City of Phoenix

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

City of Phoenix

Agenda

Wednesday, November 20, 2024

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED November 19, 2024*****
Items Added: 65-66

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours 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=e6373e3ba8ecbfac87a47b1acba8b3b92

- Register via telephone at 602-262-6001 at least 2 hours 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.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

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 2559 158 9850# (for English) or 2555 028 2450# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas 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 2555 028 2450#. 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 2555 028 2450#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

1	**(CONTINUED FROM NOVEMBER 13, 2024) - For Approval or Correction, the Minutes of the Formal Meeting on March 20, 2024**	Page 13
2	**For Approval or Correction, the Minutes of the Formal Meeting on April 17, 2024**	Page 14

3 **For Approval or Correction, the Minutes of the Formal Meeting on May 1, 2024** Page 15

BOARDS AND COMMISSIONS

4 **Mayor and Council Appointments to Boards and Commissions** Page 16

Attachments

Attachment A - Boards and Commissions Appts.pdf

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

5 **Liquor License - Harkins Theatres - District 2** Page 19

Attachments

Attachment - Harkins Theatres - Data.pdf
Attachment - Harkins Theatres - Map.pdf

6 **Liquor License - Nonos Taco Shop - District 2** Page 23

Attachments

Attachment - Nonos Taco Shop - Data.pdf
Attachment - Nonos Taco Shop - Map.pdf

7 **Liquor License - Rico Arizona - District 4** Page 28

8 **Liquor License - Vayal's Indian Kitchen - District 4** Page 30

Attachments

Attachment - Vayal's Indian Kitchen - Data.pdf
Attachment - Vayal's Indian Kitchen - Map.pdf

9 **Liquor License - Special Event - Casa Academy - District 5** Page 35

10 **Liquor License - R T O'Sullivans - District 6** Page 36

Attachments

Attachment - R T O'Sullivans - Data.pdf
Attachment - R T O'Sullivans - Map.pdf

11 **Liquor License - The Lakes Golf Course - District 6** Page 42

Attachments

Attachment - The Lakes Golf Course - Data.pdf
Attachment - The Lakes Golf Course - Map.pdf

12 **Liquor License - The Vault - District 6** Page 48

Attachments

Attachment - The Vault - Data.pdf
Attachment - The Vault - Map.pdf

13 **Liquor License - Crybaby - District 7** Page 54

Attachments

Attachment - Crybaby - Data.pdf
Attachment - Crybaby - Map.pdf

14 **Liquor License - Estaca 1992 LLC - District 7** Page 60

15 **Liquor License - Green Light Distributors - District 7** Page 62

16 **Liquor License - Le Taco Bar - District 7** Page 64

Attachments

Attachment - Le Taco Bar - Data.pdf
Attachment - Le Taco Bar - Map.pdf

17 **Liquor License - Neighborhood Market - District 7** Page 69

Attachments

Attachment - Neighborhood Market - Data.pdf
Attachment - Neighborhood Market - Map.pdf

18 **Liquor License - Saint Pasta - District 7** Page 74

Attachments

Attachment - Saint Pasta - Data.pdf
Attachment - Saint Pasta - Map.pdf

19 **Liquor License - Special Event - Downtown Phoenix, Inc. - District 8** Page 79

20 **Liquor License - Paddock Lounge - District 8** Page 80

Attachments

Attachment - Paddock Lounge - Data.pdf
Attachment - Paddock Lounge - Map.pdf

PAYMENT ORDINANCE (Ordinance S-51424) (Item 21)

21 **Arizona Department of Revenue (Ordinance S-51424)** Page 84

ADMINISTRATION

22 **Canvass of Votes - November 2024 City Council Election and Special Vacancy Election for Council District 7 - Citywide** Page 85

23 **Request for City Council to Meet in Executive Session on December 19, 2024, at 9:00 a.m. - Citywide** Page 87

24 **Proposed 15th Avenue and Happy Valley Road Annexation (Ordinance S-51435) - District 1** Page 88

Attachments

Attachment A - 15th Avenue and Happy Valley Road.pdf

25 **Proposed 17th Avenue and Happy Valley Road Annexation (Ordinance S-51437) - District 1** Page 92

Attachments

Attachment A - 17th Avenue and Happy Valley Road_Redacted.pdf

26 **Proposed 27th Avenue and Baseline Road Annexation (Ordinance S-51434) - District 8** Page 96

Attachments

Attachment A - 27th Avenue & Baseline Road.pdf

27 **Authorization to Apply for a Grant to Fabricate Manufactured Shade Projects from the Innovate PHX Challenge (Ordinance S-51454) - Citywide** Page 99

28 **Acceptance of Easements for Drainage, Booster Pump Station and Access Purposes (Ordinance S-51433) - Districts 1 & 6** Page 100

29 **Collection Services Contract - RFQu-24-0279 - Request for Award (Ordinance S-51431) - Citywide** Page 102

30 **Legal Services - Amendment of Ordinance S-49864 to Include Contract with Lippman Recupero for Outside Counsel Legal Services (Ordinance S-51455) - Citywide** Page 104

Attachments

Attachment A - Outside Counsel List (Attachment to Ord S-49864).pdf

31 **Software Services Agreement with Relativity - Amendment (Ordinance S-51456) - Citywide** Page 107

32 **Approval of Ordinance Amending Phoenix City Code Chapter 2 - Phoenix Employees' Deferred Compensation Program (Ordinance G-7325) - Citywide** Page 109

Attachments

Attachment A - Ordinance G - DRAFT.pdf

COMMUNITY SERVICES

33 **Property Management Services Contract for the Affordable Housing Portfolio, Group A - Request for Award (Ordinance S-51444) - Districts 1, 3 & 4** Page 113

34 **Authorization to Apply, Accept and Disburse U.S. Department of Housing and Urban Development Grant Funding (Ordinance S-51447) - District 8** Page 115

35 **Partner with FUSE to Host Two Executive Fellows in Support of City Solar Programs (Ordinance S-51451) - Citywide** Page 117

36 **Turf, Sod and Seed Services - IFB-25-0476 - Request for Award (Ordinance S-51443) - Citywide** Page 119

ECONOMIC DEVELOPMENT

37 **Phoenix Film and Digital Media Permit Fee (Ordinance G-7324) - Citywide** Page 120

Attachments

Attachment A - Proposed Film Office Fee Schedule

38 **Issuance of Multifamily Housing Revenue Bonds (Memorial Towers Project) (Resolution 22264) - District 8** Page 124

Attachments

Attachment A - Phx IDA - Memorial Towers - City Council Resolution.pdf

PUBLIC SAFETY

39 **Accept Supplemental Funding for FY 2023 FEMA Urban Search & Rescue Response System Readiness Cooperative Agreement Award (Ordinance S-51439) - Citywide** Page 130

40 **Agreement with United HealthCare Services, Inc. for Immunization Funding to Support the Phoenix Fire Department Baby Shots Vaccination Program (Ordinance S-51453) - Citywide** Page 132

41 **Intergovernmental Agreement with Maricopa County Special Health Care District dba Valleywise Health for Electronic Health Records System Access (Ordinance S-51452) - Citywide** Page 133

42 **Donation of a 2025 GMC Sierra Truck (Ordinance S-51450) - Citywide** Page 134

TRANSPORTATION AND INFRASTRUCTURE

43 **Designated Aviation Channeling Services Contract - AVN RFP 19-026 - Amendment (Ordinance S-51429) - District 8** Page 135

44 **Wide-Body Passenger Boarding Ramp - IFB 23-017 - Amendment (Ordinance S-51430) - District 8** Page 137

45	**Phoenix Sky Harbor International Airport North Infield Paving and Drainage Improvements - Engineering Services - AV08000091 (Ordinance S-51440) - District 8**	Page 139
46	**Phoenix Sky Harbor International Airport Terminal 4 Concessions Lease Extension (Ordinance S-51449) - District 8**	Page 142
47	**Bus Stop and Transit Cleaning Services - RFP PTD21-001 - Amendment (Ordinance S-51448) - Citywide**	Page 144
48	**Custodial Services Contract - 25-FMD-007 - Request for Award (Ordinance S-51427) - Citywide**	Page 146
49	**Security Systems Design, Installation and Maintenance - Amendment (Ordinance S-51426) - Citywide**	Page 148
50	**Portland Cement (Bulk) - IFB 21-056 - Amendment (Ordinance S-51425) - Citywide**	Page 150
51	**Amendment to Pavement Management Software Contract (Ordinance S-51428) - Citywide**	Page 151
52	**Citywide Demolition Job Order Contracting Services - JOC236 (Ordinance S-51436) - Citywide**	Page 153
53	**Telecommunications Network Construction License Agreement with Flying Bull Internet, LLC (dba Novos Fiber) (Ordinance S-51445) - Citywide**	Page 155
54	**Transportation Funding through Maricopa Association of Governments in Federal Fiscal Years 2026, 2027 and 2028, Congestion Mitigation and Air Quality Funding (Ordinance S-51441) - Citywide**	Page 156
55	**Intergovernmental Agreement with the Arizona Department of Transportation to Share Infrastructure and Execute Integrated Corridor Management Projects (Ordinance S-51446) - Citywide**	Page 157

56 **Intergovernmental Agreement Between the City of Phoenix and the City of Tolleson for Water Services Amendment (Ordinance S-51432) - Citywide** Page 159

57 **Sports Lighting, Scoreboard, and Area Lighting Repair and Maintenance - PKS-IFB-24-0407 - Request for Award (Ordinance S-51438) - Citywide** Page 160

58 **Water Testing and Reporting Contract - PKS-RFQ-24-0446 - Request for Award (Ordinance S-51442) - Out of City** Page 162

PLANNING AND ZONING MATTERS

59 **Abandonment of Right-of-Way - ABND 220071 - Northeast Corner of 7th Street and Minnezona Avenue (Resolution 22263) - District 4** Page 164

60 **(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing - Amend City Code - Ordinance Adoption - Accessory Dwelling Units - Z-TA-2-24-Y (Ordinance G-7317) - Citywide** Page 165

Attachments

Attachment A - Draft Ordinance - Z-TA-2-24-Y.pdf
Attachment B - Staff Report - Z-TA-2-24-Y.pdf
Item 75 - Back Up Memo.pdf
Item 75 - Continuance Memo (Z-TA-2-24-Y).pdf

61 **(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing - Amend Phoenix City Code - Ordinance Adoption - Chapter 10, Article XVI - Short-Term Vacation Rental (Ordinance G-7323) - Citywide** Page 228

Attachments

Attachment A - Draft Ordinance - Chapter 10, Article XVI - Short-Term Vacation Rental.pdf
Item 76 - Continuance Memo (Short Term Vacation Rental Ord G-7323).pdf

62 **(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing - Amend City Code - Ordinance Adoption - Adaptive Reuse and Multi-Family (ARM) ARM Overlay District - Z-TA-3-24-Y (Ordinance G-7318) - Citywide** Page 234

Attachments

Attachment A - Draft Ordinance - Z-TA-3-24-Y.pdf
Attachment B - Staff Report - Z-TA-3-24-Y.pdf
Attachment C - VPC Summary - Z-TA-3-24-Y.pdf
Item 77 - Back Up Memo.pdf
Item 77 and 78 - Continuance Memo (Rezoning Applications Z-TA-3-24-Y and Z-136-24-Y).pdf

63 **(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing and Ordinance Adoption - Rezoning Application Z-136-24-Y - Various Parcels within the Area Generally Bounded by Peoria Avenue on the North, State Route 51 on the East, South Mountain Avenue on the South, and 83rd Avenue on the West (Ordinance G-7321) - Citywide** Page 314

Attachments

Attachment A - Draft Ordinance - Z-136-24-Y.pdf
Attachment B - Staff Report - Z-136-24-Y.pdf
Attachment C - VPC Summary - Z-136-24-Y.pdf
Item 78 - Back Up Memo.pdf
Item 77 and 78 - Continuance Memo (Rezoning Applications Z-TA-3-24-Y and Z-136-24-Y).pdf

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

64 **Consideration of Citizen Petition Related to Bus Route 27 Detour - District 1** Page 360

Attachments

Attachment A - Citizen Petition Submitted 10.30.2024 by Paul Simoes.pdf

ADD-ON ITEMS

*65 *****REQUEST TO ADD-ON (SEE ATTACHED MEMO)*** Liquor License - FPR Distributing Co. Inc. - District 7** Page 417

Attachments

Item 65 - Add-on Memo.pdf

*66 ***REQUEST TO ADD-ON (SEE ATTACHED MEMO)*** Page 420
2025 Downtown Enhanced Municipal Services District Estimated Assessments Public Hearing Date (Resolution 22265) - Districts 7 & 8

Attachments

Attachment A - 2025 EMSD Work Plan.pdf
Attachment B - 2025 EMSD Budget.pdf
Item 66 - Add-on Memo.pdf

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 1

(CONTINUED FROM NOVEMBER 13, 2024) - For Approval or Correction, the Minutes of the Formal Meeting on March 20, 2024

Summary

This item transmits the minutes of the Formal Meeting of March 20, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 2

For Approval or Correction, the Minutes of the Formal Meeting on April 17, 2024

Summary

This item transmits the minutes of the Formal Meeting of April 17, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 3

For Approval or Correction, the Minutes of the Formal Meeting on May 1, 2024

Summary

This item transmits the minutes of the Formal Meeting of May 1, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 4

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:** November 20, 2024

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:

Camelback East Village Planning Committee

Councilman Kevin Robinson recommends the following for appointment:

Suzanne Siegel
Ms. Siegel is a Principal at Unique Spaces Inc. and a resident of District 6. She replaces Tom O'Malley for a term to expire November 19, 2026.

Councilman Kevin Robinson recommends the following for reappointment:

Adiba Jurayeva
Ms. Jurayeva will serve her second term to expire November 19, 2025.

Kathryn Langmade
Ms. Langmade will serve her first full term to expire November 19, 2025.

Caitlin Noel
Ms. Noel will serve her first full term to expire November 19, 2026.

Barry Paceley
Mr. Paceley will serve his seventh term to expire November 19, 2026.

Daniel Sharaby
Mr. Sharaby will serve his sixth term to expire November 19, 2026.

Deer Valley Village Planning Committee

Councilwoman Ann O'Brien recommends the following for appointment:

Paul Clark
Mr. Clark is the President at Trident Land Companies and a resident of District 1. He fills a vacancy for a term to expire November 19, 2026.

Judicial Selection Advisory Board

I recommend the following for appointment:

Frances Sjoberg
Ms. Sjoberg is a Principal Attorney at the Navajo Nation Department of Justice. She fills a vacancy representing the Arizona State Bar Association for a term to expire November 20, 2027.

North Mountain Village Planning Committee

Vice Mayor Debra Stark recommends the following for appointment:

Matthew Knapp
Mr. Knapp is the Director of Marketing and Communications at ArchSol and a resident of District 3. He fills a vacancy for a term to expire November 19, 2026.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 5

Liquor License - Harkins Theatres - District 2

Request for a liquor license. Arizona State License Application 307420.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
7000 E. Mayo Boulevard, Bldg. 17
Zoning Classification: PUD PCD
Council District: 2

This request is for a new liquor license for a restaurant. This location is currently licensed for liquor sales with a Series 6 - Bar, liquor license and does not have an interim permit.

The 60-day limit for processing this application is December 1, 2024.

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 information is not provided due to the multiple ownership interests held by the applicant 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:
"Applicant is an experienced licensee and is committed to upholding the highest standards to maintain 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:
"Harkins Theatres is expanding food menu items, and would like to continue to offer guests 21 and over alcoholic beverages as an incident to these menu items and their theater experience."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Harkins Theatres - Data
Attachment - Harkins Theatres - Map

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

Liquor License Data: HARKINS THEATRES

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	4
Beer and Wine Bar	7	1	1
Liquor Store	9	2	2
Hotel	11	1	0
Restaurant	12	23	19

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	19.47	60.08
Violent Crimes	12.31	1.48	3.92

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

Property Violation Data

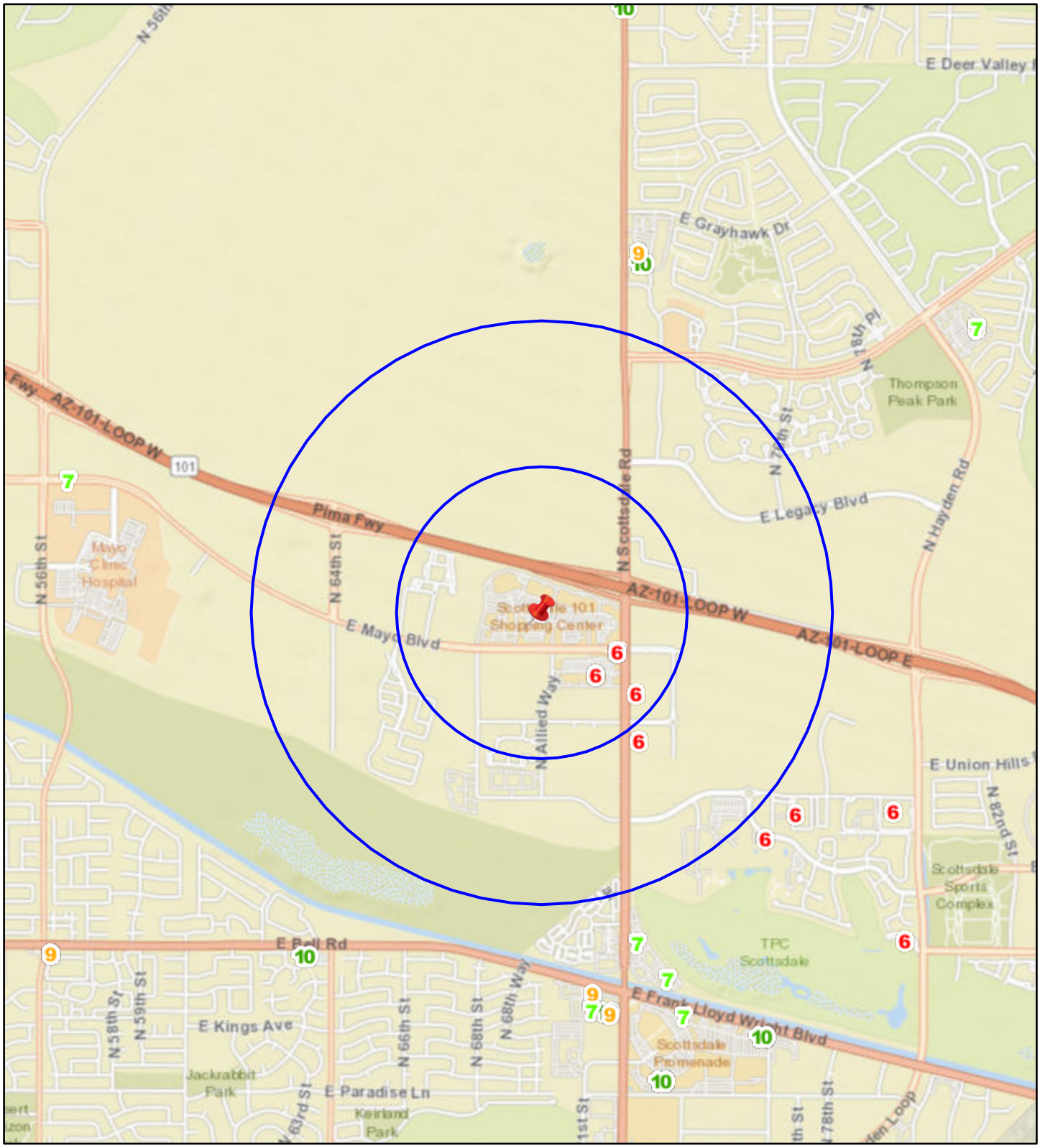
Description	Average	1/2 Mile Average
Parcels w/Violations	43	2
Total Violations	74	2

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	0	61	13	19

Liquor License Map: HARKINS THEATRES

7000 E MAYO BLVD



N

Date: 10/3/2024

0 0.17 0.35 0.7 1.05 1.4 Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 6

Liquor License - Nonos Taco Shop - District 2

Request for a liquor license. Arizona State License Application 309889.

Summary

Applicant
Theresa Morse, Agent

License Type
Series 12 - Restaurant

Location
4015 E. Bell Road, Ste. 124
Zoning Classification: C-2
Council District: 2

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 November 23, 2024.

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:
"I Juana L Canales Munoz was an owner at Maskadores Taco Shop at this same location. I also worked at my families liquor establishments in the past. I have never violated the liquor laws. I removed myself from the previous ownership as I had too many responsibilities at the time raising my child who is now an adult. I am looking forward to owning and operating this business with my father (part owner of the restaurant). I may in the future apply for a Use Permit to include the outdoor patio. No one is allowed there now."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This is a well known Taco Shop to the community. Many customers enjoy consuming an alcoholic beverage with their food. The primary purpose of the establishment is a restaurant. Typically customers consume their food and beverage and leave within less than 60 minutes. We have received both AZ basic and management liquor law training and have trained our staff to be knowledgable in AZ liquor laws so they recognize intoxicated customers or invalid identification."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Nonos Taco Shop - Data
Attachment - Nonos Taco Shop - Map

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

Liquor License Data: NONOS TACO SHOP

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	63.32	60.72
Violent Crimes	12.31	8.59	13.8

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

Property Violation Data

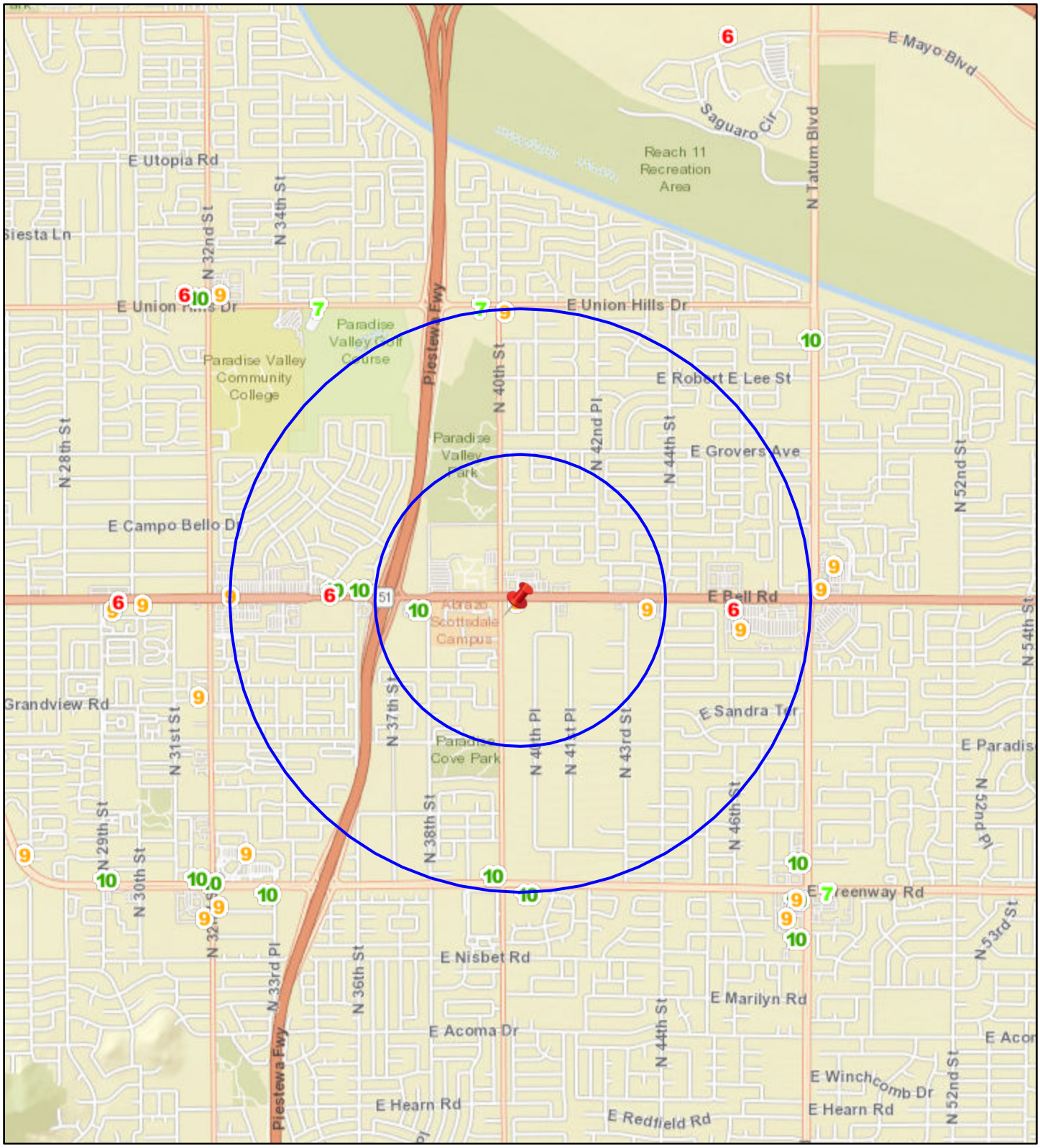
Description	Average	1/2 Mile Average
Parcels w/Violations	43	13
Total Violations	74	24

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032151	1421	86	0	2
1032152	1418	91	18	4
1033031	1578	87	10	14
1033032	1103	78	9	18
6196001	2094	72	11	3
6198001	1043	95	8	2
6198002	1789	5	13	9
6198003	1556	82	0	5
Average	0	61	13	19

Liquor License Map: NONOS TACO SHOP

4015 E BELL RD



N

Date: 9/24/2024

0 0.17 0.35 0.7 1.05 1.4 Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 7

Liquor License - Rico Arizona - District 4

Request for a liquor license. Arizona State License Application 306476.

Summary

Applicant
Joan Clancy, Agent

License Type
Series 4 - Wholesaler

Location
3507 N. Central Avenue, Ste. 500
Zoning Classification: C-2 TOD-1
Council District: 4

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

The 60-day limit for processing this application is November 25, 2024.

Pursuant to A.R.S. 4-203, consideration should 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: “We are applying for a Series 4 wholesaler license to store alcohol for distribution from our office. With 40 years of entrepreneurial experience across various industries, including real estate and investments, my partner, Joan Dominique Clancy, has a background in wholesaling beauty products and more. We hold licenses in banking, real estate brokerage, and mortgages, which reflects our thorough understanding of the regulations required to maintain this license. Our focus is on building safety, as we have owned and managed the property for over 30 years. Additionally, we possess the financial stability necessary to sustain operations through our successful business ventures over the years.”

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: 11/20/2024, **Item No.** 8

Liquor License - Vayal's Indian Kitchen - District 4

Request for a liquor license. Arizona State License Application 307463.

Summary

Applicant
Anita Sridharan, Agent

License Type
Series 12 - Restaurant

Location
507 W. Thomas Road
Zoning Classification: C-1
Council District: 4

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. This location requires a Use Permit to allow alcohol sales.

The 60-day limit for processing this application is November 30, 2024.

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:
"With proper license I can be responsible in serving the alcohol to the customers by following proper rules."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"I am the person for responsible to the public while serving the alcohol."

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
Attachment - Vayal's Indian Kitchen - Data
Attachment - Vayal's Indian Kitchen - Map

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

Liquor License Data: VAYAL'S INDIAN KITCHEN

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Government	5	2	0
Bar	6	5	2
Beer and Wine Bar	7	5	2
Liquor Store	9	4	1
Beer and Wine Store	10	10	2
Hotel	11	2	1
Restaurant	12	28	19
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	159.5	134.39
Violent Crimes	12.31	26.59	29.93

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

Property Violation Data

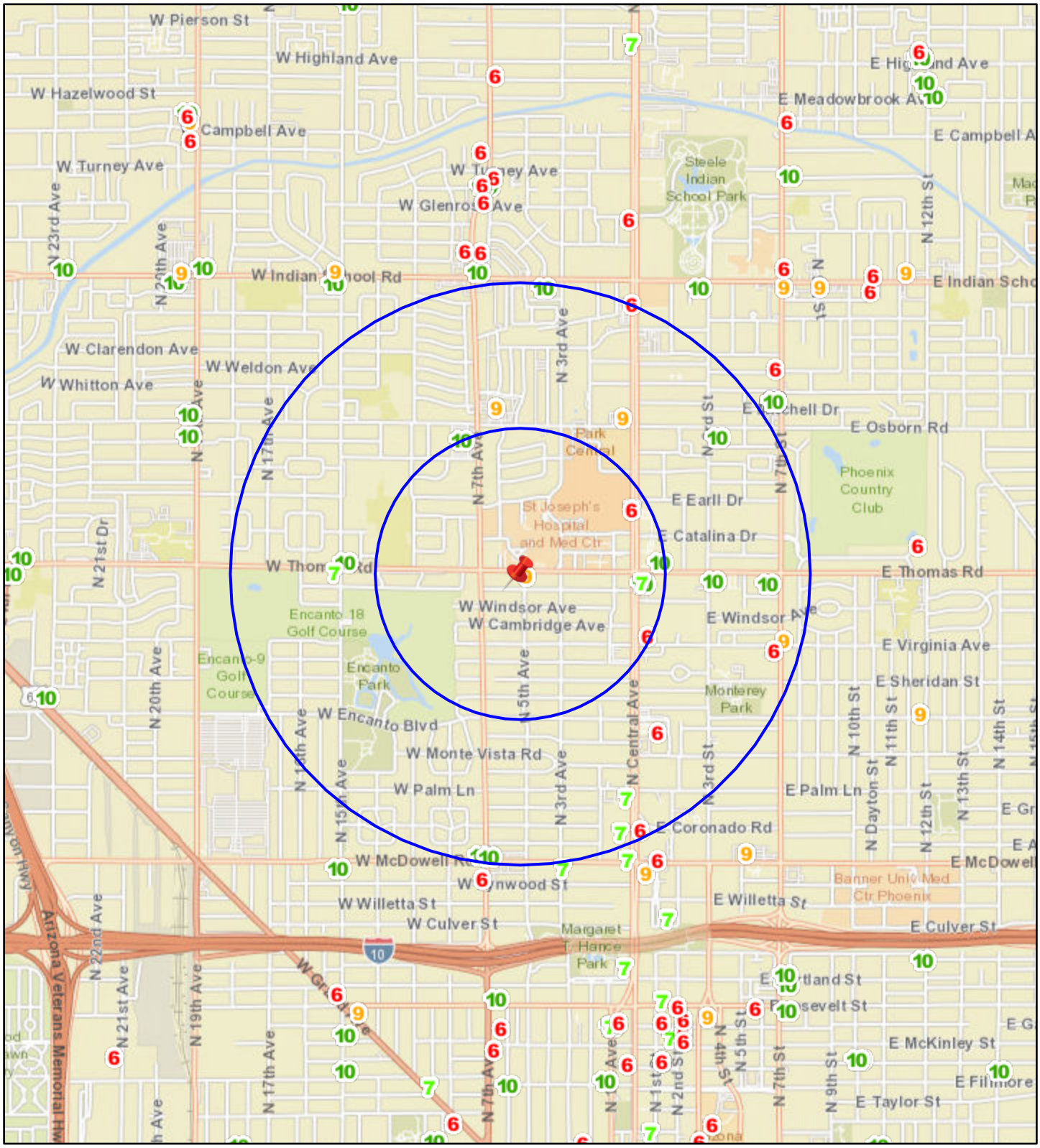
Description	Average	1/2 Mile Average
Parcels w/Violations	43	56
Total Violations	74	87

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1104002	778	35	16	12
1105013	824	16	17	40
1105022	1216	28	19	23
1118001	742	44	28	5
1118002	1030	67	9	17
1118003	996	65	15	4
1119001	678	96	8	4
Average	0	61	13	19

Liquor License Map: VAYAL'S INDIAN KITCHEN

507 W THOMAS RD



N

Date: 10/7/2024

0 0.17 0.35 0.7 1.05 1.4 Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 9

Liquor License - Special Event - Casa Academy - District 5

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

Summary

Applicant
Tacey Cundy

Location
8047 N. 35th Avenue
Council District: 5

Function
Community Event

Date(s) - Time(s) / Expected Attendance
February 28, 2025 - 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: 11/20/2024, **Item No.** 10

Liquor License - R T O'Sullivans - District 6

Request for a liquor license. Arizona State License Application 309602.

Summary

Applicant
Timothy O'Sullivan, Agent

License Type
Series 12 - Restaurant

Location
7575 N. 16th Street, Ste. 1
Zoning Classification: PSC 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 November 24, 2024.

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.

R T O'Sullivans (Series 6)
6646 E. Superstition Springs Boulevard, Mesa
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

R T O'Sullivans (Series 6)
7919 E. Thomas Road, Ste. 102, 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:
"My wife and I opened our first restaurant and pub in 1993. We have owned and operated many locations since then. We are successful business operators and are conscience of response alcohol services. Our employees are trained in liquor laws to make sure all laws are followed. R T O'Sullivan's will be a great addition to our neighborhood. We currently have locations in Mesa and Scottsdale."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The O'Sullivans continue their proud Irish family tradition of providing the warmest hospitality to all who visit their restaurant locations. R T O'Sullivan's will be a neighborhood favorite offering many family recipes on their menu. With great food and great service we are soon to be the neighborhood gathering place."

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
Attachment - R T O'Sullivans - Data
Attachment - R T O'Sullivans - Map

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

Liquor License Data: R T O SULLIVANS

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	63.05	79.83
Violent Crimes	12.31	6.92	7.32

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

Property Violation Data

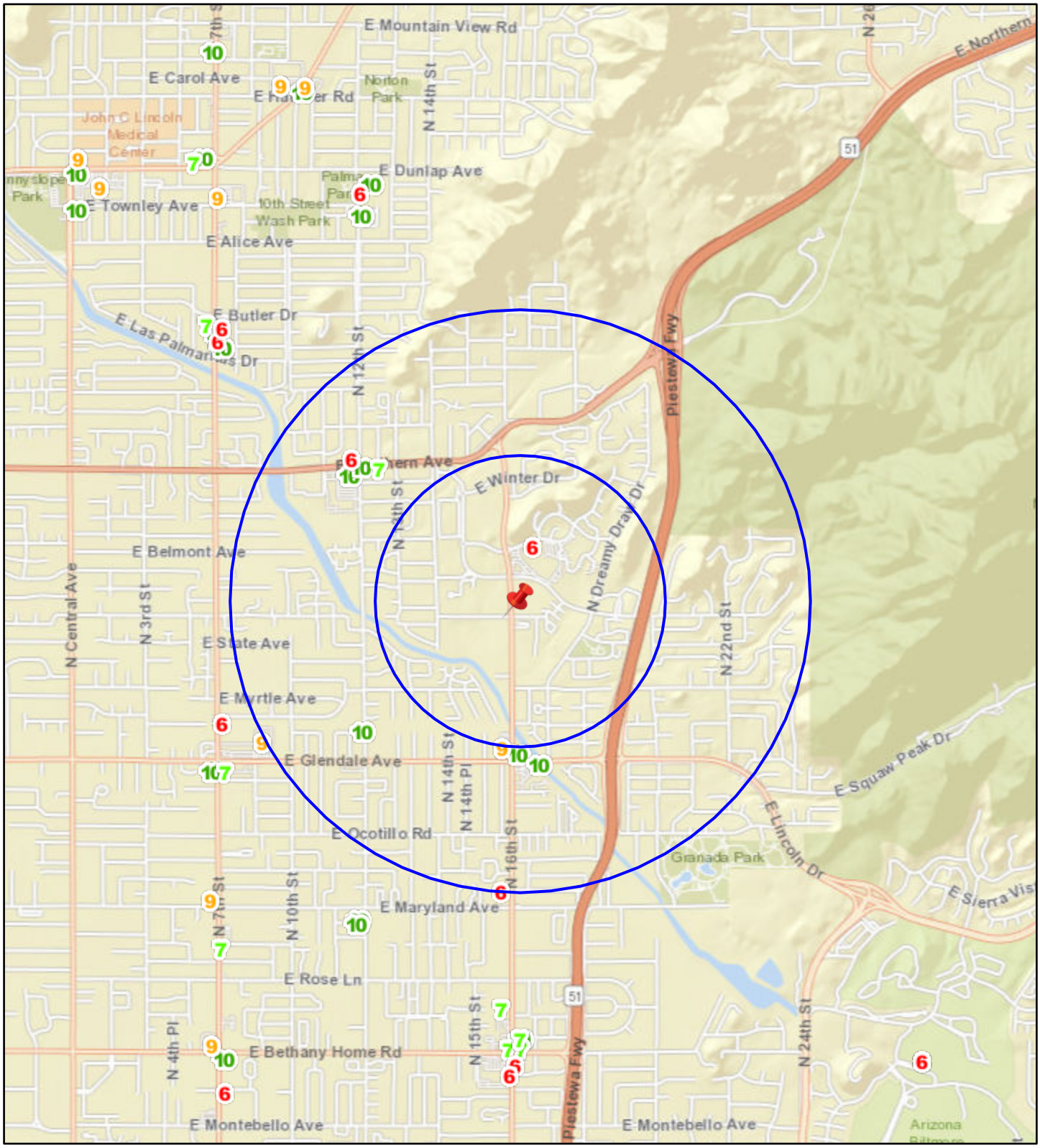
Description	Average	1/2 Mile Average
Parcels w/Violations	43	37
Total Violations	74	51

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1051022	1655	87	8	3
1051023	1135	72	23	12
1051024	525	49	14	10
1063001	867	51	40	17
1063002	1099	67	24	17
Average	0	61	13	19

Liquor License Map: R T O SULLIVANS

7575 N 16TH ST



N

Date: 9/26/2024

0 0.17 0.35 0.7 1.05 1.4 Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 11

Liquor License - The Lakes Golf Course - District 6

Request for a liquor license. Arizona State License Application 303187.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 7 - Beer and Wine Bar

Location
13431 S. 44th Street
Zoning Classification: RE-35, C-2
Council District: 6

This request is for an ownership and location transfer of a liquor license for a beer and wine bar. This location was previously licensed for liquor sales and does not have an interim permit. This location requires the appropriate building permits and an Administrative Temporary Use Permit to allow a beer and wine bar.

The 60-day limit for processing this application is November 25, 2024.

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.

Duke at Rancho El Dorado (Series 6)
42660 W. Rancho El Dorado Parkway, Maricopa
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 an experienced licensee committed to upholding the highest standards to maintain 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:
"The Lakes Golf Course, a popular course in the Phoenix community, has re-opened its scenically beautiful 18-hole golf course and club house. Applicant would like to offer alcoholic beverage to guests 21 and over."

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
Attachment - The Lakes Golf Course - Data
Attachment - The Lakes Golf Course - Map

Responsible Department

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

Liquor License Data: THE LAKES GOLF COURSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	3	2
Beer and Wine Bar	7	7	3
Liquor Store	9	5	1
Beer and Wine Store	10	5	1
Hotel	11	1	0
Restaurant	12	21	7
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	79.83	108.38
Violent Crimes	12.31	8.04	15.71

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

Property Violation Data

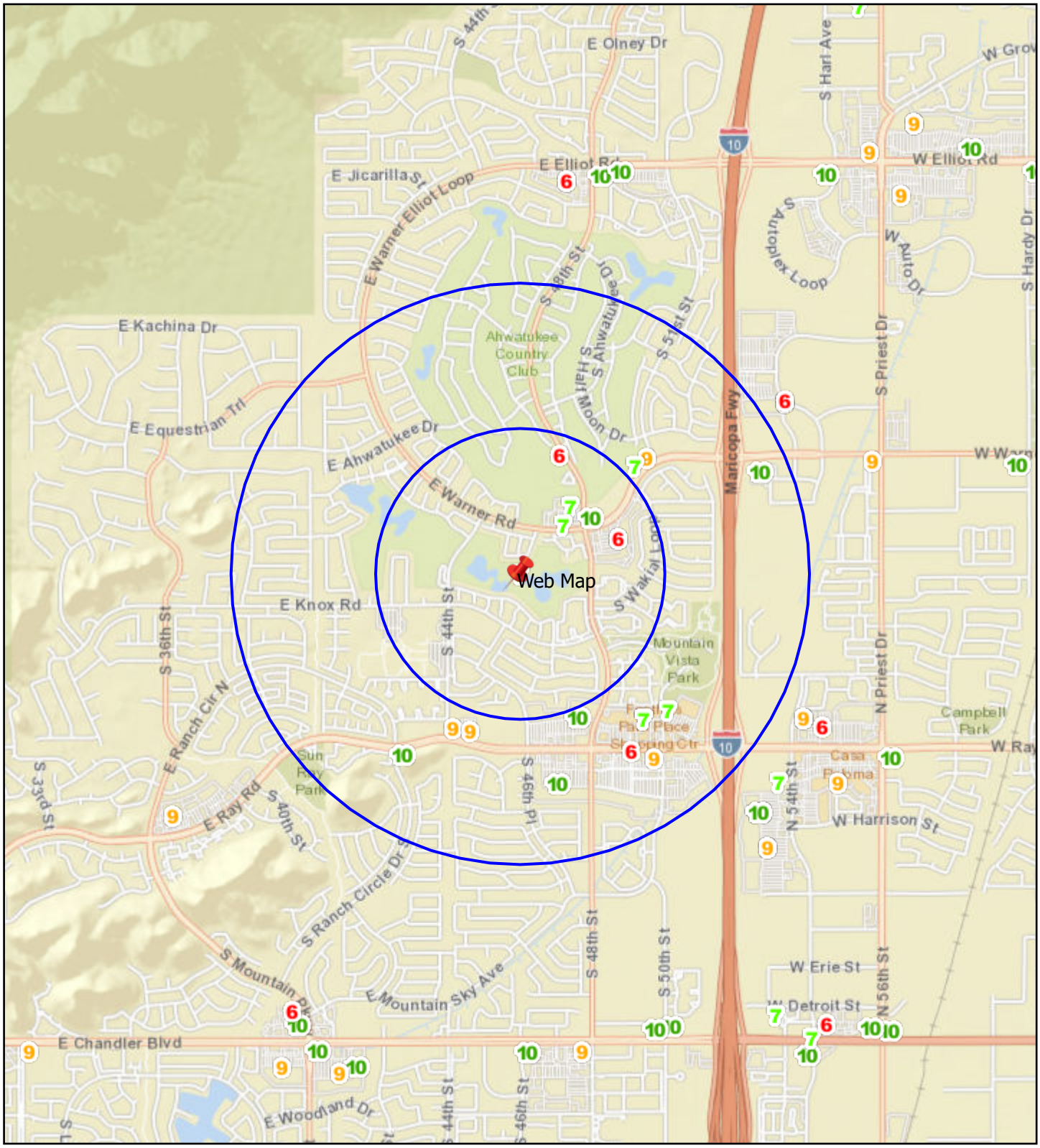
Description	Average	1/2 Mile Average
Parcels w/Violations	43	7
Total Violations	74	7

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167081	1516	88	0	2
1167082	1243	52	3	17
1167111	758	80	4	15
1167112	1154	28	15	11
1167171	1769	0	25	11
1167172	1663	40	18	17
1167181	2685	40	10	9
Average	0	61	13	19

Liquor License Map: THE LAKES GOLF COURSE

13431 S 44TH ST



N

Date:11/11/2024

0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 12

Liquor License - The Vault - District 6

Request for a liquor license. Arizona State License Application 307439.

