active projects by this applicant in the area.

Patti Trites, member of the public, introduced herself and described the flooding hazard that exists in the general area. She asked that the site plan be overlaid with the Maricopa County drainage maps. She discussed infrastructure in the

area, discouraging access along 19th Avenue. She discussed the 2018 site plan overlaid with the County drainage maps.

Chuck Chisholm stated that KHovnanian Homes leads the industry, and they provide surveys to homeowners to ensure that they are satisfied with their new homes.

Mr. Gilbert stated that flooding will be addressed with the new infrastructure and discussed the opposition comments and discussed the feedback received from the community. His team is willing to move the street access point to South Mountain Avenue.

Marcia Busching stated that there have been lots of changes made which have not been reviewed by some. She is not supportive of the project at this time.

George Brooks stated that change is up to the decision makers and agrees with Ms. Busching.

Mr. Brownell agrees with Ms. Busching and Dr. Brooks, and no longer wishes to vote concurrently on Minor General Plan Amendment and rezoning cases concurrently.

Vice Chair Marchuk shares the concerns with the neighborhood. He is not comfortable with the General Plan Amendment request and would like to see a compromise occur following the discussion between the neighbors and applicant.

Gene Holmerud asked for clarification.

Chairwoman Daniels and **Vice Chair Marchuk** stated that the applicant should address the following items:

- Edit the fencing plan proposed;
- Provide a bus stop pad along 19th Avenue;
- Limit homes to one story;
- Provide a decomposed granite trail;
- Provide more centrally located open space;
- Provide a large open space area along 19th Avenue;

Ms. Busching asked the applicant if he would accept a continuance of the cases.

Mr. Gilbert stated that he would prefer a decision be made tonight but would be okay with a continuance if desired by the committee on the cases.

Chairwoman Daniels requested for additional discussion or a motion.
DISCUSSION – Z-58-21-8:

Mr. Holmerud stated that rezoning and minor General Plan Amendment cases should not be heard concurrently.

Ms. Busching stated that minor General Plan Amendment cases could be heard first as information only items by the VPC's, and later accompanied by the rezoning case at a later hearing. She added that there is an expectation that the applicant will continue to work with members of the community and VPC members on refining their proposal.

MOTION – Z-58-21-8:
Ms. Busching motioned to continue case Z-58-21-8 to the January 11, 2021 South Mountain Village Planning Committee meeting. **Ms. Shepard** seconded the motion to continue.

VOTE – Z-58-21-8:
11-0, motion passed; Members Aldama, Brooks, Brownell, Busching, Coleman, Hare, Holmerud, Shepard, Viera, Marchuk and Daniels in favor; None in dissent.

9-2, motion passed; Members Alvarez, Brooks, Brownell, Busching, Holmerud, Smith, Viera, Marchuk and Daniels in favor; Members Aldama and Shepard in dissent.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B
Staff Report: Z-58-21-8
February 1, 2022

South Mountain Village Planning Committee Meeting Date:	January 11, 2022 December 14, 2021
Planning Commission Hearing Date:	February 3, 2022 January 6, 2022
Request From:	S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) (20.76 acres)
Request To:	R1-10 (Single-Family Residence District) (20.76 acres)
Proposed Use:	Detached single-family residential
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
Owner:	PW Again, LLC
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Staff Recommendation:	Approval, subject to stipulations

On January 6, 2022, the Planning Commission voted unanimously to continue this case to the February 3, 2022 Planning Commission hearing and allow the applicant to return to the South Mountain Village Planning Committee for recommendation.

The South Mountain Village Planning Committee heard this rezoning request on January 11, 2022 recommended denial of the request by a vote of 9 to 4 with one abstention. Concerns discussed during this meeting by members of the South Mountain Village Planning Committee pertained to the level of community opposition to the project, site layout, and proposed density.

The site plan, wall plan and wall elevations attached to this addendum were submitted by the applicant after the Addendum A Staff Report and presented at the January 11, 2022 South Mountain Village Planning Committee meeting. The changes from Addendum A proposed in the current site plan include a decrease in the number of lots from 66 to 63, lot width distribution, and an emergency or exit only access along 19th Avenue.

Due to these changes, staff recommends modifying the following stipulations:

- **Stipulation No. 1** regarding general conformance with the site plan and updates reflected within the latest plan pertaining to lot widths and location of lots;
- **Stipulation No. 6** regarding general conformance to the new proposed wall plan and wall elevations;
- **Stipulation No. 9.c.** regarding a central pedestrian connection through the site; and
- New **Stipulation No. 9.E** regarding pedestrian access through the development from both 19th Avenue and South Mountain Avenue.

Leading up to and following the January 11, 2022 South Mountain Village Planning Committee meeting, staff received additional correspondence from the public regarding this case. This additional correspondence is also attached.

Staff recommends approval per the modified stipulations, reflecting updates to the site plan, provided below:

Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~November 22, 2021~~ ~~JANUARY 3, 2022,~~ **JANUARY 11, 2022,** as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

    a. The development shall be limited to a maximum of ~~67~~ ~~66~~ **63** lots.

    b. Lots 1 through ~~14~~ 7**, 13 THROUGH 27,** AND LOTS ~~62~~ **58** THROUGH ~~66~~ **63** shall be a minimum of 65 feet in width.

    ~~**c. Lots 15, 16, 17 and 49 8 THROUGH 13 shall be a minimum of 60 feet in width.**~~

    ~~d.~~ Lots ~~50~~ ~~14~~ **28** through ~~67~~ ~~28~~ **31** ~~AND LOT 61~~ shall be a minimum of 70 feet in
    C. width.

    ~~e.~~ All other lots shall be a minimum of ~~50~~ **60** feet in width.
    D.

    ~~f.~~ Lots shall be a minimum of 45 feet from the southern perimeter property line.
    E.

~~g.~~ **F.** Lots shall be a minimum of ~~25~~ 50 feet from the western perimeter property line.

~~h.~~ **G.** A minimum 10-foot wide landscape setback shall be provided along the southern and western perimeter of the site.

~~i.~~ **H.** The location of the open space areas.

~~j.~~ **I.** A minimum of 17 percent of the gross site area, exclusive of required landscape setbacks, shall be provided as open space.

~~k.~~ **J.** A minimum building setback of 50 feet, exclusive of fencing, entry features or detached accessory structures, shall be provided along the northern and eastern perimeter of the site along 19th Avenue and South Mountain Avenue.

~~l.~~ **K.** A minimum 25-foot wide landscape setback shall be provided along 19th Avenue and South Mountain Avenue. The landscape setback may be reduced to 20 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.

~~M.~~ **L.** FULL INGRESS AND EGRESS TO THE DEVELOPMENT SHALL BE LIMITED TO SOUTH MOUNTAIN AVENUE.

2. All landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

3. The maximum building height ~~for lots 1 through 17 and lots 49 through 67, as depicted on the site plan date stamped November 22, 2021,~~ shall be limited to one story and ~~20~~ 22 feet.

4. All lots in the development shall be subject to Single-Family Design Review, including lots that are wider than 65 feet, as approved by the Planning and Development Department.

5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

   a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.

b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.

c. Pitched roofs shall be provided on all primary building elevations.

6. ~~Fences and wall are subject to the following stipulations, in addition to the Zoning Ordinance requirements, and approved by the Planning and Development Department.~~ FENCES AND WALLS SHALL BE IN GENERAL CONFORMANCE WITH THE SITE WALL ELEVATIONS DATE STAMPED ~~**DECEMBER 23, 2021**~~ **JANUARY 11, 2022** AND SITE WALL PLAN DATE STAMPED ~~**JANUARY 3, 2022,**~~ **JANUARY 11, 2022,** AS MODIFIED BY THE FOLLOWING STIPULATIONS, AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

a. Full open view fencing, WHICH MAY INCLUDE SOLID COLUMNS UP TO 24 INCHES IN WIDTH, shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.

b. ~~Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall shall not exceed 4 feet in height, or as otherwise required by a City or County barrier regulation.~~ THE WALL LAYOUT DEPICTED IN THE WALL PLAN SHALL BE MODIFIED WHERE NECESSARY TO ACCOMMODATE SITE LAYOUT CHANGES THAT AVOID CONFLICTS WITH THE ZONING ORDINANCE OR CITY CODE REQUIREMENTS.

c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three foot offsets and material and textural differences, such as stucco, and/or split face OR SLUMP block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

7. Project entry/exit drives along ~~19th Avenue and~~ South Mountain Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

8. Project entry/exit drives along ~~19th Avenue and~~ South Mountain Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:

a. Amenity areas.

b. Sidewalks.

c. Pedestrian path connecting the ~~northern~~ PRIMARY AMENITY AREA ~~and southern~~ **WITH THE SOUTHERN AND** WESTERN portions of the site via a centralized pathway.

d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

E. PEDESTRIAN ACCESS SHALL BE PROVIDED ALONG VEHICULAR ACCESS POINTS TO THE DEVELOPMENT. THE PEDESTRIAN ACCESS SHALL BE CONNECTED TO THE INTERNAL PEDESTRIAN PATHWAYS BY ACCESSIBLE SIDEWALKS.

10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.

11. The following shall be provided IN THE CENTRAL AMENITY AREA and/OR dispersed throughout the development, as approved by the Planning and Development Department:

    a. Tot lot with shade equipment;

    b. One picnic area with a barbeque grill, shade ramada and a picnic table; and

    c. Two benches or seating features.

12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate 50-feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.

15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.

16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.

18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of

Phoenix may not declare an agricultural operation conducted on farmland to be a nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.

21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

22. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

24. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

25. IN ADDITION TO THE PUBLIC SIDEWALK, A MINIMUM 8-FOOT-WIDE PEDESTRIAN PATHWAY OR TRAIL SHALL BE PROVIDED AND MAINTAINED WITHIN THE DEVELOPMENT ALONG 19TH AVENUE AND SOUTH MOUNTAIN AVENUE, CONSTRUCTED OF DECOMPOSED GRANITE OR SIMILAR ALTERNATIVE MATERIAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

26. THE DEVELOPER SHALL PROVIDE 3 DIFFERENT FRONT YARD PALETTES CONSISTING OF ONE LARGE CANOPY ACCENT TREE, FIVE SHRUBS AND TURF OR GROUND COVER, OR OFFER EVIDENCE OF A LANDSCAPING INCENTIVE PACKAGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. REQUIRED FRONT YARD TREES SHALL BE A MINIMUM OF 2-INCH CALIPER SIZE AND LOCATED TO PROVIDE THE MAXIMUM SHADE POSSIBLE TO SIDEWALKS WITHIN THE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

27. THE DEVELOPER SHALL CONSTRUCT ONE BUS STOP PAD ALONG SOUTHBOUND 19TH AVENUE. THE BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET AND SHALL BE SPACED FROM THE INTERSECTION OF SOUTH MOUNTAIN AVENUE ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258.