Summary

Applicant
Mark Tarbell, Agent

License Type
Series 12 - Restaurant

Location
3200 E. Camelback Road, Level 0
Zoning Classification: C-O
Council District: 6

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 location requires a Use Permit to allow the sale of alcoholic beverages. This business is currently being remodeled with plans to open in December 2024.

The 60-day limit for processing this application is November 30, 2024.

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: information about any 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.

Tarbell's (Series 12)
3213 E. Camelback Road, Phoenix
Calls for police service: 1
Liquor license violations: None

Tavern & Wine Store (Series 6)
3205 & 3209 E. Camelback Road, Phoenix
Calls for police service: 5
Liquor license violations: None

Wine Store (Series 10 with Sampling Privileges)
3209 E. Camelback Road, Phoenix
Calls for police service: 2
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 held several liquor licenses in Phoenix for 30 years, without incident,including: Tarbell's - #12071531, Tavern & Wine Store - #06070233, Wine Store - #10076433, Wine Store Sampling - #105076433.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“My businesses present high-end environments with community and social value to patrons of an affluent and educated demographic.”

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
Attachment - The Vault - Data
Attachment - The Vault - Map

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

Liquor License Data: THE VAULT

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	2
Beer and Wine Bar	7	1	0
Liquor Store	9	2	1
Beer and Wine Store	10	2	1
Hotel	11	2	0
Restaurant	12	29	7

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	67.27	74.84
Violent Crimes	12.31	5.38	4.35

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

Property Violation Data

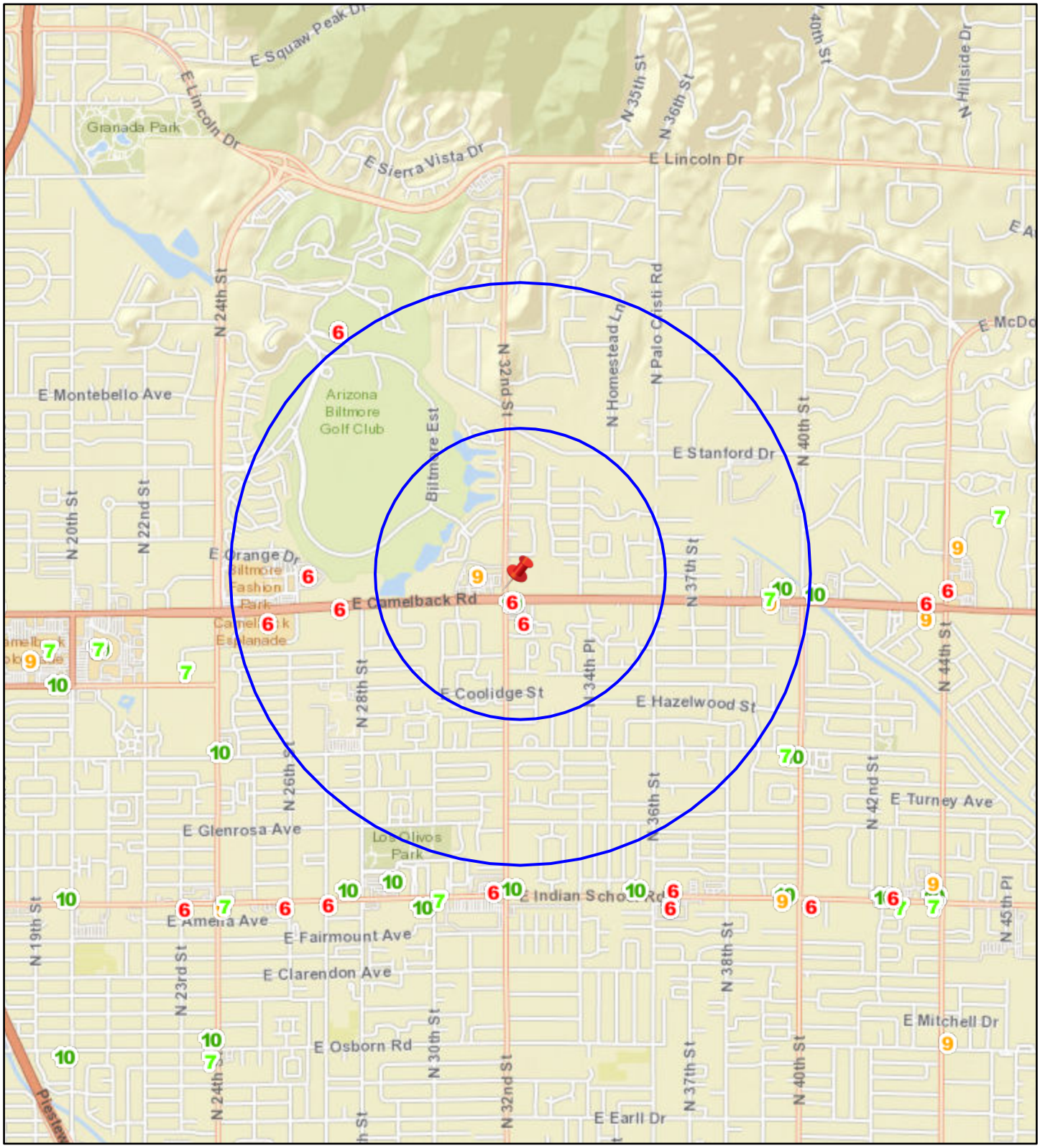
Description	Average	1/2 Mile Average
Parcels w/Violations	43	18
Total Violations	74	26

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1051033	1364	100	22	0
1078001	542	96	53	2
1078002	1477	63	28	5
1083011	1100	89	14	0
1083012	1221	72	5	1
1083013	982	75	18	1
1084004	1641	65	7	19
Average	0	61	13	19

Liquor License Map: THE VAULT

3200 E CAMELBACK RD



N

Date: 10/8/2024

0 0.17 0.35 0.7 1.05 1.4 Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 13

Liquor License - Crybaby - District 7

Request for a liquor license. Arizona State License Application 306722.

Summary

Applicant
Thomas Aguilera, Agent

License Type
Series 6 - Bar

Location
818 N. 1st Street
Zoning Classification: DTC - Evans Churchill West
Council District: 7

This request is for an ownership and location transfer of a liquor license for a bar. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow a bar. This business is currently being remodeled with plans to open in December 2024.

The 60-day limit for processing this application is November 29, 2024.

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.

Samsara (Series 12)
905 N. 4th Street, Phoenix
Calls for police service: 5
Liquor license violations: In May 2024, a fine of $1,000 was paid for failing to have proper knowledge of liquor laws and rules and failing to make premises or records available for inspection.

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 assisting the public with their liquor licensing needs in Arizona for 20+ 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 / liquor / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

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
Attachment - Crybaby - Data
Attachment - Crybaby - Map

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

Liquor License Data: CRYBABY

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	4	1
Wholesaler	4	1	0
Government	5	7	6
Bar	6	48	16
Beer and Wine Bar	7	15	7
Liquor Store	9	6	2
Beer and Wine Store	10	15	3
Hotel	11	7	2
Restaurant	12	119	57
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	262.71	384.07
Violent Crimes	12.31	57.59	78.87

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

Property Violation Data

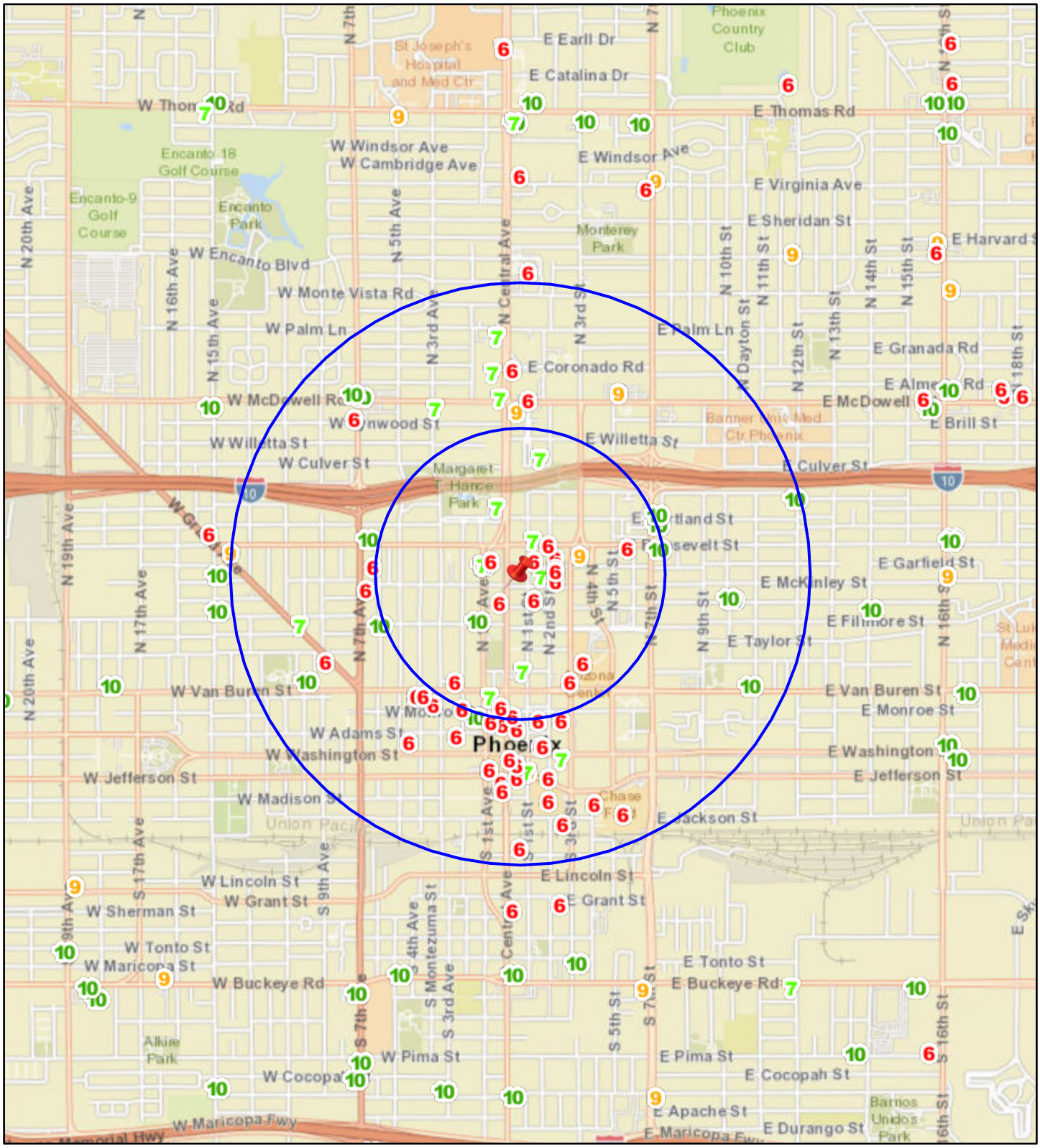
Description	Average	1/2 Mile Average
Parcels w/Violations	43	57
Total Violations	74	90

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	1218	23	16	11
1130002	873	29	21	38
1131001	1015	7	8	28
1131002	1242	3	7	33
1132021	731	33	20	74
1132022	1257	47	29	55
1132031	1473	30	20	57
1141001	2299	16	37	44
Average	0	61	13	19

Liquor License Map: CRYBABY

818 N 1ST ST



N

Date: 10/2/2024

0 0.17 0.35 0.7 1.05 1.4 Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 14

Liquor License - Estaca 1992 LLC - District 7

Request for a liquor license. Arizona State License Application 308112.

Summary

Applicant
Andrea Anderson, Agent

License Type
Series 4 - Wholesaler

Location
5302 W. Buckeye Road, Ste. 101
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a wholesaler. 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 November 30, 2024.

Pursuant to A.R.S. 4-203, consideration should 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: “Since May 2011 I have been involved in the alc. bev. business in Arizona selling products, distribution and management. Those twelve years have provided the foundation for having my own company to distribute and sell tequila to retailers in Arizona. There will be no sales to consumers. All product will be delivered to the retailers place of business.”

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: 11/20/2024, **Item No.** 15

Liquor License - Green Light Distributors - District 7

Request for a liquor license. Arizona State License Application 306208.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 4 - Wholesaler

Location
5302 W. Buckeye Road, Ste. 100
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in January 2025.

The 60-day limit for processing this application is November 29, 2024.

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

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.

Green Light Distributors (Series 4)
431 N. 47th Avenue, Phoenix

Calls for police service: 8
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 an experienced licensee and is committed to upholding the highest standards for alcohol sales and service and is committed to uphold all laws and regulations."

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: 11/20/2024, **Item No.** 16

Liquor License - Le Taco Bar - District 7

Request for a liquor license. Arizona State License Application 310158.

Summary

Applicant
Jared Repinski, Agent

License Type
Series 12 - Restaurant

Location
521 W. McDowell Road
Zoning Classification: DTC - McDowell Corridor
Council District: 7

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 November 30, 2024.

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:
"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, hotels, resorts, golf courses, special events, convenience/ liquor/grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Le Taco Bar - Data
Attachment - Le Taco Bar - Map

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

Liquor License Data: LE TACO BAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	1
Wholesaler	4	2	0
Government	5	5	1
Bar	6	21	2
Beer and Wine Bar	7	10	4
Liquor Store	9	5	1
Beer and Wine Store	10	10	3
Restaurant	12	71	15
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	189.72	151.8
Violent Crimes	12.31	38.05	20.48

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

Property Violation Data

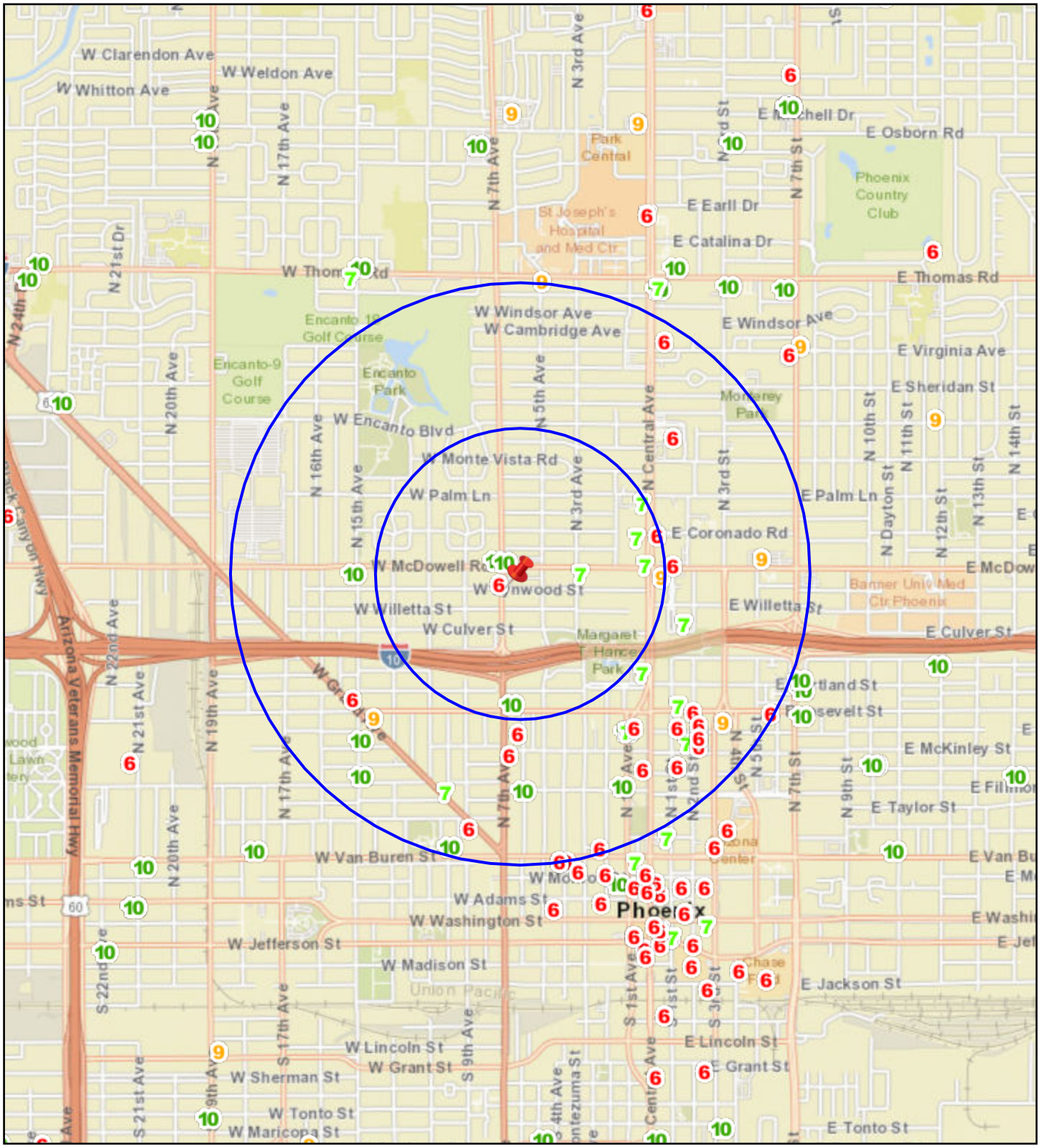
Description	Average	1/2 Mile Average
Parcels w/Violations	43	60
Total Violations	74	82

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	1030	67	9	17
1118004	671	62	6	6
1119002	899	68	5	9
1129001	1670	70	4	19
1129002	815	37	22	24
1130001	1218	23	16	11
1130002	873	29	21	38
1131001	1015	7	8	28
Average	0	61	13	19

Liquor License Map: LE TACO BAR

521 W MCDOWELL RD



N

Date:11/11/2024

0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 17

Liquor License - Neighborhood Market - District 7

Request for a liquor license. Arizona State License Application 311172.

Summary

Applicant
Neenos Korkes, Agent

License Type
Series 10 - Beer and Wine Store

Location
2101 W. Adams Street
Zoning Classification: C-1 CMOD
Council District: 7

This request is for a new liquor license for a convenience store that does not sell 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 December 3, 2024.

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:
"I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This store will provide a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for people in neighborhood who may not have access to transportation. Adding the long time experience of the working in convenience store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality beer and wine."

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
Attachment - Neighborhood Market - Data
Attachment - Neighborhood Market - Map

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

Liquor License Data: NEIGHBORHOOD MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	14	0
Bar	6	2	1
Liquor Store	9	2	0
Beer and Wine Store	10	11	4
Restaurant	12	2	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	141.93	111.67
Violent Crimes	12.31	48.93	41.29

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

Property Violation Data

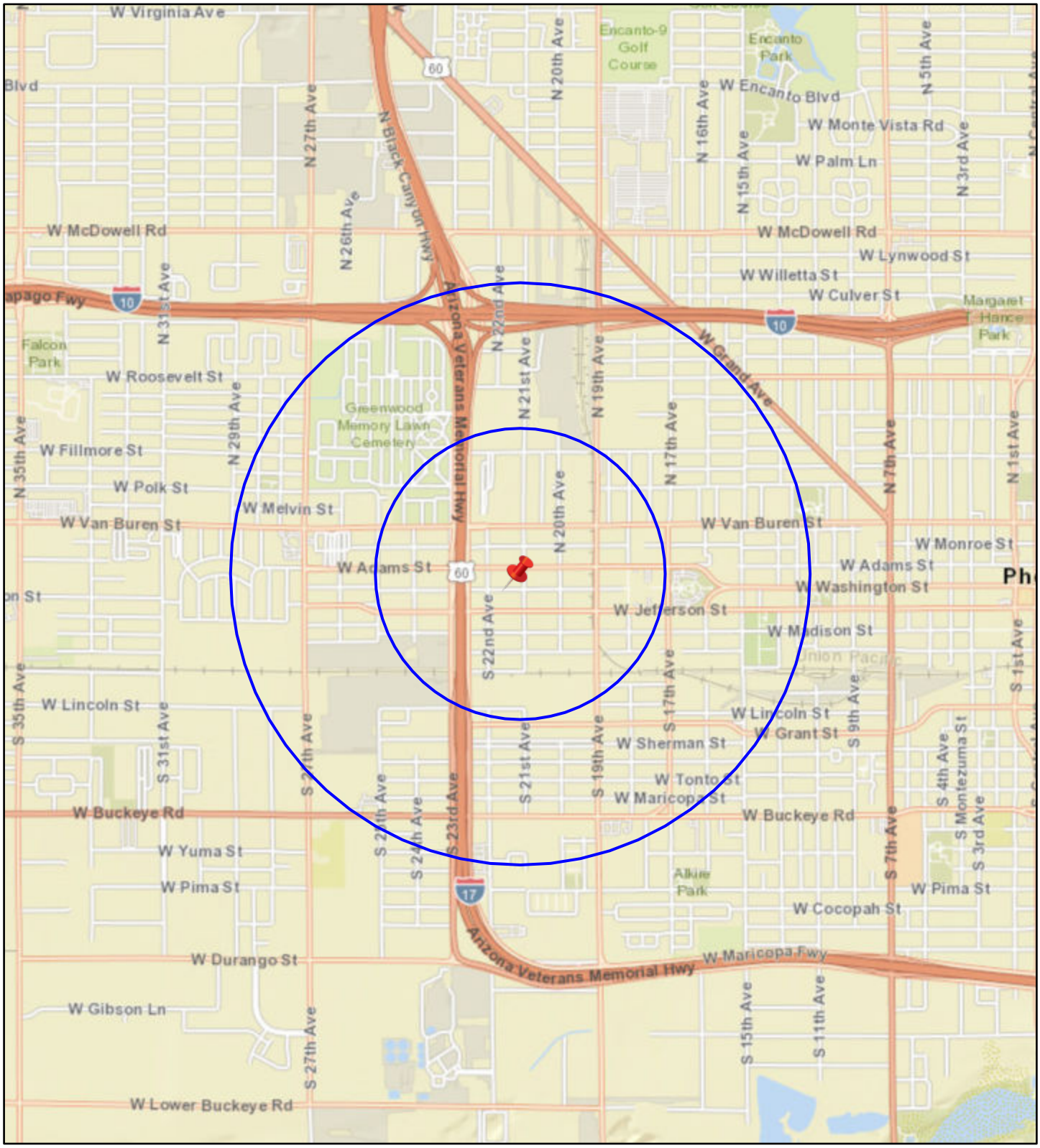
Description	Average	1/2 Mile Average
Parcels w/Violations	43	209
Total Violations	74	414

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129004	1325	47	24	52
1143011	1389	22	15	57
1143021	788	20	17	66
1144011	1953	47	11	38
1144021	759	35	18	56
1144022	1301	41	20	44
1168001	1178	33	22	40
Average	0	61	13	19

Liquor License Map: NEIGHBORHOOD MARKET

2101 W ADAMS ST



N

Date: 10/23/2024

0 0.17 0.35 0.7 1.05 1.4
Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 18

Liquor License - Saint Pasta - District 7

Request for a liquor license. Arizona State License Application 309748.

Summary

Applicant
Racan Alhoch, Agent

License Type
Series 12 - Restaurant

Location
100 W. Portland Street, Ste. 101
Zoning Classification: DTC - Roosevelt East
Council District: 7

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 November 22, 2024.

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:
"I have taken all the required management courses needed to hold a liquor license. I have worked many years in the food and beverage industry. I have been a business owner for 7 years. I do not have a criminal record of any kind. I am married with a child on the way and I want the community to be safe for my family because we are also part of it."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The community has become accustomed to a restaurant and bar being in this space. There were two previous owners and restaurant concepts occupying this same space that served as a meeting place for the local community. There are condos and apartments surrounding the restaurant space that will provide additional selection for residents to choose a place to eat and drink. Many members of the public have expressed looking forward to having a restaurant that serves alcohol in this space again."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Saint Pasta - Data
Attachment - Saint Pasta - Map

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

Liquor License Data: SAINT PASTA

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	2
Government	5	7	3
Bar	6	45	14
Beer and Wine Bar	7	15	8
Liquor Store	9	7	3
Beer and Wine Store	10	16	3
Hotel	11	6	0
Restaurant	12	121	52
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	256.63	331.21
Violent Crimes	12.31	54.98	63.05

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

Property Violation Data

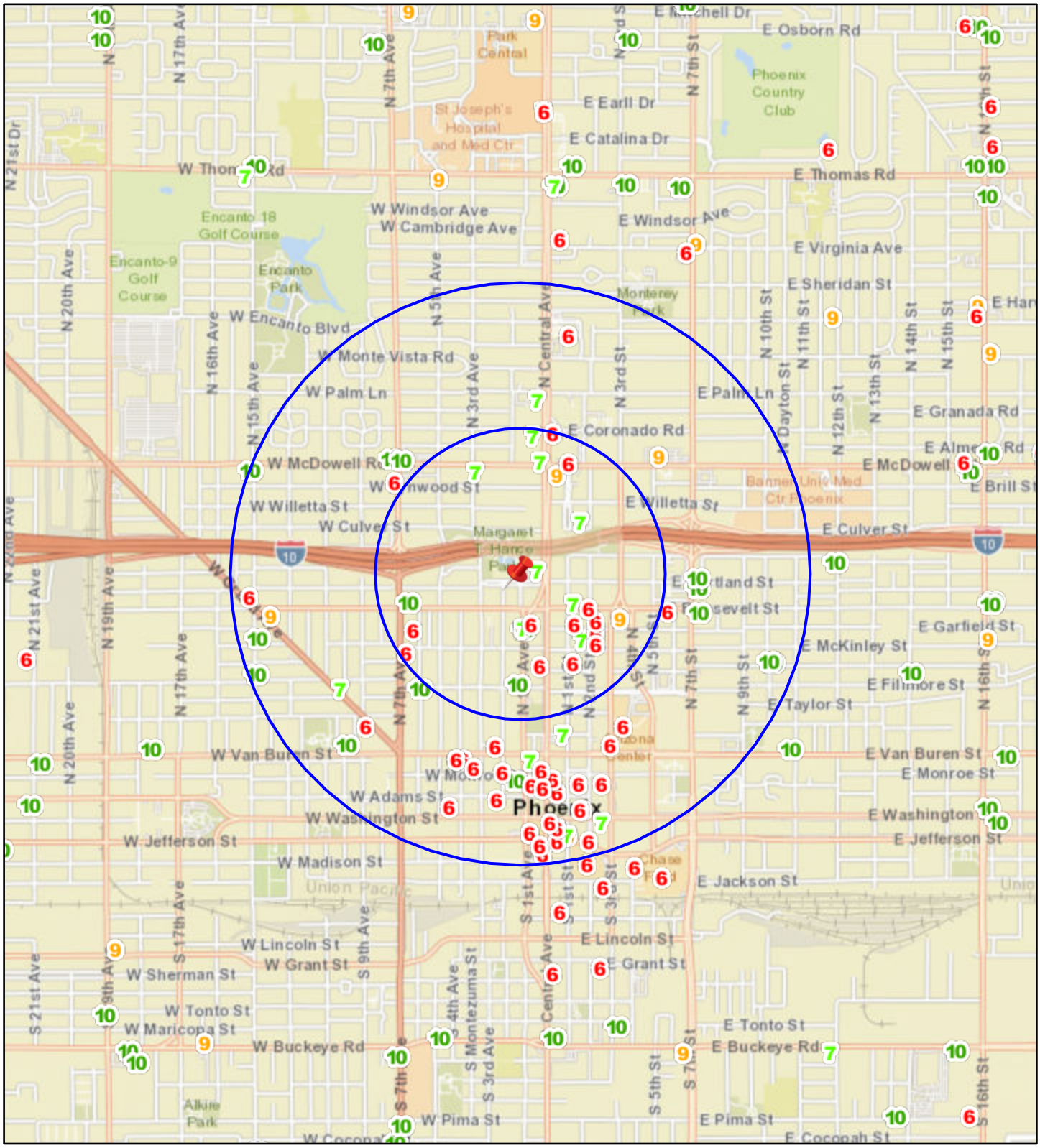
Description	Average	1/2 Mile Average
Parcels w/Violations	43	57
Total Violations	74	97

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	1030	67	9	17
1118004	671	62	6	6
1129001	1670	70	4	19
1129002	815	37	22	24
1130001	1218	23	16	11
1130002	873	29	21	38
1131001	1015	7	8	28
1131002	1242	3	7	33
Average	0	61	13	19

Liquor License Map: SAINT PASTA

100 W PORTLAND ST



N

Date: 9/24/2024

0 0.17 0.35 0.7 1.05 1.4
Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 19

Liquor License - Special Event - Downtown Phoenix, Inc. - District 8

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

Summary

Applicant
Devney Majerle

Location
113 N. 6th Street
Council District: 8

Function
Festival

Date(s) - Time(s) / Expected Attendance
December 14, 2024 - Noon to 9 p.m. / 5,000 attendees
December 15, 2024 - Noon to 7 p.m. / 5,000 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: 11/20/2024, **Item No.** 20

Liquor License - Paddock Lounge - District 8

Request for a liquor license. Arizona State License Application 309651.

Summary

Applicant
Mark Beasley, Agent

License Type
Series 12 - Restaurant

Location
2501 E. Magnolia Street
Zoning Classification: A-2
Council District: 8

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 November 23, 2024.

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:
"I am a businessman who has been a principal in a law firm in San Diego, CA for almost 20 years. I have no legal or criminal issues. The Paddock Lounge restaurants, inside the K1 Speed businesses are located throughout the country. K1 Speed is a safe and successful indoor entertainment business. The Paddock Lounge restaurant employs scores of employees throughout the country. No reasons exist s which would disqualify me from holding a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The proposed addition of beer and wine to the concession area restaurant Paddock Lounge will improve the environment and experience of K1 Speed clientele. This clientele is primarily high-end corporate users. The facility provides a clean, upscale entertaiment center as an alternate to expensive corporate retreats or motivational presentations. The alcohol license will allow or a minor increase in tax revenue generated. No schools or churches are located within the area which could be a conflict."

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
Attachment - Paddock Lounge - Data
Attachment - Paddock Lounge - Map

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

Liquor License Data: PADDOCK LOUNGE

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	8	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	20.99	23.46
Violent Crimes	12.31	3.6	3.29

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

Property Violation Data

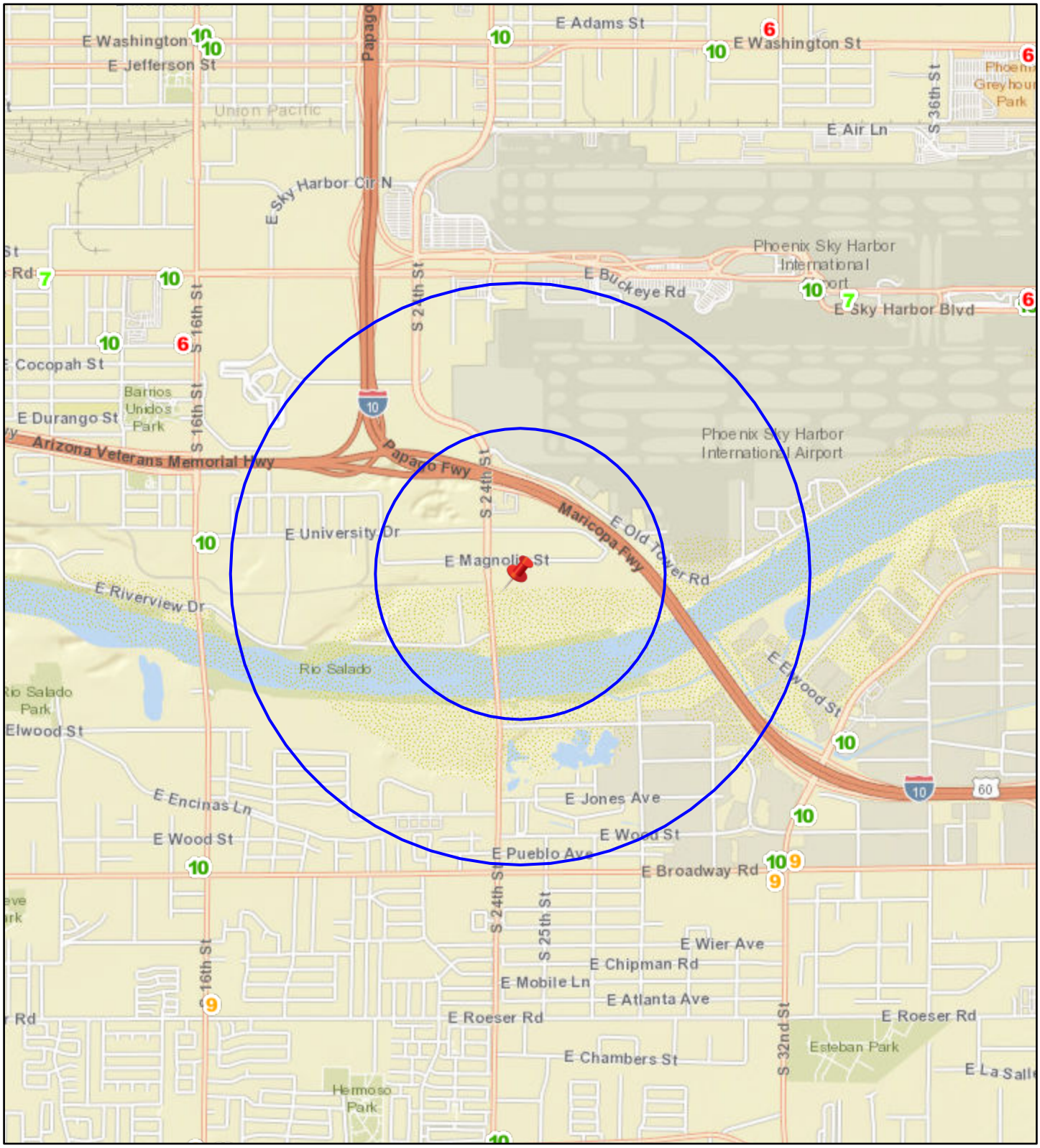
Description	Average	1/2 Mile Average
Parcels w/Violations	43	3
Total Violations	75	4

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1138021	0	0	0	0
1152003	546	8	44	45
1153001	1600	47	16	46
1172001	823	25	17	70
Average	0	61	13	19

Liquor License Map: PADDOCK LOUNGE

2501 E MAGNOLIA ST



N

Date: 10/2/2024

0 0.17 0.35 0.7 1.05 1.4 Miles

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 21

Arizona Department of Revenue (Ordinance S-51424)

For $1,323,270 in payment authority for the statutory fee assessed to local governments for Fiscal Year 2024-25 for the Finance Department. The funds will be used to recover a portion of the administrative, development, and other operating costs incurred in implementing the State's Integrated Tax System Modernization Project, pursuant to Arizona Revised Statutes section 42-5041 through the passage of House Bill 2871 in 2022.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 22

Canvass of Votes - November 2024 City Council Election and Special Vacancy Election for Council District 7 - Citywide

Canvass of the votes for the Tuesday, November 5, 2024 City Council Election and Special Vacancy Election for Council District 7, for the City Council to canvass the votes and announce and declare the results of the election.

Summary

On Tuesday, November 5, 2024, the City of Phoenix held a City Council Election for registered voters in the City of Phoenix to elect a Mayor and Council Members for Districts 1, 3, 5 and 7 for four-year terms that begin on April 21, 2025, and for a Special Vacancy Election in Council District 7 to elect a Council Member to fill the remainder of a term which ends April 21, 2025. Additionally, the qualified electors of the City of Phoenix voted on three ballot measures: Proposition 487 - Alternative Expenditure Limitation; Proposition 488 - General Plan; and Proposition 489 - Citizens' Commission on Salaries for Elected City Officials. This election was conducted by Maricopa County as part of the 2024 State General Election. There was no election for council members in Districts 2, 4, 6 and 8 because the terms of the City Council members are staggered.

Citizen Notification

Voters on the Active Early Voting List (AEVL) received notification of the election from Maricopa County in May 2024, and early ballots were mailed approximately 27 days before the election. The City mailed a Publicity Pamphlet in September, before early ballots were mailed, to each household with an eligible registered voter. The Pamphlet contained general information about the election, including the deadline to return early ballots by mail, in-person voting options, and voter identification requirements. The Pamphlet also contained a list of names of the qualified candidates for Mayor and Council and information about the three ballot measures, including any arguments in favor or opposed filed with the City Clerk's Office. Election information was available at phoenix.gov/elections and maricopa.vote. Additionally, information was provided through multiple publications, news releases, and the official Phoenix election X account, @PHXClerk. All election information was available at phoenix.gov/elections and provided in English and Spanish.

Concurrence

Maricopa County was responsible for the tabulation of ballots and provided election results for the City Council races and ballot measures.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 23

Request for City Council to Meet in Executive Session on December 19, 2024, at 9:00 a.m. - Citywide

Request for the City Council to meet in Executive Session pursuant to Arizona Revised Statutes, section 38-431.03.A, on December 19, 2024, at 9:00 a.m. at 304 W. Adams Street, Phoenix, Arizona, 85003, with an online option to join the meeting.

Public Outreach

The Notice and Agenda for the Executive Session will be posted no later than 9:00 a.m. on December 18, 2024.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 24

Proposed 15th Avenue and Happy Valley Road Annexation (Ordinance S-51435) - District 1

Request City Council authorization to extend and increase the corporate limits of the City of Phoenix, Arizona, by annexing an area not within the present limits of the City of Phoenix, designated as the 15th Avenue and Happy Valley Road Annexation. Further, request to authorize current Maricopa County zoning to continue in effect until municipal zoning is applied to the annexed territory.

Summary

The annexation was requested by Charles Eckert, Jr. with Red Hawk Development Corporation, for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexation. The City Clerk Department has received signed petitions representing 100 percent of the assessed value and 100 percent of the owners, excluding utilities, within the proposed annexation area.

Public Outreach

A public hearing was conducted on May 29, 2024, to allow the City Council to gather community input regarding the annexation proposal. Notification of the public hearing was published in the Arizona Business Gazette newspaper, and posted in at least three conspicuous places in the territory proposed to be annexed. Also, notice by first-class mail was sent to each property owner in the area proposed to be annexed.

Location

The proposed annexation area includes Maricopa County Assessor parcel 210-10-028C, located at 1540 W. Happy Valley Road (**Attachment A**). The annexation area is approximately 4.953 acres (0.00774 sq. mi.) and the population estimate is zero individuals.
Council District: 1

Responsible Department

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

Attachment A

ANNEXATION MAP

15TH AVE AND HAPPY VALLEY RD

City of Phoenix

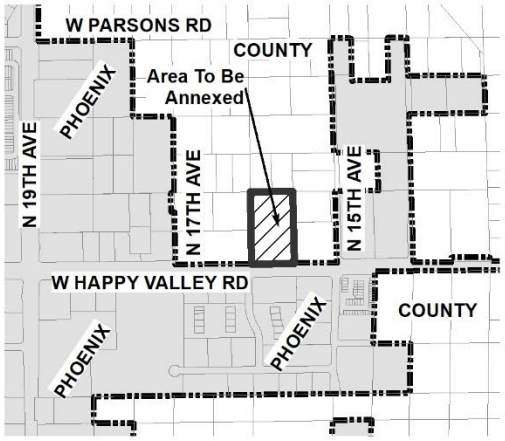
LEGAL DESCRIPTION

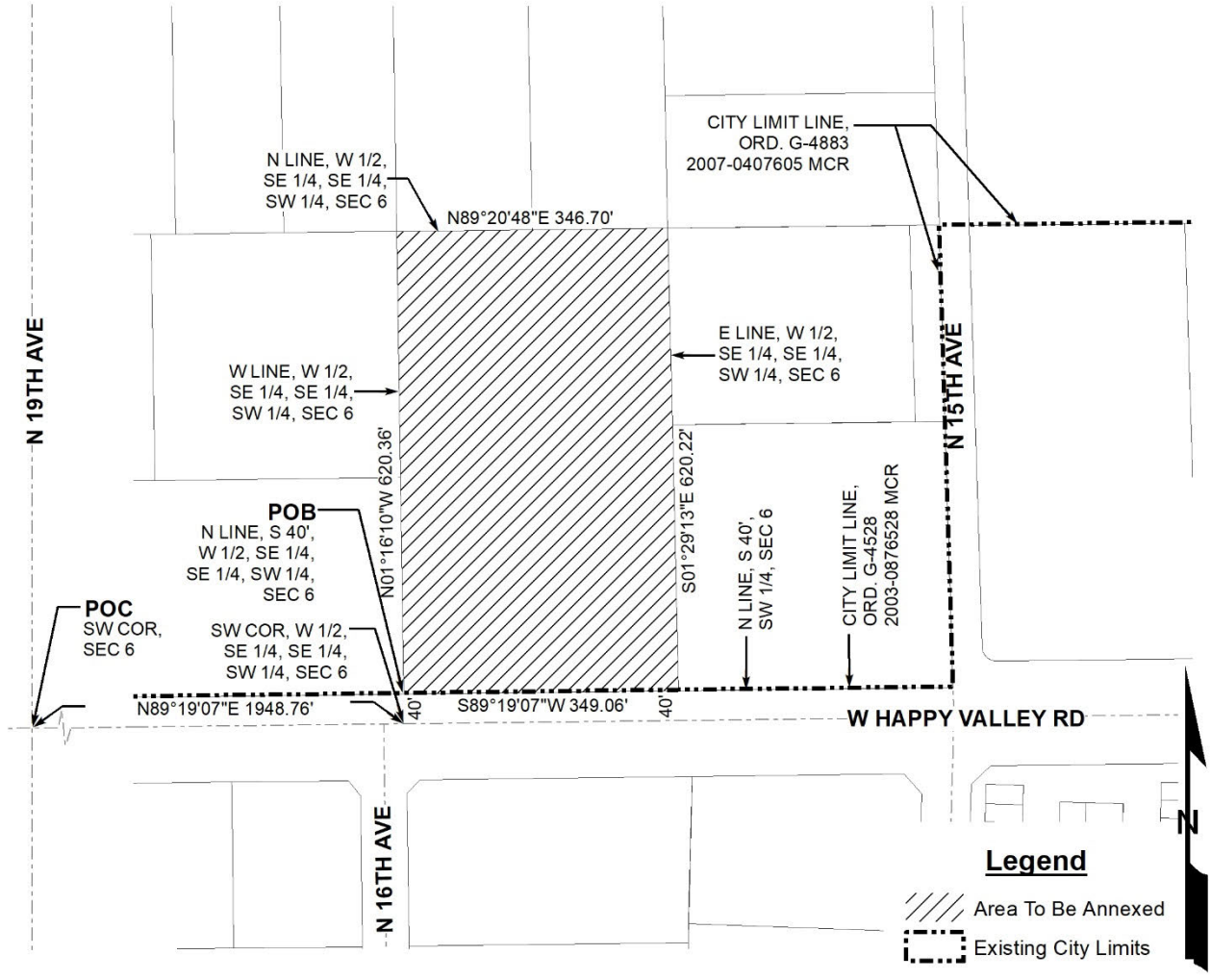
SECTION 6 T. 4 N., R. 3 E.,
G. & S. R. B. & M.

ANNEXATION NUMBER: 535

AREA IN SQUARE MILES
0.00774

VICINITY MAP





March 20, 2024
3 Engineering Job No. 2215

LEGAL DESCRIPTION

The West half of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 6, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, Except the South 40 feet, being more particularly described as follows;

COMMENCING at the Southwest corner (City of Phoenix brass cap in handhole) of said Section 6, form which the South quarter corner (Maricopa County Department of Transportation brass cap flush) of said Section 6 bears North 89 Degrees 19 Minutes 07 Seconds East a distance of 2647.18 feet;

Thence North 89 Degrees 19 Minutes 07 Seconds East along the South line of said Southwest quarter of Section 6 a distance of 1948.76 feet to the Southwest corner of said West half;

Thence North 01 Degrees 16 Minutes 10 Seconds West along the West line of said West half a distance of 40.00 feet to a point on the North line of the South 40.00 feet of said West half, said point being the **TRUE POINT OF BEGINNING**;

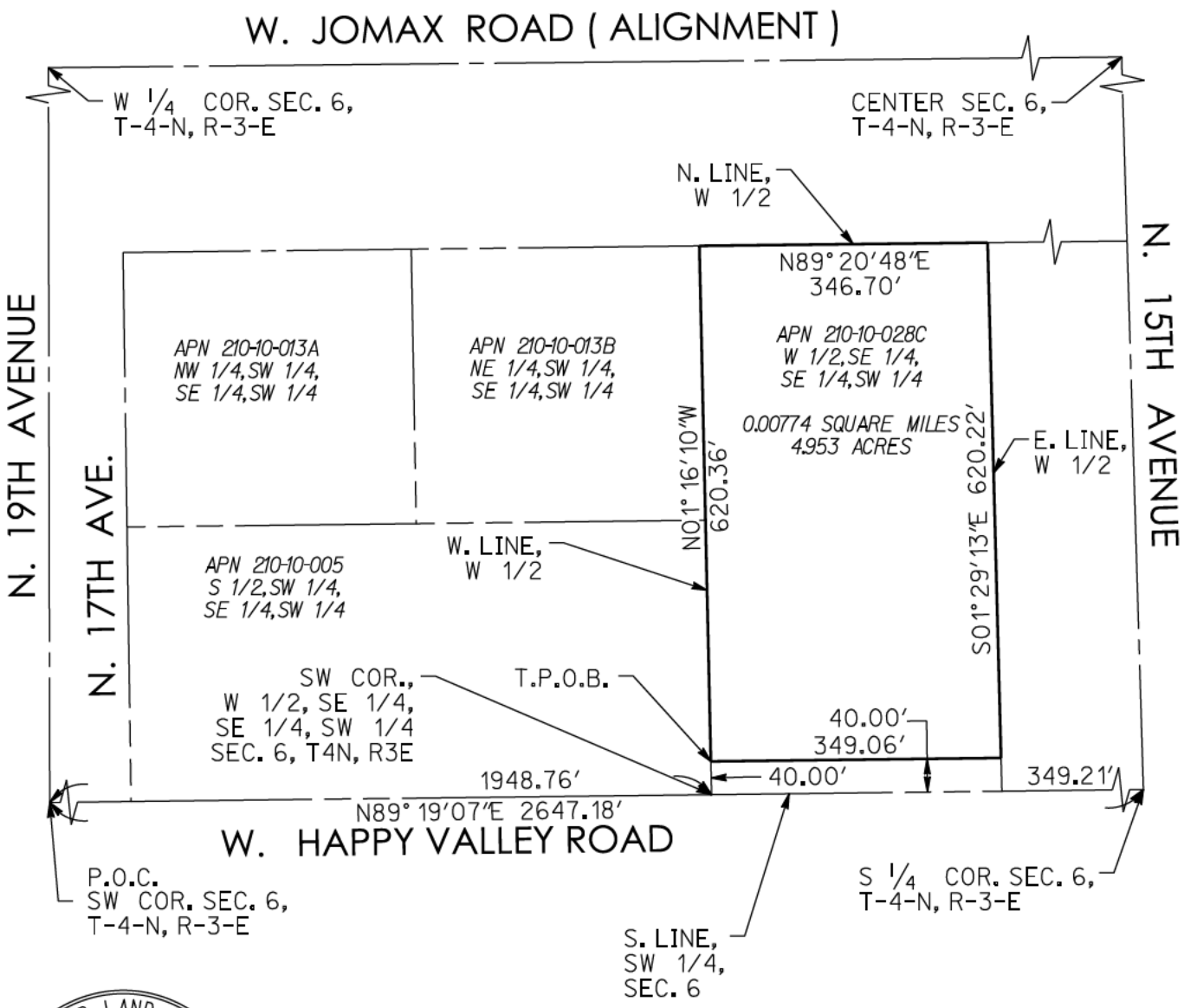
Thence North 01 Degrees 16 Minutes 10 Seconds West along the West line of said West half a distance of 620.36 feet to the Northwest corner of said West half;

Thence North 89 Degrees 20 Minutes 48 Seconds East along the North line of said West half a distance of 346.70 feet to the Northeast corner of said West half;

Thence South 01 Degrees 29 Minutes 13 Seconds East along the East line of said West half a distance of 620.22 feet to said North line of the South 40.00 feet;

Thence South 89 Degrees 19 Minutes 07 Seconds West along said last North line a distance of 349.06 feet to the **POINT OF BEGINNING**.





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
26404
JAMES A. LOFTIS
3-19-24
DATE SIGNED
ARIZONA, U.S.A.

SCALE: 1"=200'

0' 100' 200' 400'

LEGEND

T.P.O.B. INDICATES TRUE POINT OF BEGINNING

P.O.C. INDICATES POINT OF COMMENCEMENT

EXHIBIT "A"

PARCEL LEGAL

3 engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE:	PROJECT NO.
03/19/24	2215

C:\My SecurITSync\Projects\2215_Happy_Valley_Apartments\2215_ParcelL2.dgn

COPYRIGHT 2024 3 ENGINEERING, LLC

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 25

Proposed 17th Avenue and Happy Valley Road Annexation (Ordinance S-51437) - District 1

Request City Council authorization to extend and increase the corporate limits of the City of Phoenix, Arizona, by annexing an area not within the present limits of the City of Phoenix, designated as the 17th Avenue and Happy Valley Road Annexation. Further, request to authorize current Maricopa County zoning to continue in effect until municipal zoning is applied to the annexed territory.

Summary

The annexation was requested by Stanley Novak, Jr. with UA Happy Valley, LLC, for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471 regarding annexation. The City Clerk Department has received signed petitions representing 100 percent of the assessed value and 100 percent of the owners, excluding utilities, within the proposed annexation area.

Public Outreach

A public hearing was conducted on May 29, 2024, to allow the City Council to gather community input regarding the annexation proposal. Notification of the public hearing was published in the Arizona Business Gazette newspaper, and posted in at least three conspicuous places in the territory proposed to be annexed. Also, notice by first-class mail was sent to each property owner in the area proposed to be annexed.

Location

The proposed annexation area includes Maricopa County Assessor parcels 210-10-013B and 210-10-005, located at 25051 N. 17th Avenue (**Attachment A**). The annexation area is approximately 7.2772 acres (0.01137 sq. mi.) and the population estimate is zero individuals.
Council District: 1

Responsible Department

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

Attachment A

ANNEXATION MAP

17TH AVE AND HAPPY VALLEY RD

City of Phoenix

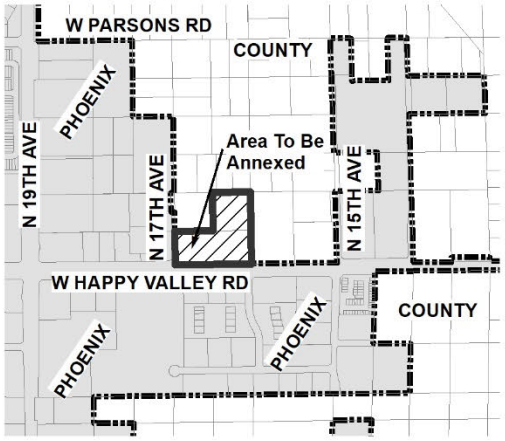
LEGAL DESCRIPTION

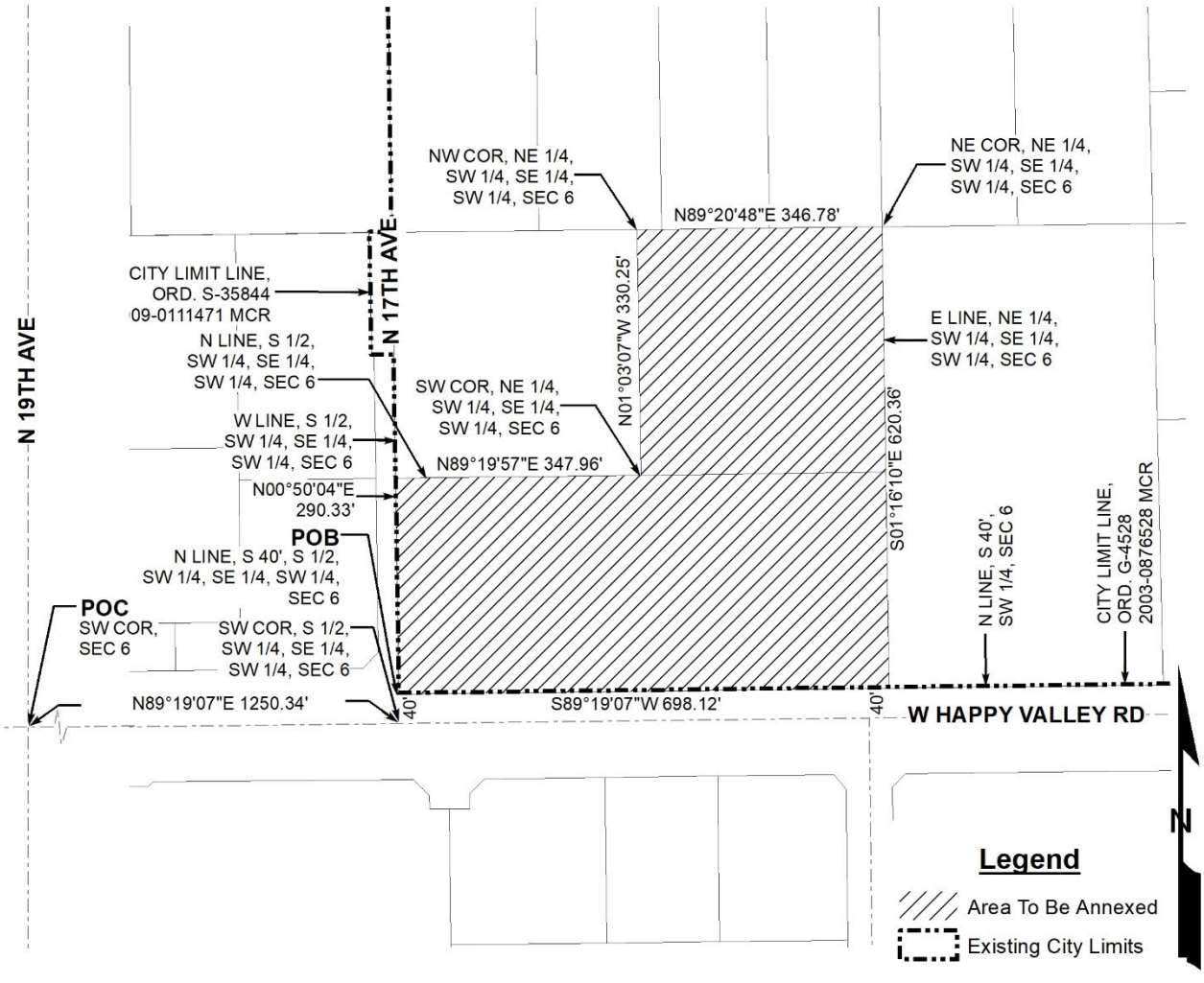
SECTION 6 T. 4 N., R. 3 E.,
G. & S. R. B. & M.

ANNEXATION NUMBER: 548

AREA IN SQUARE MILES
0.01137

VICINITY MAP





March 20, 2024
3 Engineering Job No. 2215

LEGAL DESCRIPTION

The South half of the Southwest quarter of the Southeast quarter of the Southwest quarter AND the Northeast quarter of the Southwest quarter of the Southeast quarter of the Southwest quarter All of Section 6, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, Except the South 40 feet, being more particularly described as follows;

COMMENCING at the Southwest corner (City of Phoenix brass cap in handhole) of said Section 6, form which the South quarter corner (Maricopa County Department of Transportation brass cap flush) of said Section 6 bears North 89 Degrees 19 Minutes 07 Seconds East a distance of 2647.18 feet;

Thence North 89 Degrees 19 Minutes 07 Seconds East along the South line of said Southwest quarter of Section 6 a distance of 1250.34 feet to the Southwest corner of said South half;

Thence North 00 Degrees 50 Minutes 04 Seconds East along the West line of said South half a distance of 40.00 feet to the North line of the South 40.00 feet of said South half, said point being the **TRUE POINT OF BEGINNING**;

Thence North 00 Degrees 50 Minutes 04 Seconds East along said West line a distance of 290.33 feet to the Northwest corner of said South half;

Thence North 89 Degrees 19 Minutes 57 Seconds East along the North line of said South half a distance of 347.96 feet to the Southwest corner of said Northeast quarter of the Southwest quarter of the Southeast quarter of the Southwest quarter;

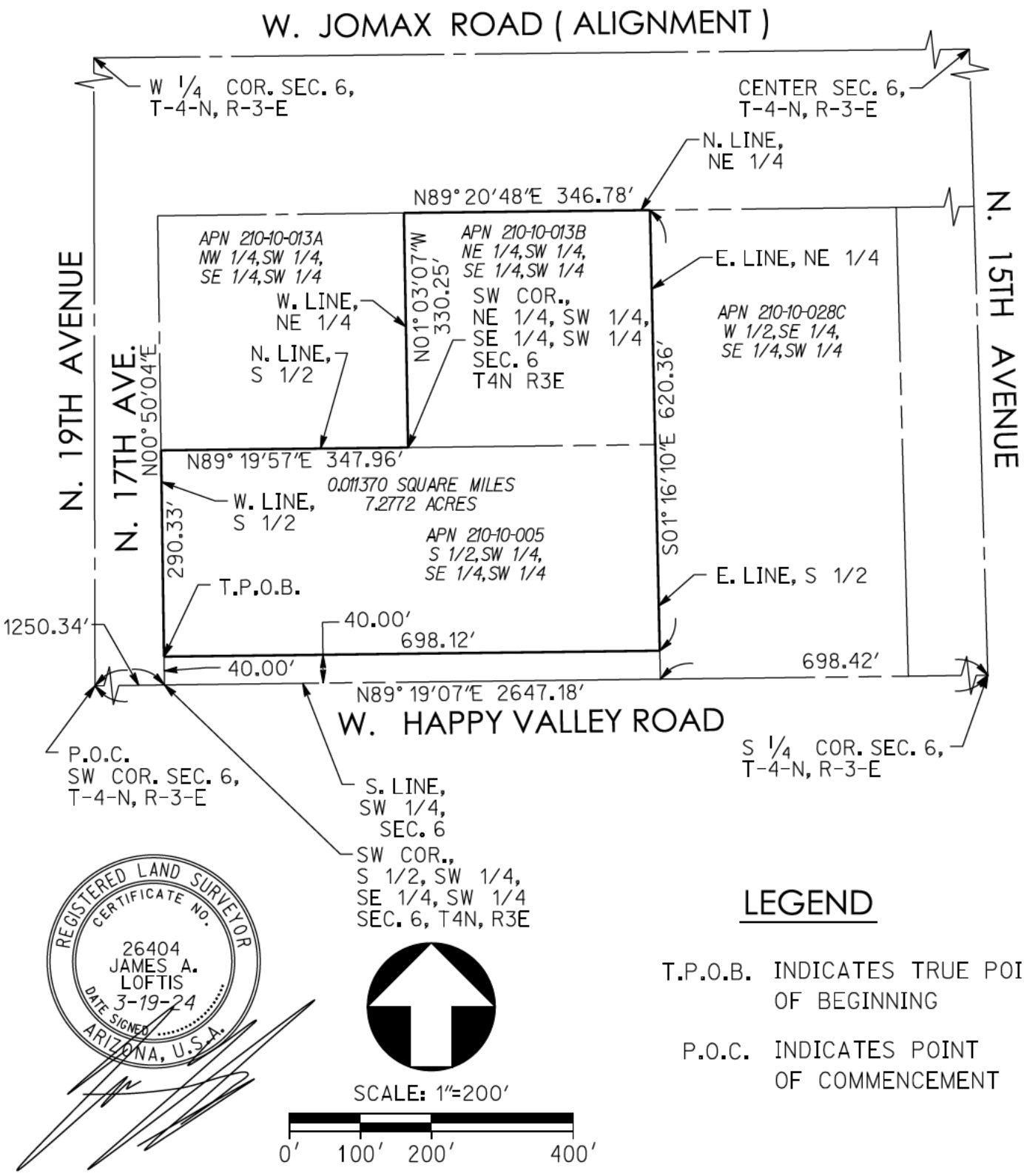
Thence North 01 Degrees 03 Minutes 07 Seconds West along the West line of said Northeast quarter a distance of 330.25 feet to the Northwest corner of said Northeast quarter;

Thence North 89 Degrees 20 Minutes 48 Seconds East along the North line of said Northeast quarter a distance of 346.78 feet to the Northeast corner of said Northeast quarter;

Thence South 01 Degrees 16 Minutes 10 Seconds East along the East line of said Northeast quarter and said South half a distance of 620.36 feet to said North line of the South 40.00 feet;

Thence South 89 Degrees 19 Minutes 07 Seconds West along last said South North line a distance of 698.12 feet to the **POINT OF BEGINNING**.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
26404
JAMES A.
LOFTIS
Date Signed 3-20-24
ARIZONA U.S.A.



LEGEND

T.P.O.B. INDICATES TRUE POINT OF BEGINNING

P.O.C. INDICATES POINT OF COMMENCEMENT

EXHIBIT "A"

PARCEL LEGAL

3engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE:	PROJECT NO.
03/19/24	2215

C:\My SecurSync\Projects\2215_Happy_Valley_Apartments\2215_ParcelL1.dgn

COPYRIGHT 2024 3 ENGINEERING, LLC

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 26

Proposed 27th Avenue and Baseline Road Annexation (Ordinance S-51434) - District 8

Request City Council authorization to extend and increase the corporate limits of the City of Phoenix, Arizona, by annexing an area not within the present limits of the City of Phoenix, designated as the 27th Avenue and Baseline Road Annexation. Further, request to authorize current Maricopa County zoning to continue in effect until municipal zoning is applied to the annexed territory.

Summary

The annexation was requested by Tim Rasnake with Archicon Architecture & Interiors, LC, for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9 -471 regarding annexation. The City Clerk Department has received signed petitions representing 100 percent of the assessed value and 100 percent of the owners, excluding utilities, within the proposed annexation area.

Public Outreach

A public hearing was conducted on August 26, 2024, to allow the City Council to gather community input regarding the annexation proposal. Notification of the public hearing was published in the Arizona Business Gazette newspaper, and posted in at least three conspicuous places in the territory proposed to be annexed. Also, notice by first-class mail was sent to each property owner in the area proposed to be annexed.

Location

The proposed annexation area includes Maricopa County Assessor parcel 105-88-982, located west of 27th Avenue along Baseline Road (**Attachment A**). The annexation area is approximately 1.89 acres (0.00295 sq. mi.) and the population estimate is zero individuals.
Council District: 8

Responsible Department

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

Attachment A

ANNEXATION MAP

27TH AVE AND BASELINE RD

City of Phoenix

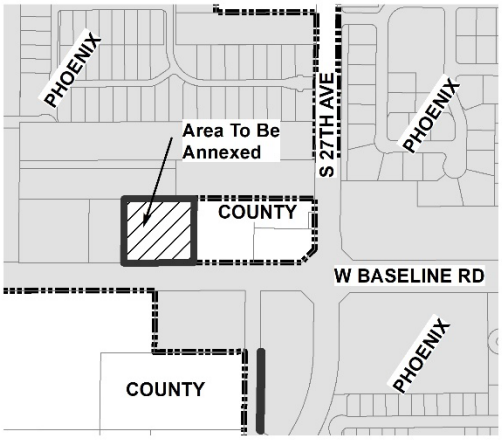
LEGAL DESCRIPTION

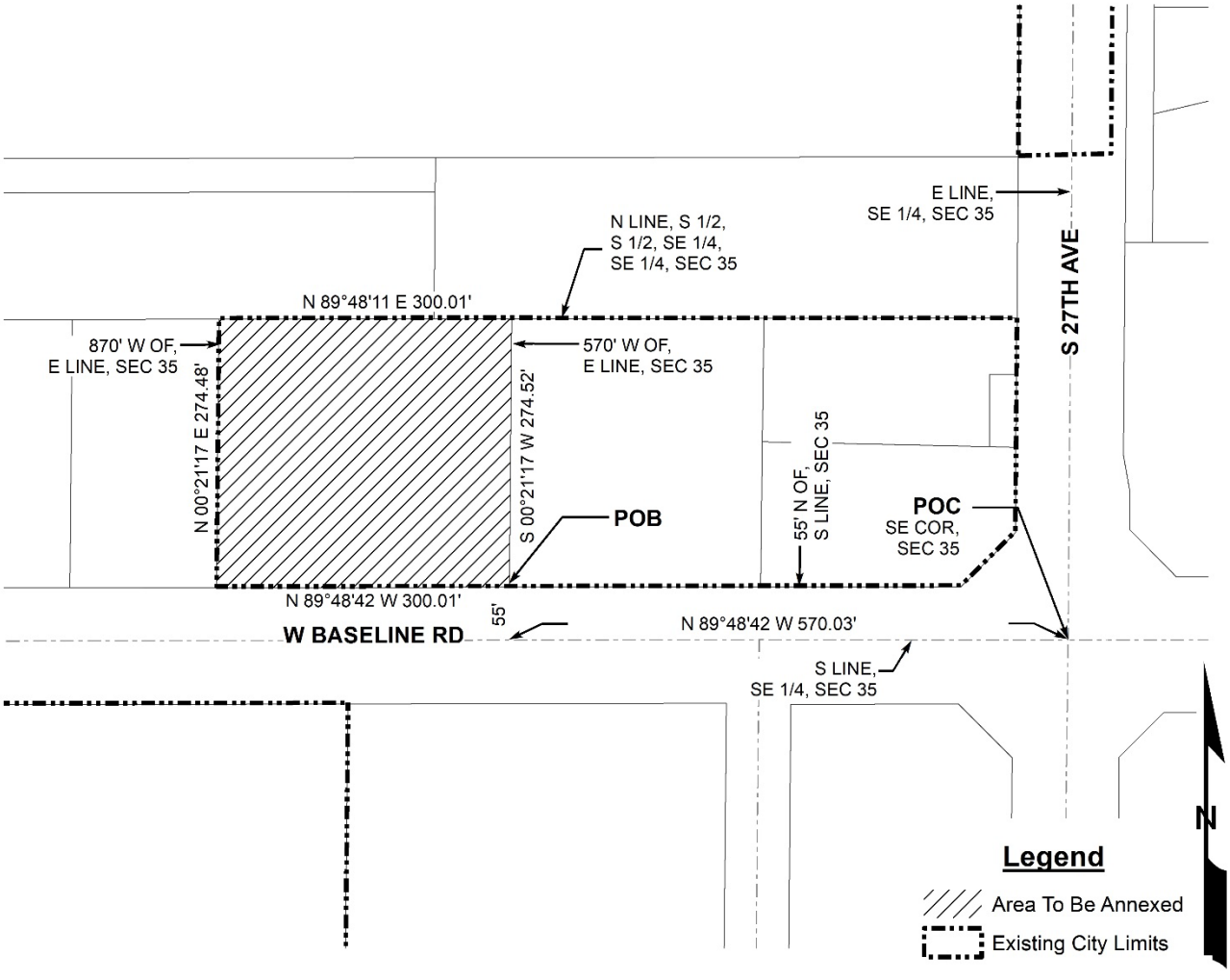
SECTION 35 T. 1 N., R. 2 E.,
G. & S. R. B. & M.

ANNEXATION NUMBER: 543

AREA IN SQUARE MILES
0.0029

VICINITY MAP





ANNEXATION PARCEL DESCRIPTION

A portion of the South half of the South half of the Southeast quarter of the Southeast quarter of Section 35, Township 1 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows;

COMMENCING at the Southeast corner of said Section 35, monumented with a Maricopa County Department of Transportation brass cap in handhole which bears North 89 degrees 48 minutes 42 seconds East 2643.84 feet from the South quarter corner of said Section 35, monumented with a brass cap in handhole;
Thence along the South line of the Southeast quarter of Section 35, South 89 degrees 48 minutes 42 seconds West 570.03 feet to a point on a line 570.00 feet West of, and parallel with, the East line of the Southeast quarter of said Section 35;

Thence, along said parallel line, North 00 degrees 21 minutes 17 seconds East 55.00 feet to a point on a line 55.00 feet North of, and parallel with, the South line of the Southeast quarter of said Section 35, said point being the POINT OF BEGINNING;

Thence, along said parallel line, South 89 degrees 48 minutes 42 seconds West 300.01 feet to a point on a line 870.00 feet West of and parallel with the East line of the Southeast quarter of said Section 35;

Thence, along said parallel line, North 00 degrees 21 minutes 17 seconds East 274.48 feet to a point on the North line of the South half of the South half of the Southeast quarter of the Southeast quarter of said Section 35;

Thence, along said North line, North 89 degrees 48 minutes 11 seconds East 300.01 feet to a point on a line 570.00 feet West of, and parallel with, the East line of the Southeast quarter of said Section 35;

Thence, along said parallel line, South 00 degrees 21 minutes 17 seconds West 274.52 feet to the POINT OF BEGINNING.

Comprising 1.890 acres or 82,350 square feet, subject to all easements of record.



JOB NO.: 221138
SECTION: 35
TOWNSHIP: 1 NORTH
RANGE: 2 EAST
DATE: APRIL 15, 2024
SHEET 1 OF 1

ALLIANCE LAND SURVEYING, LLC
7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
www.alliancelandsurveying.com
contactus@azals.com

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 27

Authorization to Apply for a Grant to Fabricate Manufactured Shade Projects from the Innovate PHX Challenge (Ordinance S-51454) - Citywide

Request to authorize the City Manager, or his designee, to apply for and accept funding and/or products and services valued at up to $70,000 from the C40 Heat, Health and Equity Challenge Fund, to fabricate and evaluate a shade structure idea from the Office of Innovation's hackathon events.

Summary

In 2023, the Office of Innovation launched the Innovate PHX Challenge hackathons to partner with residents to develop solutions to the City's most pressing challenges. More than 500 innovators from across the City participated in the first three challenges, focusing on expanding access to chilled drinking water in public spaces, innovations in manufactured shade and affordable housing solutions. A winning idea from the December 2023 event, in partnership with the Office of Heat Response and Mitigation, features a shade concept drawn from nature that includes heat-mitigating materials and encourages airflow to optimize the cooling effects of the shade. We have worked with a member of the winning team, a mechanical engineer, to further develop the design with the goal of fabricating and testing the idea.

If awarded, the C40 Heat, Health and Equity Challenge Fund award of up to $70,000, in funds and/or products and services, will support the prototyping and testing of this idea, including community engagement and rigorous evaluations to inform manufactured shade projects in the City. The City Treasurer is authorized to accept, and the City Controller is authorized to disburse, all funds related to this item.

Responsible Department

This item is submitted by Deputy City Managers John Chan and Gina Montes and the Offices of Innovation and Heat Response and Mitigation.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 28

Acceptance of Easements for Drainage, Booster Pump Station and Access Purposes (Ordinance S-51433) - Districts 1 & 6

Request for the City Council to accept easements for drainage, booster pump station and access purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

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

Easement (a)
MCR: 20240555739
Date: October 18, 2024
Applicant and Grantee: SLRE 75P, LLC; its successor and assigns
Purpose: Drainage
Location: 75 E. Pinnacle Peak Road
APN: 209-01-020
File: 240079
Council District: 1

Easement (b)
MCR: 20240555740
Date: October 18, 2024
Applicant and Grantee: Host Camelback I LLC; Phoenician Residential III LLC; its successor and assigns
Purpose: Booster Pump Station and Access
Location: 5943 N. Elsie Avenue; 5923 E. Helen Avenue
APN: 172-12-068A; 172-12-086A
File: 240025
Council District: 6

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: 11/20/2024, **Item No.** 29

Collection Services Contract - RFQu-24-0279 - Request for Award (Ordinance S-51431) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Ability Recovery Services, LLC, Cedars Business Services, LLC, Evergreen Professional Recoveries Inc., FDR Alliance LLC, FirstPoint Collection Resources, Inc., I.C. System, Inc., Ray Klein, Inc. dba Professional Credit, RSI Enterprises, Inc., and Valley Collection Service, LLC to provide collection services for departments citywide. Further request to authorize the City Controller to disburse and the City Treasurer to collect all funds related to this item. The total value of expenditures under the contracts will not exceed $510,000. Over a five-year term, the estimated aggregate revenue from debts collected is $764,000 to the City.

Summary

These contracts will serve to alleviate the City's limited debt collection resources by monitoring, reporting, and recovering outstanding debts. Debt collection accounts are referred to contractors based on the type and age of the debt. The City's major types of debt are General Accounts Receivable, Fire Department Emergency Transportation Services, and Municipal Services. Typically, fees associated with debt collection are covered through payments received by the collection agency, although occasional billing to the department directly may occur. Overall, these debt collection contracts provide a strategic and efficient approach for the City to manage outstanding debts, maintain financial stability, and allocate resources effectively.

Procurement Information

RFQu-24-0279 Collection Services was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL).

Ten offerors submitted statementss of qualifications and nine were deemed to be responsive and responsible. The Procurement Officer evaluated those statement of qualifications based on the following minimum criteria:

Experience
Method of Approach
Capacity

After review of the statement of qualifications, the Procurement Officer recommends award to the following offerors:

- Ability Recovery Services, LLC
- Cedars Business Services, LLC
- Evergreen Professional Recoveries Inc.
- FDR Alliance LLC
- FirstPoint Collection Resources, Inc.
- I.C. System, Inc.
- Ray Klein, Inc. dba Professional Credit
- RSI Enterprises, Inc.
- Valley Collection Service, LLC

Contract Term
The contracts will begin on or about January 1, 2025, for a five-year term with no options to extend.

Financial Impact
The estimated aggregate value of revenue generated for the City over the term of the contracts is approximately $764,000, which amounts to estimated annual revenues of $152,800. The total value of expenditures under the contracts shall not exceed $510,000.

Funding is available in the various departments' operating budgets.

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 30

Legal Services - Amendment of Ordinance S-49864 to Include Contract with Lippman Recupero for Outside Counsel Legal Services (Ordinance S-51455) - Citywide

Request to authorize the City Attorney, through the City Manager or his designee, to amend Ordinance S-49864 to include the following contract to provide outside counsel legal services to the City on an as-needed basis as determined by the City Attorney: Lippman Recupero. Further request authorization for the City Controller to disburse all funds related to this item. The amount of $19,000,000 was previously authorized in Ordinance S-49864 for legal services, and no additional funds are needed.

Summary

In accordance with the authority granted by Ordinance S-49864, the City Attorney is permitted to enter into legal services agreements with various law firms and lawyers to provide outside counsel services on an as-needed basis as determined by the City Attorney for Fiscal Years 2023-24 and 2024-25. The law firms and lawyers are set forth in **Attachment A** to Ordinance S-49864 and may include amendments thereto. The purpose of this Ordinance is to memorialize amendment of Attachment A to include the following firm: Lippman Recupero. These law firms and lawyers provide outside counsel services to the City in numerous, selected legal areas on an as-needed basis as determined by the City Attorney.

Contract Term

In accordance with the authority granted by Ordinance S-49864, the terms of the contracts may begin any time on or after July 1, 2023, and expire on June 30, 2025, although current legal services for litigation continue under a Letter of Engagement until the case is resolved.

Financial Impact

The aggregate value of the contracts, in conjunction with the other outside counsel legal services agreements permitted by Ordinance S-49864, will not exceed $19,000,000. No additional funds are needed.

Responsible Department

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

Attachment A

CITY OF PHOENIX

LAW DEPARTMENT
REQUEST FOR QUALIFICATION (RFQu) OUTSIDE COUNSEL LEGAL SERVICES RFQu-LAW23-0084
AWARD RECOMMENDATION

The City of Phoenix Law Department would like to thank all participants for submitting proposals for the above-mentioned RFQ.

The City Attorney's Office issued a request for qualifications from lawyers, law firms and consultants to provide outside counsel services to the City in numerous, selected legal areas on an as-needed basis as determined by the City Attorney.

The City has selected the proposals from the following law firms to advance for negotiation of contract terms on an as-needed basis:

Anderson & Krieger, LLP	Lamb & Lerch
Andrew M. Ellis Law, PLLC	Lewis Brisbois Bisgaard & Smith LLP
Apperson Crump, PLC	Lieff Cobraser Heimann & Bernstein, LLP
Berke Law Firm, PLLC	McKay Law
Brennan, Manna, & Diamond, LLC	Miller, Pitt, Feldman & McAnally, PC
Broening, Oberg, Woods, & Wilson, PC	Morgan Lewis & Bockius, LLP
Burch & Cracchiolo, PA	Nossaman, LLP
BurnsBarton, PLC	O'Connor & Dyet, PC
Calderon Law Offices PLC	Ogletree Deakins Nash Smoak & Stewart, PC
Culp & Kelly LLP	Osborn Maledon
Elardo, Bragg, Rossi, & Palumbo PC	Perkins Coie
Engelman Berger, PC	Peshkin & Kotalik, PC
Fisher & Phillips, LLP	Pierce Coleman, PLLC
Fox Rothschild, LLP	Richards & Moskowitz, PLC
Gabriel & Ashworth, PLLC	Robbins Gellar Rudman & Dowd, LLP
Greenberg Traurig, LLP	Sanders & Parks, PC
Gurstel Law Firm, PC	Scharff, PC
Gust Rosenfeld, PLC	Sherman & Howard, LLC
Hawkins Delafield & Wood, LLP	Stinson, LLP
Herrera Arellano, LLP	Struck Love Bojanowski & Acedo, PLC
Holloway Odegard & Kelly, PC	Suffecool Las, PLLC
Ice Miller, LLP	The Cavanagh Law Firm, PA
Jackson Lewis, PC	Thomas W Galvani, PC
Jackson Walker LLP	Thompson Coburn, LLP
Jardine Baker Hickman & Houston, PLLC	Thorpe Swer, PC
Jones, Skelton & Hochuli, PLC	Udall Shumway, PLC

Kaplan Fox & Kilsheimer LLP	Wieneke Law Group
Kaplan Kirsch & Rockwell LLP	Wood Smith Henning & Berman, LLP
Kutak Rock LLP	Wright Welker & Pauole, PLC

The following firms did not offer submittals to RFQu-LAW-23-0084 but will continue to provide legal services on the matters started under the prior attorney list and legal services agreements:

Ballard Spahr,
LLP Harvey Law
PLLC
Jennings, Strouss & Salmon,
PLC Squire Patton Boggs LLP
Warner Angle Hallam Jackson & Formanek, PLC

The following firms are added in accordance with LF24-0828:

Berry Riddell, LLC
Hull, Holliday & Holliday, PLC
Spencer Fane, LLP

The following firm is added in accordance with LF24-2520:

Lippman Recupero

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 31

Software Services Agreement with Relativity - Amendment (Ordinance S-51456) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract extension with Relativity ODA LLC (Relativity) for e-discovery software to assist the City in responding to the request for documents from the Department of Justice (DOJ), in an amount not to exceed $300,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Relativity offers a cloud based e-discovery software tool. Many law firms and government organizations use e-discovery software to organize, sort, redact, label and categorize document production for litigation. The City has relied upon outside counsel and vendors for this function. The DOJ investigation will require a large volume of document sorting and native file categorizing. The City currently does not have the capacity to process and redact this type of volume document production without reverting all files into Adobe Acrobat, which is time consuming and not conducive to efficient redaction, indexing or sorting.

This software will save City staff hours in production time and will also assist the City to organize, index, redact and search documents. The Law Department has worked with the Information Technology Services Department on a Business Investment Request (4399), which has been approved.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

The contract term is three years, starting on December 17, 2024.

Financial Impact

The new contract value will not exceed $300,000 and funds are available in the Law Department's budget.

Concurrence/Previous Council Action

The City Council previously approved these services with Relativity:

- Software Services Agreement - Contract 155584 (Ordinance S-48215) on December 15, 2021.
- Software Services Agreement - Amendment (Ordinance S-50377) on December 6, 2023.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 32

Approval of Ordinance Amending Phoenix City Code Chapter 2 - Phoenix Employees' Deferred Compensation Program (Ordinance G-7325) - Citywide

Request to amend Sections 2-1503 A(2) and B(4) of Phoenix City Code, Chapter 2, Article XXXV, (**Attachment A**) to authorize the City Manager, or his designee, to make changes to the membership of the board to include a retiree representative.