Exhibits

Conceptual Site Plan date stamped January 11, 2022
Conceptual Wall Plan date stamped January 11, 2022
Conceptual Wall Elevations date stamped January 11, 2022
Community correspondence (24 pages)

CITY OF PHOENIX
JAN 11 2022
Planning & Development Department

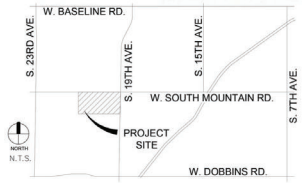
OWNER CONTACT

K. HOVNANIAN HOMES
20830 N. TATUM BLVD. SUITE 250
PHOENIX, ARIZONA 85050
ATTN: CHUCK CHISHOLM
(480) 824-4175
CCHISHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
1921 S. ALMA SCHOOL RD.
MESA, AZ 85210
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

VICINITY MAP



SITE DATA

PROPOSED DEVELOPMENT STANDARDS WILL FOLLOW ZONING ORDINANCE REQUIREMENTS (R1-10 PRD)

NET AREA = 19.3 AC
GROSS AREA = 20.74 AC
GROSS DENSITY = 3.0 DU/AC

TOTAL LOTS: 63
60' WIDE LOTS = 31 LOTS
65' WIDE LOTS = 28 LOTS
70' WIDE LOTS = 4 LOTS

% OPEN SPACE (EXCLUDING LANDSCAPE SETBACKS): 17% OF GROSS AREA
% OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 22% OF GROSS AREA

* SINGLE STORY HOME ONLY

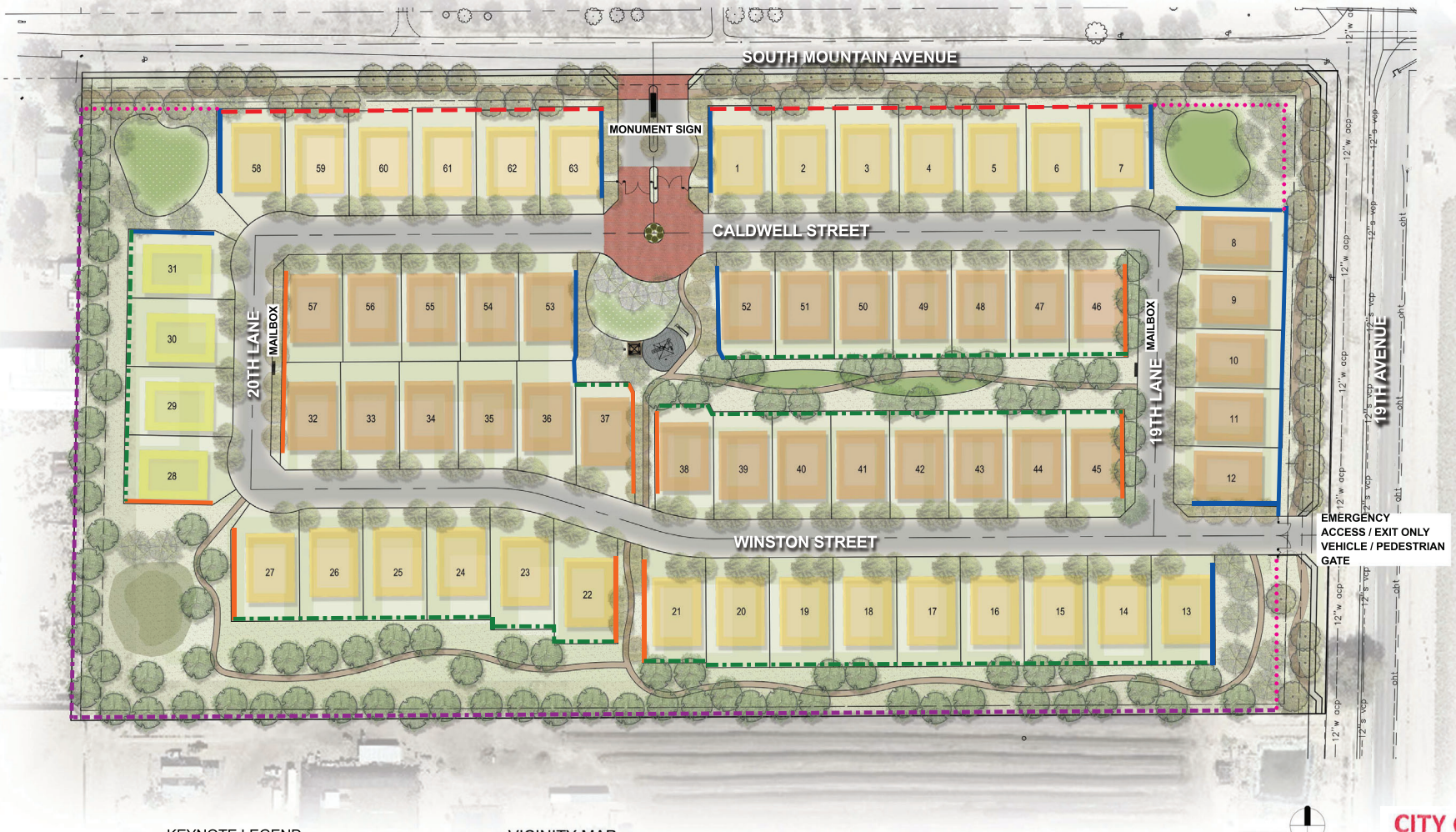
NORTH
0 25 50 100

SITE PLAN

Andora
Phoenix, Arizona

L 0.1

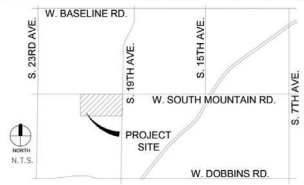
Harrington Planning + Design
landscape architecture environmental planning urban design



KEYNOTE LEGEND

1. THEME WALL, 6'-0", SLUMP BLOCK-6", WITH MORTAR WASH FINISH
2. THEME PARTIAL VIEW WALL,6'-0", WITH 5'-0" MORTAR WASH FINISH SLUMP BLOCK-6" AND 1'-0" METAL FENCE
3. PARTIAL VIEW WALL, 6'-0", WITH 4'-0" MORTAR WASH FINISH SLUMP BLOCK-6" AND 2'-0" METAL FENCE
4. FULL VIEW FENCE, METAL, 6'-0", BRONZE FINISH
5. SECONDARY WALL, CMU-4", 6'-0", STANDARD FACE BLOCK
6. THEME VIEW WALL, 6'-0", WITH 2'-0" MORTAR WASH FINISH SLUMP BLOCK-6" AND 4'-0" METAL FENCE

VICINITY MAP



NORTH
0 25 50 100

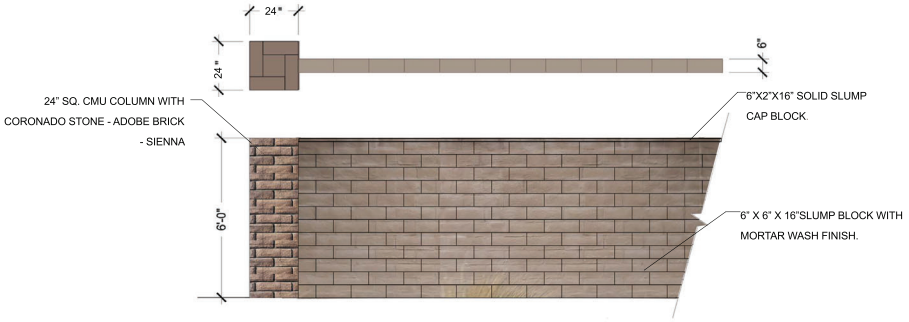
CITY OF PHOENIX
JAN 11 2022
Planning & Development Department

SITE WALL PLAN

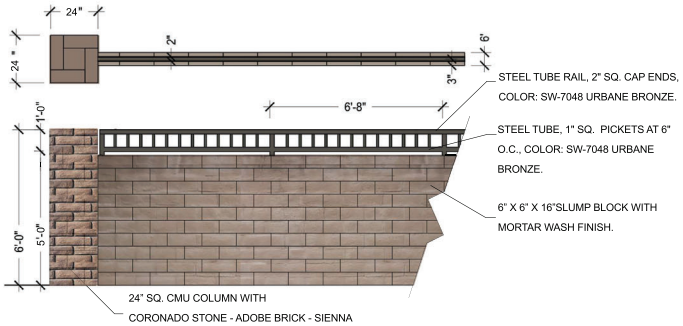
Andora
Phoenix, Arizona

L 1.0

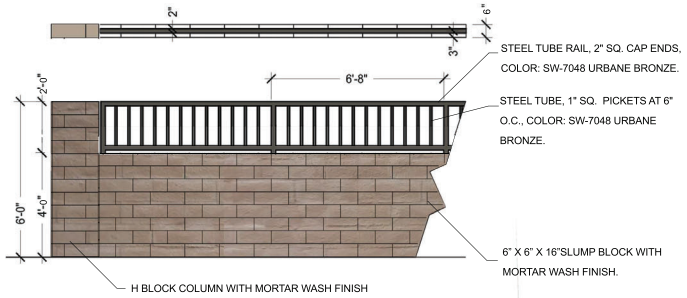
Harrington Planning + Design
landscape architecture environmental planning urban design



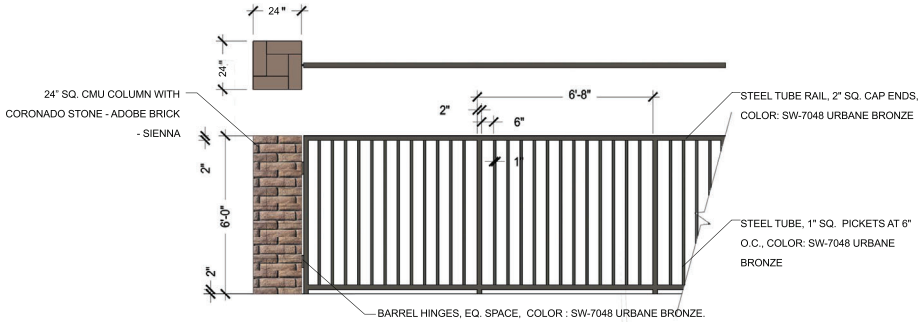
1 THEME WALL, 6 FT. - ANDORA
SCALE: N.T.S.



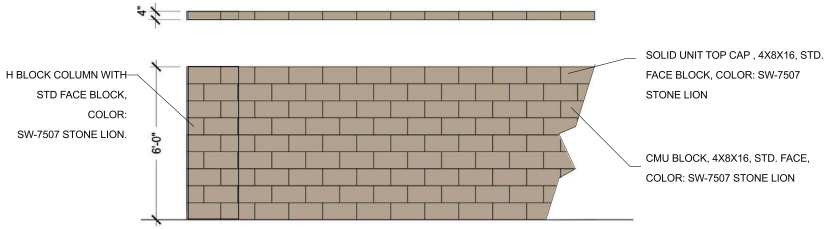
2 THEME PARTIAL VIEW WALL, 6 FT - ANDORA
SCALE: N.T.S.



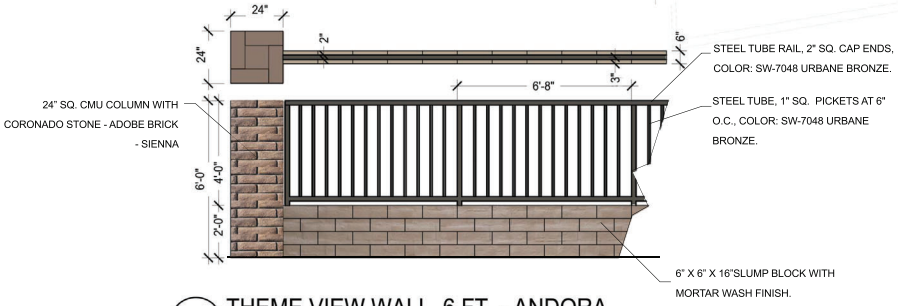
3 PARTIAL VIEW WALL, 6 FT - ANDORA
SCALE: N.T.S.



4 FULL VIEW FENCE, 6 FT - ANDORA
SCALE: N.T.S.



5 SECONDARY WALL, 6 FT. - ANDORA
SCALE: N.T.S.



6 THEME VIEW WALL, 6 FT. - ANDORA
SCALE: N.T.S.

CITY OF PHOENIX
JAN 11 2022
Planning & Development
Department

CONCEPTUAL SITE WALL ELEVATIONS

From: donatus agbakwu
To: Enrique A Bojorquez-Gaxiola
Subject: Objection
Date: Monday, January 10, 2022 5:27:11 PM

Hello Enrique

This is to inform that I oppose applicant case numbers GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9). The applicant, K Hovnanian, has been unwilling to work with the neighborhood on any changes to this project, specifically in regards to density, which is entirely inappropriate for our area.

Regards

Donarus Agbakwu

Magdelena Estate

From: Erin Hegedus
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-21-8 and Z-58-21-8
Date: Monday, January 10, 2022 1:12:40 PM

I am writing to oppose this request for rezoning.
The same design was presented four years ago and this committee rejected the request. This developer is basically submitting the same plan.
The design is not consistent with the neighborhood. Adds no value to the neighbors and consequently is adding more traffic than the roadways can handle, addititionally, more noise and heat.
The bus stop that was added is a negation as currently there is not s bus route and this will add even more noise and traffic.
Please be aware that this developer does not own this property so he technically has no rights.
Please also note that we have offered many suggestions to make this development palatable to the neighbors but every idea we have suggested has been ignored.

Sent from my iPhone

From: Miguel Rubio
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-21-8
Date: Monday, January 10, 2022 1:57:14 PM

I oppose GPA-SM-3-21-8 (CAMPANION CASE Z-58-21-8) and want to donate my speaking time to Zach Brooks.