Summary

City Code identifies the current board compensation of nine members; three employees appointed by the City Council, two citizens from the general public who have investment experience and no rights to the program, two management employees, the City of Phoenix Employees' Retirement System Administrator, and the City Manager or their designee. Proposed changes would eliminate one citizen member and substitute a single retiree of the City who is a plan participant.

Retirees represent a significant amount of assets within the plan and under the current membership provisions, are not represented. This change will allow representation from the growing retiree population.

Concurrence/Previous Council Action

This item was recommended for approval by the Deferred Compensation Program Board at their meeting on October 10, 2024.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Retirement Office.

ATTACHMENT A

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

DRAFT

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 2-1503 A AND B OF THE PHOENIX CODE TO ELIMINATE ONE CITIZEN MEMBER AND SUBSTITUTE A RETIRED CITY EMPLOYEE WHO IS A CURRENT PLAN PARTICIPANT; AND FURTHER AUTHORIZING THE CITY MANAGER TO TAKE ANY AND ALL ACTIONS NECESSARY OR APPROPRIATE, TO CARRY OUT THE PURPOSES OF THIS ORDINANCE.

_____

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

SECTION 1. Article XXXV, Phoenix City Code, Section 2-1503A is amended mod subsection (2) and add new subsection (6) to read:

Sec 2-1503 Phoenix Employees' Deferred Compensation Board; appointment; terms.

A. The Phoenix Employees' Deferred Compensation Board is established to govern the program. The Board shall consist of nine members as follows:

1. Three employees of the City appointed by the Council. One employee shall be a non-public safety member of the Coalition of Phoenix City Unions. One employee shall be a member of the International Association of Firefighters Local 493. One employee shall be a member of either the Phoenix Law Enforcement Association or the Phoenix Police Sergeants and Lieutenants Association.

2. ONE CITIZEN ~~Two citizens~~ from the general public, who HAS ~~have~~ investment experience and HAS ~~have~~ no rights in the program, directly or indirectly, appointed by the Council.

3. Two management employees of the City appointed by the City Manager. One management employee shall have human resources and employment benefits experience. One management employee shall have public sector finance and investment experience.

4. The City of Phoenix Employees' Retirement Plan Administrator.

5. The City Manager or the City Manager's designee, who shall be the Board's chair.

6. A RETIRED CITY EMPLOYEE WHO IS A CURRENT PLAN PARTICIPANT.

SECTION 2. Article XXXV, Phoenix City Code, Section 2-1503B(3) is amended to read:

Sec 2-1503 Phoenix Employees' Deferred Compensation Board; appointment; terms.

B. In order to ensure continuity of experience on the Phoenix Employees' Deferred Compensation Board, the Council and City Manager shall appoint members to the following initial terms:

3. *Four years:* The member of the Phoenix Law Enforcement Association or the Phoenix Police Sergeants and Lieutenants Association; one ~~citizen with investment experience~~ RETIRED CITY EMPLOYEE WHO IS A CURRENT PLAN PARTICIPANT; and~~,~~ the City Manager or the City Manager's designee.

PASSED by the City Council of the City of Phoenix this 20th day of November 2024.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: _____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

MLW:bc:LF24-2352;11-20-24; 2464930

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 33

Property Management Services Contract for the Affordable Housing Portfolio, Group A - Request for Award (Ordinance S-51444) - Districts 1, 3 & 4

Request to authorize the City Manager, or his designee, to enter into a contract with D.B. Chamberlin & Associates L.L.C. to provide property management services for the City of Phoenix Housing Department's Affordable Housing Portfolio, Group A (Cypress Manor, Foothills on the Preserve, La Cascada I, La Cascada II and Sand Dollar). Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value including all option years will not exceed $8.5 million. There is no impact to the General Fund.

Summary

The City of Phoenix Housing Department, Asset Management Division, requires third-party property management services in connection with the continued operations of Group A consisting of five multifamily rental housing properties with 351 rental units that are a subset of the Affordable Housing Portfolio (Portfolio) located in Phoenix, Arizona.

Procurement Information

Request for Proposal FY25-086-1 (DRW) for Property Management Services for the Affordable Housing Portfolio, Group A was conducted in accordance with Administrative Regulation 3.10.

Four vendors submitted proposals by the deadline of August 30, 2024, and all were deemed responsive and responsible. An evaluation panel, comprised of three City staff, evaluated the submitted proposals. Proposals received points in the following categories: Method of Approach (300 Points), Experience and Qualifications of Firm and Key Personnel (450 Points), Price (150 Points), and References (100 Points). The maximum possible score for each proposal in each group was 1,000 points. The final scores for the proposals received are as follows:

- D.B. Chamberlin & Associates L.LC. 835 Points
- Envolve Client Services AZ LLC. 826 Points
- Dunlap & Magee Property Management Inc. 800 Points
- Consolidated Asset Management Inc. 786 Points

After reaching a consensus, the evaluation panel recommends D.B. Chamberlin & Associates L.LC. The Housing Department concurs with the evaluation panel's decision and recommends awarding the property management services contract to D.B. Chamberlin & Associates L.L.C.

Contract Term
The initial five-year contract term will begin on or about December 9, 2024, and end on December 8, 2029. The contract includes an option to extend the term up to five additional years, which may be exercised at the discretion of the City Manager or designee.

Financial Impact
The aggregate contract value, including all option years, will not exceed $8.5 million (including applicable taxes) with an estimated annual expenditure of $850,000. Contract costs related to staffing and management fees will be funded by the rental revenue generated by Group A properties. There is no impact to the General Fund.

Location
Cypress Manor: 5722 N. Black Canyon Highway, District 4
Foothills on the Preserve: 1525 E. Cheryl Drive, District 3
La Cascada I: 248 E. Ruth Avenue, District 3
La Cascada II: 229 E. Ruth Avenue, District 3
Sand Dollar: 18410 N. 27th Avenue, District 1
Council Districts: 1, 3 and 4

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Housing Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 34

Authorization to Apply, Accept and Disburse U.S. Department of Housing and Urban Development Grant Funding (Ordinance S-51447) - District 8

Request authorization for the City Manager, or his designee, to apply for and accept U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development, Continuum of Care (CoC) Builds grant funding in an amount not to exceed $10 million. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item for the life of the grant.

Summary

On August 13, 2024, HUD issued a Notice of Funding Opportunity for the CoC Builds grant program with an application deadline of November 21, 2024. HUD is providing $175 million in competitive federal grant funding and expects to make approximately 25 awards ranging from $1 million to $10 million per project over a five-year period of performance. The CoC Builds grant is available to local and state governments, public housing authorities, non-profit organizations, and tribal governments and organizations. The Maricopa Association of Governments CoC together with the City of Phoenix and Steel and Spark are jointly applying for this grant.

The purpose of the funding is to target efforts within CoC geographic areas to address and reduce persons experiencing homelessness by adding new units of permanent supportive housing through new construction, acquisition, or rehabilitation through one-time awards. Funding will be used for Senior Bridge, a Steel and Spark project that will provide 40 units of transitional housing and 65 affordable apartments for low-income seniors (55+). It will be the first energy independent, low-income housing development in the country utilizing modern technology to eliminate electricity expenses for the tenants.

Contract Term

The term of the CoC Builds grant has a five-year period of performance. The projected start date is October 1, 2025, or after the expected issuance of awards. The expected end date is October 1, 2030. If awarded, contract execution shall occur no later than September 1, 2025.

Financial Impact

Funding amount up to $10 million will be provided by HUD. Funding for the required 25 percent cash and/or in-kind matching funds will be provided by Steel and Spark. There is no impact to the General Fund.

Location

Senior Bridge, 2853 E. Van Buren Street
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 35

Partner with FUSE to Host Two Executive Fellows in Support of City Solar Programs (Ordinance S-51451) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with FUSE to recruit two FUSE Executive Fellows to support the City of Phoenix Office of Sustainability solar programs for one year, with the possibility to extend for an additional year. FUSE will cover 90 percent of the Fellows' compensation cost; the City will cover 10 percent of the cost, or up to $20,000 per year for each Fellow. The total City cost is up to $80,000 over two years.

Summary

FUSE is a national nonprofit dedicated to increasing the capacity of local governments to engage communities, advance equity, and work more effectively for everyone. Founded in 2011 by a group public-, private-, and social-sector leaders, FUSE assists communities in adapting to constantly evolving sustainability challenges. FUSE administers an executive fellowship-based model funded through philanthropy to accelerate community-based, renewable energy focused programs and projects.

Two City of Phoenix sustainability programs that accord with FUSE's criteria were identified for the Executive Fellows:

-The first Fellow would help organize and promote the forthcoming Solar for All program to Phoenix residents. The City partnered with the State of Arizona in applying for the Solar for All grant, which was awarded $156 million through the Federal Inflation Reduction Act. The Fellow will work with City departments, community-based organizations, and the State of Arizona to widely market the program to Phoenix low- and middle-income residents to ensure a significant portion of the funding flows to Phoenix residents.

-The second Fellow would be dedicated to evaluating and advancing solar energy development on City property. This role will require experience with solar development, as well as strong leadership, project management, and collaboration-building skills to work closely with local utilities, solar developers, and City departments in locations where the issues are complex and involve multiple stakeholders.

Contract Term
The contract will begin Spring of 2025 for a one-year term with a one-year option to extend.

Financial Impact
The Office of Sustainability has the funding to cover the City's portion of up to $80,000 for two Fellows for up to two years, using existing grant funds from the U.S. Department of Energy that previously supported the Energize Phoenix Program. All program funds and expenses will be covered within the existing Office of Sustainability budget.

The City will have the option to terminate the agreement with FUSE at any time and the City's costs will be prorated based on the amount of time each Fellow provides to the City.

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Office of Sustainability.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 36

Turf, Sod and Seed Services - IFB-25-0476 - Request for Award (Ordinance S-51443) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Evergreen Turf, Inc. and West Coast Turf, Inc. to provide turf, sod and seed products and installation services for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $650,000.

Summary
The Parks and Recreation Department issued a solicitation seeking various turf, sod and seed providers for sports facilities and recreation areas that includes varieties specific to water conservation. Pricing includes products with and without installation.

Procurement Information
An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10. Two vendors submitted responsive and responsible bids per the posted specifications to provide the required goods and services. Following an evaluation based on price, responsiveness to all specifications, terms and conditions, and responsibility to provide the required services both vendors are being recommended for award recommendation:

Evergreen Turf, Inc.
West Coast Turf, Inc.

Contract Term
The contracts will be for a five-year term beginning on or about January 1, 2025.

Financial Impact
The aggregate contracts value will not exceed $650,000. Funding is available in the Parks and Recreation Department's Operating budget.

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 37

Phoenix Film and Digital Media Permit Fee (Ordinance G-7324) - Citywide

Request to authorize the City Manager, or his designee, to amend Ordinance G-3871 to adjust the Phoenix Film and Digital Media Permit (FDMP) fee to a category-based rate ranging up to $350. The proposed fee increase is anticipated to generate an additional $8,000 in annual revenue in Fiscal Year 2025-26.

Summary

The City of Phoenix Film Office is authorized by the City Manager to issue the FDMP to production companies to film on any public property, facility, or right-of-way belonging to the City of Phoenix, and for the release of City claims to the products of such activities. Since the current permitting system was instituted in July 1998, the Phoenix Film Office has issued over 3,100 individual permits to local, domestic, or internal production companies.

The FDMP was initially established at $50 by Ordinance G-1403 on October 8, 1974. Subsequently, on June 28, 1995, Ordinance G-3871 amended the fee to $100. This fee structure has remained unchanged for nearly three decades, despite significant changes in the film industry and municipal operations during this period. Given those reasons, a fee increase is now necessary to ensure the continued effectiveness and sustainability of the Phoenix Film Office.

The proposed fee increase aims to align the Phoenix Film Office with current industry standards and ensure Phoenix services remain competitive while covering some administrative and operational costs for the office. The restructuring of the permit fees includes the following:

- Introduction of an application fee to offset potential losses incurred when projects do not proceed to filming after initial preparations.
- Implementation of a nominal permit fee for student productions, balancing administrative costs and still maintaining accessibility for educational projects.
- Establishment of a rush fee for projects submitted less than three business days before the first shoot date and a material change fee for large element changes.
- Transition from annual permits to per-project basis.

These adjustments aim to ensure the sustainability of the Phoenix Film Office services while maintaining Phoenix's attractiveness as a filming destination. Please refer to **Attachment A** for a detailed breakdown and comprehensive explanation of all proposed charges.

Concurrence/Previous Council Action

- On October 8, 1974, the City Council passed Ordinance G-1403 establishing the Phoenix Film Office and setting the FDMP fee at $50.
- On June 28, 1995, the City Council passed Ordinance G-3871 amending the FDMP fee to $100.

Public Outreach

- Posted 60-Day Notice on www.Phoenix.gov/Fees on September 18, 2024.
- Posted on www.filmphoenix.com on the Film & Digital Permit webpage on September 18, 2024.
- Presented during the Phoenix Film Office “Friends of the Film Office” meeting on June 27, 2024 and received support from all attendees.
- Included with the Arizona Production Association newsletter in October 2024 reaching over 1,600 local, domestic, and international subscribers.
- Included with Arizona Film and Digital Media Coalition newsletter in November 2024 reaching over 1,100 local, domestic, and international subscribers.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.

ATTACHMENT A

50th Anniversary FILMPHX Est. 1974

COMMUNITY AND ECONOMIC DEPARTMENT

PROPOSED PHOENIX FILM OFFICE FEE SCHEDULE

PERMIT TYPE	APPLICATION FEE	FILMING PERMIT FEE	RUSH FEE	MATERIAL CHANGES RUSH FEE
General	$50	$150 Per Calendar Month	$150	$150
Student	Free	$40	$40	$40
Low Impact	$50	$100 Per 7 Days	$100	N/A

NOTE: All fees are non-refundable except in exceptional circumstances. Please call the office for more information.

Rush fees only apply when application and materials are submitted three or fewer business days prior to filming. Materials submitted inside of 24 business day hours will not be accepted.

Material changes are considered large element changes inside of three or fewer business days. Material changes inside of 24 business day hours will not be accommodated. This does not include date changes so long as they are not inside 24 business day hours.

DEFINITIONS

General Permit – Traditional Phoenix Film and Digital Media Permit issued when city staff (Police, Rangers, et cetera) are required or coordination with other departments (Streets, Library, et cetera) is needed. All City Film Policies will be in effect.

Student Permit – Issued to filmmakers currently enrolled in an educational program and the insurance comes directly from the school and a letter from the student's Professor stating the project is approved. Should the school not provide insurance on behalf of the student, the student will need to secure their own insurance and provide a letter from their Professor stating the project is approved by the school

Low Impact Permit – For projects that do not require city staff or fall under the threshold of requiring a General Permit, but the Production Company would still like to obtain a Phoenix Film and Digital Media Permit for legal reasons and/or to receive a location release. The following locations are **not coved by a Low Impact Permit** and must apply for a General Permit:

- Parks
- Airports (Sky Harbor, Deer Valley, and Goodyear)
- Libraries
- Interiors of City owned properties
- City owned Golf Courses
- Obstruction or attempting to control movement along city rights-of-way (sidewalks, streets, and alleyways)
- Scenes involving weapons, prop emergency responder vehicles (police and ambulances for example), or depicting violence that could be of concern to the public
- Filming car-to-car or on a process trailer

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 38

Issuance of Multifamily Housing Revenue Bonds (Memorial Towers Project) (Resolution 22264) - District 8

Requests City Council approval for the issuance of Multifamily Housing Revenue Bonds (Memorial Towers Project), Series 2024A and Subordinate Multifamily Housing Revenue Bonds (Memorial Towers Project), Series 2024B, to be issued in one or more tax-exempt and/or taxable, senior and/or subordinate series, in an aggregate principal amount not to exceed $34,000,000.

Summary

Request City Council adoption of a Resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue up to $34,000,000 of (i) its Multifamily Housing Revenue Bonds (Memorial Towers Project), in one or more tax-exempt and/or taxable senior series (the “Senior Bonds”) and (ii) its Multifamily Housing Revenue Bonds (Memorial Towers Project), in one or more tax-exempt and/or taxable subordinate series (the “Subordinate Bonds” and collectively with the Senior Bonds, the “Revenue Bonds”) for use by Memorial Towers (TC2) Senior Housing Limited Partnership, an Arizona limited partnership (collectively with its assignees and designees, the “Borrower”), to finance, and/or refinance, as applicable, all or a portion of the costs of:

a. The acquisition, rehabilitation, construction, development, improvement, equipping and/or operating of a multifamily residential rental housing community expected to be comprised of approximately 153 units in Phoenix, Arizona, and;

b. Funding any required reserve funds, paying capitalized interest on the Revenue Bonds, if any, and paying certain costs and expenses incurred in connection with the issuance of the Revenue Bonds.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Revenue Bonds at its meeting held on October 28, 2024.

Location
The Project is located at or near 1405 S. 7th Avenue in Phoenix, AZ.
Council District: 8

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

Attachment A

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

RESOLUTION _____

A RESOLUTION APPROVING THE PLAN OF FINANCING AND ISSUANCE OF NOT TO EXCEED $34,000,000 PRINCIPAL AMOUNT OF ONE OR MORE TAX-EXEMPT AND/OR TAXABLE, SENIOR AND/OR SUBORDINATE SERIES OF MULTIFAMILY HOUSING REVENUE BONDS (MEMORIAL TOWERS PROJECT) OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

_____

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the "Authority"), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the "Act"), authorizes the Authority to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a "project" (as defined in the Act) whenever the Board of Directors of the Authority (the "Authority Board") finds such loans to further advance the interests of the Authority or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a "project" when the Authority Board finds that the refinancing is in the public interest; and

WHEREAS, Memorial Towers (TC2) Senior Housing Limited Partnership, an Arizona limited partnership (the "Borrower"), has requested that the Authority issue its

DRAFT

revenue bonds for the purpose of assisting the Borrower to finance and/or refinance, as applicable, all or a portion of the costs of: (a) the acquisition, rehabilitation, construction, development, improvement, equipping and/or operating of a multifamily residential rental housing community known as “Memorial Towers” (including improvements and facilities functionally related and subordinate thereto) expected to be comprised of approximately 153 units (all or a portion of which will be set aside for occupancy by low- to moderate-income senior tenants (age-restricted)) situated on approximately 3.022 acres and generally located at 1405 S. 7th Avenue, Phoenix, Arizona 85007, (b) funding any required reserve funds, (c) paying capitalized interest on the below-defined Bonds, if any, and (d) paying costs and expenses incurred in connection with the issuance of such Bonds (collectively, the “Project”); and

WHEREAS, the Authority, by Resolution 2024-18, duly adopted by the Authority Board at a lawful meeting called and held on October 28, 2024 granted approval of the issuance and sale of (i) its Multifamily Housing Revenue Bonds (Memorial Towers Project), in one or more tax-exempt and/or taxable senior series (the “Senior Bonds”) and (ii) its Multifamily Housing Revenue Bonds (Memorial Towers Project), in one or more tax-exempt and/or taxable subordinate series (the “Subordinate Bonds” and collectively with the Senior Bonds, the “Bonds”), from time to time pursuant to a plan of financing, in an aggregate principal amount not to exceed $34,000,000, the proceeds of which will be used to finance the Project; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Authority under which the Bonds are to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as

DRAFT

amended (the "Code"), requires that an "applicable elected representative" (as that term is defined in the Code) approve the issuance of the tax-exempt portion of the Bonds and the plan of finance for the Project following a public hearing, which public hearing was held by the Authority on October 29, 2024; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Bonds has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the "applicable elected representative" as defined in Section 147(f) of the Code with respect to the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Authority under which the Bonds are to be issued are hereby approved.

SECTION 2. The issuance of the Bonds and the plan of finance for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

DRAFT

PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this 20th day of November, 2024.

_____
MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

DRAFT

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 39

Accept Supplemental Funding for FY 2023 FEMA Urban Search & Rescue Response System Readiness Cooperative Agreement Award (Ordinance S-51439) - Citywide

Request to authorize the City Manager, or his designee, to retroactively accept and disburse Federal Emergency Management Agency (FEMA) National Urban Search & Rescue (US&R) Response System Readiness supplemental funds awarded for Fiscal Year (FY) 2023 totaling $145,372. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item.

Summary

The Department of Homeland Security and FEMA provide support and funding for the maintenance and readiness of the US&R Response System. This funding ensures the ongoing development and maintenance of the national US&R capability. As the sponsoring agency for Arizona Task Force One (AZ-TF1), the Phoenix Fire Department receives annual cooperative agreement awards to support the team's readiness. These funds are used to maintain AZ-TF1's operational capacity, ensuring they are properly trained, equipped, and prepared to respond to emergencies as part of the national US&R network.

Due to rising expenses associated with maintaining US&R teams, FEMA has begun providing additional financial support beyond what is already funded through their annual cooperative agreements. These additional funds are distributed as part of the ongoing awards and are available throughout the term of the current award agreements.

Contract Term

The period of performance to utilize the supplemental funding will run through August 31, 2026.

Financial Impact

The Fire Department will receive supplemental funding from FEMA for the FY 2023 US&R Response System Readiness Cooperative Agreement, not to exceed $145,372.

Concurrence/Previous Council Action

The City Council previously approved this action:

- Enter Into 2023 Readiness Cooperative Agreement with FEMA, November 1, 2023 (Ordinance S-50310).

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 40

Agreement with United HealthCare Services, Inc. for Immunization Funding to Support the Phoenix Fire Department Baby Shots Vaccination Program (Ordinance S-51453) - Citywide

Request authorization for the City Manager, or his designee, to enter into an agreement with United HealthCare Services, Inc. to retroactively accept $90,000 for the Phoenix Fire Department Baby Shots Vaccination Program. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, funds related to this item.

Summary

The Phoenix Fire Department (PFD) Baby Shots Vaccination Program provides free vaccinations to children who are eligible under the federally funded Vaccine for Children's Program, which provides vaccines at no cost to children who might not otherwise be vaccinated because of an inability to pay. United HealthCare Services, Inc. would like to provide funding to PFD to support the Baby Shots program with the following activities:

- Seven vaccination sites in the greater Phoenix area providing immunization clinics once a month or more frequently if requested;
- Additional immunization clinics if requested;
- Support for program logistics and support staff; and
- Supplies and materials for the clinics.

Contract Term

The term of the agreement will be for a three-year period beginning on or about October 1, 2024.

Financial Impact

The Fire Department will receive funding from United HealthCare Services, Inc. in an amount not to exceed $90,000.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 41

Intergovernmental Agreement with Maricopa County Special Health Care District dba Valleywise Health for Electronic Health Records System Access (Ordinance S-51452) - Citywide

Request authorization for the City Manager, or his designee, to enter into an agreement with Maricopa County Special Health Care District dba Valleywise Health for the Phoenix Fire Department to access the Valleywise Health Electronic Health Records (EHR) system.

Summary
This intergovernmental agreement will allow the Phoenix Fire Department (PFD) to access the Valleywise Health EHR system in order to facilitate the payment for emergency transportation provided to Valleywise Health patients. Due to staffing shortages at Valleywise Health and the volume of records requests initiated by PFD, Valleywise Health has asked that PFD be granted access to the EHR system. By entering into this agreement, PFD Emergency Transportation Services will be able to access data needed to complete the billing for transportation of Valleywise Health patients in a timely manner without utilizing Valleywise Health's administrative resources.

Contract Term
The agreement will be for two years from the date executed with an automatic one-year renewal.

Financial Impact
This proposed agreement does not have a cost component.

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 42

Donation of a 2025 GMC Sierra Truck (Ordinance S-51450) - Citywide

Request to authorize the City Manager, or his designee, to accept the donation of a 2025 GMC Sierra truck from the United States Department of Energy, Office of Radiological Security, valued at $63,395, to become property of the City of Phoenix operated by the Phoenix Police Department Tactical Support Bureau, Bomb Squad. Further request authorization for the City Treasurer to accept all funds related to this donation. If not approved, the donation will be declined.

Summary

The United States Department of Energy's Office of Radiological Security has donated and authorized ownership transfer of a 2025 GMC Sierra truck to be operated by the City of Phoenix Police Department's Tactical Support Bureau Bomb Squad. Acceptance of the vehicle will be used to tow the Aquila RSAR trailer, Model S box trailer (Ordinance S-48932), which supports the training and operational needs of the Department by carrying training aids used in simulating the response to incidents involving industrial or medical radiological systems in the Valley.

The vehicle was initially purchased by the United States Department of Energy, Office of Radiological Security through federal funding sources.

Financial Impact

There is no financial impact. The United States Department of Energy's Office of Radiological Security will donate the truck valued at $63,395.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 43

Designated Aviation Channeling Services Contract - AVN RFP 19-026 - Amendment (Ordinance S-51429) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 151331 (Contract) with Telos Corporation to extend the term of the Contract. No additional funds are needed. Further request to authorize the City Manager, or his designee, to continue using Ordinance S-46161.

Summary

The Contract currently provides Designated Aviation Channeling (DAC) services, which manages background check processing, fingerprint-based criminal history record checks, security threat assessments (STA), and vetting services that notify the Aviation Department's (Aviation) Security Badging Office of changes in badge holder history. The DAC Contract allows for the transmission of data to the Transportation Security Administration (TSA) for STA background checks. Aviation uses an existing Identity Management System (IDMS) that is integrated with DAC to manage the security processes and programs.

In early 2024, Aviation entered into a new contract to upgrade the existing IDMS software to a substantially newer version. This software upgrade effort is occurring in parallel with the implementation of a new IDMS system from a different contractor. Both projects are complex and require the DAC for ongoing implementation and testing. The relocation of the Security Badging Office to Terminal 3 is also scheduled to be completed at the end of 2024. Transitioning the DAC during these projects would cause disruptions to badging services and pose risks to airport operations.

Aviation requests an extension of the current DAC Contract for up to one year or until a new contract is in place, whichever occurs first, to allow for the replacement of the existing IDMS system in a controlled environment that would allow for a seamless transition. Aviation will conduct a competitive procurement for new DAC services without interrupting operations.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term
Upon approval the term of the Contract will be extended up to December 31, 2025.

Financial Impact
The value of the Contract will be up to $900,000 and no additional funds are needed.

Concurrence/Previous Council Action
The City Council previously approved:
• Designated Aviation Channeling Services Contract 151331 (Ordinance S-46161) on November 20, 2019.

Location
Phoenix Sky Harbor International Airport: 2485 E. Buckeye Road
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: 11/20/2024, **Item No.** 44

Wide-Body Passenger Boarding Ramp - IFB 23-017 - Amendment (Ordinance S-51430) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157638 (Contract) with Aviramp Limited (Aviramp) for the purchase of various additional types of passenger boarding ramps and equipment for the Aviation Department (Aviation). The amendment will extend the Contract's term by three years. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures over the extended term will be up to $550,000.

Summary

Aviation is increasing the number of gates at Terminal 3 to include remote aircraft boarding operations due to the swift growth of passengers at Phoenix Sky Harbor International Airport (PHX). The gate expansion project will require busing passengers onto the airfield and using boarding ramps to enplane customers at remote locations when necessary. The extension to the Contract's term will allow Aviation to purchase various types of additional passenger boarding ramps and equipment offered by Aviramp to ensure that PHX can meet the ever-growing demands of the traveling public and accessibility goals.

Contract Term

The Contract's term will be extended three years through January 3, 2028 for a total five-year term.

Financial Impact

The $550,000 in additional funds increases the total value of the Contract up to $950,000 over the five-year term of the Contract. Funds are available in the Aviation’s budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Wide-Body Passenger Boarding Ramp - Contract 157638 (Ordinance S-49291) on January 4, 2023.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
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: 11/20/2024, **Item No.** 45

Phoenix Sky Harbor International Airport North Infield Paving and Drainage Improvements - Engineering Services - AV08000091 (Ordinance S-51440) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with TRACE Consulting, LLC to provide engineering services that include design and possible construction administration and inspection for the Phoenix Sky Harbor International Airport North Infield Paving and Drainage Improvements project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $3.6 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. Such utility services include: electrical, water, sewer, natural gas, telecommunication, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception 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 should be prohibited by Phoenix City Code section 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to improve all infields on the north side of Phoenix Sky Harbor International Airport (Airport) between Runway 8-26 and Taxiways B and C. The improvements include removing existing asphalt, upgrading utility vaults, regrading the infields for better drainage, and repaving with new asphalt to improve surface quality and control foreign object debris. This project is anticipated to be a multi-phase, multi-year project. Phases will depend on available grant funding.

TRACE Consulting, LLC's services include: coordinating with all stakeholders and Construction Manager at Risk; providing for environmental requirements and archeological requirement and utility conflicts; providing mechanical, architectural, civil,

geotechnical, structural, and modifications; providing mechanical, architectural, civil, geotechnical, structural, and survey project-related services; providing compatibility with the Airport's future planning; updating drainage plans and electrical plans; providing cost estimates and package the project to be constructed in different phases per grant allocations; providing all required documentation for submittal to local, state, and federal entities, and for Arizona Department of Transportation (ADOT) Airport Improvement Program (AIP) grant compliance; completing the Engineer's Design and Construction Report required for grants; providing Construction Administration and Inspection Services to assure quality assurance, testing, and certifications according to AIP and ADOT compliance and requirements; reviewing, preparing, or approving, as required, contractor shop drawings, submittals, and pay requests; scheduling, conducting, and documenting meetings with client and funding agencies; verifying compliance with contract documents; preparing daily inspection reports and detail construction progress; issuing letters of substantial completion; reviewing contractor's record drawings and preparing final record drawings; conducting pre-final and final inspection; conducting warranty inspections; and other services as needed for a complete project.

Procurement Information
The selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Three firms submitted proposals and are listed below.

Selected Firm
Rank 1: TRACE Consulting, LLC

Additional Proposers
Rank 2: Kimley-Horn and Associates, Inc.
Rank 3: Stantec Consulting Services, Inc.

Contract Term
The term of the agreement is five years from the 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 TRACE Consulting, LLC will not exceed $3.6 million, including all subconsultant and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. The Aviation Department anticipates grant funding for a portion of the project. 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.

Location
2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Aviation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 46

Phoenix Sky Harbor International Airport Terminal 4 Concessions Lease Extension (Ordinance S-51449) - District 8

Request to authorize the City Manager, or his designee, to negotiate and execute amendments to extend the terms of leases with Phoenix Sky Harbor International Airport Terminal 4 food, beverage, and retail concessionaires that are set to expire between 2026 and 2030, and other amendments consistent with this item.

Summary

The Aviation Department will be implementing Terminal 4 modernization projects that exceed $400 million over the next five years. These projects are needed to maintain the terminal building systems and passenger experience in Terminal 4, which is now more than 35 years old. Implementing these projects will require concessionaires to adjust their business operations during the construction period. Additionally, plans for the development of the new west terminal will result in a significant reallocation of airlines across the three terminals, impacting the ability for concessionaires to accurately forecast demand, develop a business plan, and amortize capital investments. A negotiated lease extension will assist these concession businesses in managing the construction impacts and will provide an opportunity for concession companies to re-concept some stores with new local concepts and brands or refresh existing storefronts without long-term disruption of services to passengers.

The concession contracts eligible for the negotiated lease extension will be food and beverage contracts set to expire in June 2026, and retail contracts set to expire in December 2029 and November 2030. The proposed lease extensions will include an eight-year extension of the lease term with no options to extend. The key business terms to be negotiated include:

- Rent based on percentage rent of gross sales, determined by store category and store location
- Capital reinvestment plan
- Small business partner opportunities
- Brand re-concept and store refresh plans

As part of the negotiations, new provisions will be included in the lease agreements to

require supporting Aviation Department workplace initiatives, such as childcare programs, partnering on customer experience programs, participating in annual financial and operational performance reviews, participating in the Aviation Department's sustainability program and Green Business Partner programs, and contributing to a new airport marketing program that will support promotion of concessions offerings. In addition, the amendments will contain other terms and conditions deemed necessary or appropriate by the City or the Aviation Director for airport operations and the passenger experience.

The concessions leases that will be amended by this action are leases: 131410, 133475, 143718, 143719, 144047, 144322, 144323, 144324, 145872, 145873, 145977, 146077, 146458, 146459, and a lease approved by the City Council on June 26, 2024, that is pending full execution with Casa Unlimited for a Terminal 4 Lobby food and beverage concept.

Contract Term

The proposed extension to the lease term will be eight years with no options to extend the term. The lease extensions are anticipated to commence on or about July 2026 for the food and beverage contracts, and on or about either January 2030 or December 2030 for the retail contracts.

Financial Impact

The negotiated percentage rent will commence with the beginning of the extended lease term. Extending the terms eight years for these Terminal 4 food and beverage, and/or retail concession contracts will result in no additional cost to the airport.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
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: 11/20/2024, **Item No.** 47

Bus Stop and Transit Cleaning Services - RFP PTD21-001 - Amendment (Ordinance S-51448) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 155469 with Graffiti Protective Coatings, Inc. (GPC) to continue enhanced services related to bus stop and transit center cleaning services. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using Ordinances S-49377 and S-48053.

Summary

The Public Transit Department has a five-year contract with GPC to provide routine cleaning services at the City of Phoenix's 15 transit facilities, including park-and-rides and transit centers, and approximately 4,100 bus stops citywide. GPC also provides additional services, as needed, for special events and minor bus stop repairs.

In recent years, the City has experienced a significant increase in the amount of refuse and items left at bus stops, requiring GPC to expand their efforts and frequency of cleanings at several locations. In January 2023, the City Council approved an amendment to address the need for additional cleaning services at bus stops and other transit facilities on a temporary basis through January 2025. After staff's evaluation of those efforts, this amendment will continue the cleaning services and trash removal at enhanced levels through the life of the contract.

Contract Term

The term of this contract, including this amendment, is through December 31, 2026.

Financial Impact

No additional funds are requested, as funds added via the previous amendment will be utilized for the continuation of enhanced cleaning services.

Concurrence/Previous Council Action

The City Council previously approved a temporary amendment to Contract 155469 with GPC on January 25, 2023 (Ordinance S-49377).
The City Council previously approved Contract 155469 with GPC on October 27, 2021 (Ordinance S-48053).

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 48

Custodial Services Contract - 25-FMD-007 - Request for Award (Ordinance S-51427) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with ABM Industry Groups, LLC to provide Custodial Services for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $16,290,000.

Summary

The Public Works Department is responsible for maintaining the cleanliness of all City-owned facilities in the downtown area and the satellite facilities. These facilities require daily custodial services including cleaning of the restrooms, public areas, conference rooms, floors, and other areas of the buildings. Ancillary services will be conducted on an as-needed basis including carpet cleaning, floor waxing, and top scrubbing.

Procurement Information

A Request for Proposal (RFP) was processed in accordance with City of Phoenix Administrative Regulation 3.10. Eleven vendors submitted proposals deemed responsive to posted specifications and responsible to provide the required services. Following an evaluation based on the criteria outlined in the RFP, the evaluation committee and procurement officer recommend an award to highest scoring vendor as shown below:

ABM Industry Groups, LLC

Contract Term

The contract will begin on or about January 1, 2025, for a three-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed $16,290,000.

Funding is available in the Public Works Department's budget.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 49

Security Systems Design, Installation and Maintenance - Amendment (Ordinance S-51426) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 140041 with Iris Group Holdings, LLC dba Everon, LLC, to provide additional funding for Security Systems Design, Installation and Maintenance. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in the amendment will not exceed $4,000,000.

Summary

The purpose of this amendment is to provide additional payment authority that is critical for continuous maintenance and repair services of the City's legacy Access Control Systems (ACS) and existing Intrusion Detection Systems (IDS). Under the former company name MSE Corporate Security dba ADT, LLC, Everon, LLC has been working on the City's security infrastructure since 2014. The ACS is at end of life, hardware and software is no longer supported by the manufacturer, and replacement parts are not available. Everon, LLC has critical and unique knowledge of the City's systems and has the experience and ability to continue the maintenance and repair until the Security and Access Control project is completed.

The contractor is responsible for reactive, maintenance, troubleshooting and repairs on the Security and Access Control systems sites, IDS, intercom systems, and closed-circuit television (surveillance) systems. The contractor will also be responsible for installing, servicing, repairing and inspecting all low voltage systems in the newly acquired 100 West building.

Contract Term

The contract expiration date is January 31, 2025 and has one year option year remaining.

Financial Impact

The initial authorization for the contract was for an expenditure not-to-exceed $15,000,000. The additional funds approved by previous City Council action increased the not-to-exceed amount to $27,360,000. This amendment will increase the authorization for the contract by an additional $4,000,000, for a new amount not-to-

exceed $31,360,000. Funding for this amendment is available in the Public Works Department Operating budget.

Concurrence/Previous Council Action
The City Council previously approved Security Systems Design, Installation and Maintenance Contract 140041 (Ordinance S-41386) on December 17, 2014. The City Council approved additional funding for Contract 140041 (Ordinance S-46010) on September 18, 2019 and (Ordinance S-49096) on October 26, 2022.

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 50

Portland Cement (Bulk) - IFB 21-056 - Amendment (Ordinance S-51425) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 154430 with Phoenix Cement Company DBA Southwest Materials Group for the purchase of Portland Cement (Bulk) for Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $220,000.

Summary
This contract will provide the Street Transportation Department with Portland Cement (Bulk) for a variety of projects that require building, repairing, and maintaining concrete infrastructure throughout the City of Phoenix. This concrete infrastructure includes curbing, sidewalks, aprons, driveways, valley gutters, wheelchair ramps, storm drain inlets, catch basins, and various other infrastructure through special or emergency project requests.

Contract Term
The contract term remains unchanged, ending on May 31, 2026.

Financial Impact
Upon approval of $220,000 in additional funds, the revised aggregate value of the contract will not exceed $445,000. Funds are available in the Street Transportation Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
- Portland Cement (Bulk) - Contract 154430 (Ordinance S-47556) on May 19, 2021.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 51

Amendment to Pavement Management Software Contract (Ordinance S-51428) - Citywide

Request to authorize the City Manager, or his designee, to execute amendment to Contract 151298 with Deighton Associates Limited to extend the contract term and add additional funds. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $505,000. This request also includes continuing to use the funds previously approved under Ordinance S-46012.

Summary

The Street Transportation Department requires an increase to the existing contract to make upgrades to the software and data storage used for the Pavement Management System. The dTIMS software, developed and maintained by Deighton Associates Limited (Deighton), is a configurable asset management program currently used to manage the City's pavement assets. It provides objective pavement condition index data and recommendations which forms the basis of the Pavement Maintenance Program.

Deighton has provided software and service for the program for over 10 years. Deighton provides software maintenance and technical user support services. The current iteration of dTIMS integrates business analytics into the software interface, database storage and analysis on internet-based platform housed and maintained by the vendor. This enables enterprise level of service capable of seamlessly integrating other assets and providing access for up to five users remotely. Deighton will take on additional responsibility of hosting the data on its servers, assume database storage, security and backup responsibilities, software upgrades and enhancements.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

The original contract was procured in accordance with Administrative Regulation 3.10. Normal competition was waived as a result of Determination Memo 24-193 citing the unusual nature of the goods or services as Deighton Associates Limited is the creator

of the dTIMS software, which is the core component of the City's Pavement Management System.

Contract Term
Upon approval, the contract will be extended through November 30, 2029.

Financial Impact
Upon approval of $505,000 in additional funds, the revised aggregate value of the contract will not exceed $1,250,639. Funds are available in the Street Transportation Department's budget.

Concurrence/Previous Council Action
The City Council previously approved:

- Pavement Management Software Contract 151298 (Ordinance S-46012) on September 18, 2019; and
- Pavement Management Software Contract 151298 Amendment (Ordinance S-47140) on December 2, 2020.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 52

Citywide Demolition Job Order Contracting Services - JOC236 (Ordinance S-51436) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate master agreements with four contractors listed below to provide Citywide Demolition Job Order Contracting Services. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $30 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The Job Order Contracting (JOC) contractors' services will be used on an as-needed basis to provide Citywide Demolition Services for demolition of City-owned structures and improvements, including associated backfill and grading; demolition of privately-owned buildings through City enforcement actions; and abandonment or removal of septic systems, drywells, water wells, monitoring wells, and other sub-grade features. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received

or the scoring results until an agreement is awarded. Five firms submitted proposals and are listed below.

Selected Firms
Rank 1: B.C.S. Enterprises, Inc.
Rank 2: Builders Guild, Inc.
Rank 3: Breinholt Contracting Co., Inc.
Rank 4: OCM LLC

Additional Proposer
Rank 5: Andrus Properties, Inc.

Contract Term
The term of each master agreement is for up to five years, or up to $7.5 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact
The master agreement value for each of the JOC contractors will not exceed $7.5 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $30 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to $2 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the Citywide Department Capital Improvement Program and/or Operating budgets. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 53

Telecommunications Network Construction License Agreement with Flying Bull Internet, LLC (dba Novos Fiber) (Ordinance S-51445) - Citywide

Request to authorize the City Manager, or his designee, to execute a nonexclusive revocable license with Flying Bull Internet, LLC (dba Novos Fiber) to construct, install, operate, maintain, and use the public highways in the City of Phoenix to provide fiber-optic facilities in, under, over, and across public rights-of-way in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request that the Licensee sign the License within 60 days of Council action, or this authorization will expire.

Summary
Flying Bull Internet, LLC (dba Novos Fiber) desires to install facilities in City of Phoenix rights-of-way to provide fiber-optic based services to the public. The License will contain appropriate insurance and indemnification provisions, require a performance bond and security fund, provide for terms of transfer and revocation, and provide for compensation for the commercial use of public rights-of-way while permitting the City to manage the right-of-way.

Contract Term
The License term begins on the date the City Clerk signs the License and expires after 180 days unless automatically renewed for an additional 180-day term as provided by law.

Financial Impact
There is no cost to the City of Phoenix. Per Phoenix City Code, Licensee will pay an annual fee based on a percentage of gross revenues.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson, the Street Transportation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 54

Transportation Funding through Maricopa Association of Governments in Federal Fiscal Years 2026, 2027 and 2028, Congestion Mitigation and Air Quality Funding (Ordinance S-51441) - Citywide

Request to retroactively authorize the City Manager, or his designee, to apply for, accept and if awarded, enter into agreements for Federal Fiscal Years (FFY) 2026-28 Congestion Mitigation and Air Quality (CMAQ) funding. Further request an exemption from the indemnification prohibition set forth in the Phoenix City Code Section 42-18 for a governmental entity pursuant to Phoenix City Code Section 42-20. Additionally request to authorize the City Treasurer to accept and the City Controller to disburse all funds related to this item. If awarded, the City's estimated local match will not exceed 5.7 percent or $852,178, and the federal award would not exceed $14,098,317 if all available federal funds were awarded to Phoenix.

Summary

On September 16, 2024, the Maricopa Association of Governments (MAG) announced a regional call for projects for CMAQ particulate matter (PM)-10/PM 2.5 Paving Unpaved Roads. MAG is soliciting PM-10 Paving Unpaved Road Projects including alley paving applications specifically for FFY 2026-28. There is $14,950,495 in CMAQ funding available through this call for projects. The deadline for grant submittals was October 17, 2024. The City submitted three alley paving applications under this call, one for each FFY 2026-28. If awarded all three applications, the combined applications would provide funding for up to 111 miles of alleys citywide over three years covering 94.3 percent of the project cost.

Financial Impact

The local match participation would not exceed 5.7 percent of the CMAQ available funding or $852,178, if all funds were awarded to Phoenix. If awarded, funding will be available in the Street Transportation Department's Capital Improvement Program budget.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 55

Intergovernmental Agreement with the Arizona Department of Transportation to Share Infrastructure and Execute Integrated Corridor Management Projects (Ordinance S-51446) - Citywide

Request to authorize the City Manager, or his designee, to enter into a Master Intergovernmental Agreement (IGA) with the Arizona Department of Transportation to share infrastructure and enter into integrated corridor management project addendums as necessary. Further request the City Council to grant an exception pursuant to Phoenix City Code Section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code Section 42 -18.

Summary

The shared infrastructure will be for the state highway systems within the City of Phoenix region. Project addendums under this IGA will detail specific processes for the coordination and communication of freeway and arterial system operations when a freeway closure necessitates diverting freeway traffic onto Phoenix arterial streets. The projects can also be used to share infrastructure such as conduit and fiber. If shared, the project will specify in detail what is being shared, who has primary responsibility, and how it will be maintained.

The current IGA expires on June 15, 2025.

Contract Term

The term of this IGA is 10 years, commencing on June 16, 2025, and expiring on June 15, 2035.

Financial Impact

There is no financial impact for the City of Phoenix.

Concurrence/Previous Council Action

City Council approved the current IGA on May 27, 2015 (Ordinance S-41775).

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 56

Intergovernmental Agreement Between the City of Phoenix and the City of Tolleson for Water Services Amendment (Ordinance S-51432) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Intergovernmental Agreement 153415 between the City of Phoenix and the City of Tolleson, to modify the administration of the rate change.

Summary
The Intergovernmental Agreement between the City of Tolleson and the City of Phoenix, agrees that Phoenix would divert, treat and transport Tolleson's Salt River Project entitlement water allocation, and supply water to Tolleson in the event of emergency conditions where the entitlement water is not available.

The amendment will allow Phoenix to change the wholesale water rate every two years. If Phoenix chooses not to recalculate the wholesale water rate, the most recent calculated rate would remain the same, and be valid for another two years.

Contract Term
The contract term remains unchanged, ending December 1, 2030.

Financial Impact
The financial terms remain unchanged.

Concurrence/Previous Council Action
The City Council previously reviewed and approved this Agreement on October 7, 2020 (Ordinance S-46980).

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 57

Sports Lighting, Scoreboard, and Area Lighting Repair and Maintenance - PKS-IFB-24-0407 - Request for Award (Ordinance S-51438) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Hawkeye Electric Inc., and Commercial Comm and Electric Inc., to provide Sports Lighting, Scoreboard, and Area Lighting Repair and Maintenance for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $4,400,000.

Summary

The contracts will provide essential repair and maintenance services at City parks, mountain preserves, and golf courses throughout the Parks and Recreation Department. The services include both periodic scheduled maintenance visits and as-needed repair services for all sports lighting, area lighting, and scoreboard systems across all City parks and recreational facilities. The contracts are critical to ensuring that all lighting and scoreboard systems throughout the department remain operational at all times, preventing interruptions and maintaining standard operating conditions.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10. Four vendor offers were received and were deemed responsive and responsible to the posted specifications for the required goods and services. Following an evaluation based on price, the Procurement Officer recommends award to the following vendors:

Selected Bidders:

- Hawkeye Electric Inc.
- Commercial Comm and Electric Inc.

Contract Term

The contracts will begin on or about January 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate value of the contracts will not exceed $4,400,000. Funding is available in the Parks and Recreation Department budget.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 58

Water Testing and Reporting Contract - PKS-RFQ-24-0446 - Request for Award (Ordinance S-51442) - Out of City

Request to authorize the City Manager, or his designee, to enter into a contract with Utz Water Consulting LLC, to provide Water Testing and Reporting for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $175,000.

Summary
This contract will provide water testing and reporting services for the water distribution system at the Parks and Recreation Department's Camp Colley location. Water testing is required per Arizona Department of Environmental Quality (ADEQ), per state regulations for the operation of a camp. This contract will provide periodic water collection and testing services and report analytical results to ADEQ to ensure the safety of drinking water quality at this site.

Procurement Information
A Request for Qualifications was processed in accordance with City of Phoenix Administrative Regulation 3.10, to establish a Qualified Vendor List (QVL). One submittal was received and deemed responsive and responsible. The Parks and Recreation Department evaluated the offer and recommends award to the following vendor:

• Utz Water Consulting LLC

Contract Term
The contract will begin on or about November 1, 2024, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $175,000.

Funding is available in the Parks and Recreation Department's Operating budget.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 59

Abandonment of Right-of-Way - ABND 220071 - Northeast Corner of 7th Street and Minnezona Avenue (Resolution 22263) - District 4

Abandonment: 220071
Project: 19-4244
Applicant: Thomas Owens
Request: To abandon the 16-foot wide alley that starts at Minnezona Avenue and runs approximately 109-feet until it terminates before the Grand Canal.
Date of Hearing: March 9, 2023

Location
Generally located at the northeast corner of 7th Street and Minnezona Avenue
Council District: 4

Financial Impact
A fee was also collected as part of this abandonment in the amount of $13,241.

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

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 60

(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing - Amend City Code - Ordinance Adoption - Accessory Dwelling Units - Z-TA-2-24-Y (Ordinance G-7317) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-2-24-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms; amend Chapter 6, Section 603 (Suburban S-1 District-Ranch or Farm Residence) and Section 604 (Suburban S-2 District-Ranch or Farm Commercial) to comply with HB 2720; amend Section 605 (Residential Estate RE-43 District-One-Family Residence), Section 606 (Residential Estate RE-24 District-One-Family Residence), and Section 607 (Residential R1-14 District-One-Family Residence) to comply with HB 2720 and increase permitted lot coverage; amend Section 608 (Residential Districts) to comply with HB 2720; amend Section 609 (RE-35 Single-Family Residence District) to increase permitted lot coverage; amend Chapter 7, Section 701.A.3 (Projections) to comply with HB 2720; amend Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to differentiate the addition of ADUs from multi-family developments; and amend Section 706 (Accessory Uses and Structures) to clarify wordings and comply with HB 2720.

Summary

The proposed text amendment includes three main components: 1) new and revised definitions; 2) revision of existing City of Phoenix ADU regulations to comply with HB 2720, and 3) revision of lot coverage permissions for certain districts in order to comply with HB 2720 as detailed in the Staff Report (**Attachment B**).

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

Staff Recommendation: Approval of Z-TA-2-24-Y as shown in Exhibit A of the Staff Report (**Attachment B**).
PC Info: The Planning Commission heard this item on October 10, 2024, for information only.

PC Action: The Planning Commission is scheduled to hear this item on November 7, 2024.

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 2, SECTION 202 (DEFINITIONS); CHAPTER 6, SECTION 603 (SUBURBAN S-1 DISTRICT—RANCH OR FARM RESIDENCE), SECTION 604 (SUBURBAN S-2 DISTRICT—RANCH OR FARM COMMERCIAL), SECTION 605 (RESIDENTIAL ESTATE RE-43 DISTRICT—ONE-FAMILY RESIDENCE), SECTION 606 (RESIDENTIAL ESTATE RE-24 DISTRICT—ONE-FAMILY RESIDENCE), SECTION 607 (RESIDENTIAL R1-14 DISTRICT—ONE-FAMILY RESIDENCE), SECTION 608 (RESIDENTIAL DISTRICTS), SECTION 609 (RE-35 SINGLE-FAMILY RESIDENCE DISTRICT); CHAPTER 7, SECTION 701.A.3 (PROJECTIONS), SECTION 703.B (LANDSCAPING AND OPEN AREAS IN MULTIPLE-FAMILY DEVELOPMENT), AND SECTION 706 (ACCESSORY USES AND STRUCTURES), TO MODIFY PROVISIONS RELATED TO ACCESSORY DWELLING UNITS.

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

SECTION 1: That Chapter 2, Section 202 (Definitions), is amended to add new definitions and revise existing as follows:

***

Accessory Dwelling Unit (ADU): A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same lot ~~and used for a residential~~

~~accessory use~~. ADUs, where permitted, do not count towards calculations of gross density.

ACCESSORY DWELLING UNIT, ATTACHED: AN ADU WHICH IS CONSTRUCTED HAVING A COMMON WALL AND ATTACHED FOUNDATIONS WITH THE PRIMARY DWELLING UNIT. AN ADU CONNECTED TO THE PRIMARY DWELLING UNIT IN ANY OTHER MANNER SHALL NOT BE CONSIDERED AN ATTACHED ADU.

ACCESSORY DWELLING UNIT, DETACHED: AN ADU WHICH IS CONSTRUCTED WITH NO CONNECTION TO THE PRIMARY DWELLING UNIT, EXCEPT AS MAY BE EXPLICITLY PERMITTED WITHIN THE ZONING ORDINANCE. A DETACHED ADU MAY INCLUDE AN INTEGRATED GARAGE, CARPORT, OR PORCH. TWO ADUS ATTACHED TO EACH OTHER, BUT NOT TO THE PRIMARY DWELLING UNIT, SHALL EACH BE CONSIDERED AS A DETACHED ADU.

***

Multi-Family/Multiple-Family: A lot or parcel where two or more dwelling units are provided, not including ~~a~~ permitted accessory dwelling unitS.

***

SECTION 2: That Chapter 6, Section 603 (Suburban S-1 District—Ranch or Farm Residence), is amended to read as follows:

***

A. **Permitted Uses.**

1. Dwelling Units. Each lot may have the following:

   a. One primary dwelling unit.

   b. ~~One~~ TWO accessory dwelling unitS, and

   c. For each additional 10 acres provided above the minimum lot size, one additional accessory dwelling unit for use by on-site laborers may be provided.

   d. IN ADDITION TO THE ABOVE, ONE ADDITIONAL ACCESSORY DWELLING UNIT (ADU) MAY BE PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING.

***

B. **Yard, Height and Area Requirements.**

1. Each lot shall have a net area of not less than one acre.

2. ~~For all dwelling units:~~ SETBACK REQUIREMENTS:

   a. The minimum front setback is 40 feet.

   b. The minimum side setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. The minimum rear setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

***

6. Accessory dwelling units are subject to the additional ~~provisions~~ DEVELOPMENT REGULATIONS of Section 706.A.

***

SECTION 3: That Chapter 6, Section 604 (Suburban S-2 District—Ranch or Farm Commercial), is amended to read as follows:

***

B. **Yard, height and area requirements.**

1. Each lot shall have a net area of not less than three acres.

2. ~~For all dwelling units:~~ SETBACK REQUIREMENTS:

   a. The minimum front setback is 40 feet.

   b. The minimum side setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. The minimum rear setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

***

DRAFT

6. Accessory dwelling units are subject to the additional ~~provisions~~ DEVELOPMENT REGULATIONS of Section 706.A.

***

SECTION 4: That Chapter 6, Section 605 (Residential Estate RE-43 District—One-Family Residence), is amended to read as follows:

The provisions of this section shall apply only to land zoned RE-43 prior to September 13, 1981.

The RE-43, One-Family Residence DISTRICT, is a district of single-family homes designed to maintain, protect and preserve a character of development on lots with a minimum area of 43,560 square feet, and with not more than one dwelling unit and customary accessory buildings upon one lot.

A. **Permitted Uses.**

1. Dwelling units. Each lot may have the following:

   a. One primary dwelling unit.

   b. ~~One~~ TWO accessory dwelling unitS. A THIRD ADU IS PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING AND THE NET LOT SIZE IS A MINIMUM OF 43,560 SQUARE FEET.

   c. Model homes are permitted subject to the provisions of Section 608.E.19.

***

5. RESERVED. ~~Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department, and subject to the following conditions:~~

   ~~a.~~ ~~Such model home and/or subdivision sales offices shall be located in a subdivision which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.~~

b. Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.

c. The time limit allowed in Section 605.A.5.b for an additional 36 months shall be extended only upon securing a use permit.

d. The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination date set forth in Section 605.A.5.b or upon expiration of the extension granted by the Zoning Administrator pursuant to Section 605.A.5.c, or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever occurs first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section 307, be able to be used as off-site models after sale of 75 percent of the lots in the subdivision; provided, that the model home complex is within four hundred feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.

e. For the purposes of Sections 605.A.5.a and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to Planning and Development Department.

f. Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:

(1) One trailer per subdivision;

(2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);

(3) Signs shall not exceed six square feet;

(4) Subject to all provisions listed in Section 605.C.1.

g. More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:

(1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.

DRAFT

~~(2) The model home complexes shall be within four hundred feet of an arterial or collector street.~~

~~(3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.~~

~~(4) Off-street parking and circulation shall be dustproofed.~~

~~(5) Lighting shall be limited to security lighting of the model home complex.~~

~~If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section 307.~~

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

~~1. There shall be a lot area of not less than 43,560 square feet. No lot shall hereafter be subdivided to provide less than 43,560 square feet of lot area, nor to have a width of less than 165 feet, nor to have a lot depth of less than 175 feet.~~

~~2. There shall be a front yard having a depth not less than that established by an existing main building on the nearest lot within one hundred feet, provided, however, that on a lot between two lots each within one hundred feet, which lots have established [front yards, then the minimum front yard shall be that established] by a line joining the nearest front corner of the main building on one lot and the nearest front corner of the main building on the other lot. Nothing in this section shall require that a front yard be more than fifty feet in depth nor to permit a front yard of less than forty feet in depth. On a lot that is not within one hundred feet of a lot with an established front yard, the front yard shall be not less than forty feet.~~

~~In a tract development, construction of which is substantially contemporaneous, the above rules shall not apply at the discretion of the builder providing he follow an approved plot plan of the tract development and providing the front yards of all lots be not less than forty feet.~~

~~3. There shall be two side yards each having a width of thirty feet.~~

DRAFT

~~4. There shall be a rear yard having a depth of not less than forty feet, which depth may be measured from the centerline of an existing sixteen-foot or wider rear alley where only a one-half or partial alley exists.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 43,560 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 165 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 175 FEET.

4. SETBACK REQUIREMENTS:

   a. THE MINIMUM FRONT SETBACK IS 40 FEET.

   b. THE MINIMUM SIDE SETBACK IS 30 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. THE MINIMUM REAR SETBACK IS 30 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 20 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of Section 701.a.3.a (1)(b), are not permitted.

***

DRAFT

SECTION 5: That Chapter 6, Section 606 (Residential Estate RE-24 District—

One-Family Residence), is amended to read as follows:

The provisions of this section shall apply only to land zoned RE-24 prior to September 13, 1981.

The RE-24, One Family Residence District, is a district of single-family homes designed to maintain, protect and preserve a character of development on lots with a minimum area of 24,000 square feet and with not more than one dwelling unit and customary accessory buildings upon one lot.

A. **Permitted Uses.**

1. *Dwelling Units.* Each lot may have the following:

   a. One primary dwelling unit.

   b. ~~One~~ TWO accessory dwelling unitS. A THIRD ADU IS PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING AND THE NET LOT SIZE IS A MINIMUM OF 43,560 SQUARE FEET.

   c. Model homes are permitted subject to the provisions of Section 608.E.19.

***

5. RESERVED. ~~Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department, and subject to the following conditions:~~

   ~~a. Such model home and/or subdivision sales offices shall be located in a subdivision which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.~~

   ~~b. Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.~~

   ~~c. The time limit allowed in Section 606.A.5.b for an additional 36 months shall be extended only upon securing a use permit.~~

DRAFT

d. The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination date set forth in Section 606.A.5.b or upon expiration of the extension granted by the Zoning Administrator pursuant to Section 606.A.5.c, or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever occurs first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section 307, be able to be used as off-site models after sale of 75 percent of the lots in the subdivision; provided, that the model home complex is within four hundred feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.

e. For the purposes of Sections 606.A.5.a and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to Planning and Development Department.

f. Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:

(1) One trailer per subdivision;

(2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);

(3) Signs shall not exceed six square feet;

(4) Subject to all provisions listed in Section 606.A.1.

g. More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:

(1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.

(2) The model home complexes shall be within four hundred feet of an arterial or collector street.

(3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.

DRAFT

(4) Off-street parking and circulation shall be dustproofed.

(5) Lighting shall be limited to security lighting of the model home complex.

If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section 307.

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

1. There shall be a lot area of not less than 24,000 square feet. No lot shall hereafter be subdivided to provide less than 24,000 thousand square feet of lot area nor to have a width of less than 130 feet nor a lot depth of less than 120 feet.

2. There shall be a front yard having a depth not less than that established by an existing main building on the nearest lot within one hundred feet, provided, however, that on a lot between two lots each within one hundred feet, which lots have established front yards, then the minimum front yard shall be that established by a line joining the nearest front corner of the main building on one lot and the nearest front corner of the main building on the other lot. Nothing in this section shall require that a front yard be more than forty feet in depth nor to permit a front yard of less than feet thirty in depth. On a lot that is not within one hundred feet of a lot with an established front yard, the front yard shall be not less than thirty feet.

   In a tract development, construction of which is substantially contemporaneous, the above rules shall not apply at the discretion of the builder providing he follows an approved lot plan of the tract development and providing the front yards of all lots be not less than thirty feet.

3. There shall be two side yards which shall have the following minimum widths:

   a. Fifteen feet on the street side of a corner lot.

   b. Ten feet on an interior side yard.

DRAFT

~~4. There shall be a rear yard having a depth of not less than thirty feet, which depth may be measured from the centerline of an existing sixteen-foot or wider rear alley or from what would be the centerline of a full sixteen-foot or wider rear alley where only a one-half or partial alley exists.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 24,000 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 130 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 120 FEET.

4. *SETBACK REQUIREMENTS:*

   a. THE MINIMUM FRONT SETBACK IS 30 FEET.

   b. THE MINIMUM STREET SIDE SETBACK IS 15 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. THE MINIMUM INTERIOR SIDE SETBACK IS 10 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   d. THE MINIMUM REAR SETBACK IS 20 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 25 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of section 701.A.3.a(1)(b), are not permitted.

***

DRAFT

SECTION 6: That Chapter 6, Section 607 (Residential R1-14 District—One-Family Residence), is amended to read as follows:

The provisions of this section shall apply only to land zoned R1-14 prior to September 13, 1981.

The R1-14, One-Family ~~Resident~~ RESIDENCE District, is a district of single-family homes designed to maintain, protect, and preserve a character of development on lots with minimum area of 14,000 square feet and with not more than one dwelling unit and customary accessory building upon one lot. Dwelling groups shall also be allowed in the districts on certain lots of excessive size, then developed consistent with the character of adjacent residential uses in the district.

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

~~1. There shall be a lot area of not less than 14,000 square feet. No lot shall hereafter be subdivided to provide less than 14,000 thousand square feet of lot area nor to have a width of less than 110 feet nor a lot depth of less than 120 feet.~~

~~2. Front yard requirements shall be the same as for RE-24.~~

~~3. Side yard requirements shall be the same as for RE-24.~~

~~4. Rear yard requirements shall be the same as for RE-24.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 14,000 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 110 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 120 FEET.

4. SETBACK REQUIREMENTS:

    a. THE MINIMUM FRONT SETBACK IS 30 FEET.

DRAFT

b. THE MINIMUM STREET SIDE SETBACK IS 15 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

c. THE MINIMUM INTERIOR SIDE SETBACK IS 10 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

d. THE MINIMUM REAR SETBACK IS 20 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 25 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of section 701.A.3.a(1)(b), are not permitted.

***

SECTION 7: That Chapter 6, Section 608 (Residential Districts), is amended to read as follows:

***

E. **Land Use Conditions.**

1. **Single-Family Detached Dwelling Unit.** Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. **Accessory Dwelling Unit (ADU).**

DRAFT

a. ~~Each single-family detached lot is permitted one accessory dwelling unit in addition to the primary dwelling unit, except that lots having a duplex or triplex may not have an ADU.~~
WHEN A LOT HAS NO MORE THAN ONE SINGLE-FAMILY DETACHED PRIMARY DWELLING, TWO ADUS ARE PERMITTED IN ADDITION TO THE PRIMARY DWELLING UNIT. A THIRD ADU MAY BE PERMITTED WHEN AT LEAST ONE OF THE ADUS QUALIFIES AS AFFORDABLE HOUSING, AND THE NET LOT SIZE IS A MINIMUM 43,560 SQUARE FEET. HOWEVER, LOTS HAVING A DUPLEX OR TRIPLEX, SINGLE-FAMILY ATTACHED UNITS, OR ANY MULTI-FAMILY DWELLING UNITS ARE NOT PERMITTED ANY ADUS.

b. An ADU is subject to the development regulations of Section 706.A.

***

SECTION 8: That Chapter 6, Section 609 (RE-35 Single-Family Residence District), is amended to read as follows:

***

TABLE 609.A
RE-35 Development Options

Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
***	***	***	***
Lot coverage	25%, except if all structures are less than 20' and 1 story in height then a maximum of ~~30~~ 40% lot coverage is allowed.	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%
***	***	***	***

***

DRAFT

SECTION 9: That Chapter 7, Section 701.A.3 (Projections), is amended to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. The following provisions apply to development in Sections 604 through 607 and Section 619 and in the subdivision option of Sections 609 through 618:

***

(2) Closed Projections.

***

(d) The main building (which may include an attached ADU) may project into the required rear OR SIDE yard, SUBJECT TO THE FOLLOWING: ~~when no portion of the projection exceeds 15 feet in height; the projection is no closer to the rear property line than three feet, and the projection is no closer to a side property line than allowed by the district; unless a use permit is obtained in accordance with the provisions of Section 307.~~

(i) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(ii) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(iii) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

***

DRAFT

SECTION 10: That Chapter 7, Section 703.B (Landscaping and Open Areas In Multiple-Family Development), is amended to read as follows:

***

B. 2. Landscaping and open space areas shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with ~~four~~ FIVE or more dwelling units.

***

SECTION 11: That Chapter 7, Section 706 (Accessory Uses and Structures), is amended to read as follows:

A. **Accessory Dwelling Units (ADU)**

1. ~~In zoning districts where accessory dwelling units are a permitted use, one ADU is permitted per lot when a single-family detached primary dwelling unit is also provided, unless otherwise permitted by the zoning district.~~ THIS SECTION APPLIES TO ACCESSORY DWELLING UNITS WHEN A LOT HAVING NO MORE THAN ONE SINGLE-FAMILY DWELLING UNIT IS PERMITTED ONE OR MORE ADUS PER THE UNDERLYING ZONING DISTRICT.

2. ~~An ADU is not permitted on a lot with a single-family attached dwelling unit, a duplex, triplex, or multifamily dwelling units, unless otherwise permitted by the zoning district.~~ AN ADU MAY BE EITHER ATTACHED TO OR DETACHED FROM THE PRIMARY DWELLING UNIT, SUBJECT TO THE FOLLOWING:

   a. A MAXIMUM OF ONE ATTACHED ADU MAY BE PROVIDED PER LOT.

   b. A MAXIMUM OF ONE DETACHED ADU MAY BE CONNECTED TO THE PRIMARY DWELLING UNIT BY A PORCH, DECK, COVERED PATIO, CARPORT, BREEZEWAY, OR SIMILAR.

3. ~~An~~ ADUS ~~may be either attached to or detached from the primary dwelling unit,~~ ARE subject to the following design guidelines:

a. An attached ADU shall be integrated into the design of the primary dwelling unit so that it appears to be part of one single family home, rather than a duplex. This guideline does not prohibit the provision of separate entry features. (P)

b. A detached ADU, when visible from adjacent streets, ~~shall be constructed with similar and/or complementary materials, design, and color(s) as the primary dwelling unit,~~ SHOULD HAVE A RESIDENTIAL APPEARANCE IN NATURE AND DESIGN, or as may be approved by Historic Preservation for HP zoned or designated properties. (P)

Rationale: ADUs are intended be subordinate to the primary single-family home and should visually appear as such. ~~An ADU which looks like a second duplex unit, or a second detached primary dwelling unit, does not meet this intent.~~ MATERIALS MORE COMMONLY ASSOCIATED WITH COMMERCIAL STRUCTURES SHOULD BE AVOIDED. HOWEVER, THESE DESIGN GUIDELINES DO NOT REQUIRE THAT AN ADU MATCHES THE EXTERIOR DESIGN, ROOF PITCH, OR FINISHING MATERIALS OF THE PRIMARY DWELLING UNIT.

4. A detached ADU ~~may be located within the required rear yard,~~ IS subject to the following:

<u>a.</u> A DETACHED ADU MAY BE LOCATED WITHIN THE REQUIRED REAR OR SIDE YARD(S), AND/OR WITHIN A REQUIRED ON-LOT PERIMETER SETBACK WHICH IS NOT ALSO THE FRONT YARD.

~~a.~~ <u>b.</u> Setbacks.

(1) Minimum ~~ten~~ FIVE feet from a street side property line.

(2) Minimum three feet from an interior SIDE OR REAR property line.

(3) No setback is required adjacent to a fully dedicated alley.

<u>(4)</u> FRONT SETBACKS APPLY AS STATED FOR THE ZONING DISTRICT.

~~b.~~ <u>c.</u> PERMITTED Height. ~~Maximum 15 feet unless use permit approval for a greater height is obtained per Section 307.~~

DRAFT

(1) WHEN LOCATED WITHIN THE REQUIRED REAR OR SIDE YARDS: MAXIMUM 15 FEET, UNLESS USE PERMIT APPROVAL FOR A GREATER HEIGHT IS OBTAINED PER SECTION 307.

(2) WHEN NOT LOCATED WITHIN ANY REQUIRED YARD: THE SAME HEIGHT AS PERMITTED FOR THE PRIMARY DWELLING UNIT.

~~5. A detached ADU not located within the required rear yard and compliant with the same setbacks required for the primary dwelling unit is subject to the same height regulations as the primary dwelling unit.~~

~~6.~~ 5. WHEN IN COMPLIANCE WITH THE MINIMUM REQUIRED FRONT SETBACK, ~~A~~a detached ADU may not be located between the primary dwelling unit and the front property line unless use permit approval is obtained per Section 307.

~~7.~~ 6. An attached ADU shall comply with same height regulations and setbacks (including permitted projections per Section 701.A.3) required for the primary dwelling unit~~.~~

~~8.~~ 7. AnY ADU shall comply with the lot coverage requirements applicable to the property.

~~9.~~ 8. AnY ADU shall not have a gross floor area which exceeds 75% of the gross floor area of the primary dwelling unit, and:

a. For lots up to 10,000 square feet in net area: 1,000 square feet.

b. For lots over 10,000 square feet in net area: the lesser of 3,000 square feet or 10% of the net lot area.

For the purposes of these calculations, any garage, ATTACHED SHADE STRUCTURE, or attached carport constructed as part of a detached ADU shall NOT count toward the gross floor area of the ADU. ~~Any attached shade structures shall count towards lot coverage, but not gross floor area.~~

~~10. Notwithstanding any other provision, using the ADU for an activity requiring a permit under Chapter 10, Article XVI of the City Code is prohibited.~~

B. **Single-Family Residential Accessory Structures.** The following regulations apply to accessory structures which are not accessory dwelling units, and located on lots having only single-family residential uses:

1. Accessory structures are not permitted within the required front yard. Accessory structures located behind the required front setback but between the primary dwelling unit and the front property line are not permitted unless use permit approval is obtained per Section 307.

2. SETBACKS.

   a. MINIMUM THREE FEET FROM A SIDE OR REAR PROPERTY LINE.

   b. NO SETBACK IS REQUIRED ADJACENT TO A FULLY DEDICATED ALLEY, UNLESS NEEDED FOR REQUIRED VEHICULAR MANUEVERING.

~~2.~~ 3. Permitted Heights.

   a. WHEN LOCATED WITHIN A REQUIRED REAR OR SIDE YARD, A ~~M~~maximum height of eight feet IS PERMITTED when located ~~within ten~~ LESS THAN FIVE feet ~~of~~ FROM a street side property line, AND A MAXIMUM HEIGHT OF ~~or~~ 15 feet IS PERMITTED when located FIVE FEET OR MORE FROM A STREET SIDE PROPERTY LINE ~~elsewhere within the required rear or side yard~~.

   b. Heights in excess of 15 feet, when ~~not~~ located ~~within ten~~ FIVE feet ~~of~~ OR MORE FROM a street side property line, may be approved through a use permit obtained per Section 307.

   c. An accessory structure not located within the required rear or side yard and compliant with the same setbacks required for the primary dwelling unit is subject to the same height regulations as the primary dwelling unit.

~~3. Setbacks. Accessory structures shall maintain a minimum setback of three feet adjacent to a rear or side property line, except that no setback is required adjacent to a fully dedicated alley.~~

***

DRAFT

PASSED by the Council of the City of Phoenix this 13th day of November, 2024.

_____

MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-2-24-Y
September 30, 2024

Application No. Z-TA-2-24-Y: Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms; amend Chapter 6, Section 603 (Suburban S-1 District—Ranch or Farm Residence) and Section 604 (Suburban S-2 District—Ranch or Farm Commercial) to comply with HB 2720; amend Section 605 (Residential Estate RE-43 District—One-Family Residence), Section 606 (Residential Estate RE-24 District—One-Family Residence), and Section 607 (Residential R1-14 District—One-Family Residence) to comply with HB 2720 and increase permitted lot coverage; amend Section 608 (Residential Districts) to comply with HB 2720; amend Section 609 (RE-35 Single-Family Residence District) to increase permitted lot coverage; amend Chapter 7, Section 701.A.3 (Projections) to comply with HB 2720; amend Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to differentiate the addition of ADUs from multi-family developments; and amend Section 706 (Accessory Uses and Structures) to clarify wordings and comply with HB 2720.

Staff recommendation: Staff recommends approval of Z-TA-2-24-Y as shown in the proposed text in Exhibit A.

BACKGROUND AND PURPOSE

This text amendment is a response to House Bill 2720, approved by the Fifty-Sixth Legislature, Second Session (2024) which modified the Arizona Revised Statutes to require municipalities to allow Accessory Dwelling Units (ADU) on single-family lots. The City of Phoenix currently complies with some of the provisions of HB 2720, but not all of them. This text amendment will bring City of Phoenix zoning regulations in compliance with the new State regulations regarding ADUs.

HB 2720 includes a clause which prohibits cities from regulating ADUs in any manner if regulations compliant with the bill are not adopted and effective by January 1, 2025.

PROPOSAL
Staff recommend changes to existing sections of the zoning ordinance to comply with all provisions of HB 2720. Staff also recommend increasing the permitted lot coverage in certain zoning districts, since the new State regulations require a minimum of two ADUs be permitted per lot with a single-family home.

DESCRIPTION OF THE PROPOSED TEXT
The proposed text amendment includes three main components: 1) new and revised definitions; 2) revision of existing City of Phoenix ADU regulations to comply with HB 2720, and 3) revision of lot coverage permissions for certain districts in order to comply with HB 2720.

1. **New and Revised Definitions**

HB 2720 requires that the City allow a minimum of one attached and one detached Accessory Dwelling Unit per lot with a single-family home. Definitions for the following have been added:

- Accessory Dwelling Unit, Attached
- Accessory Dwelling Unit, Detached

The definition of "Accessory Dwelling Unit" has also been revised slightly to comply with HB 2720.

2. **Revision of Existing ADU Development Standards**

The following regulations have been revised to comply with the requirements of HB 2720, as follows:

- The number of ADUs permitted is being increased from one to two ADUs per lot having a single-family home.
- A third ADU is also permitted per lot when the minimum lot size is one acre, and at least one of the ADUs is considered "Affordable Housing" (requiring a deed or other restrictions on the property).
- Design review of ADUs no longer require that an ADU match the exterior design, roof pitch or finishing materials of the single-family dwelling.
- Setbacks for both attached and detached ADUs have been reduced to 5 feet where adjacent to a side property line.

Short-Term Rentals in ADUs

This text amendment proposes to remove the current City prohibition of using an ADU as a Short-Term Rental (STR). Arizona Revised Statutes §9-500.39.B provides a limited list of items related to STRs which municipalities are permitted to regulate, and prohibiting use of an ADU as an STR is not included. Perhaps more

importantly, HB 2720 includes a new item specifically regarding how a municipality may require an owner to reside on the property if more than one ADU on a property is licensed for use as an STR. This provision will be addressed separately as part of the licensing requirements outlined in City Code, Chapter 10, Article XVI – Short Term Vacation Rental to comply with HB 2720.

3. Increase of Lot Coverage Permissions in the RE-43, RE-24, R1-14, and RE-35 Zoning Districts

In the City's first amendment to allow ADUs in 2023 (Z-TA-5-23-Y), certain districts did not have lot coverage increases provided, since those districts had historically been allowed "guesthouses". However, with the new requirement to allow two ADUs per lot (and possibly three), the lot coverage maximums in the RE-43, RE-24, R1-14, and RE-35 districts have been proposed to be increased by 10%. The one-story height limitation for all buildings on the lot, required to achieve increased lot coverage, remains in place. The revised lot coverage permissions are as follows:

- RE-43 lot coverage increases from 20%/30% if all structures one-story, to 20%/40% if all structures are one-story.
- RE-24 lot coverage increases from 25%/30% if all structures one-story, to 25%/40% if all structures are one-story.
- R1-14 lot coverage increases from 25%/30% if all structures one-story, to 25%/40% if all structures are one-story.
- RE-35 (Subdivision Option) lot coverage increases from 25%/30% if all structures one-story, to 25%/40% if all are structures one-story.

CONCLUSION

The proposed amendment to the Zoning Ordinance, provided in Exhibit A, will bring the City into compliance with the requirements of HB 2720.

Staff recommends approval of the changes to the Zoning Ordinance as proposed in Exhibit A.

Writer

C. DePerro
September 30, 2024

Exhibit

A. Proposed Language

Exhibit A

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms.

***

Accessory Dwelling Unit (ADU): A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same lot ~~and used for a residential accessory use~~. ADUs, where permitted, do not count towards calculations of gross density.

ACCESSORY DWELLING UNIT, ATTACHED: AN ADU WHICH IS CONSTRUCTED HAVING A COMMON WALL AND ATTACHED FOUNDATIONS WITH THE PRIMARY DWELLING UNIT. AN ADU CONNECTED TO THE PRIMARY DWELLING UNIT IN ANY OTHER MANNER SHALL NOT BE CONSIDERED AN ATTACHED ADU.

ACCESSORY DWELLING UNIT, DETACHED: AN ADU WHICH IS CONSTRUCTED WITH NO CONNECTION TO THE PRIMARY DWELLING UNIT, EXCEPT AS MAY BE EXPLICITLY PERMITTED WITHIN THE ZONING ORDINANCE. A DETACHED ADU MAY INCLUDE AN INTEGRATED GARAGE, CARPORT, OR PORCH. TWO ADUS ATTACHED TO EACH OTHER, BUT NOT TO THE PRIMARY DWELLING UNIT, SHALL EACH BE CONSIDERED AS A DETACHED ADU.

***

Multi-Family/Multiple-Family: A lot or parcel where two or more dwelling units are provided, not including ~~a~~ permitted accessory dwelling unitS.

***

Amend Chapter 6, Section 603 (Suburban S-1 District—Ranch or Farm Residence) to read as follows:

Section 603. Suburban S-1 District—Ranch or Farm Residence.

***

A. **Permitted Uses.**

1. Dwelling Units. Each lot may have the following:

a. One primary dwelling unit.

b. ~~One~~ TWO accessory dwelling unitS, and

c. For each additional 10 acres provided above the minimum lot size, one additional accessory dwelling unit for use by on-site laborers may be provided.

d. IN ADDITION TO THE ABOVE, ONE ADDITIONAL ACCESSORY DWELLING UNIT (ADU) MAY BE PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING.

***

B. **Yard, Height and Area Requirements.**

1. Each lot shall have a net area of not less than one acre.

2. ~~For all dwelling units:~~ SETBACK REQUIREMENTS:

a. The minimum front setback is 40 feet.

b. The minimum side setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

c. The minimum rear setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

***

6. Accessory dwelling units are subject to the additional ~~provisions~~ DEVELOPMENT REGULATIONS of Section 706.A.

***

Amend Chapter 6, Section 604 (Suburban S-2 District—Ranch or Farm Commercial) to read as follows:

Section 604. Suburban S-2 District—Ranch or Farm Commercial

***

B. **Yard, height and area requirements.**

1. Each lot shall have a net area of not less than three acres.

2. ~~For all dwelling units:~~ SETBACK REQUIREMENTS:

   a. The minimum front setback is 40 feet.

   b. The minimum side setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. The minimum rear setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

***

6. Accessory dwelling units are subject to the additional ~~provisions~~ DEVELOPMENT REGULATIONS of Section 706.A.

***

Amend Chapter 6, Section 605 (Residential Estate RE-43 District—One-Family Residence) to read as follows:

Section 605. Residential Estate RE-43 District—One-Family Residence.

The provisions of this section shall apply only to land zoned RE-43 prior to September 13, 1981.

The RE-43, One-Family Residence DISTRICT, is a district of single-family homes designed to maintain, protect and preserve a character of development on lots with a minimum area of 43,560 square feet, and with not more than one dwelling unit and customary accessory buildings upon one lot.

A. **Permitted Uses.**

1. Dwelling units. Each lot may have the following:

   a. One primary dwelling unit.

   b. ~~One~~ TWO accessory dwelling unitS. A THIRD ADU IS PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING AND THE NET LOT SIZE IS A MINIMUM OF 43,560 SQUARE FEET.

   c. Model homes are permitted subject to the provisions of Section 608.E.19.