MIGUEL RUBIO

RB CONTRACTING LLC
8020 S 2OTH AVE
PHX,AZ 85041
(602) 366 9334

From: stephanie rubio
To: Enrique A Bojorquez-Gaxiola
Subject: GPA-SM-3-21-8
Date: Monday, January 10, 2022 1:18:42 PM

I oppose GPA-SM-3-21-8 (Companion Case Z-58-21-8) and want to donate my speaking time to Zach Brooks.

Sent from my T-Mobile 4G LTE Device

From: Dean Chiarelli
To: Enrique A Bojorquez-Gaxiola
Subject: Andora revised site plan submitted January 10th, 2022
Date: Tuesday, January 11, 2022 11:36:58 AM

I am Dean Chiarelli and my address is 912 East La Mirada Drive, Phoenix AZ 85042.

I agree with the statement submitted by Jewel Clark regarding the updated Andora site plan submitted on January 10th, 2022. I advocate for the SMVPC to NOT approve an amendment to map and rezoning the area. The right developer will be able to make a profit without the need to amend the GPA and rezone. There is already a large and excessive amount of higher-density residential development under construction in the area right now.

Ms. Clark's rebuttal is cut and pasted below:

"After receiving the updated site plan submitted 1/10/22 I feel compelled to write a rebuttal and update from my original letter.

This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with

which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way".

Sincerely,
Jewel Clark
2020 West South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

From: Gina Baker
To: Enrique A Bojorquez-Gaxiola
Subject: Fwd: Andora opposition letter to latest plan for anyone who wants to read/sign on.
Date: Tuesday, January 11, 2022 11:06:08 AM

Hi Enrique,

I'd like to add this as my written statement to the SMVP Committee regarding my opposition to the zoning change.

I agree wholeheartedly agree with the entire statement below.
>
> ---
>
> After receiving the updated site plan submitted 1/10/22 I feel compelled to to write a rebuttal and update from my original letter.
>
> This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.
>
> While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.
>
> The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.
>
> The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.
>
> As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.
>
> Sincerely,
> Jewel Clark
> 2020 West South Mountain Ave.
> Phoenix, Az

Gina Johnson

1816 W Magdalena Ln
Phoenix, AZ 85041
Magdalena Estates
>
>

From:	H. Jewel Clark
To:	Enrique A Bojorquez-Gaxiola
Subject:	Opposition to GPA-SM-3-21-8 and Z-58-21-8 (agenda items 8 and 9) - latest plan
Date:	Tuesday, January 11, 2022 10:01:53 AM

Hi Enrique,

After receiving the updated site plan submitted 1/10/22 I feel compelled to to write a rebuttal and update from my original letter.

This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.

Sincerely,
Jewel Clark

2020 West South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

From: Leticia Rivera
To: Enrique A Bojorquez-Gaxiola
Subject: I support the following statement
Date: Tuesday, January 11, 2022 10:58:26 AM

Mr Bojórquez-Gaxiola,

This statement was not written by me but am in support of the request it makes.

“This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the [most meager] of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way. “

Leticia Rivera
1716 W. Magdalena Ln
Phoenix 85041

From:	Ravi Sharma
To:	Enrique A Bojorquez-Gaxiola
Cc:	Ravi Sharma
Subject:	City of Phoenix - Update on case GPA-SM-3-21-8
Date:	Tuesday, January 11, 2022 1:59:12 PM

Hello Mr. Bojorques-gaxiola,

Upon reviewing the updated plan submitted 1/10/2022, my wife and I oppose the latest plans offered by the developer.
The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.
The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree are necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.

My wife and I support the above statements.

Dr. Ravi and Snigdha Sharma
8012 S. 20th. Avenue
Phoenix, AZ85041

From: Rob Barnes
To: Enrique A Bojorquez-Gaxiola
Subject: FW: Opposition to development
Date: Tuesday, January 11, 2022 10:57:45 AM

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Rob Barnes <rob@copperstatemetals.com>
Date: 1/11/22 10:54 AM (GMT-07:00)
To: enrique.bojorquezgaxiola@phoenix.gov
Subject: Opposition to development

I agree with the following statement from H.Jewel Clark, additionally I would like to yield my speaking time to Zach Brooks.

Respectfully,
Robert Barnes
Magdalena Estates
8312 S 18th Ln
Phoenix AZ 85041

After receiving the updated site plan submitted 1/10/22 I feel compelled to to write a rebuttal and update from my original letter.

This plan appears to be an attempt to comply with SMVPC member requests and create the appearance of "working with the neighbors" and attempted the meagerest of reductions based on hearing the Vice Mayor say he wouldn't support 66 houses at our last meeting. The neighbors do not want a higher density development smack in the middle of S-1 acre+ lots with custom homes, active farmland, and horse properties.

While Mr. Gilbert may argue that K Hovnanian has now come down to the same density (in fact they've just copied the Kimura specs) the neighbors negotiated with John Poulsen across the street for the Kimura development, no one in the neighborhood wanted the density that was approved. We lacked any additional leverage to force the number lower and so agreed to the final density offer in exchange for other accommodations like the deep setback, and heat mitigation that we are still in negotiations on.

The neighborhood, as a body, wants lower density to prevail in our area because that is what we bought into this area for, and what the Rio Montana and 2015 General Plans dictate to preserve our rural character and certainty, and when we have the ability to hold a developer accountable to that lower density, we are prepared to use it, as we are here.

The property is zoned S-1. There is an R1-18 overlay that the developer could take advantage of to build to the density that the neighborhood would accept, along with other aspects like heat mitigation and building practices that would help keep our area cooler and more in line with the current rural character. As committee member Busching said at the December meeting, "There is no right to rezone." These particular cases are an excellent example with which to practice this truth. There is nothing compelling in this site plan to warrant approving this GPA or rezoning request. There is no neighborhood support. Please vote no on both cases.

As an aside, I would like to address Dr. Brooks' eloquent words from the December meeting about a "growing inequity" between the developers and the neighborhoods who come before you. I very much appreciated hearing that and also hearing many other committee members support his statement. I would only differ in my agreement by saying the inequity is not growing but it is here. The virtual meetings, while convenient and we can agree necessary in these times, make it impossible for you to see the full quantity of opposed neighbors. A room full of people makes a certain impression that a list of attendees on Zoom can't. That and the lack of time for the neighborhood to present compared to the developer's lawyers and the lack of any rebuttal time for the neighborhood further stacks the deck in favor of the developer. I don't know if you have the power to adopt a more equitable format without turning the meeting into a 6 hour ordeal, but I do hope you can find a way.

Sent from my Verizon, Samsung Galaxy smartphone

From: Dean Chiarelli
To: Enrique A Bojorquez-Gaxiola
Subject: SMVPC Meeting Jan 11, 2022--- Abstain from vote
Date: Tuesday, January 11, 2022 2:58:06 PM

Re: GPA-SM-3-21-8 (Companion Case Z-58-21-8)
South Mountain Village Planning Committee [SMVPC]
Meeting January 11, 2022

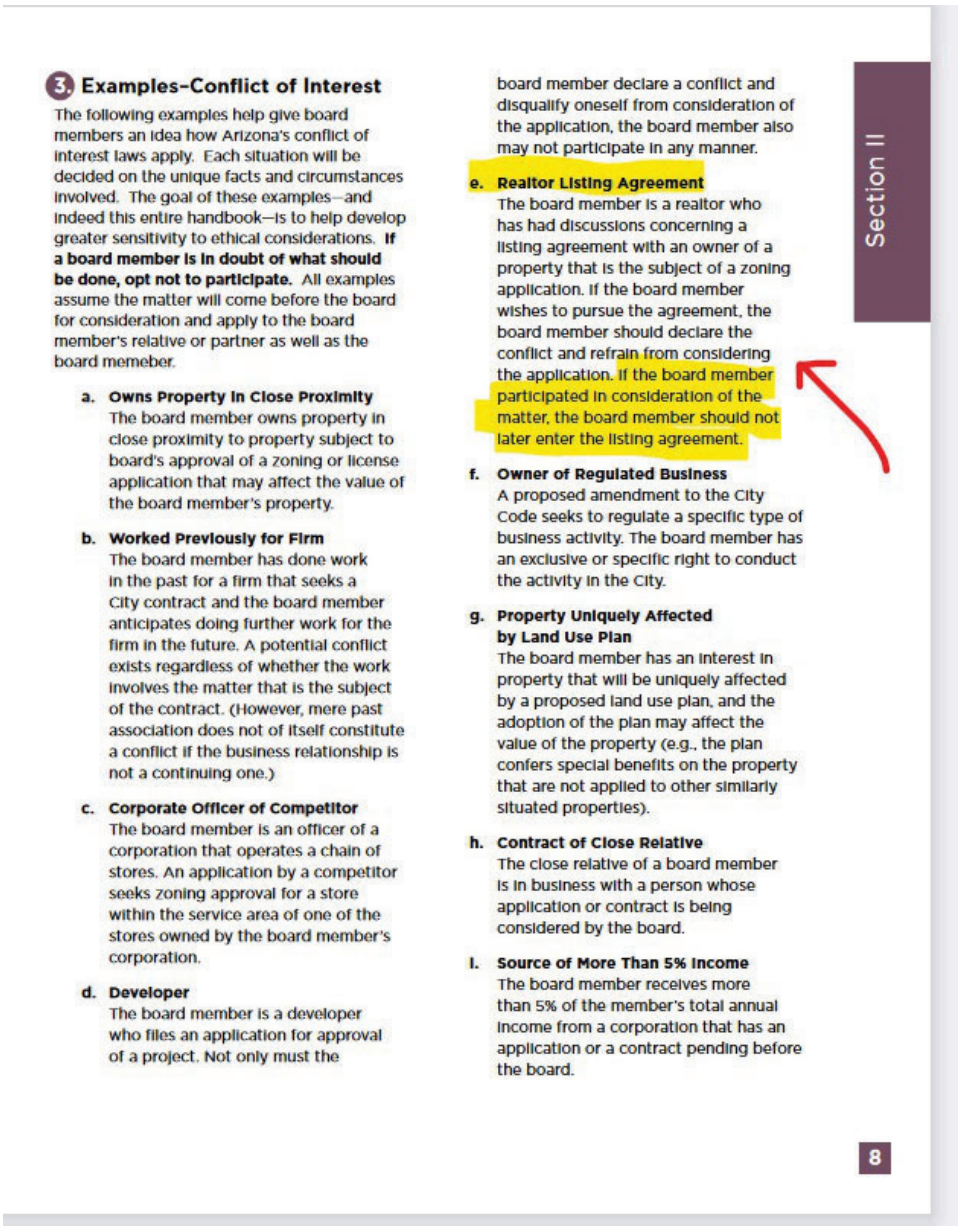
I request that Ms. Daniels, SMVPC Chair, abstain from voting on the items. Ms. Daniels is a Realtor in the South Mountain area, and her real-estate business activities give the appearance of a conflict of interest. During prior meetings, Ms. Daniels declared herself a Realtor in South Phoenix, and remarked publicly that perhaps she could sell some properties reviewed by the SMVPC. It is unethical if she (or any other Planning Member) votes on an item they will benefit commercially and financially. Within Ms. Daniels' position of authority as Chair, she should exercise good judgment and abstain from voting.

The ***Village Planning Handbook*** item 8., page 9, states that a committee member should refrain from participating when a conflict of interest exists, and it includes language for a perceived conflict of interest.

8. A committee member shall refrain from participating in the discussion of or activity on any matter in which a conflict of interest exists. A conflict of interest refers to a situation when a board member has a competing financial or ownership interest that would make it difficult to fulfill his or her duties fairly. A true conflict involves a financial or ownership interest. However, a person may also have a perceived conflict of interest, even if no financial interest is involved. The ultimate obligation for complying with the conflict of interest laws lies with the individual. A committee member convicted of violating the conflict of interest laws is subject to criminal penalties and forfeiture of office. The City Attorney's Office is available to advise any person who thinks he or she may have a conflict of interest. A complete discussion of conflict of interests can be found in the Board and Commission member Resource Guide prepared by the City Clerk's Department.

Source:
https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00020.pdf#search=village%20planning%20handbook
Accessed January 11, 2022

Furthermore, the ***City of Phoenix Ethics Handbook- Employees & Volunteers*** page 8 clearly defines an example of conflict-of-interest for a Realtor Listing Agreement. The handbook states "If a board member participated in consideration of the matter, the board member should not later enter the listing agreement."



3. Examples–Conflict of Interest

The following examples help give board members an idea how Arizona's conflict of interest laws apply. Each situation will be decided on the unique facts and circumstances involved. The goal of these examples—and indeed this entire handbook—is to help develop greater sensitivity to ethical considerations. **If a board member is in doubt of what should be done, opt not to participate.** All examples assume the matter will come before the board for consideration and apply to the board member's relative or partner as well as the board memeber.

a. **Owns Property in Close Proximity**
The board member owns property in close proximity to property subject to board's approval of a zoning or license application that may affect the value of the board member's property.

b. **Worked Previously for Firm**
The board member has done work in the past for a firm that seeks a City contract and the board member anticipates doing further work for the firm in the future. A potential conflict exists regardless of whether the work involves the matter that is the subject of the contract. (However, mere past association does not of itself constitute a conflict if the business relationship is not a continuing one.)

c. **Corporate Officer of Competitor**
The board member is an officer of a corporation that operates a chain of stores. An application by a competitor seeks zoning approval for a store within the service area of one of the stores owned by the board member's corporation.

d. **Developer**
The board member is a developer who files an application for approval of a project. Not only must the board member declare a conflict and disqualify oneself from consideration of the application, the board member also may not participate in any manner.

e. **Realtor Listing Agreement**
The board member is a realtor who has had discussions concerning a listing agreement with an owner of a property that is the subject of a zoning application. If the board member wishes to pursue the agreement, the board member should declare the conflict and refrain from considering the application. If the board member participated in consideration of the matter, the board member should not later enter the listing agreement.

f. **Owner of Regulated Business**
A proposed amendment to the City Code seeks to regulate a specific type of business activity. The board member has an exclusive or specific right to conduct the activity in the City.

g. **Property Uniquely Affected by Land Use Plan**
The board member has an interest in property that will be uniquely affected by a proposed land use plan, and the adoption of the plan may affect the value of the property (e.g., the plan confers special benefits on the property that are not applied to other similarly situated properties).

h. **Contract of Close Relative**
The close relative of a board member is in business with a person whose application or contract is being considered by the board.

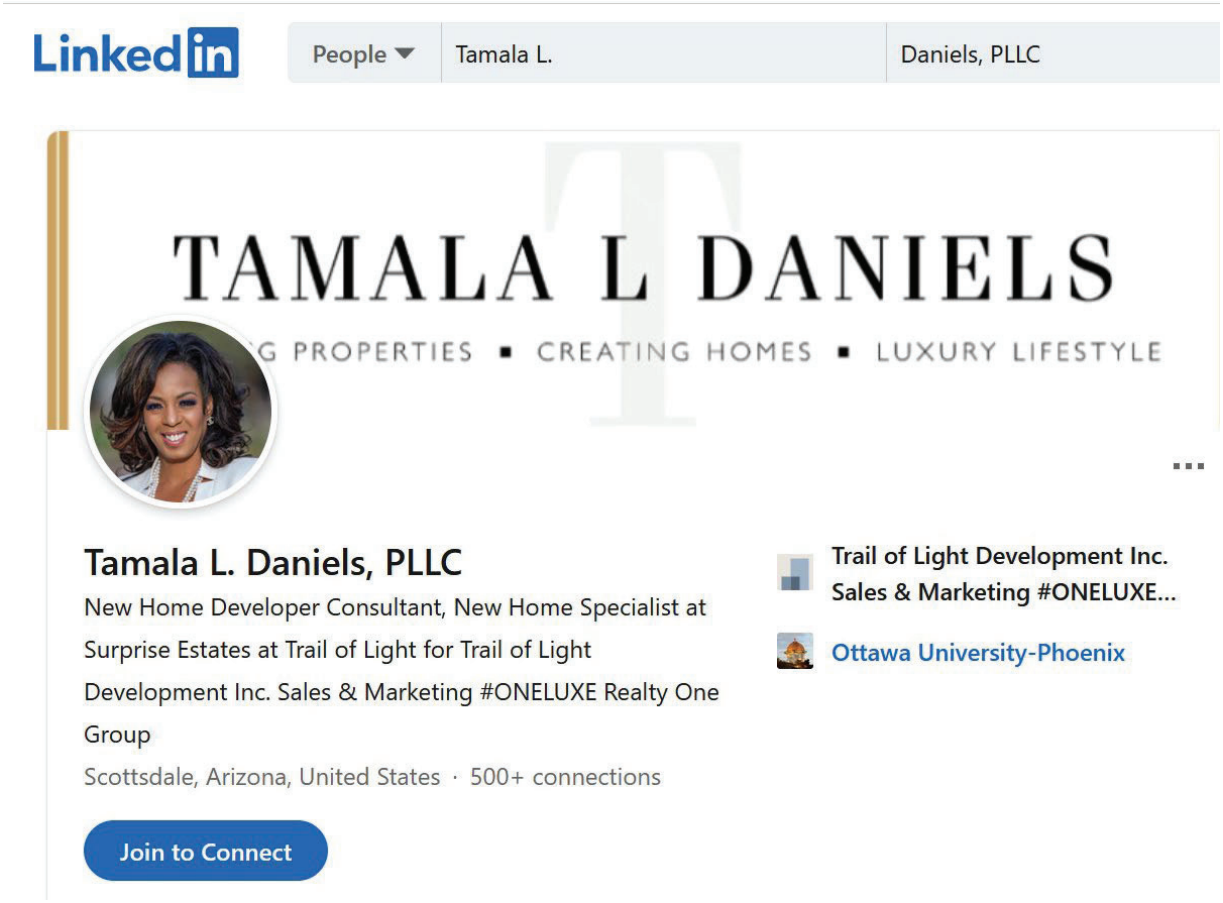
i. **Source of More Than 5% Income**
The board member receives more than 5% of the member's total annual income from a corporation that has an application or a contract pending before the board.

Section II

8

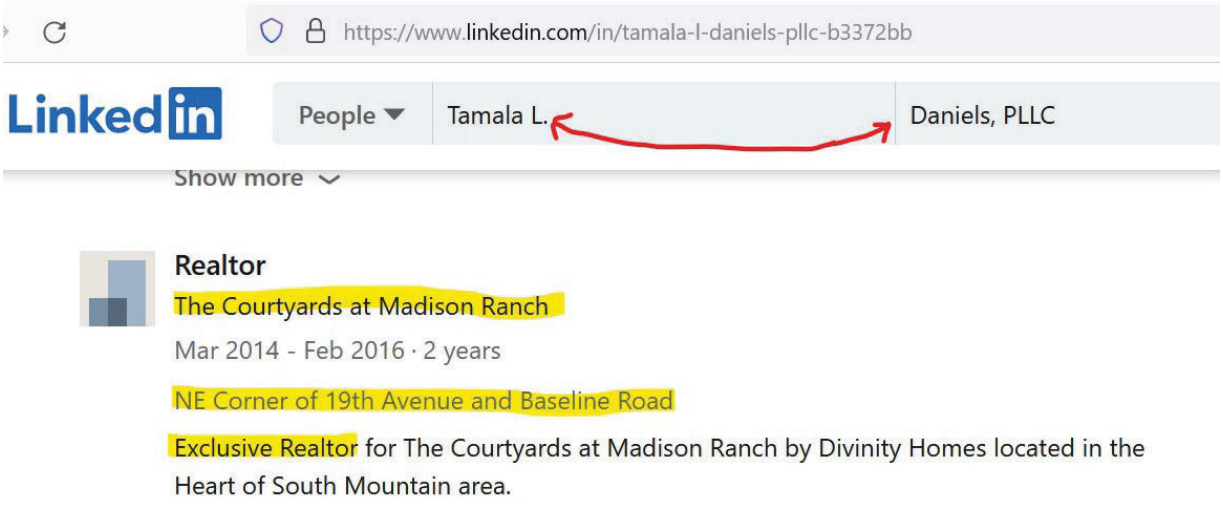
Source:https://www.phoenix.gov/citymanagersite/Documents/Ethics/Ethics_Handbook_Employee_Volunteers.pdf
Accessed: January 11, 2022

Ms. Daniel's appearance of a conflict of interest is based on LinkedIn™ website data regarding The Courtyards at Madison Ranch **[Z-36-06]**, and Copper Leaf **[Z-22-02].** Both were reviewed during Ms. Daniels' appointment to the SMVPC. Upon approval, Ms. Daniels had the opportunity to benefit commercially and financially as demonstrated below.

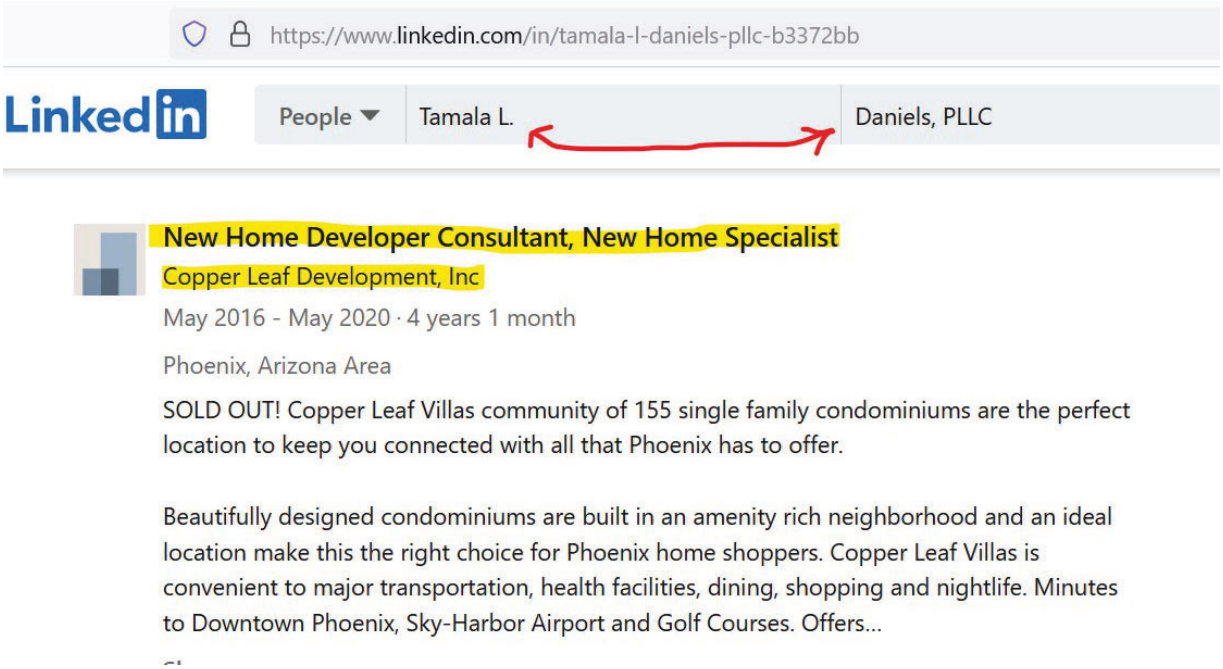


Source: https://www.linkedin.com/in/tamala-l-daniels-pllc-b3372bb [linkedin.com]
Accessed January 7, 2022.

Ms. Daniels LinkedIn™ profile identifies her as "***Exclusive Realtor***" for The Courtyards at Madison Ranch **[Z-36-06]**.



Ms. Daniels' LinkedIn™ profile identifies her as "***New Home Developer Consultant, New Home Specialist"*** for Copper Leaf **[Z-22-02]**.



I perceive Ms. Daniels' residential real-estate activity as a conflict of interest. I verbally stated my concern to Vice-Mayor Carlos Garcia during the community meeting on January 3rd, 2022. As Chair, Ms. Daniels has authority to facilitate meetings and alter the agenda order. In December, 2021 I observed her unfairly limit speaking time to various stakeholders, especially JoAnne Jensen who represented a community group. Other meeting attendees expressed agreement and appreciate this issue being brought to the table.

Village Planners function as volunteers, and I genuinely appreciate their devotion of time and energy to fulfilling their roles. As volunteers, Planners have an ethical obligation not to appear to have an actual or the appearance of a conflict of interest. I request that Ms. Daniels, and any other Committee Member who is a realtor or otherwise has a commercial interest, abstain from voting on GPA-SM-3-21-8 (Companion Case Z-58-21-8). There is a high-level of opposition which is well-documented within the community.