***

5. RESERVED. ~~Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department, and subject to the following conditions:~~

   ~~a. Such model home and/or subdivision sales offices shall be located in a subdivision which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.~~

   ~~b. Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.~~

   ~~c. The time limit allowed in Section 605.A.5.b for an additional 36 months shall be extended only upon securing a use permit.~~

   ~~d. The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination date set forth in Section 605.A.5.b or upon expiration of the extension granted by the Zoning Administrator pursuant to Section 605.A.5.c, or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever occurs first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section 307, be able to be used as off-site models after sale of 75 percent of the lots in the subdivision; provided, that the model home complex is within four hundred feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.~~

   ~~e. For the purposes of Sections 605.A.5.a and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to Planning and Development Department.~~

   ~~f. Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:~~

      ~~(1) One trailer per subdivision;~~

      ~~(2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);~~

~~(3) Signs shall not exceed six square feet;~~

~~(4) Subject to all provisions listed in Section 605.C.1.~~

~~g. More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:~~

~~(1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.~~

~~(2) The model home complexes shall be within four hundred feet of an arterial or collector street.~~

~~(3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.~~

~~(4) Off-street parking and circulation shall be dustproofed.~~

~~(5) Lighting shall be limited to security lighting of the model home complex.~~

~~If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section 307.~~

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

~~1. There shall be a lot area of not less than 43,560 square feet. No lot shall hereafter be subdivided to provide less than 43,560 square feet of lot area, nor to have a width of less than 165 feet, nor to have a lot depth of less than 175 feet.~~

~~2. There shall be a front yard having a depth not less than that established by an existing main building on the nearest lot within one hundred feet, provided, however, that on a lot between two lots each within one hundred feet, which lots have established [front yards, then the minimum front yard shall be that established] by a line joining the nearest front corner of the main building on one lot and the nearest front corner of the main building on the other lot. Nothing in this section shall require that a front yard be more than fifty feet in depth nor to permit a front yard of less than forty feet in~~

~~depth. On a lot that is not within one hundred feet of a lot with an established front yard, the front yard shall be not less than forty feet.~~

~~In a tract development, construction of which is substantially contemporaneous, the above rules shall not apply at the discretion of the builder providing he follow an approved plot plan of the tract development and providing the front yards of all lots be not less than forty feet.~~

~~3. There shall be two side yards each having a width of thirty feet.~~

~~4. There shall be a rear yard having a depth of not less than forty feet, which depth may be measured from the centerline of an existing sixteen-foot or wider rear alley where only a one-half or partial alley exists.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 43,560 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 165 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 175 FEET.

4. SETBACK REQUIREMENTS:

   a. THE MINIMUM FRONT SETBACK IS 40 FEET.

   b. THE MINIMUM SIDE SETBACK IS 30 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. THE MINIMUM REAR SETBACK IS 30 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 20 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of Section 701.a.3.a (1)(b), are not permitted.

***

Amend Chapter 6, Section 606 (Residential Estate RE-24 District—One-Family Residence) to read as follows:

Section 606. Residential Estate RE-24 District—One-Family Residence.

The provisions of this section shall apply only to land zoned RE-24 prior to September 13, 1981.

The RE-24, One Family Residence District, is a district of single-family homes designed to maintain, protect and preserve a character of development on lots with a minimum area of 24,000 square feet and with not more than one dwelling unit and customary accessory buildings upon one lot.

A. **Permitted Uses.**

1. *Dwelling Units.* Each lot may have the following:

   a. One primary dwelling unit.

   b. ~~One~~ TWO accessory dwelling unitS. A THIRD ADU IS PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING AND THE NET LOT SIZE IS A MINIMUM OF 43,560 SQUARE FEET.

   c. Model homes are permitted subject to the provisions of Section 608.E.19.

***

5. RESERVED. ~~Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department, and subject to the following conditions:~~

   ~~a.~~ ~~Such model home and/or subdivision sales offices shall be located in a subdivision which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.~~

b. Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.

c. The time limit allowed in Section 606.A.5.b for an additional 36 months shall be extended only upon securing a use permit.

d. The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination date set forth in Section 606.A.5.b or upon expiration of the extension granted by the Zoning Administrator pursuant to Section 606.A.5.c, or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever occurs first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section 307, be able to be used as off-site models after sale of 75 percent of the lots in the subdivision; provided, that the model home complex is within four hundred feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.

e. For the purposes of Sections 606.A.5.a and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to Planning and Development Department.

f. Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:

(1) One trailer per subdivision;

(2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);

(3) Signs shall not exceed six square feet;

(4) Subject to all provisions listed in Section 606.A.1.

g. More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:

(1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.

~~(2) The model home complexes shall be within four hundred feet of an arterial or collector street.~~

~~(3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.~~

~~(4) Off-street parking and circulation shall be dustproofed.~~

~~(5) Lighting shall be limited to security lighting of the model home complex.~~

~~If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section 307.~~

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

~~1. There shall be a lot area of not less than 24,000 square feet. No lot shall hereafter be subdivided to provide less than 24,000 thousand square feet of lot area nor to have a width of less than 130 feet nor a lot depth of less than 120 feet.~~

~~2. There shall be a front yard having a depth not less than that established by an existing main building on the nearest lot within one hundred feet, provided, however, that on a lot between two lots each within one hundred feet, which lots have established front yards, then the minimum front yard shall be that established by a line joining the nearest front corner of the main building on one lot and the nearest front corner of the main building on the other lot. Nothing in this section shall require that a front yard be more than forty feet in depth nor to permit a front yard of less than feet thirty in depth. On a lot that is not within one hundred feet of a lot with an established front yard, the front yard shall be not less than thirty feet.~~

~~In a tract development, construction of which is substantially contemporaneous, the above rules shall not apply at the discretion of the builder providing he follows an approved lot plan of the tract development and providing the front yards of all lots be not less than thirty feet.~~

~~3. There shall be two side yards which shall have the following minimum widths:~~

~~a. Fifteen feet on the street side of a corner lot.~~

~~b. Ten feet on an interior side yard.~~

~~4. There shall be a rear yard having a depth of not less than thirty feet, which depth may be measured from the centerline of an existing sixteen-foot or wider rear alley or from what would be the centerline of a full sixteen-foot or wider rear alley where only a one-half or partial alley exists.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 24,000 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 130 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 120 FEET.

4. *SETBACK REQUIREMENTS:*

   a. THE MINIMUM FRONT SETBACK IS 30 FEET.

   b. THE MINIMUM STREET SIDE SETBACK IS 15 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. THE MINIMUM INTERIOR SIDE SETBACK IS 10 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   d. THE MINIMUM REAR SETBACK IS 20 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 25 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of section 701.A.3.a(1)(b), are not permitted.

***

Amend Chapter 6, Section 607 (Residential R1-14 District—One-Family Residence) to read as follows:

Section 607. Residential R1-14 District—One-Family Residence.

The provisions of this section shall apply only to land zoned R1-14 prior to September 13, 1981.

The R1-14, One-Family ~~Resident~~ RESIDENCE District, is a district of single-family homes designed to maintain, protect, and preserve a character of development on lots with minimum area of 14,000 square feet and with not more than one dwelling unit and customary accessory building upon one lot. Dwelling groups shall also be allowed in the districts on certain lots of excessive size, then developed consistent with the character of adjacent residential uses in the district.

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

***

~~1. There shall be a lot area of not less than 14,000 square feet. No lot shall hereafter be subdivided to provide less than 14,000 thousand square feet of lot area nor to have a width of less than 110 feet nor a lot depth of less than 120 feet.~~

~~2. Front yard requirements shall be the same as for RE-24.~~

~~3. Side yard requirements shall be the same as for RE-24.~~

~~4. Rear yard requirements shall be the same as for RE-24.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 14,000 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 110 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 120 FEET.

4. SETBACK REQUIREMENTS:

   a. THE MINIMUM FRONT SETBACK IS 30 FEET.

   b. THE MINIMUM STREET SIDE SETBACK IS 15 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. THE MINIMUM INTERIOR SIDE SETBACK IS 10 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   d. THE MINIMUM REAR SETBACK IS 20 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 25 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of section 701.A.3.a(1)(b), are not permitted.

***

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

***

E. **Land Use Conditions.**

1. **Single-Family Detached Dwelling Unit.** Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. **Accessory Dwelling Unit (ADU).**

a. ~~Each single-family detached lot is permitted one accessory dwelling unit in addition to the primary dwelling unit, except that lots having a duplex or triplex may not have an ADU.~~
WHEN A LOT HAS NO MORE THAN ONE SINGLE-FAMILY DETACHED PRIMARY DWELLING, TWO ADUS ARE PERMITTED IN ADDITION TO THE PRIMARY DWELLING UNIT. A THIRD ADU MAY BE PERMITTED WHEN AT LEAST ONE OF THE ADUS QUALIFIES AS AFFORDABLE HOUSING, AND THE NET LOT SIZE IS A MINIMUM 43,560 SQUARE FEET. HOWEVER, LOTS HAVING A DUPLEX OR TRIPLEX, SINGLE-FAMILY ATTACHED UNITS, OR ANY MULTI-FAMILY DWELLING UNITS ARE NOT PERMITTED ANY ADUS.

b. An ADU is subject to the development regulations of Section 706.A.

***

Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

Section 609. RE-35 Single-Family Residence District

***

TABLE 609.A RE-35 Development Options			
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
***	***	***	***
Lot coverage	25%, except if all structures are less than 20' and 1 story in height then a maximum of ~~30~~ 40% lot coverage is allowed.	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%
***	***	***	***

***

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. The following provisions apply to development in Sections 604 through 607 and Section 619 and in the subdivision option of Sections 609 through 618:

***

(2) Closed Projections.

***

(d) The main building (which may include an attached ADU) may project into the required rear OR SIDE yard, SUBJECT TO THE FOLLOWING: ~~when no portion of the projection exceeds 15 feet in height; the projection is no closer to the rear property line than three feet, and the projection is no closer to a side property line than allowed by the district; unless a use permit is obtained in accordance with the provisions of Section 307.~~

(i) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(ii) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(iii) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

***

Amend Chapter 7, Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to read as follows:

***

B. 2. Landscaping and open space areas shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with ~~four~~ FIVE or more dwelling units.

***

Amend Chapter 7, Section 706 (Accessory Uses and Structures) to revise language regarding Accessory Dwelling Units, as follows:

Section 706. Accessory Uses and Structures.

A. **Accessory Dwelling Units (ADU)**

1. ~~In zoning districts where accessory dwelling units are a permitted use, one ADU is permitted per lot when a single-family detached primary dwelling unit is also provided, unless otherwise permitted by the zoning district.~~ THIS SECTION APPLIES TO ACCESSORY DWELLING UNITS WHEN A LOT HAVING NO MORE THAN ONE SINGLE-FAMILY DWELLING UNIT IS PERMITTED ONE OR MORE ADUS PER THE UNDERLYING ZONING DISTRICT.

2. ~~An ADU is not permitted on a lot with a single-family attached dwelling unit, a duplex, triplex, or multifamily dwelling units, unless otherwise permitted by the zoning district.~~ AN ADU MAY BE EITHER ATTACHED TO OR DETACHED FROM THE PRIMARY DWELLING UNIT, SUBJECT TO THE FOLLOWING:

   a. A MAXIMUM OF ONE ATTACHED ADU MAY BE PROVIDED PER LOT.

   b. A MAXIMUM OF ONE DETACHED ADU MAY BE CONNECTED TO THE PRIMARY DWELLING UNIT BY A PORCH, DECK, COVERED PATIO, CARPORT, BREEZEWAY, OR SIMILAR.

3. ~~An~~ ADUS ~~may be either attached to or detached from the primary dwelling unit,~~ ARE subject to the following design guidelines:

   a. An attached ADU shall be integrated into the design of the primary dwelling unit so that it appears to be part of one single family home, rather than a duplex. This guideline does not prohibit the provision of separate entry features. (P)

   b. A detached ADU, when visible from adjacent streets, ~~shall be constructed with similar and/or complementary materials, design, and color(s) as the primary dwelling uni~~t, SHOULD HAVE A RESIDENTIAL APPEARANCE IN NATURE AND DESIGN, or as may be approved by Historic Preservation for HP zoned or designated properties. (P)

   Rationale: ADUs are intended be subordinate to the primary single-family home and should visually appear as such. ~~An ADU which looks like a second duplex unit, or a second detached primary dwelling unit, does not meet this intent.~~ MATERIALS MORE COMMONLY ASSOCIATED WITH COMMERCIAL STRUCTURES SHOULD BE AVOIDED. HOWEVER, THESE DESIGN GUIDELINES DO NOT REQUIRE THAT AN ADU MATCHES THE EXTERIOR DESIGN, ROOF PITCH, OR FINISHING MATERIALS OF THE PRIMARY DWELLING UNIT.

4. A detached ADU ~~may be located within the required rear yard,~~ IS subject to the following:

   a. A DETACHED ADU MAY BE LOCATED WITHIN THE REQUIRED REAR OR SIDE YARD(S), AND/OR WITHIN A REQUIRED ON-LOT PERIMETER SETBACK WHICH IS NOT ALSO THE FRONT YARD.

   ~~a.~~ b. Setbacks.

      (1) Minimum ~~ten~~ FIVE feet from a street side property line.

      (2) Minimum three feet from an interior SIDE OR REAR property line.

      (3) No setback is required adjacent to a fully dedicated alley.

      (4) FRONT SETBACKS APPLY AS STATED FOR THE ZONING DISTRICT.

   ~~b.~~ c. PERMITTED Height. ~~Maximum 15 feet unless use permit approval for a greater height is obtained per Section 307.~~

      (1) WHEN LOCATED WITHIN THE REQUIRED REAR OR SIDE YARDS: MAXIMUM 15 FEET, UNLESS USE PERMIT APPROVAL FOR A GREATER HEIGHT IS OBTAINED PER SECTION 307.

      (2) WHEN NOT LOCATED WITHIN ANY REQUIRED YARD: THE SAME HEIGHT AS PERMITTED FOR THE PRIMARY DWELLING UNIT.

~~5. A detached ADU not located within the required rear yard and compliant with the same setbacks required for the primary dwelling unit is subject to the same height regulations as the primary dwelling unit.~~

~~6.~~ 5. WHEN IN COMPLIANCE WITH THE MINIMUM REQUIRED FRONT SETBACK, ~~A~~a detached ADU may not be located between the primary dwelling unit and the front property line unless use permit approval is obtained per Section 307.

~~7.~~ 6. An attached ADU shall comply with same height regulations and setbacks (including permitted projections per Section 701.A.3) required for the primary dwelling unit~~.~~

~~8.~~ 7. AnY ADU shall comply with the lot coverage requirements applicable to the property.

~~9.~~ 8. AnY ADU shall not have a gross floor area which exceeds 75% of the gross floor area of the primary dwelling unit, and:

a. For lots up to 10,000 square feet in net area: 1,000 square feet.

b. For lots over 10,000 square feet in net area: the lesser of 3,000 square feet or 10% of the net lot area.

For the purposes of these calculations, any garage, ATTACHED SHADE STRUCTURE, or attached carport constructed as part of a detached ADU shall NOT count toward the gross floor area of the ADU. ~~Any attached shade structures shall count towards lot coverage, but not gross floor area.~~

~~10. Notwithstanding any other provision, using the ADU for an activity requiring a permit under Chapter 10, Article XVI of the City Code is prohibited.~~

B. **Single-Family Residential Accessory Structures.** The following regulations apply to accessory structures which are not accessory dwelling units, and located on lots having only single-family residential uses:

1. Accessory structures are not permitted within the required front yard. Accessory structures located behind the required front setback but between the primary dwelling unit and the front property line are not permitted unless use permit approval is obtained per Section 307.

2. SETBACKS.

a. MINIMUM THREE FEET FROM A SIDE OR REAR PROPERTY LINE.

b. NO SETBACK IS REQUIRED ADJACENT TO A FULLY DEDICATED ALLEY, UNLESS NEEDED FOR REQUIRED VEHICULAR MANUEVERING.

~~2.~~ 3. Permitted Heights.

a. WHEN LOCATED WITHIN A REQUIRED REAR OR SIDE YARD, A ~~M~~maximum height of eight feet IS PERMITTED when located ~~within ten~~ LESS THAN FIVE feet ~~of~~ FROM a street side property line, AND A MAXIMUM HEIGHT OF ~~or~~ 15 feet IS PERMITTED WHEN LOCATED FIVE FEET OR MORE FROM A STREET SIDE PROPERTY LINE. ~~elsewhere within the required rear or side yard~~.

b. Heights in excess of 15 feet, when ~~not~~ located ~~within ten~~ FIVE feet ~~of~~ OR MORE FROM a street side property line, may be approved through a use permit obtained per Section 307.

c. An accessory structure not located within the required rear or side yard and compliant with the same setbacks required for the primary dwelling unit is subject to the same height regulations as the primary dwelling unit.

~~3. Setbacks. Accessory structures shall maintain a minimum setback of three feet adjacent to a rear or side property line, except that no setback is required adjacent to a fully dedicated alley.~~

***

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 8, 2024

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 75 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING - AMEND CITY CODE - ORDINANCE ADOPTION - ACCESSORY DWELLING UNITS - Z-TA-2-24-Y (ORDINANCE G-7317) - CITYWIDE

Item 75, is a request to hold a public hearing on a proposed text amendment Z-TA-2-24-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms; amend Chapter 6, Section 603 (Suburban S-1 District-Ranch or Farm Residence) and Section 604 (Suburban S-2 District-Ranch or Farm Commercial) to comply with HB 2720; amend Section 605 (Residential Estate RE-43 District-One-Family Residence), Section 606 (Residential Estate RE-24 District-One-Family Residence), and Section 607 (Residential R1-14 District-One-Family Residence) to comply with HB 2720 and increase permitted lot coverage; amend Section 608 (Residential Districts) to comply with HB 2720; amend Section 609 (RE-35 Single-Family Residence District) to increase permitted lot coverage; amend Chapter 7, Section 701.A.3 (Projections) to comply with HB 2720; amend Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to differentiate the addition of ADUs from multi-family developments; and amend Section 706 (Accessory Uses and Structures) to clarify wordings and comply with HB 2720.

The Planning Commission heard the case on November 7, 2024, and recommended approval, per the staff recommendation with a modification by a vote of 9-0.

The language in this proposed text amendment has been updated to reference the revision to the "Accessory Dwelling Unit, Attached" definition. This revision from "common" to "shared" is to avoid confusion with the term "common wall" which is generally related to the construction of townhomes and would not be applicable to the construction of an attached ADU. Below is an update to the text amendment which is denoted as **BOLD/UNDERLINED**.

ACCESSORY DWELLING UNIT, ATTACHED: AN ADU WHICH IS CONSTRUCTED HAVING A ~~COMMON~~ **SHARED** WALL AND ATTACHED FOUNDATIONS WITH THE PRIMARY DWELLING UNIT. AN ADU CONNECTED TO THE PRIMARY DWELLING UNIT IN ANY OTHER MANNER SHALL NOT BE CONSIDERED AN ATTACHED ADU.

Staff recommends approval of Z-TA-2-24-Y as shown in the proposed text, per the Planning Commission recommendation.

***

Accessory Dwelling Unit (ADU): A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same lot ~~and used for a residential accessory use~~. ADUs, where permitted, do not count towards calculations of gross density.

ACCESSORY DWELLING UNIT, ATTACHED: AN ADU WHICH IS CONSTRUCTED HAVING A ~~COMMON~~ **SHARED** WALL AND ATTACHED FOUNDATIONS WITH THE PRIMARY DWELLING UNIT. AN ADU CONNECTED TO THE PRIMARY DWELLING UNIT IN ANY OTHER MANNER SHALL NOT BE CONSIDERED AN ATTACHED ADU.

ACCESSORY DWELLING UNIT, DETACHED: AN ADU WHICH IS CONSTRUCTED WITH NO CONNECTION TO THE PRIMARY DWELLING UNIT, EXCEPT AS MAY BE EXPLICITLY PERMITTED WITHIN THE ZONING ORDINANCE. A DETACHED ADU MAY INCLUDE AN INTEGRATED GARAGE, CARPORT, OR PORCH. TWO ADUS ATTACHED TO EACH OTHER, BUT NOT TO THE PRIMARY DWELLING UNIT, SHALL EACH BE CONSIDERED AS A DETACHED ADU.

***

Multi-Family/Multiple-Family: A lot or parcel where two or more dwelling units are provided, not including ~~a~~ permitted accessory dwelling unitS.

***

SECTION 2: That Chapter 6, Section 603 (Suburban S-1 District—Ranch or Farm Residence), is amended to read as follows:

***

A. **Permitted Uses.**

1. Dwelling Units. Each lot may have the following:

   a. One primary dwelling unit.

   b. ~~One~~ TWO accessory dwelling unitS, and

   c. For each additional 10 acres provided above the minimum lot size, one additional accessory dwelling unit for use by on-site laborers may be provided.

   d. IN ADDITION TO THE ABOVE, ONE ADDITIONAL ACCESSORY DWELLING UNIT (ADU) MAY BE PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING.

***

B. **Yard, Height and Area Requirements.**

1. Each lot shall have a net area of not less than one acre.

2. ~~For all dwelling units:~~ SETBACK REQUIREMENTS:

   a. The minimum front setback is 40 feet.

   b. The minimum side setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. The minimum rear setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

***

6. Accessory dwelling units are subject to the additional ~~provisions~~ DEVELOPMENT REGULATIONS of Section 706.A.

***

SECTION 3: That Chapter 6, Section 604 (Suburban S-2 District—Ranch or Farm Commercial), is amended to read as follows:

***

B. **Yard, height and area requirements.**

1. Each lot shall have a net area of not less than three acres.

2. ~~For all dwelling units:~~ SETBACK REQUIREMENTS:

   a. The minimum front setback is 40 feet.

   b. The minimum side setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. The minimum rear setback is 30 feet, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

***

6. Accessory dwelling units are subject to the additional ~~provisions~~ DEVELOPMENT REGULATIONS of Section 706.A.

***

SECTION 4: That Chapter 6, Section 605 (Residential Estate RE-43 District—One-Family Residence), is amended to read as follows:

The provisions of this section shall apply only to land zoned RE-43 prior to September 13, 1981.

The RE-43, One-Family Residence DISTRICT, is a district of single-family homes designed to maintain, protect and preserve a character of development on lots with a minimum area of 43,560 square feet, and with not more than one dwelling unit and customary accessory buildings upon one lot.

A. **Permitted Uses.**

1. Dwelling units. Each lot may have the following:

   a. One primary dwelling unit.

   b. ~~One~~ TWO accessory dwelling unitS. A THIRD ADU IS PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING AND THE NET LOT SIZE IS A MINIMUM OF 43,560 SQUARE FEET.

   c. Model homes are permitted subject to the provisions of Section 608.E.19.

***

5. RESERVED. ~~Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department, and subject to the following conditions:~~

   ~~a. Such model home and/or subdivision sales offices shall be located in a subdivision which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.~~

   ~~b. Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.~~

   ~~c. The time limit allowed in Section 605.A.5.b for an additional 36 months shall be extended only upon securing a use permit.~~

   ~~d. The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination~~

~~date set forth in Section 605.A.5.b or upon expiration of the extension granted by the Zoning Administrator pursuant to Section 605.A.5.c, or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever occurs first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section 307, be able to be used as off-site models after sale of 75 percent of the lots in the subdivision; provided, that the model home complex is within four hundred feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.~~

~~e. For the purposes of Sections 605.A.5.a and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to Planning and Development Department.~~

~~f. Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:~~

~~(1) One trailer per subdivision;~~

~~(2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);~~

~~(3) Signs shall not exceed six square feet;~~

~~(4) Subject to all provisions listed in Section 605.C.1.~~

~~g. More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:~~

~~(1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.~~

~~(2) The model home complexes shall be within four hundred feet of an arterial or collector street.~~

~~(3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.~~

~~(4) Off-street parking and circulation shall be dustproofed.~~

~~(5) Lighting shall be limited to security lighting of the model home complex.~~

~~If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section 307.~~

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

~~1. There shall be a lot area of not less than 43,560 square feet. No lot shall hereafter be subdivided to provide less than 43,560 square feet of lot area, nor to have a width of less than 165 feet, nor to have a lot depth of less than 175 feet.~~

~~2. There shall be a front yard having a depth not less than that established by an existing main building on the nearest lot within one hundred feet, provided, however, that on a lot between two lots each within one hundred feet, which lots have established [front yards, then the minimum front yard shall be that established] by a line joining the nearest front corner of the main building on one lot and the nearest front corner of the main building on the other lot. Nothing in this section shall require that a front yard be more than fifty feet in depth nor to permit a front yard of less than forty feet in depth. On a lot that is not within one hundred feet of a lot with an established front yard, the front yard shall be not less than forty feet.~~

~~In a tract development, construction of which is substantially contemporaneous, the above rules shall not apply at the discretion of the builder providing he follow an approved plot plan of the tract development and providing the front yards of all lots be not less than forty feet.~~

~~3. There shall be two side yards each having a width of thirty feet.~~

~~4. There shall be a rear yard having a depth of not less than forty feet, which depth may be measured from the centerline of an existing sixteen foot or wider rear alley where only a one-half or partial alley exists.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 43,560 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 165 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 175 FEET.

4. SETBACK REQUIREMENTS:

   a. THE MINIMUM FRONT SETBACK IS 40 FEET.

b. THE MINIMUM SIDE SETBACK IS 30 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

c. THE MINIMUM REAR SETBACK IS 30 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 20 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of Section 701.a.3.a (1)(b), are not permitted.

***

SECTION 5: That Chapter 6, Section 606 (Residential Estate RE-24 District—One-Family Residence), is amended to read as follows:

The provisions of this section shall apply only to land zoned RE-24 prior to September 13, 1981.

The RE-24, One Family Residence District, is a district of single-family homes designed to maintain, protect and preserve a character of development on lots with a minimum area of 24,000 square feet and with not more than one dwelling unit and customary accessory buildings upon one lot.

A. **Permitted Uses.**

1. *Dwelling Units.* Each lot may have the following:

a. One primary dwelling unit.

b. ~~One~~ TWO accessory dwelling unitS. A THIRD ADU IS PERMITTED ONLY WHEN AT LEAST ONE ADU QUALIFIES AS AFFORDABLE HOUSING AND THE NET LOT SIZE IS A MINIMUM OF 43,560 SQUARE FEET.

c. Model homes are permitted subject to the provisions of Section 608.E.19.

***

5. RESERVED. ~~Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department, and subject to the following conditions:~~

~~a. Such model home and/or subdivision sales offices shall be located in a subdivision which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.~~

~~b. Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.~~

~~c. The time limit allowed in Section 606.A.5.b for an additional 36 months shall be extended only upon securing a use permit.~~

~~d. The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination date set forth in Section 606.A.5.b or upon expiration of the extension granted by the Zoning Administrator pursuant to Section 606.A.5.c, or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever occurs first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section 307, be able to be used as off-site models after sale of 75 percent of the lots in the subdivision; provided, that the model home complex is within four hundred feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.~~

~~e. For the purposes of Sections 606.A.5.a and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to Planning and Development Department.~~

~~f. Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:~~

~~(1) One trailer per subdivision;~~

~~(2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);~~

~~(3) Signs shall not exceed six square feet;~~

(4) Subject to all provisions listed in Section 606.A.1.

g. More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:

(1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.

(2) The model home complexes shall be within four hundred feet of an arterial or collector street.

(3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.

(4) Off-street parking and circulation shall be dustproofed.

(5) Lighting shall be limited to security lighting of the model home complex.

If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section 307.

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

1. There shall be a lot area of not less than 24,000 square feet. No lot shall hereafter be subdivided to provide less than 24,000 thousand square feet of lot area nor to have a width of less than 130 feet nor a lot depth of less than 120 feet.

2. There shall be a front yard having a depth not less than that established by an existing main building on the nearest lot within one hundred feet, provided, however, that on a lot between two lots each within one hundred feet, which lots have established front yards, then the minimum front yard shall be that established by a line joining the nearest front corner of the main building on one lot and the nearest front corner of the main building on the other lot. Nothing in this section shall require that a front yard be more than forty feet in depth nor to permit a front yard of less than feet thirty in depth. On a lot that is not within one hundred feet of a lot with an established front yard, the front yard shall be not less than thirty feet.

~~In a tract development, construction of which is substantially contemporaneous, the above rules shall not apply at the discretion of the builder providing he follows an approved lot plan of the tract development and providing the front yards of all lots be not less than thirty feet.~~

~~3. There shall be two side yards which shall have the following minimum widths:~~

~~a. Fifteen feet on the street side of a corner lot.~~

~~b. Ten feet on an interior side yard.~~

~~4. There shall be a rear yard having a depth of not less than thirty feet, which depth may be measured from the centerline of an existing sixteen foot or wider rear alley or from what would be the centerline of a full sixteen foot or wider rear alley where only a one half or partial alley exists.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 24,000 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 130 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 120 FEET.

4. *SETBACK REQUIREMENTS:*

   a. THE MINIMUM FRONT SETBACK IS 30 FEET.

   b. THE MINIMUM STREET SIDE SETBACK IS 15 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   c. THE MINIMUM INTERIOR SIDE SETBACK IS 10 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

   d. THE MINIMUM REAR SETBACK IS 20 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 25 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of section 701.A.3.a(1)(b), are not permitted.

***

SECTION 6: That Chapter 6, Section 607 (Residential R1-14 District—One-Family Residence), is amended to read as follows:

The provisions of this section shall apply only to land zoned R1-14 prior to September 13, 1981.

The R1-14, One-Family ~~Resident~~ RESIDENCE District, is a district of single-family homes designed to maintain, protect, and preserve a character of development on lots with minimum area of 14,000 square feet and with not more than one dwelling unit and customary accessory building upon one lot. Dwelling groups shall also be allowed in the districts on certain lots of excessive size, then developed consistent with the character of adjacent residential uses in the district.

***

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

~~1. There shall be a lot area of not less than 14,000 square feet. No lot shall hereafter be subdivided to provide less than 14,000 thousand square feet of lot area nor to have a width of less than 110 feet nor a lot depth of less than 120 feet.~~

~~2. Front yard requirements shall be the same as for RE-24.~~

~~3. Side yard requirements shall be the same as for RE-24.~~

~~4. Rear yard requirements shall be the same as for RE-24.~~

1. EACH LOT SHALL HAVE A NET AREA OF NOT LESS THAN 14,000 SQUARE FEET.

2. EACH LOT SHALL HAVE A MINIMUM WIDTH OF 110 FEET.

3. EACH LOT SHALL HAVE A MINIMUM DEPTH OF 120 FEET.

4. SETBACK REQUIREMENTS:

a. THE MINIMUM FRONT SETBACK IS 30 FEET.

b. THE MINIMUM STREET SIDE SETBACK IS 15 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

c. THE MINIMUM INTERIOR SIDE SETBACK IS 10 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

d. THE MINIMUM REAR SETBACK IS 20 FEET, EXCEPT THAT ADUS ARE SUBJECT TO THE SETBACK PROVISIONS OF SECTION 706.A.

5. The main building and all accessory buildings on a lot shall not occupy more than 25 percent of the net lot area, except if all structures are less than 20 feet and one story in height then a maximum of ~~30~~ 40 percent lot coverage is allowed.

6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

7. ~~Yards for~~ aAccessory ~~d~~Dwelling ~~u~~Units and other accessory structures ~~shall be provided in accordance with the provisions~~ ARE SUBJECT TO THE ADDITIONAL DEVELOPMENT REGULATIONS of Section 706.

8. OPEN ~~P~~projections into the required side yards, per the provisions of section 701.A.3.a(1)(b), are not permitted.

***

SECTION 7: That Chapter 6, Section 608 (Residential Districts), is amended to read as follows:

***

E. **Land Use Conditions.**

1. **Single-Family Detached Dwelling Unit.** Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. **Accessory Dwelling Unit (ADU).**

a. ~~Each single-family detached lot is permitted one accessory dwelling unit in addition to the primary dwelling unit, except that lots having a duplex or triplex may not have an ADU.~~
WHEN A LOT HAS NO MORE THAN ONE SINGLE-FAMILY DETACHED PRIMARY DWELLING, TWO ADUS ARE PERMITTED IN ADDITION TO THE PRIMARY DWELLING UNIT. A THIRD ADU MAY BE PERMITTED WHEN AT LEAST ONE OF THE ADUS QUALIFIES AS AFFORDABLE HOUSING, AND THE NET LOT SIZE IS A MINIMUM 43,560 SQUARE FEET. HOWEVER, LOTS HAVING A DUPLEX OR TRIPLEX, SINGLE-FAMILY ATTACHED UNITS, OR ANY MULTI-FAMILY DWELLING UNITS ARE NOT PERMITTED ANY ADUS.

b. An ADU is subject to the development regulations of Section 706.A.

***

SECTION 8: That Chapter 6, Section 609 (RE-35 Single-Family Residence District), is amended to read as follows:

***

TABLE 609.A
RE-35 Development Options

Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
***	***	***	***
Lot coverage	25%, except if all structures are less than 20' and 1 story in height then a maximum of ~~30~~ 40% lot coverage is allowed.	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES. TOTAL: 40%
***	***	***	***

***

SECTION 9: That Chapter 7, Section 701.A.3 (Projections), is amended to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. The following provisions apply to development in Sections 604 through 607 and Section 619 and in the subdivision option of Sections 609 through 618:

***

(2) Closed Projections.

***

(d) The main building (which may include an attached ADU) may project into the required rear OR SIDE yard, SUBJECT TO THE FOLLOWING: ~~when no portion of the projection exceeds 15 feet in height; the projection is no closer to the rear property line than three feet, and the projection is no closer to a side property line than allowed by the district; unless a use permit is obtained in accordance with the provisions of Section 307.~~

(i) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(ii) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(iii) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

***

SECTION 10: That Chapter 7, Section 703.B (Landscaping and Open Areas In Multiple-Family Development), is amended to read as follows:

***

B. 2. Landscaping and open space areas shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with ~~four~~ FIVE or more dwelling units.

***

SECTION 11: That Chapter 7, Section 706 (Accessory Uses and Structures), is amended to read as follows:

A. **Accessory Dwelling Units (ADU)**

1. ~~In zoning districts where accessory dwelling units are a permitted use, one ADU is permitted per lot when a single-family detached primary dwelling unit is also provided, unless otherwise permitted by the zoning district.~~ THIS SECTION APPLIES TO ACCESSORY DWELLING UNITS WHEN A LOT HAVING NO MORE THAN ONE SINGLE-FAMILY DWELLING UNIT IS PERMITTED ONE OR MORE ADUS PER THE UNDERLYING ZONING DISTRICT.

2. ~~An ADU is not permitted on a lot with a single-family attached dwelling unit, a duplex, triplex, or multifamily dwelling units, unless otherwise permitted by the zoning district.~~ AN ADU MAY BE EITHER ATTACHED TO OR DETACHED FROM THE PRIMARY DWELLING UNIT, SUBJECT TO THE FOLLOWING:

   a. A MAXIMUM OF ONE ATTACHED ADU MAY BE PROVIDED PER LOT.

   b. A MAXIMUM OF ONE DETACHED ADU MAY BE CONNECTED TO THE PRIMARY DWELLING UNIT BY A PORCH, DECK, COVERED PATIO, CARPORT, BREEZEWAY, OR SIMILAR.

3. ~~An~~ ADUS ~~may be either attached to or detached from the primary dwelling unit,~~ ARE subject to the following design guidelines:

   a. An attached ADU shall be integrated into the design of the primary dwelling unit so that it appears to be part of one single family home, rather than a duplex. This guideline does not prohibit the provision of separate entry features. (P)

   b. A detached ADU, when visible from adjacent streets, ~~shall be constructed with similar and/or complementary materials, design, and color(s) as the primary dwelling unit,~~ SHOULD HAVE A RESIDENTIAL APPEARANCE IN NATURE AND DESIGN, or as may be approved by Historic Preservation for HP zoned or designated properties. (P)

Rationale: ADUs are intended be subordinate to the primary single-family home and should visually appear as such. ~~An ADU which looks like a second duplex unit, or a second detached primary dwelling unit, does not meet this intent.~~ MATERIALS MORE COMMONLY ASSOCIATED WITH COMMERCIAL STRUCTURES SHOULD BE AVOIDED. HOWEVER, THESE DESIGN GUIDELINES DO NOT REQUIRE THAT AN ADU MATCHES THE EXTERIOR DESIGN, ROOF PITCH, OR FINISHING MATERIALS OF THE PRIMARY DWELLING UNIT.

4. A detached ADU ~~may be located within the required rear yard,~~ IS subject to the following:

   a. A DETACHED ADU MAY BE LOCATED WITHIN THE REQUIRED REAR OR SIDE YARD(S), AND/OR WITHIN A REQUIRED ON-LOT PERIMETER SETBACK WHICH IS NOT ALSO THE FRONT YARD.

   ~~a.~~ b. Setbacks.

      (1) Minimum ~~ten~~ FIVE feet from a street side property line.

      (2) Minimum three feet from an interior SIDE OR REAR property line.

      (3) No setback is required adjacent to a fully dedicated alley.

      (4) FRONT SETBACKS APPLY AS STATED FOR THE ZONING DISTRICT.

   ~~b.~~ c. PERMITTED Height. ~~Maximum 15 feet unless use permit approval for a greater height is obtained per Section 307.~~

      (1) WHEN LOCATED WITHIN THE REQUIRED REAR OR SIDE YARDS: MAXIMUM 15 FEET, UNLESS USE PERMIT APPROVAL FOR A GREATER HEIGHT IS OBTAINED PER SECTION 307.

      (2) WHEN NOT LOCATED WITHIN ANY REQUIRED YARD: THE SAME HEIGHT AS PERMITTED FOR THE PRIMARY DWELLING UNIT.

~~5.~~ ~~A detached ADU not located within the required rear yard and compliant with the same setbacks required for the primary dwelling unit is subject to the same height regulations as the primary dwelling unit.~~

~~6.~~ 5. WHEN IN COMPLIANCE WITH THE MINIMUM REQUIRED FRONT SETBACK, Aa detached ADU may not be located between the primary dwelling unit and the front property line unless use permit approval is obtained per Section 307.

~~7.~~ 6. An attached ADU shall comply with same height regulations and setbacks (including permitted projections per Section 701.A.3) required for the primary dwelling unit~~.~~

~~8.~~ 7. AnY ADU shall comply with the lot coverage requirements applicable to the property.

~~9.~~ 8. AnY ADU shall not have a gross floor area which exceeds 75% of the gross floor area of the primary dwelling unit, and:

a. For lots up to 10,000 square feet in net area: 1,000 square feet.

b. For lots over 10,000 square feet in net area: the lesser of 3,000 square feet or 10% of the net lot area.

For the purposes of these calculations, any garage, ATTACHED SHADE STRUCTURE, or attached carport constructed as part of a detached ADU shall NOT count toward the gross floor area of the ADU. ~~Any attached shade structures shall count towards lot coverage, but not gross floor area.~~

~~10. Notwithstanding any other provision, using the ADU for an activity requiring a permit under Chapter 10, Article XVI of the City Code is prohibited.~~

B. **Single-Family Residential Accessory Structures.** The following regulations apply to accessory structures which are not accessory dwelling units, and located on lots having only single-family residential uses:

1. Accessory structures are not permitted within the required front yard. Accessory structures located behind the required front setback but between the primary dwelling unit and the front property line are not permitted unless use permit approval is obtained per Section 307.

2. SETBACKS.

a. MINIMUM THREE FEET FROM A SIDE OR REAR PROPERTY LINE.

b. NO SETBACK IS REQUIRED ADJACENT TO A FULLY DEDICATED ALLEY, UNLESS NEEDED FOR REQUIRED VEHICULAR MANUEVERING.

~~2.~~ 3. Permitted Heights.

a. WHEN LOCATED WITHIN A REQUIRED REAR OR SIDE YARD, A ~~M~~maximum height of eight feet IS PERMITTED when located ~~within ten~~ LESS THAN FIVE feet ~~of~~ FROM a street side property line, AND A MAXIMUM HEIGHT OF ~~or~~ 15 feet IS PERMITTED when located FIVE FEET OR MORE FROM A STREET SIDE PROPERTY LINE ~~elsewhere within the required rear or side yard~~.

b. Heights in excess of 15 feet, when ~~not~~ located ~~within ten~~ FIVE feet ~~of~~ OR MORE FROM a street side property line, may be approved through a use permit obtained per Section 307.

c. An accessory structure not located within the required rear or side yard and compliant with the same setbacks required for the primary dwelling unit is subject to the same height regulations as the primary dwelling unit.

~~3.~~ ~~Setbacks. Accessory structures shall maintain a minimum setback of three feet adjacent to a rear or side property line, except that no setback is required adjacent to a fully dedicated alley.~~

***

Approved: _____
Alan Stephenson, Deputy City Manager

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council **Date:** November 13, 2024

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEM 75 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING - AMEND CITY CODE - ORDINANCE ADOPTION - ACCESSORY DWELLING UNITS - Z-TA-2-24-Y (ORDINANCE G-7317)

Item 75 is a request to hold a public hearing on a proposed text amendment Z-TA-2-24-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms; amend Chapter 6, Section 603 (Suburban S-1 District-Ranch or Farm Residence) and Section 604 (Suburban S-2 District-Ranch or Farm Commercial) to comply with HB 2720; amend Section 605 (Residential Estate RE-43 District-One-Family Residence), Section 606 (Residential Estate RE-24 District-One-Family Residence), and Section 607 (Residential R1-14 District-One-Family Residence) to comply with HB 2720 and increase permitted lot coverage; amend Section 608 (Residential Districts) to comply with HB 2720; amend Section 609 (RE-35 Single-Family Residence District) to increase permitted lot coverage; amend Chapter 7, Section 701.A.3 (Projections) to comply with HB 2720; amend Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to differentiate the addition of ADUs from multi-family developments; and amend Section 706 (Accessory Uses and Structures) to clarify wordings and comply with HB 2720.

Staff recommends continuing this item to the November 20, 2024, City Council Formal meeting to allow for additional discussions between staff, the Mayor, and City Council offices.