I am Pro-Development, and my position on these items is that the SMVPC should OPPOSE. The right builder will make a profit without the need to amend the map and rezone. This land is prime, and the best use is as part of PlanPHX 2015 and South Phoenix Food Plan enterprises (related to agricultural enterprise such as “agritainment”) or residential, which does not increase density. A precedent is set by the City of Phoenix AZ Fresh™ initiative. I would like to see more businesses such as Grandma's Farm™, The Farm at South Mountain™, Arizona Worm Farm™ contribute to the unique, rich, historic location. Phoenix is poised to become a food innovation and agricultural hub. Prime land is lost forever when GPA map is amended and rezoned for higher-density, generic housing.

Dean Chiarelli

Enrique A Bojorquez-Gaxiola

To: Tamala Daniels
Subject: RE: DISAPPROVE Presentation Request - Z-58-21-8 and GPA-SM-3-21-8

From: Tamala Daniels <bestofphxliving@gmail.com>
Sent: Tuesday, January 11, 2022 5:14 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: Re: DISAPPROVE Presentation Request - Z-58-21-8 and GPA-SM-3-21-8

Hi Enrique

Thank you for talking with me today. After reviewing the presentation attached there is no reference to any of the zoning and planning cases on the agenda today.

As the Chair, I DISAPPROVE the presentation for tonight and feel it is not the proper forum.

Zoning and Planning committees are a collective body of community residents that serve in professional careers throughout the real estate industry and other professional careers including the City Of Phx.

As per my conversation Copper Leaf was original approved by the City of Phoenix possible in 2000 with Trend Homes. My developer purchase in after 2008 out of bankruptcy. I meet the new developer in 2016 and then became the exclusive realtor for project NO new rezoning case because the project was already zone for condos and already had 5 buildings built by Trend Home and finished the project!

The Courtyard at Madison Ranch I interviewed and was hired in 2014.

I have severed on the SMVP planning committee for years and even passed on voting on 2 project in South Phoenix because I already was working for a developer on a project in North Phoenix.

I serve with integrity, honesty and full transparency. I have used my service to procure a vote for business.

I will continue to serve my community honor and respect!

Sincerely

Tamala L Daniels, PLLC | REALTOR
New Home Developer Consultant
New Home Specialist
Speaker. Advocate
Designations: GRI, ABR, CNE, CIAS, CDPE
Realty ONE Group
Direct: 602.688.6327
www.BestofPhoenixLiving.com [bestofphoenixliving.com]

On Jan 11, 2022, at 3:54 PM, Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov> wrote:

My apologies Tamala,

I received a second email after my previous email below from a member of the public, Mr. Dean Chiarelli, who wants to know if you will allow him to show the following presentation (see attached)?

This is similar to the letter that makes reference to you.

I will have the presentation ready just in case you allow him to show it.

Thank you!

Enrique Bojórquez Gaxiola
Planner III
City of Phoenix
Planning & Development Department
Long Range Planning Division
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949

<image001.png>

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Enrique A Bojorquez-Gaxiola
To: Dean Chiarelli
Subject: RE: SMVPC: Request for meeting minutes & voting record
Date: Monday, January 10, 2022 2:36:00 PM
Attachments: image001.png

Hello Dean,

How are you? If you do not get the case files by tomorrow 11am, email me and let me know so that I can get these documents over you on behalf of the Zoning Team.

However, I Iooked at the minutes for case Z-36-06 and see that Ms. Daniels was absent during that meeting on July 11, 2006:

SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE
MEETING MINUTES

Date:	Tuesday, July 11, 2006
Time:	6:30 p.m.
Location:	South Mountain Environmental Education Center, 10409 S. Central Avenue, Phoenix Arizona

MEMBERS PRESENT	MEMBERS ABSENT	STAFF
George Young – Chair	Joyce Elsner, Excused	Rob Lane
Diana Clarke – Vice Chair	Yvonne Montiel, Excused	Leslie Lucas
George Brooks	Greg Tolliver, Excused	
Gregory Brownell	Tamala Daniels	
Andrew Cunningham		
Rudy Gomez		
Barbara Schneider		
Willie Smith		
Marcus Sorensen		
William Wiess Jr.		

1. **Call to order and roll call.**

South Mountain Village Planning Committee
July 11, 2006 – Meeting minutes
Page 3 of 9

6. **Presentation, discussion, and possible recommendation on Z-36-06-7, a rezoning of the property located at the northeast corner of 19th Avenue and Baseline Road. The proposed rezoning is from S-1 to C-2 (6.47 acres) and R-2 PRD (20.99 acres) for a proposed commercial center and single-family cluster home development on approximately 27.46 acres. Presentation by Jason Morris of Withey, Anderson, & Morris.**

The motion was approved by a vote of 11 - 1 (Harris-Morgan) – 1 (Cunningham)

South Mountain Village Planning Committee
July 11, 2006 – Meeting minutes
Page 5 of 9

The rezoning case file for Z-22-02 is larger and could not find the minutes from browsing the

electronic file. It might be difficult to get these minutes by tomorrow if the Zoning Team need to research these in the physical archives, as the electronic file does not seem to have the minutes (or at least I could not locate these).

Let me know if questions arise.

Thanks!

Enrique Bojórquez Gaxiola
Planner III
City of Phoenix
Planning & Development Department
Long Range Planning Division
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Dean Chiarelli <Dean.Chiarelli@asu.edu>
Sent: Monday, January 10, 2022 1:15 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: Re: SMVPC: Request for meeting minutes & voting record

Hello Enrique- I submitted a request and probably won't have the items returned before the SMVPC January 11 meeting. In the meantime, can you or someone provide me with Ms. Daniel's voting record on Madison Ranch [Z-36-06] and Copper Leaf [Z-22-02]? In particular I would like to know if she abstained or if she voted "Yes" on the item(s). Thank you,

Dean Chiarelli

From: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Sent: Friday, January 7, 2022 3:12 PM
To: Dean Chiarelli <Dean.Chiarelli@asu.edu>
Subject: RE: SMVPC: Request for meeting minutes & voting record

Good afternoon Dean,

How are you? Yes, the rezoning case number for Madison Ranch is Z-36-06 and Copper Leaf is Z-22-02.

If you could submit a public records request (noting that you want a copy of rezoning cases Z-36-06 and Z-22-02) using the following website, a member of the Zoning Team will be able to send you these files via email that include meeting minutes, votes, staff reports, etc.
https://www.phoenix.gov/pio/public-records-request

Let me know if questions arise.

Thank you,

Enrique Bojórquez Gaxiola

Planner III

City of Phoenix

Planning & Development Department

Long Range Planning Division

200 W. Washington Street

Phoenix, AZ 85003

Office: (602) 262-6949

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Dean Chiarelli <Dean.Chiarelli@asu.edu>
Sent: Friday, January 7, 2022 2:59 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: SMVPC: Request for meeting minutes & voting record

Hello Enrique,

I am contacting you to request your assistance to locate the public meeting minutes & voting records for two residential development projects in South Mountain.

- The Courtyards at Madison Ranch
- Located on the Northeast Corner of 19th Avenue and Baseline Road
- - Preliminary site plan attached
- Copper Leaf Villas
- Located on 22nd Terrace and Southern Avenue
  - I was unable to find reference documents for Copper Leaf Villas when I searched the City of Phoenix website.

Can you please provide the documents or steer me in the right direction? Thanks for your assistance.

Dean Chiarelli

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM C
Staff Report: Z-58-21-8
February 3, 2022

South Mountain Village Planning Committee Meeting Date:	January 11, 2022 December 14, 2021
Planning Commission Hearing Date:	February 3, 2022 January 6, 2022
Request From:	S-1 (Ranch or Farm Residence District), approved R1-18 (Single-Family Residence District) (20.76 acres)
Request To:	R1-10 (Single-Family Residence District) (20.76 acres)
Proposed Use:	Detached single-family residential
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
Owner:	PW Again, LLC
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Staff Recommendation:	Approval, subject to stipulations

On February 2, 2022, an updated site plan and wall plan were submitted by the applicant after the Addendum B Staff Report. The changes from Addendum B proposed in the current site plan include a decrease in the number of lots from 63 to 52, a minimum lot width of 75 feet, and relocation of the primary vehicular entrance area to 19th Avenue.

Due to these changes, staff recommends modifying the following stipulations:

- **Stipulation No. 1** regarding general conformance with the site plan and updates reflected within the latest plan pertaining to lot widths and site access;
- **Stipulation No. 4** regarding clarification on the new proposed lot widths;
- **Stipulation No. 6** regarding general conformance to the new proposed wall plan;
- **Stipulation Nos. 7** and **8** regarding updates due to the proposed primary access to the site along 19th Avenue;
- **Stipulation No. 25** regarding the dedication and construction of a multi-use trail per city standards;
- **Stipulation No. 26** regarding a total of two trees to be provided per lot as part of the landscape incentive package for the development; and

- New **Stipulation No. 28** which requires a proposition 207 waiver form to be submitted.

Following the publication of the Addendum B Staff Report, staff received additional correspondence from the public regarding this case. This additional correspondence is also attached.

Staff recommends approval per the modified stipulations, reflecting updates to the site plan, provided below:

Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~November 22, 2021~~ ~~JANUARY 3, 2022,~~ ~~JANUARY 11, 2022,~~ **FEBRUARY 2, 2022,** as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

   a. The development shall be limited to a maximum of ~~67~~ ~~66~~ ~~63~~ **52** lots.

   ~~b. Lots 1 through 14 7, 13 THROUGH 27, AND LOTS 62 58 THROUGH 66 63 shall be a minimum of 65 feet in width.~~

   ~~c. Lots 15, 16, 17 and 49 8 THROUGH 13 shall be a minimum of 60 feet in width.~~

   ~~d. Lots 50 14 28 through 67 28 31 AND LOT 61 shall be a minimum of 70 feet in~~
   ~~C. width.~~

   ~~e.~~ All ~~other~~ lots shall be a minimum of ~~50~~ ~~60~~ **75** feet in width.
   ~~D.~~
   B.

   ~~f.~~ Lots shall be a minimum of 45 feet from the southern perimeter property line.
   ~~E.~~
   C.

   ~~g.~~ Lots shall be a minimum of ~~25~~ 50 feet from the western perimeter property line.
   ~~F.~~
   D.

   ~~h.~~ A minimum 10-foot wide landscape setback shall be provided along the southern
   ~~G.~~ and western perimeter of the site.
   E.

~~i.~~ The location of the open space areas.
~~H.~~
F.

~~j.~~ A minimum of 17 percent of the gross site area, exclusive of required landscape
~~I.~~ setbacks, shall be provided as open space.
G.

~~k.~~ A minimum building setback of 50 feet, exclusive of fencing, entry features or
~~J.~~ detached accessory structures, shall be provided along the northern and eastern
H. perimeter of the site along 19th Avenue and South Mountain Avenue.

~~l.~~ A minimum 25-foot wide landscape setback shall be provided along 19th Avenue
~~K.~~ and South Mountain Avenue. The landscape setback may be reduced to 20 feet
I. for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.

~~M.~~ FULL INGRESS AND EGRESS TO THE DEVELOPMENT SHALL BE LIMITED
~~L.~~ TO ~~SOUTH MOUNTAIN AVENUE~~ **19TH AVENUE**.
J.

2. All landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

3. The maximum building height ~~for lots 1 through 17 and lots 49 through 67, as depicted on the site plan date stamped November 22, 2021,~~ shall be limited to one story and ~~20~~ 22 feet.

4. All lots in the development shall be subject to Single-Family Design Review, **including lots that are wider than 65 feet**~~,~~ as approved by the Planning and Development Department.

5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

   a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.

   b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.

c. Pitched roofs shall be provided on all primary building elevations.

6. ~~Fences and wall are subject to the following stipulations, in addition to the Zoning Ordinance requirements, and approved by the Planning and Development Department.~~ FENCES AND WALLS SHALL BE IN GENERAL CONFORMANCE WITH THE SITE WALL ELEVATIONS DATE STAMPED ~~**DECEMBER 23, 2021**~~ JANUARY 11, 2022 AND SITE WALL PLAN DATE STAMPED ~~**JANUARY 3, 2022,**~~ ~~JANUARY 11, 2022~~ **FEBRUARY 2, 2022,** AS MODIFIED BY THE FOLLOWING STIPULATIONS, AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

   a. Full open view fencing, WHICH MAY INCLUDE SOLID COLUMNS UP TO 24 INCHES IN WIDTH, shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.

   b. ~~Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall shall not exceed 4 feet in height, or as otherwise required by a City or County barrier regulation.~~ THE WALL LAYOUT DEPICTED IN THE WALL PLAN SHALL BE MODIFIED WHERE NECESSARY TO ACCOMMODATE SITE LAYOUT CHANGES THAT AVOID CONFLICTS WITH THE ZONING ORDINANCE OR CITY CODE REQUIREMENTS.

   c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three foot offsets and material and textural differences, such as stucco, and/or split face OR SLUMP block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

7. Project entry/exit drives along ~~19th Avenue and South Mountain~~ **19TH** Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

8. Project entry/exit drives along ~~19th Avenue and South Mountain~~ **19TH** Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:

   a. Amenity areas.

   b. Sidewalks.

   c. Pedestrian path connecting the ~~northern~~ PRIMARY AMENITY AREA ~~and~~

~~southern~~ WITH THE SOUTHERN AND WESTERN portions of the site via a centralized pathway.

d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

E. PEDESTRIAN ACCESS SHALL BE PROVIDED ALONG VEHICULAR ACCESS POINTS TO THE DEVELOPMENT. THE PEDESTRIAN ACCESS SHALL BE CONNECTED TO THE INTERNAL PEDESTRIAN PATHWAYS BY ACCESSIBLE SIDEWALKS.

10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.

11. The following shall be provided IN THE CENTRAL AMENITY AREA and/OR dispersed throughout the development, as approved by the Planning and Development Department:

a. Tot lot with shade equipment;

b. One picnic area with a barbeque grill, shade ramada and a picnic table; and

c. Two benches or seating features.

12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate 50-feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.

15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.

16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.

18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a

nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.

21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

22. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

24. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

25. ~~IN ADDITION TO THE PUBLIC SIDEWALK, A MINIMUM 8-FOOT-WIDE PEDESTRIAN PATHWAY OR TRAIL SHALL BE PROVIDED AND MAINTAINED WITHIN THE DEVELOPMENT ALONG 19TH AVENUE AND SOUTH MOUNTAIN AVENUE, CONSTRUCTED OF DECOMPOSED GRANITE OR SIMILAR ALTERNATIVE MATERIAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~ **THE DEVELOPER SHALL DEDICATE A MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE WEST SIDE OF 19TH AVENUE AND SOUTH SIDE OF SOUTH MOUNTAIN AVENUE AND CONSTRUCT A MINIMUM 10-FOOT WIDE MULTI-USE TRAIL (MUT) WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE DEVELOPER SHALL WORK WITH THE SITE PLANNING SECTION ON AN ALTERNATE DESIGN FOR THIS REQUIREMENT THROUGH THE TECHNICAL APPEAL PROCESS.**

26. THE DEVELOPER SHALL PROVIDE 3 DIFFERENT FRONT YARD PALETTES CONSISTING OF ~~ONE~~ **TWO** LARGE CANOPY ACCENT TREE**S**, FIVE SHRUBS AND TURF OR GROUND COVER, OR OFFER EVIDENCE OF A LANDSCAPING INCENTIVE PACKAGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT

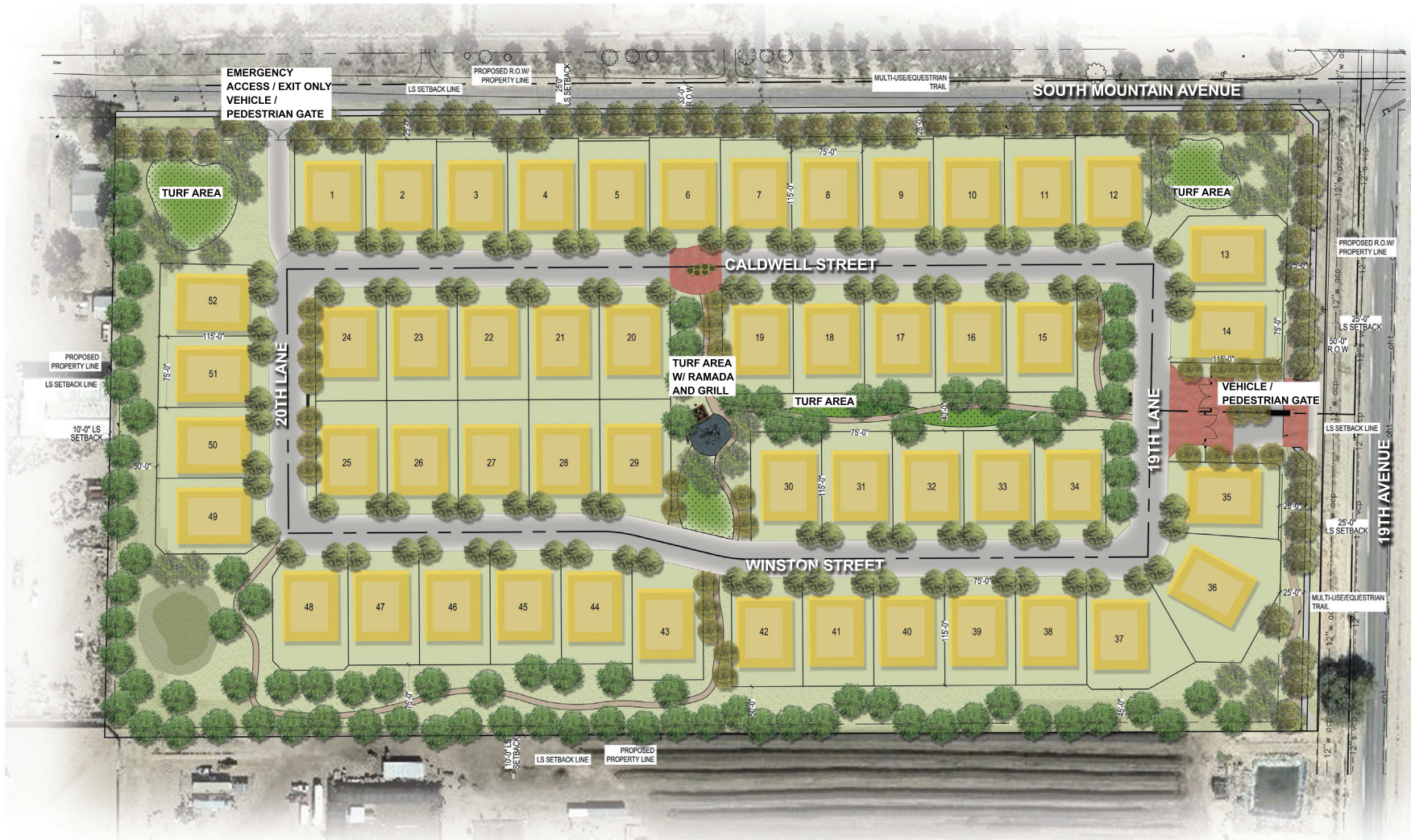
DEPARTMENT. REQUIRED FRONT YARD TREES SHALL BE A MINIMUM OF 2-INCH CALIPER SIZE AND LOCATED TO PROVIDE THE MAXIMUM SHADE POSSIBLE TO SIDEWALKS WITHIN THE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

27. THE DEVELOPER SHALL CONSTRUCT ONE BUS STOP PAD ALONG SOUTHBOUND 19TH AVENUE. THE BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET AND SHALL BE SPACED FROM THE INTERSECTION OF SOUTH MOUNTAIN AVENUE ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258.

28. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.**

Exhibits

Conceptual Site Plan date stamped February 2, 2022
Conceptual Wall Plan date stamped February 2, 2022
Community correspondence (9 pages)



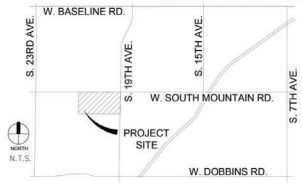
OWNER CONTACT

K. HOVNANIAN HOMES
20830 N. TATUM BLVD. SUITE 250
PHOENIX, ARIZONA 85050
ATTN: CHUCK CHISHOLM
(480) 824-4175
CCHISHOLM@KHOV.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
1921 S. ALMA SCHOOL RD.
MESA, AZ 85210
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

VICINITY MAP



SITE DATA

PROPOSED DEVELOPMENT STANDARDS WILL FOLLOW ZONING ORDINANCE REQUIREMENTS (R1-10 PRD)

NET AREA = 19.3 AC
GROSS AREA = 20.74 AC
GROSS DENSITY = 2.5 **DU/AC**

TOTAL LOTS: 52
TYPICAL LOT DIMENSIONS: 75' X 115'

% OPEN SPACE (EXCLUDING LANDSCAPE SETBACKS): 17% OF GROSS AREA
% OPEN SPACE (INCLUDING LANDSCAPE SETBACKS): 22% OF GROSS AREA

ALL LOTS ARE SINGLE STORY HOMES

CITY OF PHOENIX
FEB 0 2 2022
Planning & Development Department

SITE PLAN

Andora
Phoenix, Arizona

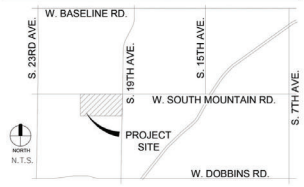
L 0.1

Harrington Planning + Design
landscape architecture environmental planning urban design

KEYNOTE LEGEND

1. THEME WALL, 6'-0", SLUMP BLOCK-6", WITH MORTAR WASH FINISH
2. THEME PARTIAL VIEW WALL,6'-0", WITH 5'-0" MORTAR WASH FINISH SLUMP BLOCK-6" AND 1'-0" METAL FENCE
3. PARTIAL VIEW WALL, 6'-0", WITH 4'-0" MORTAR WASH FINISH SLUMP BLOCK-6" AND 2'-0" METAL FENCE
4. FULL VIEW FENCE, METAL, 6'-0", BRONZE FINISH
5. SECONDARY WALL, CMU-4", 6'-0", STANDARD FACE BLOCK
6. THEME VIEW WALL, 6'-0", WITH 2'-0" MORTAR WASH FINISH SLUMP BLOCK-6" AND 4'-0" METAL FENCE

VICINITY MAP



NORTH

0 25 50 100

CITY OF PHOENIX

FEB 02 2022

Planning & Development Department

SITE WALL PLAN

Andora
Phoenix, Arizona

L 1.0

Harrington Planning + Design
landscape architecture environmental planning urban design

Racelle Escolar

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Wednesday, January 26, 2022 2:59 PM
To: PDD Planning Commission; Adriana Garcia Maximiliano; Council District 8 PCC
Subject: GPA-SM-3-21-8 and Z-58-21-8

I am writing to oppose the request to rezone the referenced proposals.

This request was rejected by the Village Planning Commission four years ago and again in January of this year.

The amount of homes and the style of homes strongly conflict with the surrounding community and do not add any value to the neighborhood or does it maintain the rural character of this unique area.

Specifically, to allow 2 to 3.5 dwellings per acre would negatively impact the neighborhood in regards to traffic congestion and safety. South Mountain Avenue is a 1 lane road at points and has two elementary schools that when school is in session, the roads are completely backed up.

Additionally, this developer has not listened to the neighbors in regards to our asking for a better design and fewer homes. Maintaining the rural character of the neighborhood, maintaining open spaces or considerations for heat mitigation. They have only stated that they are interested in building as many homes as possible at a cost that will be profitable to them. This does not sound to me or the over 30 neighbors that are in opposition.

I ask you to either oppose or continue this case in order that the developer make an effort to build a development that would enhance not detract from the current characteristic.

Thank you for your time,

Erin Hegedus, CMRP
8630 South 19th Avenue
Phoenix, AZ 85041
602-717-3185

Racelle Escolar

From: Dean Chiarelli <Dean.Chiarelli@asu.edu>
Sent: Thursday, January 27, 2022 2:46 PM
To: PDD Planning Commission
Subject: Opposition: Andora GPA-SM-3-21-8 & Z-58-21-8

Re: Application #: GPA-SM-3-21-8 (Continued from 1/6/2022)
Application #: Z-58-21-8 (Continued from 1/6/2022)

I oppose both cases and request to speak about both items.

I am a Registered Dietitian Nutritionist, a Registered Environmental Health Specialist, and a homeowner & resident in South Phoenix for 10 years. I oppose the amendment to the General Plan Land Use and Rezoning because the right developer will be able to profit without the need to amend and rezone. Andora is a generic and dull housing development that adds very little to South Mountain. Strong community opposition is well-documented: excess traffic on one-lane roads, emergency vehicle access, negative environmental impact on agriculture (heat, water scarcity), and loss of prime land well-suited agricultural enterprise (per PlanPHX 2015 and the South Mountain Food Plan) such as "agritainment". The City of Phoenix traffic study for the area is 10+ years old. It does not provide objective data for Dobbins Corridor in 2022 with all the new houses not yet built.