Approved: _____
Alan Stephenson
Deputy City Manager

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 61

(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing - Amend Phoenix City Code - Ordinance Adoption - Chapter 10, Article XVI - Short-Term Vacation Rental (Ordinance G-7323) - Citywide

Request to hold a public hearing on a proposed amendment to the City Code sections 10-197 and 10-204 to Chapter 10, Article XVI related to Short-Term Vacation Rentals to incorporate Arizona Revised Statute (A.R.S.) 9-500.39 requirements for obtaining a Short-Term Rental (STR) Permit.

Summary

In 2016, the Arizona Legislature removed the ability of local jurisdictions to regulate short-term rental units and required that the use be treated the same as any long-term residential use of a property. Due to significant negative impacts based upon the experience of residents living around these short-term rental uses, the Arizona Legislature enacted A.R.S. 9-500.39 authorizing municipalities to create provisions for registrations of short-term vacation rentals. The City of Phoenix adopted Short-Term Vacation Rental Ordinance (G-6653) to implement the requirement for STR owners, or designees, to register each STR rental property with the City of Phoenix, so that responsible party contact information was available if there were problems resulting from a particular short-term rental unit.

In 2022, the Arizona Legislature approved Senate Bill 1168 (SB1168) amending A.R.S. 9-500.39, which authorized cities and towns to create a very limited permit/license process to help gather better data regarding short-term rentals with minimal modifications to the ability to regulate these types of uses. The City of Phoenix adopted an amendment to the Short-Term Vacation Rental Ordinance (G-7156) to implement the requirement for STR owners, or designees, to apply for a STR permit and meet specific operating requirements prior to the issuance of a permit as a condition for operating a short-term rental property.

In 2024, the Arizona Legislature approved House Bill 2720 (HB2720) amending A.R.S. 9-500.39, which authorized cities and towns to require the owner of a property where an accessory dwelling unit is used as an short term rental to reside on the property but only if the accessory dwelling unit was built after September 14,

2024, and either the owner did not previously have the right to build an accessory dwelling unit on their property or the three-year A.R.S. 12-1134 statute of limitations has passed.

Staff recommends approval of the proposed amendment to the City Code sections 10-197 and 10-204 to Chapter 10, Article XVI related to Short-Term Vacation Rentals to incorporate Arizona Revised Statute (A.R.S.) 9-500.39(B)(9) requirements for obtaining a STR Permit.

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 CODE OF THE CITY OF PHOENIX, ARIZONA, CHAPTER 10, ARTICLE XVI -- SHORT-TERM VACATION RENTAL.

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX:

SECTION 1: That Chapter 10, Article XVI -- Short-Term Vacation Rental is amended to read as follows:

***

Sec. 10-197. Short-term rental permit applications; content

A. Each applicant for a short-term rental permit shall submit, as applicable, the following:

1. The physical address of the residential property proposed to be used as a short-term rental.

2. The name, address, telephone number, and email address of the owner for which the short-term rental registration certificate is to be issued.

3. The name, address, telephone number, and email address of the owner's designee.

4. The name, address, 24-hour telephone number, and email address of the individual who will serve as the emergency point of contact.

5. Proof of valid transaction privilege tax license.

6. Evidence of liability insurance appropriate to cover the short-term rental in the aggregate of at least $500,000.00 or evidence that each short-term rental

transaction will be provided through a platform that provides equal or greater primary liability insurance coverage for the short-term rental.

7. Evidence that the short-term rental is registered with the Maricopa County Assessor's Office in accordance with Section 33-1902, Arizona Revised Statutes.

8. A signed agreement to comply with all applicable laws, regulations, and ordinances, including paying all fees and fines imposed by the City.

9. If the applicant is an individual, proof of lawful presence in the United States.

10. A written description or map showing the locations of the smoke detector, carbon monoxide detector, fire extinguisher, and other required safety equipment.

11. IF THE APPLICATION IS FOR OPERATION OF A SHORT-TERM RENTAL IN AN ACCESSORY DWELLING UNIT (ADU) ON A PROPERTY WHERE MORE THAN ONE ADU EXISTS, A SIGNED ATTESTATION THAT THE PROPERTY OWNER WILL RESIDE ON THE PROPERTY WHEN MORE THAN ONE ADU IS BEING OPERATED AS A SHORT-TERM RENTAL.

~~11.~~ 12. Any other information as the Planning and Development Department may require to verify information provided by the applicant.

B. A~~n~~ SEPARATE application must be filed for each DWELLING UNIT ON A single-family property, each dwelling unit in a one-to-four family house, and each individual unit in a multi-family property such as a condominium or cooperative.

***

Sec. 10-204. Short-term rental; prohibited uses.

A. Renting, or offering for rent, a short-term rental for the following uses is prohibited:

1. A nonresidential use;

2. Holding a special event that requires a permit or license pursuant to a City or Town ordinance or State law or rule;

3. Operating a retail business, restaurant, banquet hall, or similar use;

4. Knowingly housing registered sex offenders, or allowing registered sex offenders to occupy the short-term rental;

5. Operating or maintaining a sober living home;

6. Selling liquor, illegal drugs, or pornography;

7. Operating nude or topless dancing;

8. Obscenity;

9. Adult-oriented business;

10. An event center; OR

~~11. Use or occupying any portion of an accessory dwelling unit; or~~

~~12~~ 11. Any other use prohibited by Section 9-500.39, Arizona Revised Statutes.
***

SECTION 2: This Ordinance shall become effective on January 1, 2025.

PASSED by the Council of the City of Phoenix this 13th day of November, 2024.

_____
MAYOR

_____
Date

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:_____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council **Date:** November 13, 2024

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEM 76 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING - AMEND PHOENIX CITY CODE - ORDINANCE ADOPTION - CHAPTER 10, ARTICLE XVI - SHORT-TERM VACATION RENTAL (ORDINANCE G-7323)

Item 76 is a request to hold a public hearing on a proposed amendment to the City Code sections 10-197 and 10-204 to Chapter 10, Article XVI related to Short-Term Vacation Rentals to incorporate Arizona Revised Statute (A.R.S.) 9-500.39 requirements for obtaining a Short-Term Rental (STR) Permit.

Staff recommends continuing this item to the November 20, 2024, City Council Formal meeting to allow for additional discussions between staff, the Mayor, and City Council offices.

Approved:

Alan Stephenson
Deputy City Manager

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 62

(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing - Amend City Code - Ordinance Adoption - Adaptive Reuse and Multi-Family (ARM) ARM Overlay District - Z-TA-3-24-Y (Ordinance G-7318) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-3-24-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District - High-Rise and High Density District) and establish a new Adaptive Reuse and Multi-family (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts. This is a companion case to Z-136-24-Y and should be heard first, followed by Z-136-24-Y.

Summary

The proposed text amendment includes three main components: 1) new and revised definitions; 2) creation of a new Section 632, Adaptive Reuse and Multi-Family (ARM) Overlay District, and 3) revision of the overlapping TOD-1 and TOD-2 Overlay District requirements so as not to conflict with the new regulations as detailed in the Staff Report (**Attachment B**).

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

Staff Recommendation: Approval of Z-TA-3-24-Y as shown in Exhibit A of the revised Staff Report (**Attachment B**).
VPC Info: Eight Village Planning Committees heard this item for information only throughout September, as reflected in **Attachment C**.
VPC Action: Eight Village Planning Committees considered the request. Four VPCs recommended approval, per the staff recommendation; One VPC recommended approval, per the staff recommendation, with direction; One VPC recommended denial and Two VPCs did not have quorum, as reflected in **Attachment C**.

PC Info: The Planning Commission heard this item on October 10, 2024, for information only.
PC Action: The Planning Commission is scheduled to hear this item on November 7, 2024.

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 2, SECTION 202 (DEFINITIONS) TO REVISE AND CLARIFY DEFINITIONS REGARDING AFFORDABLE HOUSING AND RELATED ITEMS; REPLACE CHAPTER 6, SECTION 632 (HIGH-RISE H-R1 DISTRICT – HIGH-RISE AND HIGH DENSITY DISTRICT) AND ESTABLISH A NEW ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT; AND AMEND SECTION 662 (INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE (TOD-1)) AND SECTION 663 (TRANSIT-ORIENTED ZONING OVERLAY DISTRICT TWO (TOD-2)) TO CLARIFY HOW THE NEW SECTION 632 INTERACTS WITH THE PROVISION OF THE TOD-1 AND TOD-2 OVERLAY DISTRICTS.

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

SECTION 1: That Chapter 2, Section 202 (Definitions), is amended to revise existing definitions and add new definitions, as follows:

***

ECONOMICALLY AND FUNCTIONALLY OBSOLETE: COMMERCIAL OR MIXED USE BUILDING(S) ON A SITE THAT ARE IN A STATE OF DISREPAIR OR HAVE A FIFTY PERCENT VACANCY IN THE TOTAL LEASABLE SQUARE FOOTAGE, IN ACCORDANCE WITH A.R.S. §9-462.10.

***

~~*Affordable* Housing, AFFORDABLE:~~ Residential or mixed-use development providing HUD or other assisted low-income housing, as verified by the Phoenix Housing Department; typically includes dwelling unit(s) committed for a minimum term through covenants or restrictions to households with incomes at 80 percent or less of the area median income, as defined by the United States Department of Housing and Urban Development ~~for the City~~.

HOUSING, WORKFORCE: RESIDENTIAL OR MIXED-USE DEVELOPMENT PROVIDING HUD OR OTHER ASSISTED MODERATE-INCOME HOUSING, AS VERIFIED BY THE PHOENIX HOUSING DEPARTMENT; TYPICALLY INCLUDES DWELLING UNIT(S) COMMITTED FOR A MINIMUM TERM THROUGH COVENANTS OR RESTRICTIONS TO HOUSEHOLDS WITH INCOMES OF AT LEAST 80 PERCENT AND UP TO 120 PERCENT OF THE AREA MEDIAN INCOME, AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

***

SECTION 2: That Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District), is amended to strike everything and replace with the following text:

SECTION 632. ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH A.R.S. §9-462.10, AS FOLLOWS:

1. PROVIDE ALTERNATIVE DEVELOPMENT STANDARDS FOR THE NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL BUILDINGS.

2. ALLOW MULTI-FAMILY DEVELOPMENT BY RIGHT ON EXISTING COMMERCIAL PROPERTIES, SUBJECT TO CERTAIN DEVELOPMENT STANDARDS ALSO PROVIDED WITHIN THIS SECTION.

B. **APPLICABILITY.** THIS OVERLAY APPLIES TO ALL LAND WITHIN THE ADOPTED TRANSIT ORIENTED COMMUNITIES (TOC), PER THE MAP PROVIDED BELOW, WITH THE FOLLOWING EXCEPTIONS:

1. NOT APPLICABLE TO ANY PROPERTY WITH HISTORIC DESIGNATION, AS FOLLOWS:

<u>a.</u> PROPERTIES DESIGNATED HP OR HP-L.

DRAFT

b. PROPERTIES DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES.

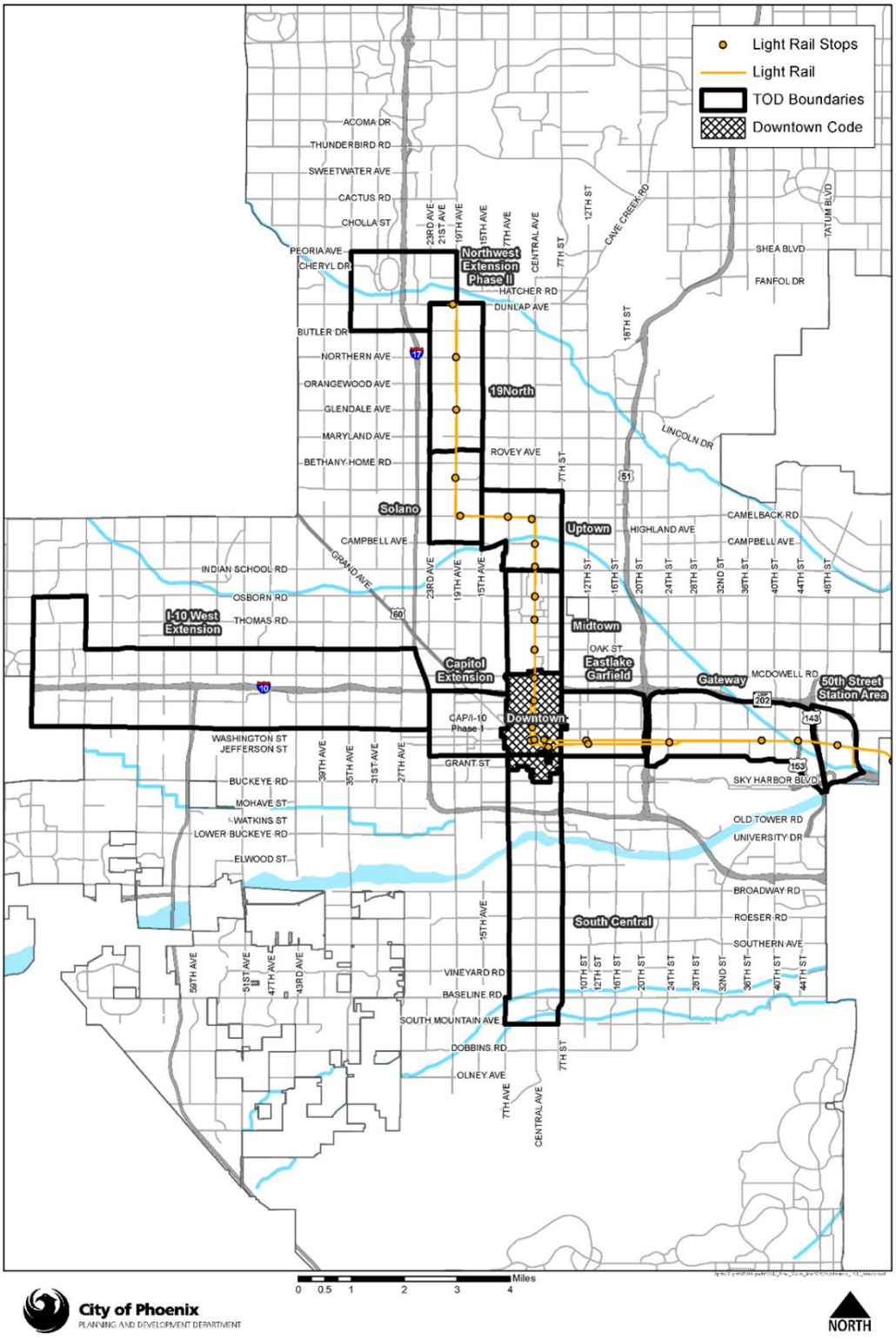
2. NOT APPLICABLE TO PROPERTIES LOCATED WITHIN EITHER THE GATEWAY TOC OR THE 50TH STREET STATION AREA.

3. NOT APPLICABLE TO PROPERTIES ZONED DOWNTOWN CODE PER CHAPTER 12.

4. NOT APPLICABLE TO PROPERTIES ZONED WALKABLE URBAN CODE PER CHAPTER 13.

DRAFT

Transit Oriented Communities



C. **CONFLICTS.**

1. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO A SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN ADOPTED BY COUNCIL, THE PROVISIONS OF THIS OVERLAY DISTRICT APPLY ONLY WHEN THEY DO NOT CONFLICT WITH THE OTHER ADOPTED REGULATORY PLANS.

2. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO THE TOD-1 OR TOD-2 OVERLAYS (SECTIONS 662 AND 663, RESPECTIVELY), THE TOD-1 OR TOD-2 OVERLAYS DO NOT APPLY WHEN CHAPTER 13 DEVELOPMENT REGULATIONS ARE UTILIZED FOR A DEVELOPMENT IN ACCORDANCE WITH SECTION 632.H.2.b.

D. **VARIANCES.** A PROVISION OF THIS OVERLAY DISTRICT MAY BE MODIFIED THROUGH THE VARIANCE PROCESS DISCUSSED IN SECTION 307, BUT ONLY WHEN THE VARIANCE REQUEST DOES NOT CAUSE NON-COMPLIANCE WITH A.R.S. §9-462.10.

E. **PERMITTED USES.** THE REGULATIONS GOVERNING THE USES OF LAND AND STRUCTURES SHALL BE AS SET FORTH IN THE UNDERLYING ZONING DISTRICTS EXCEPT AS EXPRESSLY MODIFIED BY THIS OVERLAY DISTRICT.

F. **GENERAL DEVELOPMENT REGULATIONS.** THE FOLLOWING REGULATIONS APPLY TO ALL DEVELOPMENT UTILIZING THE PROVISIONS OF THIS OVERLAY DISTRICT:

1. DEVELOPMENT REVIEW PER SECTION 507 IS REQUIRED.

   a. THE FINAL SITE PLAN SHALL EXPLICITLY STATE WHICH, IF ANY, OF THE PROVISIONS OF THIS OVERLAY DISTRICT ARE TO BE IMPLEMENTED BY THE SUBJECT DEVELOPMENT.

2. ADEQUATE PUBLIC WATER AND SEWER SERVICE FOR THE ENTIRE PROPOSED DEVELOPMENT SHALL BE PROVIDED, AS DETERMINED BY THE WATER SERVICES DEPARTMENT.

3. COMPLIANCE WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES IS REQUIRED.

DRAFT

4. THE EXISTING BUILDINGS ON THE PROPOSED DEVELOPMENT SITE MUST BE ECONOMICALLY OR FUNCTIONALLY OBSOLETE, AS DEMONSTRATED TO AND APPROVED BY PDD.

5. THE EXISTING BUILDINGS MUST BE LOCATED WITHIN A UNIFIED DEVELOPMENT (APPROVED TOGETHER ON ONE SITE PLAN), AND THE AREA INCLUDED WITHIN THE UNIFIED DEVELOPMENT IS AT LEAST ONE NET ACRE BUT DOES NOT EXCEED 20 NET ACRES.

G. **DEVELOPMENT REGULATIONS—ADAPTIVE REUSE.** THE FOLLOWING REGULATIONS MAY BE APPLIED TO NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL, OFFICE, OR MIXED USE BUILDINGS WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. AUTOMOBILE PARKING SHALL BE PROVIDED AS REQUIRED BY THE UNDERLYING ZONING DISTRICT.

2. SETBACKS SHALL BE AS REQUIRED BY THE UNDERLYING ZONING DISTRICT, WITH THE FOLLOWING MODIFICATIONS:

   a. IF THE MINIMUM SETBACK FOR THE PROPOSED USE IS GREATER THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT THE EXISTING SETBACK SO LONG AS THE PROPOSED USE IS PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING.

   b. IF THE PROPOSED USE HAS SPACING OR SEPARATION REQUIREMENTS REQUIRED BY THE UNDERLYING ZONING, THOSE PROVISIONS STILL APPLY.

3. MAXIMUM BUILDING HEIGHT SHALL BE AS REQUIRED BY THE UNDERLYING ZONING, WITH THE FOLLOWING MODIFICATIONS:

   a. IF THE MAXIMUM HEIGHT FOR THE PROPOSED USE IS LESS THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT ANY HEIGHT WITHIN THE EXISTING BUILDING SO LONG AS THE PROPOSED USE IS A USE PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING DISTRICT.

DRAFT

b. ANY NEW BUILDINGS SHALL COMPLY WITH THE HEIGHT PROVISIONS OF THE UNDERLYING ZONING DISTRICT.

H. **DEVELOPMENT REGULATIONS—MULTI-FAMILY AND MIXED USE DEVELOPMENT.** THE FOLLOWING REGULATIONS APPLY TO MULTIFAMILY AND MIXED USE DEVELOPMENT WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. THE PROPOSED DEVELOPMENT SITE SHALL HAVE AN UNDERLYING ZONING CLASSIFICATION OF R-5 (SECTION 618), R-4A (SECTION 619), C-1 (SECTION 622), C-2 (SECTION 623), OR C-3 (SECTION 624).

2. MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH ONLY ONE OF THE FOLLOWING (a OR b):

   a. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT IN THE UNDERLYING ZONING DISTRICT, OR

   b. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT SUBJECT TO CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5, WITH THE FOLLOWING MODIFICATIONS:

      (1) DENSITY IS NOT RESTRICTED.

      (2) HEIGHT IS RESTRICTED TO FIVE STORIES AND 56 FEET IN HEIGHT, EXCEPT THAT FOR BUILDINGS LOCATED WITHIN 100 FEET OF A SINGLE-FAMILY ZONING DISTRICT, THE MAXIMUM HEIGHT SHALL BE RESTRICTED TO TWO STORIES AND 30 FEET.

      (3) A MINIMUM OF TEN PERCENT OF THE TOTAL NUMBER OF DWELLING UNITS PROVIDED SHALL BE AFFORDABLE AND/OR WORKFORCE HOUSING FOR A MINIMUM TERM OF TWENTY YEARS AFTER THE INITIAL OCCUPATION OF THE PROPOSED DEVELOPMENT, AS APPROVED BY THE CITY'S HOUSING DEPARTMENT.

DRAFT

3. MIXED USE DEVELOPMENT (RESIDENTIAL AND NON-RESIDENTIAL USES) SHALL COMPLY WITH THE MULTI-FAMILY DEVELOPMENT REGULATIONS STATED IN THIS SECTION, IN ADDITION TO ALL NON-RESIDENTIAL USE REGULATIONS APPLICABLE TO SUCH USES WITHIN THE T5:5 TRANSECT. HOWEVER, NON-RESIDENTIAL USES ARE ONLY PERMITTED IN MIXED USED DEVELOPMENT WHEN THE UNDERLYING ZONING ALSO PERMITS THE PROPOSED NON-RESIDENTIAL USES.

I. **DEVELOPMENT REGULATIONS—OTHER.** A PROPOSED DEVELOPMENT NOT SUBJECT TO EITHER SUBSECTION G OR SUBSECTION H ABOVE MUST COMPLY WITH ALL APPLICABLE DEVELOPMENT REGULATIONS OF THE UNDERLYING ZONING FOR THE SITE.

***

SECTION 3: That Chapter 6, Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)), is amended to read as follows:

***

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-1) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-1 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

DRAFT

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-1 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-1 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

SECTION 4: That Chapter 6, Section 663 (Interim Transit-Oriented Zoning Overlay District Two (TOD-2)), is amended to read as follows:

***

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-2) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-2 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-2 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-2 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

DRAFT

PASSED by the Council of the City of Phoenix this 13th day of November, 2024.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

*REVISED
Staff Report
Zoning Ordinance Text Amendment
Z-TA-3-24-Y *and Z-136-24-Y

September 24, 2024

Application Nos. Z-TA-3-24-Y and Z-136-24-Y: Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multi-family (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts; and to establish the boundary of the Adaptive Reuse and Multi-Family (ARM) Overlay District.

Staff recommendation: Staff recommends approval of Z-TA-3-24-Y per the language in Exhibit A, and Z-136-24-Y be approved as shown in Exhibit B.

BACKGROUND

This text amendment is a response to House Bill 2297, approved by the Fifty-Sixth Legislature, Second Session (2024) which modified the Arizona Revised Statutes to require municipalities to allow 1) adaptive reuse of existing, “economically and functionally obsolete” commercial buildings by non-residential uses by right, and 2) multi-family conversion of existing commercial sites by right. Both permissions are required in “not more than 10% of the total existing commercial, office or mixed use buildings within the municipality.” However, in order to qualify for these by-right permissions, a minimum of 10% of the dwelling units provided must be set aside for low-income (“Affordable”) or moderate-income (“Workforce”) housing for a minimum of 20 years after initial occupation, in addition to meeting other criteria outlined in the bill.

The requirements of HB 2297 require that zoning and other regulations be updated to comply no later than January 1, 2025.

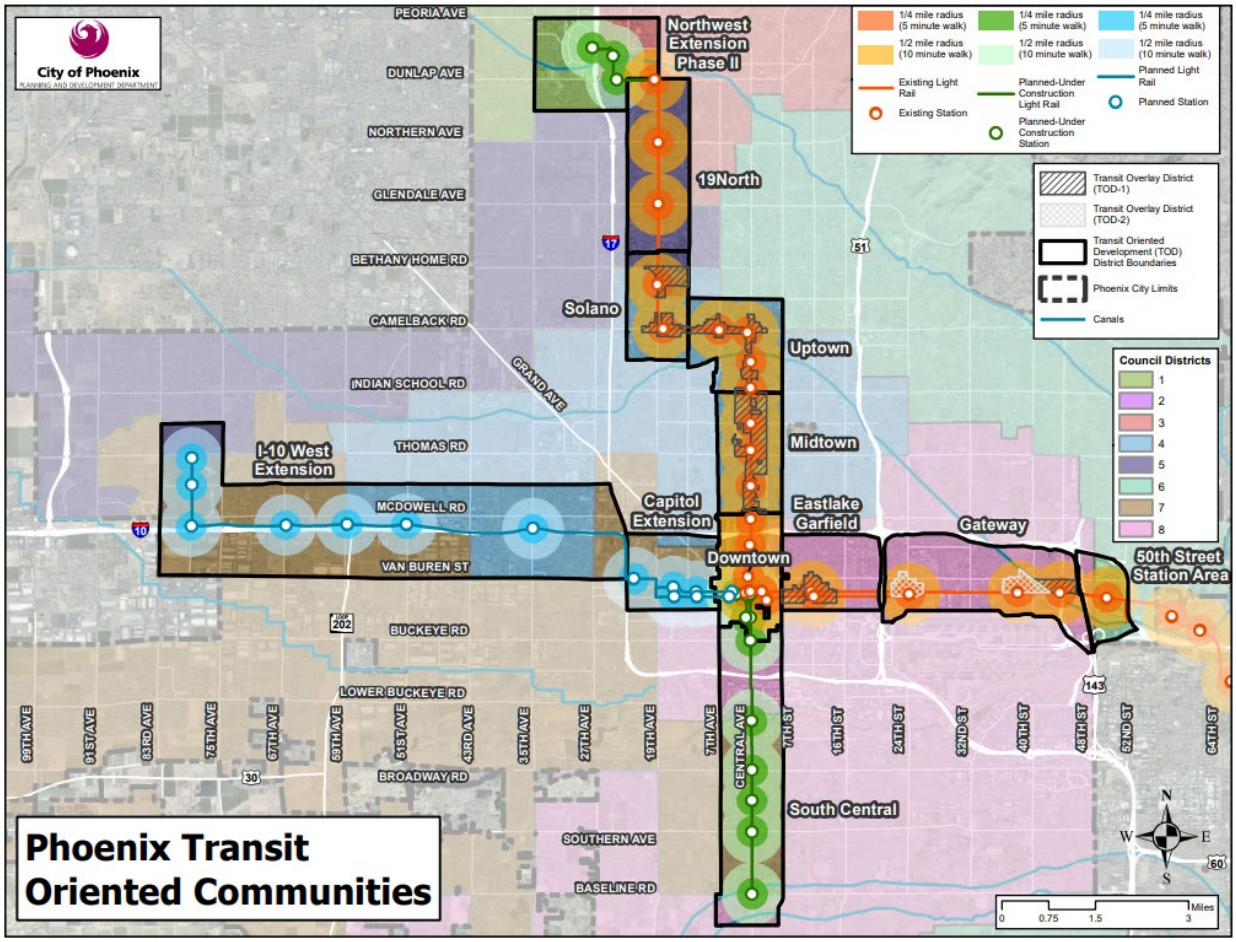
PURPOSE

In terms of non-residential adaptive reuse, the City of Phoenix has an existing robust program, and few changes are required. The City also has existing permissions for conversions of commercially zoned properties to multi-family developments, and

generally it is the development standards (setbacks, height, density, etc.) which require revisions due to HB 2297. In particular, the bill requires greater height and dwelling unit density than currently permitted by the Zoning Ordinance.

PROPOSAL

Staff recommends an overlay district over the Transit-Oriented Communities (TOC) area, with exceptions for Downtown Code and WU Code zoned properties, which already have existing permissions for greater height and density. The TOC area was chosen because it had been identified by prior studies as the area where such height and development density should be encouraged. The Gateway TOC and 50th Street Station Areas have been exempted since the bill does not permit inclusion of areas in close proximity to a commercial airport. A map of the Transit-Oriented Communities is provided below.



DESCRIPTION OF THE PROPOSED TEXT AMENDMENT

The proposed text amendment includes three main components: 1) new and revised definitions; 2) creation of a new Section 632, Adaptive Reuse and Multi-Family (ARM)

Overlay District, and 3) revision of the overlapping TOD-1 and TOD-2 Overlay District requirements so as not to conflict with the new regulations.

1. New and Revised Definitions

HB 2297 requires that any multi-family development which develops under the provisions of the bill provide a minimum of 10% of the dwelling units provided as low- or moderate-income housing. The City of Phoenix typically uses different terms: "Affordable Housing" as low-income housing, which is for residents earning up to 80% of the area median income; and "Workforce Housing", which is for residents earning from 80% to 120% of the area median income. These definitions are proposed to be added to the Zoning Ordinance, although "Affordable Housing" is already existing and is slightly revised for consistency.

HB 2297 also includes a requirement that an existing commercial building be "economically and functionally obsolete" in order to qualify for the provisions regarding adaptive reuse. The bill provides the definition, which in turn is proposed to be added to the Zoning Ordinance.

2. Creation of a new Section 632, Adaptive Reuse and Multi-family (ARM) Overlay District

The existing Section 632, High-Rise H-R1 District – High-Rise and High Density District, applied only to the area long-since rezoned as Downtown Code (Chapter 12 of the Zoning Ordinance) and now is an archaic section of the Zoning Ordinance. This text amendment proposes to remove it and use its place in the Zoning Ordinance for the new ARM Overlay District.

HB 2297 requires that the City designate "not more than 10% of the total existing commercial, office, or mixed use buildings within the municipality" for adaptive reuse and/or multi-family conversion, by right (i.e. no public hearings). However, there are eligibility criteria provided in the bill, which in turn are provided in the standards of Section 632.

Objective Standards
A municipality must require the following objective standards, but no more, to qualify for the by-right permissions of HB 2297:

- An administrative site plan review process.
- Determination of adequate public water and sewer to serve the site.
- Compliance with all applicable building construction and fire codes.
- Determination that any existing on-site building is "economically and functionally obsolete".
- A minimum parcel size of one acre, and a maximum size of 20 acres.

- Requirement that a minimum of 10% of the provided dwelling units are either low- and/or moderate-income housing (affordable and/or workforce housing).

Height and Density
In addition to the Objective Standards, by-right multi-family development has requirements regarding permitted height and density:

- Height may not exceed (but also not be less than) five stories, except where within 100 feet of single-family zoned properties, where the height may be limited to two stories.
- Density shall be equal to the highest allowable density within one mile of the building to be redeveloped.

Exemptions
HB 2297 also includes exemptions for properties adjacent to an FAA-licensed airport, and properties designated as historic. Section 632 is written to exempt HP and HP-L designated properties, and does not include the TOC areas directly to the north and adjacent to Phoenix Sky Harbor Airport.

Implementation within Transit-Oriented Communities
The new Section 632 includes the objective standards, height and density requirements, and exemptions as stated in HB 2297. The height and density provision will be discussed in more detail, as it is these provisions which led staff to suggest an overlay over the City's designated Transit-Oriented Communities.

The height requirement of HB 2297—five stories—is permitted within the Walkable Urban Code, starting with the T5:5 transect. Therefore, staff have proposed that development qualifying for use of the ARM overlay be permitted to developed in accordance with Chapter 13 (WU Code), T5:5 development standards.

The density requirement of HB 2297 is quite permissive, especially since adjacent portions of Downtown and properties zoned Walkable Urban Code have unrestricted (unlimited) density. Since that could lead to properties within a one-mile radius of a site developed under the provisions of HB 2297 also being allowed unlimited density, staff propose to allow unlimited density by right for projects subject to these regulations, but only in areas already identified for unrestricted density and future conversion to Walkable Urban Code—the Transit-Oriented Communities.

Permitted Uses
The ARM Overlay District does not add or prohibit any additional uses; it simply allows multi-family development and adaptive reuse to develop with more density and intensity, by right, within districts which already permit it. The proposed ARM Overlay District would not remove the underlying zoning classifications; rather, it would "overlay" the underlying zoning districts. A property currently zoned "C-2 HRI" would become "C-2 HRI ARMOD" if approved as proposed.

As an example, C-2 already permits multi-family development, but only to a maximum height of four stories, and with a maximum density of approximately 15 dwelling units per acre. A property located within the ARM Overlay District could choose to develop up to 5 stories, with no density limitations, but with the overlay requirement of 10% affordable and/or workforce housing, in addition to the other objective standards for applicability, such as lot size. However, the overlay is proposed to be permissive: a developer could still choose to develop per the existing zoning requirements, but with none of the additional height or density provisions of the ARM Overlay District.

Qualifying Buildings/Sites

As stated earlier, HB 2297 requires that the City allow by-right adaptive reuse and/or multi-family development on "not more than 10% of the total existing commercial, office, or mixed use buildings within the municipality." Staff have proposed an area appropriate for such development, but also with a high concentration of these types of uses and buildings. While the proposed area of the ARM Overlay District comprises 6.1% of the City's total land area, it includes more than 20% of the properties within the City zoned R-5, C-1, C-2, and C-3, which are the primary districts where commercial, office, and mixed use buildings are permitted. The provisions for adaptive reuse may also be applied on additional properties zoned for office park and light industrial uses (Commerce Park, A-1, and A-2) within the ARM Overlay District.

3. TOD-1 and TOD-2 Overlay District and other conflicts with ARM Overlay District requirements.

The Interim Transit-Oriented Zoning Overlay District One (TOD-1) and the Interim Transit-Oriented Zoning Overlay District Two (TOD-2) are existing overlay districts applied along the Valley Metro Light Rail corridor and will overlap with much of the area proposed for the ARM Overlay District. Staff propose that for projects developing under the provisions of the ARM Overlay District—use of Chapter 13, Walkable Urban Code standards—would not also be subject to the development standards of TOD-1 or TOD-2. This is consistent with properties rezoned to Walkable Urban Code, which have the TOD overlay removed when rezoning to WU Code.

The ARM Overlay District development standards would not override any other existing special planning areas having adopted regulatory plans, such as neighborhood plans, Specific Plans, or other overlay districts. Rather, the ARM Overlay District provisions can be applied when they do not conflict with any other regulatory standards of such special planning areas.

***ASSOCIATED REZONING CASE Z-136-24-Y**

Case Z-136-24-Y has been created to officially establish the zoning boundary of the proposed ARM Overlay District over the Transit Oriented Communities, with the exceptions as described above. The map of the proposed boundary is attached as Exhibit B.

CONCLUSION

The proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, comprising a large portion of the City's Transit-Oriented Communities, is the most appropriate location for the by-right adaptive reuse and multi-family redevelopment entitlements required by HB 2297, not only because of the proximity to mass transit and prior studies leading to the designation of the TOC, but also because the area encompasses a large portion of the City's existing commercial, office, and mixed use buildings.

Staff recommends approval of Z-TA-3-24-Y per the language in Exhibit A, and Z-136-24-Y be approved as shown in Exhibit B.

Writer

C. DePerro
September 24, 2024

Exhibits

A. Proposed Language
B. Sketch Map / Proposed Boundary

Exhibit A

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

ECONOMICALLY AND FUNCTIONALLY OBSOLETE: COMMERCIAL OR MIXED USE BUILDING(S) ON A SITE THAT ARE IN A STATE OF DISREPAIR OR HAVE A FIFTY PERCENT VACANCY IN THE TOTAL LEASABLE SQUARE FOOTAGE, IN ACCORDANCE WITH A.R.S. §9-462.10.

***

~~*Affordable*~~ *Housing, AFFORDABLE:* Residential or mixed-use development providing HUD or other assisted low-income housing, as verified by the Phoenix Housing Department; typically includes dwelling unit(s) committed for a minimum term through covenants or restrictions to households with incomes at 80 percent or less of the area median income, as defined by the United States Department of Housing and Urban Development ~~for the City~~.

HOUSING, WORKFORCE: RESIDENTIAL OR MIXED-USE DEVELOPMENT PROVIDING HUD OR OTHER ASSISTED MODERATE-INCOME HOUSING, AS VERIFIED BY THE PHOENIX HOUSING DEPARTMENT; TYPICALLY INCLUDES DWELLING UNIT(S) COMMITTED FOR A MINIMUM TERM THROUGH COVENANTS OR RESTRICTIONS TO HOUSEHOLDS WITH INCOMES OF AT LEAST 80 PERCENT AND UP TO 120 PERCENT OF THE AREA MEDIAN INCOME, AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH A.R.S. §9-462.10, AS FOLLOWS:

1. PROVIDE ALTERNATIVE DEVELOPMENT STANDARDS FOR THE NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL BUILDINGS.

2. ALLOW MULTI-FAMILY DEVELOPMENT BY RIGHT ON EXISTING COMMERCIAL PROPERTIES, SUBJECT TO CERTAIN DEVELOPMENT STANDARDS ALSO PROVIDED WITHIN THIS SECTION.

B. **APPLICABILITY.** THIS OVERLAY APPLIES TO ALL LAND WITHIN THE ADOPTED TRANSIT ORIENTED COMMUNITIES, PER THE MAP PROVIDED BELOW, WITH THE FOLLOWING EXCEPTIONS:

1. NOT APPLICABLE TO ANY PROPERTY WITH HISTORIC DESIGNATION, AS FOLLOWS:

   a. PROPERTIES DESIGNATED HP OR HP-L.

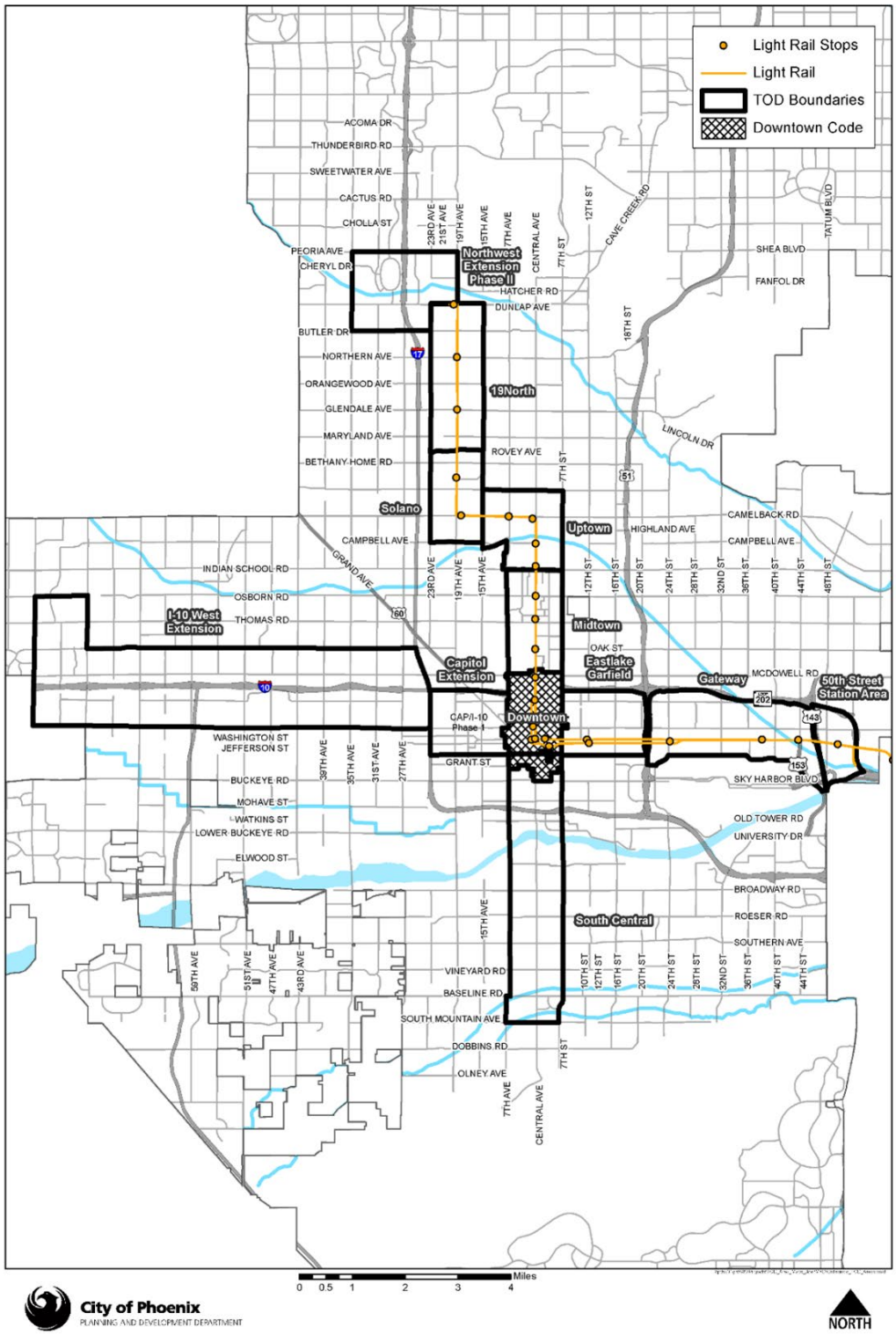
   b. PROPERTIES DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES.