I am Pro-Development and believe with confidence the right developer(s) will be able to profit without the need to amend and rezone this land in a way that will inevitably reduce the quality of life for existing residents. The Grandma's Farm™, and the Farm at South Mountain™ are great examples of the type of enterprises I advocate for. The Planning Commission should prioritize & value prime land as best used for development such as the AZ Fresh™ Food and Innovation Hub in the Rio Salado area. If residential development occurs it needs to comply with existing zoning. I demand the Planning Commission balance the abundant and quick approvals of higher-density real estate with cultural amenities and businesses which honor the existing zoning. South Mountain is unique. It does not need more gas stations, fast-food, and storage units, and cookie-cutter development.

Several SMVPC member, including Chair, are realtors and there is a perceived conflict of interest in which Planners go on to profit commercially AFTER they participate in a Planning business. I recorded in detail my concerns in opposition letters to SMVPC. Conflicts of interest are defined in the ***Village Planning Handbook*** page 8, and ***City of Phoenix Ethics Handbook- Employees & Volunteers*** page 9

8. A committee member shall refrain from participatin
matter in which a conflict of interest exists. A confli
a board member has a competing financial or owners
to fulfill his or her duties fairly. A true conflict inv
However, a person may also have a perceived co
interest is involved. The ultimate obligation for com
lies with the individual. A committee member convi
laws is subject to criminal penalties and forfeiture
available to advise any person who thinks he or s
complete discussion of conflict of interests can be
member Resource Guide prepared by the City Clerk's

Source: https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00020.pdf#search=village%20planning%20handbook
Accessed January 11, 2022

3. Examples–Conflict of Interest

The following examples help give board members an idea how Arizona's conflict of interest laws apply. Each situation will be decided on the unique facts and circumstances involved. The goal of these examples—and indeed this entire handbook—is to help develop greater sensitivity to ethical considerations. **If a board member is in doubt of what should be done, opt not to participate.** All examples assume the matter will come before the board for consideration and apply to the board member's relative or partner as well as the board memeber.

a. **Owns Property in Close Proximity**
The board member owns property in close proximity to property subject to board's approval of a zoning or license application that may affect the value of the board member's property.

b. **Worked Previously for Firm**
The board member has done work in the past for a firm that seeks a City contract and the board member anticipates doing further work for the firm in the future. A potential conflict exists regardless of whether the work involves the matter that is the subject of the contract. (However, mere past association does not of itself constitute a conflict if the business relationship is not a continuing one.)

c. **Corporate Officer of Competitor**
The board member is an officer of a corporation that operates a chain of stores. An application by a competitor seeks zoning approval for a store within the service area of one of the stores owned by the board member's corporation.

d. **Developer**
The board member is a developer who files an application for approval of a project. Not only must the board member declare a conflict and disqualify oneself from consideration of the application, the board member also may not participate in any manner.

e. **Realtor Listing Agreement**
The board member is a realtor who has had discussions concerning a listing agreement with an owner of a property that is the subject of a zoning application. If the board member wishes to pursue the agreement, the board member should declare the conflict and refrain from considering the application. If the board member participated in consideration of the matter, the board member should not later enter the listing agreement.

f. **Owner of Regulated Business**
A proposed amendment to the City Code seeks to regulate a specific type of business activity. The board member has an exclusive or specific right to conduct the activity in the City.

g. **Property Uniquely Affected by Land Use Plan**
The board member has an interest in property that will be uniquely affected by a proposed land use plan, and the adoption of the plan may affect the value of the property (e.g., the plan confers special benefits on the property that are not applied to other similarly situated properties).

h. **Contract of Close Relative**
The close relative of a board member is in business with a person whose application or contract is being considered by the board.

I. **Source of More Than 5% Income**
The board member receives more than 5% of the member's total annual income from a corporation that has an application or a contract pending before the board.

Source:https://www.phoenix.gov/citymanagersite/Documents/Ethics/Ethics_Handbook_Employee_Volunteers.pdf
Accessed: January 11, 2022

During the last meeting, I asked a general question to SMVPC:
"How will you know how much amending and rezoning is too much"?

The Village Planning Committee handbook, on pages 6 -8, identifies some key points to consider for land use map amendments and rezoning.

Is there a conflict between the proposed land use and physical constraints or the environmental sensitivity of the area?
Yes, the issue is well-documented with increased traffic, increased heat, flooding problems, and reduced capacity for emergency vehicles restricted by one-lane roads (19th Avenue and Dobbins Road). The impact of emergency vehicles should not be under-estimated. The project has only one entry.

How does the proposed change affect the underlying character of the area?
Yes, there is a demonstrated negative impact to access the 19th Avenue Trail in South Mountain park because of increased congestion, traffic, reduced views, loss of space in the surrounding areas.

Does the proposed land use have any positive or negative impacts on goals and policies within the general plan?
Yes, there is a negative impact because it reduces the capacity to carry out the portions of PlanPHX (2015) and the 2025 Food Action Plan.

Many residents, including myself, carefully study zoning before making the decision to purchase a home. South Mountain's excessive rezoning and amending the GPA is a broken promise. The opportunity cost for excessive development in South Mountain, including Andora, is too high. The Planning Commission and South Mountain Village Planning Committee are deviating from smart growth. Whoever has the most expensive attorneys are winning. Developers are bulldozing & paving their way to profit with little regard to opposition and real concerns about quality-of-life and preservation of existing zoning. Phoenix is poised to be an agricultural hub and food innovation center. The South Mountain Village (District 8) is ideally suited to be part of this longer-term infrastructure. Again, I am "Pro-Development" and there is too much higher-density development, too fast, and not balanced by smart growth. These case items have immense opposition from the community and should NOT be approved.

Sincerely,

Dean Chiarelli

Dean Chiarelli, MA, RDN, CEP, CHES, REHS
Clinical Assistant Professor
ASU Edson College of Nursing and Health Innovation
Arizona State University
500 North 3rd Street | Phoenix, AZ 85004
Ph: 602.496.1867 | dean.chiarelli@asu.edu
https://nursingandhealth.asu.ed [nursingandhealth.asu.edu]

Racelle Escolar

From: Hegedus, Erin <ehegedus@phoenixchildrens.com>
Sent: Monday, January 31, 2022 3:04 PM
To: PDD Planning Commission
Subject: GPA-SM-3-21-8

I am very concerned about overall the development of this area, this area if developed, should be done I a way that would enhance the neighborhood not to just bring in more housing, regardless of infrastructure that does not support all of the growth.

Equally concerning is something I want to bring to your attention.

Southwest Phoenix in the 85041 area is the only remaining agriculture that is left in the city. Up until recently, these fields were growing corn, cotton, alfalfa. Recently a number of developers are asking to rezone to build homes. Modifying the density to up to 4 homes per acre with block walls.

Our neighbors have been fighting to retain the rural characteristics of the neighborhood but the Planning Commissions seems to be pro development and support the housing proposals without regard to the neighbors that have live with the extra housing that brings noise, traffic, night lights that obscure the starts, heat and other nuisances.

Respectfully,

Erin Hegedus
8630 South 19th Avenue
Phoenix, AZ 85041

This transmission, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.

From: Dorothy Hallock
To: Enrique A Bojorquez-Gaxiola
Subject: Opposition to Andora
Date: Tuesday, February 1, 2022 1:38:28 PM

I am opposed to GPA-SM-3-21-8 and Z-58-21-8, the proposed Andora development by K. Hovnanian.

The project entry on W. South Mountain Ave. would create a hazard because of significantly increased traffic on a one lane road used by pedestrians (including school children), cyclists, and equestrians.

The proposed density and design are completely out of character with adjacent properties and the neighborhood.

I request time to speak, but donate my time to Zach Brooks.

Respectfully,
Dorothy Hallock
2050 W. South Mountain Ave.
Phoenix, AZ 85041

Sent from my iPhone

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Planning Commission meeting comments for 2/2/22 - Opposition to cases GPA-SM-3-21-8 and Z-58-21-8, item #6 and #7

From: H. Jewel Clark <hjewelclark@fastmail.com>
Sent: Tuesday, February 1, 2022 2:42 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Planning Commission meeting comments for 2/2/22 - Opposition to cases GPA-SM-3-21-8 and Z-58-21-8, item #6 and #7

I am writing in opposition to Agenda items 6 and 7, cases GPA-SM-3-21-8 and Z-58-21-8. The immediate area around the property requesting rezoning from S-1 to R1-10 is S-1 **active agriculture and horse properties, plus acre+ lots with custom homes.** The highest density currently built is to R1-18 across the street. Our area has followed the guidelines laid out in the Rio Montana Plan and the 2015 Phoenix General Plan (which upholds the design guidelines of the Rio Montana Plan) and those guidelines call for:

- Lower density south of Baseline and towards South Mountain Park
- New construction should fit in with the surrounding neighborhoods- contextualism
- New construction should follow certain design guidelines like no 'garagescaping', unique housing designs, staggered lot sizes, open fencing, open spaces, etc. - certainty of character

The proposed plan by K Hovnanian follows none of those guidelines. They seek to plop the same cookie-cutter style houses crammed onto tiny lots that can be found anywhere in the Valley with no regard to the neighborhood that is already in place. They argue that Phoenix needs new homes. They argue that the development across the street is positioned to have their zoning approved at R1-10.

- Phoenix will not be a livable city if you continue to let developers gobble up land without regard to the development requirements the city is supposed to uphold.
    - **You have the obligation to require this**
- Existing residents have lost faith in the process to protect their properties from inappropriate development.
    - **You have the power to restore it**
- Existing residents should have more say in what their neighborhoods look like than developers.
    - **Help us**

You aren't going to solve the housing shortage with indiscriminate development.

The city is supposed to encourage diversity of development. There is no diversity when every piece of open property is getting rezoned for higher and higher density that is better suited closer to the city core. Larger properties and agricultural land is being gobbled up and it's now rare and precious. It should be preserved. There is plenty of high density property in the valley. Help us protect the low density property that remains.

As a united neighborhood, we didn't want the other development to be rezoned. If we'd possessed the power to stop it, we would have. We don't want this property rezoned. This density is utterly incompatible with the surrounding homes and properties. The proposed housing designs do not fit with our area.

Neighborhoods are at a complete disadvantage here. We don't have deep pockets. Lawyers won't even represent us b/c they don't want to make developers angry and lose out on business. We're not land use experts. We all have other jobs besides fighting for our neighborhoods. We deserve and need your help to make Phoenix development something to be proud of. We understand development is inevitable. But it can be done well or poorly. It should be done with the support of the existing neighbors. We already live here. We deserve to be listened to. We don't want this development. Please vote no on both cases. Thank you.

Jewel Clark
2020 West South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

Racelle Escolar

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Tuesday, February 1, 2022 5:24 PM
To: PDD Planning Commission
Subject: GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – thank you for taking my comments with respect to the proposed K Hovnanian development on the southwest corner of 19th Avenue and South Mountain.

I join others in opposing rezoning the parcel from S-1 to R1-10, along with the plans for the development itself. S-1 is active agriculture and horse property with lots one acre or more and in no way either follows the guidelines in the Rio Montana Plan and the 2015 Phoenix General Plan (which match one another). Specifically, these two plans call for lower density south of Baseline toward South Mountain Park; new construction that fits in with the currently in place surrounding neighborhoods; and new construction that involves unique housing designs, staggered lot sizes, open fencing, open spaces and other hallmarks of a unified character.

Unfortunately, this K Hovnanian proposal follows none of those guidelines with cookie-cutter style homes on small lots – like so much other development in the Valley. There is nothing that distinguishes this set of homes nor do they fit with the existing homes.

Preservation versus development is difficult, particularly in an environment when there is a housing shortage. There are locations which are well suited to dense development – but South Mountain is not one of them. This is a rural / agricultural / equestrian community. Those of us who live here have purposely chosen a country lifestyle and dense / bland looking homes on small lots is development incompatible with this section of Phoenix.

To be honest, as people who live here, we would like to have a say in the appearance and development of our neighborhood and to know that our voices will carry some weight in these matters. We do not oppose development – everything changes, but we would like to feel we have a seat at the table when these decisions are made, and that developers are not allowed carte blanche.

In sum, please oppose this development in its current configuration. We are working with this developer to try to find common ground – a suggestion is to continue these requests until an agreement can be reached, at which time this Commission can evaluate a plan which has agreement on both sides.

Thank you.

JoAnne Jensen
480-213-6499
8303 S. 17th Drive
Phoenix AZ 85041

REPORT OF PLANNING COMMISSION ACTION
February 3, 2022

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-58-21-8 (Continued from 1/6/2022)
Location:	Southwest corner of 19th Avenue and South Mountain Avenue
From:	S-1 (Approved R1-18)
To:	R1-10
Acreage:	20.76
Proposal:	Detached single-family residential
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Owner:	P.W. Again, LLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
South Mountain 12/14/2021 Continued. Vote: 11-0.
South Mountain 1/11/2022 Denial. Vote: 9-4 (1 abstained).

Planning Commission Recommendation: Approval, per the Addendum C Staff Report.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-58-21-8, per the Addendum C Staff Report.

Maker: Johnson
Second: Gaynor
Vote: 6-2 (Busching, Perez)
Absent: None
Opposition Present: Yes

Findings:

1. This proposed development provides a housing option that is consistent with development patterns in the general area.

2. As stipulated, the proposed development is generally consistent with design policies and the intent of the Rio Montaña Area Plan.

3. This proposed development is appropriately located at the intersection of an arterial and minor collector street, and in proximity to transit service located along Baseline Road.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped ~~November 22, 2021~~ ~~JANUARY 3, 2022,~~ ~~JANUARY 11, 2022,~~ FEBRUARY 2, 2022, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

   a. The development shall be limited to a maximum of ~~67~~ ~~66~~ ~~63~~ 52 lots.

   ~~b. Lots 1 through 14 7, 13 THROUGH 27, AND LOTS 62 58 THROUGH 66 63 shall be a minimum of 65 feet in width.~~

   ~~c. Lots 15, 16, 17 and 49 8 THROUGH 13 shall be a minimum of 60 feet in width.~~

   ~~d. Lots 50 14 28 through 67 28 31 AND LOT 61 shall be a minimum of 70 feet in width.~~
   ~~C.~~

   ~~e.~~ All ~~other~~ lots shall be a minimum of ~~50~~ ~~60~~ 75 feet in width.
   ~~D.~~
   B.

   ~~f.~~ Lots shall be a minimum of 45 feet from the southern perimeter property line.
   ~~E.~~
   C.

   ~~g.~~ Lots shall be a minimum of ~~25~~ 50 feet from the western perimeter property line.
   ~~F.~~
   D.

   ~~h.~~ A minimum 10-foot wide landscape setback shall be provided along the
   ~~G.~~ southern and western perimeter of the site.
   E.

   ~~i.~~ The location of the open space areas.
   ~~H.~~
   F.

   ~~j.~~ A minimum of 17 percent of the gross site area, exclusive of required
   ~~I.~~ landscape setbacks, shall be provided as open space.
   G.

   ~~k.~~ A minimum building setback of 50 feet, exclusive of fencing, entry features or
   ~~J.~~ detached accessory structures, shall be provided along the northern and
   H. eastern perimeter of the site along 19th Avenue and South Mountain Avenue.

~~I.~~ A minimum 25-foot wide landscape setback shall be provided along 19th
~~K.~~ Avenue and South Mountain Avenue. The landscape setback may be reduced
I. to 20 feet for up to 50 percent of this frontage for the purpose of staggering the perimeter theme wall.

~~M.~~ FULL INGRESS AND EGRESS TO THE DEVELOPMENT SHALL BE LIMITED
~~L.~~ TO ~~SOUTH MOUNTAIN AVENUE~~ 19TH AVENUE.
J.

2. All landscape setbacks shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

3. The maximum building height ~~for lots 1 through 17 and lots 49 through 67, as depicted on the site plan date stamped November 22, 2021,~~ shall be limited to one story and ~~20~~ 22 feet.

4. All lots in the development shall be subject to Single-Family Design Review, ~~including lots that are wider than 65 feet,~~ as approved by the Planning and Development Department.

5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

   a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.

   b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.

   c. Pitched roofs shall be provided on all primary building elevations.

6. ~~Fences and wall are subject to the following stipulations, in addition to the Zoning Ordinance requirements, and approved by the Planning and Development Department.~~ FENCES AND WALLS SHALL BE IN GENERAL CONFORMANCE WITH THE SITE WALL ELEVATIONS DATE STAMPED ~~DECEMBER 23, 2021~~ JANUARY 11, 2022 AND SITE WALL PLAN DATE STAMPED ~~JANUARY 3, 2022, JANUARY 11, 2022~~ FEBRUARY 2, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS, AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

   a. Full open view fencing, WHICH MAY INCLUDE SOLID COLUMNS UP TO 24 INCHES IN WIDTH, shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.

   b. ~~Where view fencing is required by the Zoning Ordinance, a combination of solid masonry wall and view fencing may be utilized. The solid portion of the wall~~

~~shall not exceed 4 feet in height, or as otherwise required by a City or County barrier regulation.~~ THE WALL LAYOUT DEPICTED IN THE WALL PLAN SHALL BE MODIFIED WHERE NECESSARY TO ACCOMMODATE SITE LAYOUT CHANGES THAT AVOID CONFLICTS WITH THE ZONING ORDINANCE OR CITY CODE REQUIREMENTS.

c. Perimeter walls bounding the rear yard property lines of residential lots along 19th Avenue and South Mountain Avenue shall include minimum three-foot offsets and material and textural differences, such as stucco, and/or split face OR SLUMP block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

7. Project entry/exit drives along ~~19th Avenue and South Mountain~~ 19TH Avenue shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

8. Project entry/exit drives along ~~19th Avenue and South Mountain~~ 19TH Avenue shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

9. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:

a. Amenity areas.

b. Sidewalks.

c. Pedestrian path connecting the ~~northern~~ PRIMARY AMENITY AREA ~~and southern~~ WITH THE SOUTHERN AND WESTERN portions of the site via a centralized pathway.

d. The common open space tract along the southwest corner of 19th Avenue and South Mountain Avenue shall contain a minimum 8-foot wide pedestrian pathway that connects the development with the sidewalk at 19th Avenue or South Mountain Avenue near the street intersection. This pathway shall be constructed of decomposed stabilized granite, decorative pavers, stamped or colored concrete, or similar alternative material. The landscaped tract shall contain minimum 2-inch caliper shade trees planted a minimum of 25 feet on center or equivalent groupings, along both sides of the pedestrian pathway.

E. PEDESTRIAN ACCESS SHALL BE PROVIDED ALONG VEHICULAR ACCESS POINTS TO THE DEVELOPMENT. THE PEDESTRIAN ACCESS SHALL BE CONNECTED TO THE INTERNAL PEDESTRIAN PATHWAYS BY ACCESSIBLE SIDEWALKS.

10. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development

Department. This requirement does not apply to landscaping located within private yards on individual lots.

11. The following shall be provided IN THE CENTRAL AMENITY AREA and/OR dispersed throughout the development, as approved by the Planning and Development Department:

    a. Tot lot with shade equipment;

    b. One picnic area with a barbeque grill, shade ramada and a picnic table; and

    c. Two benches or seating features.

12. The sidewalk along 19th Avenue shall be a minimum of five feet in width and detached with a minimum 13-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along South Mountain Avenue shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 75 percent at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. The developer shall dedicate 50-feet of right-of-way and construct the west half of 19th Avenue, as approved by the Planning and Development Department.

15. The developer shall provide conduit and junction boxes at 19th Avenue and South Mountain Avenue for future traffic signal equipment on the southwest corner of the intersection. All work related to the construction or reconstruction of the conduit runs and junction box installation shall be the responsibility of the Developer.

16. Existing irrigation facilities along 19th Avenue are to be undergrounded and relocated outside of City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

17. The developer shall underground all existing electrical utilities located within the public right-of-way that are impacted/ or need to be relocated as part of this project. Coordinate with the affected utility companies for their review and permitting.

18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

19. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

20. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.

21. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.

22. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

23. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

24. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

25. ~~IN ADDITION TO THE PUBLIC SIDEWALK, A MINIMUM 8-FOOT-WIDE PEDESTRIAN PATHWAY OR TRAIL SHALL BE PROVIDED AND MAINTAINED WITHIN THE DEVELOPMENT ALONG 19TH AVENUE AND SOUTH MOUNTAIN~~

~~AVENUE, CONSTRUCTED OF DECOMPOSED GRANITE OR SIMILAR ALTERNATIVE MATERIAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~ THE DEVELOPER SHALL DEDICATE A MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE WEST SIDE OF 19TH AVENUE AND SOUTH SIDE OF SOUTH MOUNTAIN AVENUE AND CONSTRUCT A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE DEVELOPER SHALL WORK WITH THE SITE PLANNING SECTION ON AN ALTERNATE DESIGN FOR THIS REQUIREMENT THROUGH THE TECHNICAL APPEAL PROCESS.

26. THE DEVELOPER SHALL PROVIDE 3 DIFFERENT FRONT YARD PALETTES CONSISTING OF ~~ONE~~ TWO LARGE CANOPY ACCENT TREES, FIVE SHRUBS AND TURF OR GROUND COVER, OR OFFER EVIDENCE OF A LANDSCAPING INCENTIVE PACKAGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. REQUIRED FRONT YARD TREES SHALL BE A MINIMUM OF 2-INCH CALIPER SIZE AND LOCATED TO PROVIDE THE MAXIMUM SHADE POSSIBLE TO SIDEWALKS WITHIN THE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

27. THE DEVELOPER SHALL CONSTRUCT ONE BUS STOP PAD ALONG SOUTHBOUND 19TH AVENUE. THE BUS STOP PAD SHALL BE CONSTRUCTED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A MINIMUM DEPTH OF 10 FEET AND SHALL BE SPACED FROM THE INTERSECTION OF SOUTH MOUNTAIN AVENUE ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258.

28. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-376-3981, Les.scott@phoenix.gov or TTY: Use 7-1-1.

Racelle Escolar

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Thursday, February 3, 2022 4:32 PM
To: PDD Planning Commission
Subject: RE: GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – it has come to my attention that the stipulations and site plan for Andora have been modified to reflect the agreement between our neighbors and the developer.

As a result, would it be possible to please withdraw my comments and my opposition, as they are now moot.

Thank you very much.

JoAnne Jensen
8303 So 17th Drive
Phoenix AZ 85041
480-213-6499

From: JoAnne Jensen <joannejensen@cox.net>
Sent: Tuesday, February 1, 2022 5:24 PM
To: 'pdd.planningcomm@phoenix.gov' <pdd.planningcomm@phoenix.gov>
Subject: GPA-SM-3-21-8 and Z-58-21-8/ Andora

Hello – thank you for taking my comments with respect to the proposed K Hovnanian development on the southwest corner of 19th Avenue and South Mountain.

I join others in opposing rezoning the parcel from S-1 to R1-10, along with the plans for the development itself. S-1 is active agriculture and horse property with lots one acre or more and in no way either follows the guidelines in the Rio Montana Plan and the 2015 Phoenix General Plan (which match one another). Specifically, these two plans call for lower density south of Baseline toward South Mountain Park; new construction that fits in with the currently in place surrounding neighborhoods; and new construction that involves unique housing designs, staggered lot sizes, open fencing, open spaces and other hallmarks of a unified character.

Unfortunately, this K Hovnanian proposal follows none of those guidelines with cookie-cutter style homes on small lots – like so much other development in the Valley. There is nothing that distinguishes this set of homes nor do they fit with the existing homes.

Preservation versus development is difficult, particularly in an environment when there is a housing shortage. There are locations which are well suited to dense development – but South Mountain is not one of them. This is a rural / agricultural / equestrian community. Those of us who live here have purposely chosen a country lifestyle and dense / bland looking homes on small lots is development incompatible with this section of Phoenix.

To be honest, as people who live here, we would like to have a say in the appearance and development of our neighborhood and to know that our voices will carry some weight in these matters. We do not oppose development – everything changes, but we would like to feel we have a seat at the table when these decisions are made, and that developers are not allowed carte blanche.

In sum, please oppose this development in its current configuration. We are working with this developer to try to find common ground – a suggestion is to continue these requests until an agreement can be reached, at which time this Commission can evaluate a plan which has agreement on both sides.

Thank you.

JoAnne Jensen
480-213-6499
8303 S. 17th Drive
Phoenix AZ 85041