2. NOT APPLICABLE TO PROPERTIES LOCATED WITHIN EITHER THE GATEWAY TOC OR THE 50TH STREET STATION AREA.

3. NOT APPLICABLE TO PROPERTIES ZONED DOWNTOWN CODE PER CHAPTER 12.

4. NOT APPLICABLE TO PROPERTIES ZONED WALKABLE URBAN CODE PER CHAPTER 13.

Transit Oriented Communities



C. **CONFLICTS.**

1. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO A SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN ADOPTED BY COUNCIL, THE PROVISIONS OF THIS OVERLAY DISTRICT APPLY ONLY WHEN THEY DO NOT CONFLICT WITH THE OTHER ADOPTED REGULATORY PLANS.

2. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO THE TOD-1 OR TOD-2 OVERLAYS (SECTIONS 662 AND 663, RESPECTIVELY), THE TOD-1 OR TOD-2 OVERLAYS DO NOT APPLY WHEN CHAPTER 13 DEVELOPMENT REGULATIONS ARE UTILIZED FOR A DEVELOPMENT IN ACCORDANCE WITH SECTION 632.H.2.b.

D. **VARIANCES.** A PROVISION OF THIS OVERLAY DISTRICT MAY BE MODIFIED THROUGH THE VARIANCE PROCESS DISCUSSED IN SECTION 307, BUT ONLY WHEN THE VARIANCE REQUEST DOES NOT CAUSE NON-COMPLIANCE WITH A.R.S. §9-462.10.

E. **PERMITTED USES.** THE REGULATIONS GOVERNING THE USES OF LAND AND STRUCTURES SHALL BE AS SET FORTH IN THE UNDERLYING ZONING DISTRICTS EXCEPT AS EXPRESSLY MODIFIED BY THIS OVERLAY DISTRICT.

F. **GENERAL DEVELOPMENT REGULATIONS.** THE FOLLOWING REGULATIONS APPLY TO ALL DEVELOPMENT UTILIZING THE PROVISIONS OF THIS OVERLAY DISTRICT:

1. DEVELOPMENT REVIEW PER SECTION 507 IS REQUIRED.

   a. THE FINAL SITE PLAN SHALL EXPLICITLY STATE WHICH, IF ANY, OF THE PROVISIONS OF THIS OVERLAY DISTRICT ARE TO BE IMPLEMENTED BY THE SUBJECT DEVELOPMENT.

2. ADEQUATE PUBLIC WATER AND SEWER SERVICE FOR THE ENTIRE PROPOSED DEVELOPMENT SHALL BE PROVIDED, AS DETERMINED BY THE WATER SERVICES DEPARTMENT.

3. COMPLIANCE WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES IS REQUIRED.

4. THE EXISTING BUILDINGS ON THE PROPOSED DEVELOPMENT SITE MUST BE ECONOMICALLY OR FUNCTIONALLY OBSOLETE, AS DEMONSTRATED TO AND APPROVED BY PDD.

5. THE EXISTING BUILDINGS MUST BE LOCATED WITHIN A UNIFIED DEVELOPMENT (APPROVED TOGETHER ON ONE SITE PLAN), AND THE AREA INCLUDED WITHIN THE UNIFIED DEVELOPMENT IS AT LEAST ONE NET ACRE BUT DOES NOT EXCEED 20 NET ACRES.

G. **DEVELOPMENT REGULATIONS—ADAPTIVE REUSE.** THE FOLLOWING REGULATIONS MAY BE APPLIED TO NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL, OFFICE, OR MIXED USE BUILDINGS WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. AUTOMOBILE PARKING SHALL BE PROVIDED AS REQUIRED BY THE UNDERLYING ZONING DISTRICT.

2. SETBACKS SHALL BE AS REQUIRED BY THE UNDERLYING ZONING DISTRICT, WITH THE FOLLOWING MODIFICATIONS:

   a. IF THE MINIMUM SETBACK FOR THE PROPOSED USE IS GREATER THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT THE EXISTING SETBACK SO LONG AS THE PROPOSED USE IS PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING.

   b. IF THE PROPOSED USE HAS SPACING OR SEPARATION REQUIREMENTS REQUIRED BY THE UNDERLYING ZONING, THOSE PROVISIONS STILL APPLY.

3. MAXIMUM BUILDING HEIGHT SHALL BE AS REQUIRED BY THE UNDERLYING ZONING, WITH THE FOLLOWING MODIFICATIONS:

a. IF THE MAXIMUM HEIGHT FOR THE PROPOSED USE IS LESS THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT ANY HEIGHT WITHIN THE EXISTING BUILDING SO LONG AS THE PROPOSED USE IS A USE PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING DISTRICT.

b. ANY NEW BUILDINGS SHALL COMPLY WITH THE HEIGHT PROVISIONS OF THE UNDERLYING ZONING DISTRICT.

H. **DEVELOPMENT REGULATIONS—MULTI-FAMILY AND MIXED USE DEVELOPMENT.** THE FOLLOWING REGULATIONS APPLY TO MULTIFAMILY AND MIXED USE DEVELOPMENT WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. THE PROPOSED DEVELOPMENT SITE SHALL HAVE AN UNDERLYING ZONING CLASSIFICATION OF R-5 (SECTION 618), R-4A (SECTION 619), C-1 (SECTION 622), C-2 (SECTION 623), OR C-3 (SECTION 624).

2. MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH ONLY ONE OF THE FOLLOWING (a OR b):

a. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT IN THE UNDERLYING ZONING DISTRICT, OR

b. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT SUBJECT TO CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5, WITH THE FOLLOWING MODIFICATIONS:

(1) DENSITY IS NOT RESTRICTED.

(2) HEIGHT IS RESTRICTED TO FIVE STORIES AND 56 FEET IN HEIGHT, EXCEPT THAT FOR BUILDINGS LOCATED WITHIN 100 FEET OF A SINGLE-FAMILY ZONING DISTRICT, THE MAXIMUM HEIGHT SHALL BE RESTRICTED TO TWO STORIES AND 30 FEET.

(3) A MINIMUM OF TEN PERCENT OF THE TOTAL NUMBER OF DWELLING UNITS PROVIDED SHALL BE AFFORDABLE AND/OR WORKFORCE HOUSING FOR A MINIMUM TERM OF TWENTY YEARS AFTER THE INITIAL OCCUPATION OF THE PROPOSED DEVELOPMENT, AS APPROVED BY THE CITY'S HOUSING DEPARTMENT.

3. MIXED USE DEVELOPMENT (RESIDENTIAL AND NON-RESIDENTIAL USES) SHALL COMPLY WITH THE MULTI-FAMILY DEVELOPMENT REGULATIONS STATED IN THIS SECTION, IN ADDITION TO ALL NON-RESIDENTIAL USE REGULATIONS APPLICABLE TO SUCH USES WITHIN THE T5:5 TRANSECT. HOWEVER, NON-RESIDENTIAL USES ARE ONLY PERMITTED IN MIXED USED DEVELOPMENT WHEN THE UNDERLYING ZONING ALSO PERMITS THE PROPOSED NON-RESIDENTIAL USES.

I. **DEVELOPMENT REGULATIONS—OTHER.** A PROPOSED DEVELOPMENT NOT SUBJECT TO EITHER SUBSECTION G OR SUBSECTION H ABOVE MUST COMPLY WITH ALL APPLICABLE DEVELOPMENT REGULATIONS OF THE UNDERLYING ZONING FOR THE SITE.

***

Amend Chapter 6, Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) to amend as follows:

Section 662. Interim Transit-Oriented Zoning Overlay District One (TOD-1).

***

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-1) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-1 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-1 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-1 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

Amend Chapter 6, Section 663 (Interim Transit-Oriented Zoning Overlay District Two (TOD-2)) to amend as follows:

Section 663. Interim Transit-Oriented Zoning Overlay District Two (TOD-2).

***

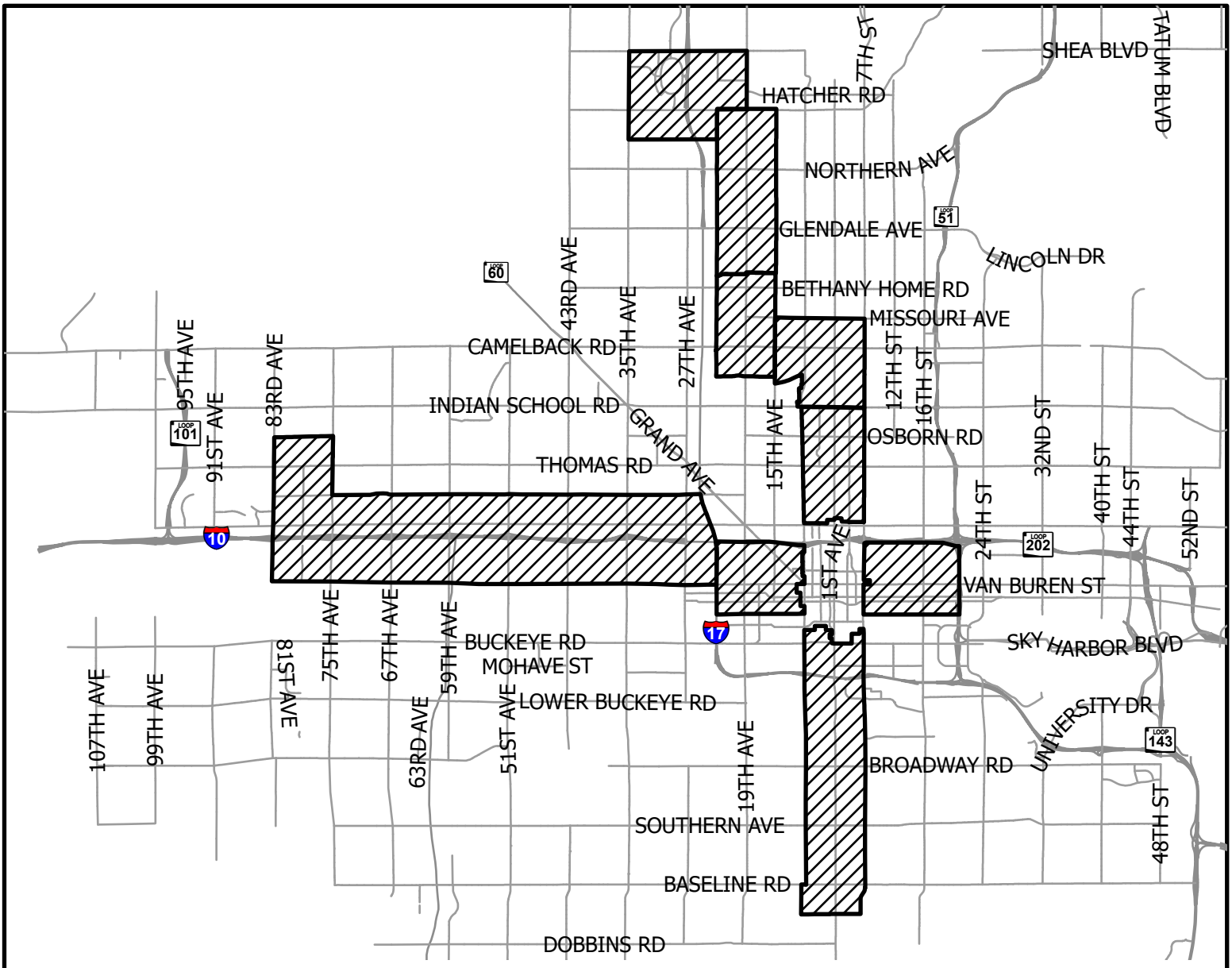
B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-2) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-2 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-2 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-2 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

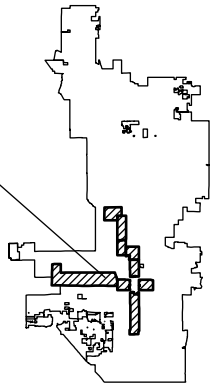


N

0 1.25 2.5 5 Miles

VILLAGE: Various
COUNCIL DISTRICT: Various

Z-136-24



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	City of Phoenix Planning Commission
APPLICATION NO:	Z-136-24
DATE:	9/25/2024
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	20373.69 Acres
AERIAL PHOTO & QUARTER SEC. NO.	Various
ZONING MAP	D8, F3-F9, G3-9,H7-H8, I7, J6-J7, K6-K7

REQUESTED CHANGE:

FROM: Various Zoning Districts

TO: Various Underlying Zoning Districts with the Adaptive Reuse and Multi-Family Overlay District

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION

* Maximum Units Allowed with P.R.D. Bonus

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2024\Z-136-24\Z-136-24.aprx

ATTACHMENT C

Z-TA-3-24-Y: Adaptive Reuse and Multifamily (ARM) Overlay District
Village Planning Committee Summary Results

Village	Information Only Date	Recommendation Date	Recommendations	Vote
Alhambra	8/27/24	10/22/24	Approval, per the staff recommendation	11-2
Camelback East	9/10/24	10/1/24	Approval, per the staff recommendation	16-0
Central City	9/9/24	10/21/24	Approval, per the staff recommendation	10-0
Encanto	9/9/24	10/7/24	Denial	8-4-1
Estrella	9/17/24	10/15/24	No quorum	n/a
Maryvale	9/11/24	10/9/24	No quorum	n/a
North Mountain	9/18/24	10/16/24	Approval, per the staff recommendation	13-0
South Mountain	9/10/24	10/8/24	Approval, per the staff recommendation, with direction	12-0

Alhambra
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	August 27, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation on the text amendment Z-TA-3-24 regarding the new Adaptive Reuse and Multifamily (ARM) Overlay District. Mr. Rogers explained that the text amendment is in response to HB 2297 which requires that municipalities provide administrative permissions for adaptive reuse of existing commercial structures and the conversation of commercial properties to multifamily uses on up to 10 percent of commercial properties. Mr. Rogers explained that the City of Phoenix is creating the ARM Overlay District which will facilitate adaptive reuse and multifamily development, explained that the allowed height and intensity for multifamily developments within the overlay would be equivalent to the Walkable Urban Code T5:5 district, and explained that the overlay will be located within the designated Transit Oriented Communities (TOC).

QUESTIONS FROM COMMITTEE

Committee Member Keith Ender asked who bears the financial responsibility for the affordable housing. **Mr. Rogers** explained that developers are required to provide 10% of the total number of units built as affordable housing. Mr. Rogers explained that developers bear the costs, but these costs could potentially be passed on to renters.

Committee Member Martin Shultz asked about the purpose of the proposed amendments from Mr. Rogers' perspective. **Mr. Rogers** explained that the text amendment addresses two key components: adaptive reuse and multifamily housing. Mr. Rogers emphasized that these changes are in response to state law, which allows for higher density and height by right, while also requiring affordable housing provisions. Mr. Rogers expressed confidence in how the City responded to the state bill and acknowledged that the proposed amendments might be more contentious in some Transit-Oriented Communities than in others.

Committee Member Shultz expressed interest in receiving more information over time regarding the need for affordable housing. Committee Member Shultz explained that significant investments have been made in Transit-Oriented Communities and related infrastructure improvements, and explained that it makes sense for the City to capitalize on these investments. Committee Member Shultz requested additional information on transit-oriented development (TOD), infill, and the City's plans for developing specific areas.

Committee Member Pamela Fitzgerald expressed frustration, stating that she wishes the state would allow cities more autonomy to manage their own affairs.

Committee Member Shultz explained that the City does not operate in isolation and emphasized that as the City continues to grow, there are defined roles for various levels of government.

Village Planning Committee Meeting Summary
Z-TA-3-24-Y

Date of VPC Meeting	October 22, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	11-2

VPC DISCUSSION

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed text amendment Z-TA-3-24-Y and Z-136-24-Y, highlighting the background of the legislation approved by the Arizona Legislature, the proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, the areas of applicability, the proposed allowances for multifamily development and adaptive reuse, and the timeline for the proposal.

QUESTIONS FROM THE COMMITTEE

Committee Member Charles Jones asked about the mile distance requirement. **Mr. Rogers** explained that state law requires cities to allow 10% of their commercial areas to develop up to five stories with densities equivalent to the highest zoning district within one mile of the subject property. Mr. Rogers stated that the City of Phoenix applied this by allowing sites within existing Transit-Oriented Communities (TOC) to develop according to Walkable Urban (WU) Code T5:5 standards, permitting unlimited density and five-story buildings.

Committee Member Martin Shultz stated that this policy originated from state law and questioned whether cities should control zoning or if state involvement is appropriate. Committee Member Shultz stated that the motivation behind some legislation is to create challenges for transit-oriented development. **Mr. Rogers** discussed the balance of benefits and risks in the relationship between city zoning authority and state regulations. Committee Member Shultz explained that determining zoning jurisdiction is complex and raised the importance of regional planning and described the politics that opposed the Capitol Mall light rail expansion.

Committee Member Quanta Crews expressed support for how Phoenix applied the state law through an overlay, explained she supported the law as a state legislator due to its potential to create affordable housing, and asked about the public engagement process. **Mr. Rogers** clarified that the application of the ARM Overlay will be an administrative process that does not require public hearings, stated that the overlay will not alter existing rezoning procedures, and reiterated that the ARM Overlay applies within established high-intensity policy areas.

Committee Member Marshall Pimentel highlighted the benefit of affordable housing through this process, stated that the overlay is a small but positive step, and explained that Arizona's prohibition on mandatory inclusionary housing presents barriers.

Committee Member David Krietor raised concerns about the proposed five-story allowance, stated that some commercial properties in the ARM Overlay are adjacent to single-family homes, and described previously conflicts over height within the Alhambra Village. **Mr. Rogers** explained that developments within 100 feet of single-family zoning are limited to two stories.

Committee Member Jones requested clarification on the ARM Overlay boundaries. **Mr. Rogers** presented the ARM Overlay boundaries.

Committee Member Jones asked if affordable housing was mandatory for projects utilizing the ARM Overlay and asked about funding. **Mr. Rogers** confirmed that affordable housing is required for multifamily developed under the ARM Overlay, stated that the affordable housing is funded by developers, and explained that developers could choose to rezone if they wish to avoid providing affordable housing.

Committee Member Crews questioned the appropriate distance requirement for the two-story height limitation near single-family zones and whether 300 feet would be more appropriate. **Committee Member Krietor** described Alhambra's support for affordable housing, explained conflicts over height near single-family areas, and stated that overlay may lead to potential disputes regarding height. **Committee Member Jones** explained that step-downs are sometimes required and stated that determining an optimal distance from single family to limit the height is challenging.

Committee Member John Owens asked whether the presentation's reference to 20% of commercial areas being within ARM Overlay included the downtown and airport areas. **Mr. Rogers** explained that he is unsure.

Committee Member Jones inquired about potential consequences if the City did not adopt the ARM Overlay by the deadline and asked about other cities' approaches. **Mr. Rogers** stated that failing to adopt the overlay could expose the City to lawsuits, explained that other cities generally applied the state law city-wide, and stated that Phoenix's approach applied the overlay to existing high-intensity policy areas.

Committee Member Jones asked about potential changes to the state law. **Mr. Rogers** stated he was unaware of any planned changes. **Committee Member Crews** stated that she may try to potentially modify the state law to increase the distance a property must be from single-family homes in order to allow five-story developments.

Committee Member Pimentel stated that the bill was the result of compromise between major cities, developers, and the League of Cities and Towns. **Committee Member Crews** echoed Committee Member Pimentel's comments and added that significant compromise was involved in the bill's development.

Committee Member Keyser asked about the most challenging parts of process up to this point. **Mr. Rogers** noted difficulties in interpreting legislative intent and emphasized the importance of applying the overlay selectively to protect low-intensity areas.

Committee Member Keyser stated that affordable housing materials might be less expensive because affordable units do not require luxury amenities and may be smaller in size.

Committee Member Dina Smith asked for clarification on the state law's requirements. **Mr. Rogers** explained that cities must allow 10% of commercial properties to build up to five stories, with density equivalent to the highest density allowed within one mile of the property.

Committee Member Smith asked about the rationale behind the state law and raised concerns about the cumulative density impact, especially on schools and property values. **Mr. Rogers** explained that the state aims to increase housing availability and address the affordable housing shortage, and stated that limiting the overlay to TOC areas is an effort to manage density impacts. **Committee Member Keyser** discussed the negative consequences of sprawl, including increased infrastructure costs, pollution, and urban heat effects, and highlighted the role of impact fees for new development. Committee Member Smith reiterated concerns about potential over-development impacting property values and local schools.

Committee Member Jak Keyser asked if there is a possibility that the overlay may be amended in the future. **Mr. Rogers** explained that it is possible that the City may revisit

the ARM Overlay and explained that Proposition 207 makes it easier to grant changes than to take them away.

Committee Member Keyser asked about the possibility of tabling the discussion. **Mr. Rogers** explained that the text amendment will be heard by the City Council before the next Alhambra VPC meeting.

Committee Member David Krietor expressed his support and stated that he would second a motion.

Committee Member Crews thanked Committee Member Smith for her comments and emphasized that the goal of the state law is to encourage greater density and provide more housing options for everyone. Committee Member Crews described the urgency of the situation, explained that the City is experiencing a significant population increase and a housing shortage, and expressed appreciation for how the City is implementing the state law through the overlay. Committee Member Crews explained that state laws can change, stated that the current measures are a temporary solution, and emphasizing the need to explore more comprehensive solutions. **Committee Member Smith** cautioned that sometimes temporary solutions can become problematic. Committee Member Crews explained that failing to act will result in more families facing homelessness. Committee Member Smith expressed concern that new housing is too expensive, and that young people are struggling to afford housing. Committee Member Crews explained that unless the government steps in to subsidize housing and increase taxes, negotiations with developers will be necessary to find workable solutions.

PUBLIC COMMENTS

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION
Committee Member Jak Keyser made a motion to recommend approval of Z-TA-3-24-Y per the staff recommendation. **Committee Member David Krietor** seconded the motion.

VOTE
11-2, motion to recommend approval of Z-TA-3-24-Y per the staff recommendation passed with Committee Members Crews, Farina, Harris, Keyser, Krietor, Owens, Pimentel, Sanchez, Shultz, Camp, and DeGraffenreid in favor and Committee Members Jones and Smith opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	September 10, 2024
Proposal	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided a summary overview of the proposed text amendment, which is a response to State Bill 2297, which mandates the development of multifamily use in areas previously lacking such opportunities. Mr. Roanhorse stated updating the Zoning Ordinance provides an opportunity to evaluate and enhance the zoning framework, focusing on areas already suited for multifamily development. Mr. Roanhorse expressed that the amendment encourages the redevelopment of existing commercial properties for multifamily purposes where appropriate and not all commercial properties are suitable for multifamily use, so a detailed analysis has been conducted to determine suitability. Mr. Roanhorse summarized the proposed changes in the text amendment which include definitions of affordable housing, replacing the H-R1 Zoning District with a new Adaptive Reuse and Multifamily (ARM) Overlay District, and revisions the TOD-1 and TOD-2 overlay districts. Mr. Roanhorse stated the process will evolve gradually and will primarily impact a specific subset of areas within the city and the focus of the amendment is on adaptive reuse for multifamily development within designated transit-oriented communities. Mr. Roanhorse said the proposed changes are designed to support areas with existing infrastructure for transportation, such as transit systems and established commercial districts. Mr. Roanhorse said the new overlay

areas will affect locations within transit-oriented communities, particularly around Central Avenue and other key transit routes. Mr. Roanhorse stated the Adaptive Reuse Multifamily (ARM) overlay district will be applied to designated commercial districts (R-5, C-1, C-2, and C-3) that already have adaptive reuse programs and will enable the conversion of any nonresidential building within the designated areas into multifamily housing. Mr. Roanhorse displayed a map of the transit-oriented area and noted the intent of these amendments is to enhance the flexibility and effectiveness of zoning regulations in supporting adaptive reuse and multifamily development in transit-oriented areas that will increase in residential density while leveraging existing infrastructure and transit options. Mr. Roanhorse stated the presentation provided is for information only and it will come before the committee next month for action.

QUESTIONS FROM THE COMMITTEE:

Committee Member Williams asked if the areas impacted by the text amendment in Camelback East are just around the airport. **Mr. Roanhorse** responded noting the areas along 50th Street and Van Buren area are exempt due to their proximity to the airport.

Vice Chair Fischbach asked what is the definition of low-income housing and moderate income when it comes to housing. **Committee Member Eichelkraut** responded for low income it is based on federal standards, 80 percent of the area median income (AMI) and for moderate income is approximately from 80 to 120 percent of AMI.

Committee Member Eichelkraut asked how would mixed-use development, such as combining retail on the lower floors with residential units above be addressed with the proposed changes. **Mr. Roanhorse** responded the feasibility of mixed-use development depends on the location and the overlays will allows some flexibility and the Planning and Development Department is open to various approaches, but the success of mixed-use projects will vary. Committee Member Eichelkraut stated it was disappointing the Gateway area and 50th Street areas were excluded because these areas need more housing. Mr. Roanhorse responded that one of the main issues was the proximity to Phoenix Sky Harbor Airport.

Committee Member Paceley asked since the proposed text amendment was driven by changes from the State Legislature does this impact Plan Phoenix which will be on the November ballot. **Mr. Roanhorse** responded that there would be no impacts because the proposed amendments took into consideration the city's current activities. Committee Member Paceley stated the text amendment should be good with the city's residents.

Committee Member Abbott asked about the housing inventory and the deadline to obtain this information and does the county assessor have this information. **Mr. Roanhorse** responded this information is being collected and will be an ongoing process.

PUBLIC COMMENTS:

None.

STAFF RESONSE:

NONE.

FLOOR/PUBLIC DISCUSION CLOSED: COMMITTEE DISCUSSION:

None.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
*REVISED November 1, 2024

Date of VPC Meeting	October 1, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	16-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

John Roanhorse, staff, provided a summary on the text amendments and noted there were two distinct items for review and voting, following a previous discussion. Mr. Roanhorse stated that TA-3-24-Y focuses on adaptive reuse, a critical issue for promoting growth in underdeveloped areas and aligns with the state legislative actions encouraging adaptive reuse, creating a streamlined process within the zoning ordinance to facilitate such projects. Mr. Roanhorse discussed TA-136-24-Y noting the focus on the maps to accommodate development, particularly addressing how zoning maps will support adaptive reuse and multifamily developments. Mr. Roanhorse noted previous presentations to the committee that detailed changes to the zoning ordinance aimed at making multifamily and adaptive reuse developments more cohesive. Mr. Roanhorse said one key area of concern involved allowing administrative approvals of certain developments without public input, particularly for commercial and office mixed-use buildings. Mr. Roanhorse stated additionally, the potential for increased height and density in transit-oriented communities was noted as a recurring concern, but the amendments seek to balance these factors with the existing zoning framework.

QUESTIONS FROM THE COMMITTEE:

Committee Member Paceley asked about the 10 percent allocation for affordable and workforce housing and how would requirements for development be implemented. **Mr. Roanhorse** responded that during the review process applicants and developer may access how to include various housing types. Committee Member Paceley asked if the Village Planning Committee will see plans and be able to add stipulations for housing and development. Mr. Roanhorse responded that for rezoning cases that come to the Committee they may review and provide feedback and if practical include stipulations.

Committee Member Augusta asked if parking would change as a result of this proposed text amendment considering the implications of previous parking amendments. **Mr. Roanhorse** responded that proposals would still meet the required parking based on the zoning. **Mr. Cam McCutchen**, staff, responded that with parking requirements, instead of maximums the City utilized minimums to provide allowance for a specific number of parking spaces. Mr. McCutchen stated that in some cases options like the Walkable Urban Code allow flexibility in different transects to incentivize measures to reduce automobile parking.

PUBLIC COMMENTS:

None.

STAFF RESPONSE:

None.

COMMITTEE DISCUSSION:

Committee Member Paceley commented the proposed text amendments are a good idea to include access to light rail and improve multifamily development and it makes good sense.

MOTION

Committee Member Paceley motioned to recommend approval of Z-TA-3-24-Y per the staff recommendation. **Committee Member Sharaby** seconded the motion.

VOTE

16-0; motion to recommend approval of Z-TA-3-24-Y per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Garcia, Guevar, Jurayeva, Langmade, Paceley, Schmieder, Sharaby, Whitesell, Williams, Fischbach and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION
Christopher DePerro, staff, provided a presentation regarding the proposed text amendment, highlighting the background of the legislation approved by the Arizona Legislature, the areas of applicability, the proposed allowances for multifamily development and adaptive reuse, and the timeline for the proposal.

QUESTIONS FROM COMMITTEE
Committee Member Olivas asked about the requirement for administrative approval with no public hearings. **Mr. DePerro** clarified that it is based on the requirement from state law. **Ms. Olivas** stated a concern about removing public hearings and the opportunity for people to give input. **Mr. DePerro** stated that the allowance is targeted to Transit Oriented Communities.

Committee Member Starks clarified that this is already state law, and the City must designate the areas of applicability.

PUBLIC COMMENTS
None.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y

Date of VPC Meeting	October 21, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	10-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Committee Member Nervis joined the meeting during this item, bringing quorum to 10 members.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation about the proposed text amendment and companion rezoning case, providing background about HB 2297, a summary of the provisions of the proposed text, and a description of the area included in the initial overlay boundaries.

QUESTIONS FROM COMMITTEE
None.

PUBLIC COMMENTS
None.

MOTION

Vice Chair Gaughan made a motion to recommend approval of Z-TA-3-24-Y, per the staff recommendation. **Darlene Martinez** seconded the motion.

VOTE

10-0; Motion to recommend approval of Z-TA-3-24-Y, per the staff recommendation, passed; Committee Members Ban, Burns, Greenman, Martinez, Nervis, Olivas, Starks, Vargas, Gaughan, and O'Grady in favor.

Encanto
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION

John Roanhorse, staff, provided a summary overview of the proposed text amendment, which is a response to State Bill 2297, which mandates the development of multifamily use in areas previously lacking such opportunities. Mr. Roanhorse stated updating the Zoning Ordinance provides an opportunity to evaluate and enhance the zoning framework, focusing on areas already suited for multifamily development. Mr. Roanhorse expressed that the amendment encourages the redevelopment of existing commercial properties for multifamily purposes where appropriate and not all commercial properties are suitable for multifamily use, so a detailed analysis has been conducted to determine suitability. Mr. Roanhorse summarized the proposed changes in the text amendment which include definitions of affordable housing, replacing the H-R1 Zoning District with a new ARM Overlay District, and revisions the TOD-1 and TOD-2 overlay districts. Mr. Roanhorse stated the process will evolve gradually and will primarily impact a specific subset of areas within the city and the focus of the amendment is on adaptive reuse for multifamily development within designated transit-oriented communities. Mr. Roanhorse said the proposed changes are designed to

support areas with existing infrastructure for transportation, such as transit systems and established commercial districts. Mr. Roanhorse said the new overlay areas will affect locations within transit-oriented communities, particularly around Central Avenue and other key transit routes. Mr. Roanhorse stated the ARM overlay district will be applied to designated commercial districts (R-5, C-1, C-2, and C-3) that already have adaptive reuse programs and will enable the conversion of any nonresidential building within the designated areas into multifamily housing. Mr. Roanhorse displayed a map of the transit-oriented area and noted the intent of these amendments is to enhance the flexibility and effectiveness of zoning regulations in supporting adaptive reuse and multifamily development in transit-oriented areas that will increase in residential density while leveraging existing infrastructure and transit options. Mr. Roanhorse said the amendment does not supersede requirements of other overlays or planning districts and it does not eliminate historic preservation approvals, ensuring that historic properties and characteristics remain protected. Mr. Roanhorse stated the Encanto Village Planning Committee will vote on this item and then it will proceed to the Planning Commission in October then to City Council in November.

QUESTIONS FROM THE COMMITTEE

Committee Matthew Jewett asked about the intended height and density and asked if the proposed height may not exceed and may not be less than five stories and does this mean there is a fixed height of exactly five stories. **Mr. Roanhorse** responded that the intent of the height is to maintain a minimum of five stories but allow flexibility depending on the zoning.

Committee Member Warnicke commented that many of the proposed changes are influenced by the WU Code and there is a standard for three-inch caliper trees, but it appears that the amendment will allow two-inch caliper trees. **Mr. Roanhorse** responded that underlying zoning would remain applicable however, if necessary, the committee may recommend stipulations for tree sizes if necessary. Committee Member Warnicke suggested the text amendment should include a requirement for three-inch caliper trees and this would incorporate the intent of the WU Code and create more shade. **Ms. Tricia Gomes**, Planning and Development Department Deputy Director, responded that the proposed change does not impact the WU Code but with the created overlay height and density will be deferred to the allowances of the WU Code. Committee Member Warnicke stated that the text amendment does refer specifically to a caliper size, and this should be uniformly applied to the new overlay district.

Chair Wagner asked if there have been any inventory or analysis done on applicable buildings in the R-5, C-2, and C-3 where the overlay district will be to see how many possible units would be gained. **Ms. Gomes** responded there was not sufficient time to conduct a full assessment within each mapped area and the targeted area would be about 20 percent and the proposal is an opt-in overlay and if there is residential development 10 percent has to be multifamily which allows development standard

flexibility. Chair Wagner asked with this text amendment and future ones planned will they address the missing middle housing, and this may impose a greater impact on density in some limited areas and by estimate approximately 4,000 units have been entitled in the Encanto Village and with this expected growth has there been an environmental impact study conducted and can the infrastructure respond to the growth. Chair Wagner asked about the five-story requirement but if it is within 100 feet of a single-family development it can only be two stories and there are approved multifamily developments in the same area does this still apply. Ms. Gomes responded that there are several bills that will be forthcoming, and some will impact others and from the City the approach has been holistic in responding to each one and for this amendment middle housing is reviewed so it will fit with the current standards and what additional requirements may come up.

PUBLIC COMMENTS

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION

None.

Village Planning Committee Meeting Summary
Z-TA-3-24-Y

Date of VPC Meeting	October 7, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	Denial
VPC Vote	8-4-1

VPC DISCUSSION:

No member of the public registered to speak in this item.

STAFF PRESENTATION

John Roanhorse, staff provided a summary on the text amendments and noted there were two distinct items for review and voting. Mr. Roanhorse stated that TA-3-24-Y focuses on adaptive reuse, a critical issue for promoting growth in underdeveloped areas and aligns with the state legislative actions encouraging adaptive reuse, creating a streamlined process within the zoning ordinance to facilitate such projects. Mr. Roanhorse discussed TA-136-24-Y noting the focus on the maps to accommodate development, particularly addressing how zoning maps will support adaptive reuse and multifamily developments. Mr. Roanhorse noted previous presentations to the committee that detailed changes to the zoning ordinance aimed at making multifamily and adaptive reuse developments more cohesive. Mr. Roanhorse said one key area of concern involved allowing administrative approvals of certain developments without public input, particularly for commercial and office mixed-use buildings. Mr. Roanhorse stated additionally, the potential for increased height and density in transit-oriented communities was noted as a recurring concern, but the amendments seek to balance these factors with the existing zoning framework.

QUESTIONS FROM THE COMMITTEE

Chair Wagner commented that House Bill 2297, stipulates that no more than 10 percent of eligible properties within the city can be developed for adaptive reuse. Chair Wagner stated that the current TOC overlay seems to include over 20 percent of commercially zoned properties, exceeding the 10 percent cap. **Mr. Roanhorse** responded that the 10 percent cap does not necessarily apply to every property in the TOC, as the city has mapped areas where adaptive reuse is appropriate. Mr. Roanhorse stated the focus is on working within the existing zoning framework, ensuring consistency with what is already allowed by zoning ordinance. Mr. Roanhorse stated the amendments will streamline adaptive reuse in areas that can accommodate it without increasing zoning entitlements, maintaining balance between development and current zoning laws.

Chair Wagner asked how the City will track commercial properties within the overlay to ensure compliance with the amendments. **Mr. Roanhorse** responded that the City is currently gathering data on the percentage of commercial properties and their square footage and are aware of the need to monitor this information for future development. Mr. Roanhorse stated that in a previous presentation staff explained that exact numbers are still being collected.

Committee Member George asked whether the committee would be notified about specific properties or buildings eligible for development. **Mr. Roanhorse** responded that the committee would be notified of any rezoning cases or changes, and that notices would still be provided for developments that were by-right. Mr. Roanhorse stated that notifications would go to neighborhoods and associations when significant changes or developments were made.

Committee Member Jewett stated there was not clarity regarding height restriction and reiterated that what he understood in the presentation, and it did not align with what he was reading in the legislation. Committee Member Jewett stated concern about buildings being classified as functionally obsolete and noted the potential for manipulation by neglecting repairs or setting rent prices high enough to keep properties vacant. Committee Member Jewett stated that properties may be left to deteriorate intentionally and asked if there were any measures in place to prevent such manipulation and noted the issue of neglected properties in his neighborhood. **Mr. Roanhorse** responded that is a concern and will be a challenging issue and stated the PDD (Planning and Development Department) is focused on fostering development potential rather than driving economic disinvestment. Mr. Roanhorse said that the City can collaborate with departments like Neighborhood Services to address repairs or underused properties and noted that the City's Economic Development Department has measures in place to intervene when necessary and some initiative falls on the private development community. Mr. Roanhorse explained that the text amendment aims to prevent intentional disinvestment and supports development in appropriate areas, particularly near transit corridors.

Chair Wagner expressed frustration that neither the City nor the State have provided clear answers to important questions that were brought up during the review. Chair Wagner said that there is a growing need for accessible workforce housing and noted the limitation of the adaptive reuse program is just 6 percent of the City's land, primarily around 50 TOD areas. Chair Wagner stated that only 18 percent of service workers live in the TOD areas, leaving 88 percent of service workers without affordable housing options near transit locations. Chair Wagner said the City should expand opportunities for adaptive reuse beyond the current limitations, noting that more affordable housing options should be available in other areas like Desert Ridge and Camelback East, rather than restricting it to a small percentage of land near transit areas. Chair Wagner stated disappointment in the current approach and hoped that the City will make adjustments by January to better address the housing needs of Phoenix's workforce. **Mr. Roanhorse** responded that the overlay does promote the creation of affordable housing by requiring that 10 percent of units be dedicated to affordable or workforce housing. Mr. Roanhorse stated the importance of defining affordable and workforce housing, which has been clarified in the amendment. Mr. Roanhorse stated that the multifamily overlay and adaptive reuse provisions encourage development in areas near transit, especially around light rail, while allowing flexibility for developers to adapt projects to the unique characteristics of those zones. Mr. Roanhorse stated that historic preservation remains unaffected by these changes.

Vice Chair Rodriguez said there is concern about the complexity of the proposed changes, particularly in relation to HB 2297, noting that these types of amendments can be difficult to understand. Vice Chair Rodriguez stated that there needs for more accessible and visual presentations, as well as clearer communication from the City to help the public understand the details of proposed changes. Vice Chair Rodriguez stated that staff working on proposals should make them more digestible, particularly for community members unfamiliar with zoning language. Vice Chair Rodriguez stated that while developers are not mandated to use the adaptive reuse and multifamily overlay, they must meet the affordability requirements if they choose to participate. **Mr. Roanhorse** responded that there are challenges in responding to legislative requirements while maintaining practical zoning interaction with the public and despite these challenges public involvement remains crucial, as various committees and organizations are regularly engaged in the planning and review processes.

Vice Chair Rodriguez expressed frustration with the lack of feedback opportunities regarding the TOC presentation. Vice Chair Rodriguez stated she walks, bikes, and uses public transit, and it feel like a dead zone with lack vibrancy around Central Avenue. Vice Chair Rodriguez said there is a need for improvements and the importance of providing workforce housing close to transit corridors. Vice Chair Rodriguez said there are challenges faced by service workers and teachers who deserve to live near where they work but currently do not have sufficient options. **Mr. Roanhorse** responded the challenges in providing affordable housing and workforce opportunities are significant and the City is in the process of expanding opportunities.

Committee Member Doescher stated concern with the current state legislation affecting affordable housing and the pressing need for housing options near

employment centers, particularly for healthcare workers who often face challenges due to irregular hours. Committee Member Doescher stated that while some developments may be located near light rail, this approach does not address the diverse needs of all residents, especially those with limited housing options. Committee Member Doescher said it is frustrating that state laws that do not consider local realities, stating that these mandates could hinder cities' ability to address their unique housing challenges and the concern that developers might prioritize profit over affordable housing.

Committee Member Warnicke expressed concerns about certain properties within the TOD area, stating that some should not be designated for five-story buildings. Committee Member Warnicke said that instead of focusing solely on the light rail corridor for affordable housing, the city should also consider properties along bus routes and mass transit lines and this approach would help protect neighborhoods from changes like large out-of-place buildings and create affordable housing along existing transit routes.

Chair Wagner stated that the state legislation originally intended to apply the TOD statewide, but the City of Phoenix chose to focus on 60 percent of its land area. Chair Wagner said it was disappointing that the City's current approach focuses on expensive properties along the light rail corridor may not become affordable housing. Chair Wagner said there might be an opportunity for small developers to convert underutilized buildings across the entire City, rather than concentrating on a limited area and there is a need for more meaningful progress and that they have until January to reconsider their approach.

Vice Chair Rodriguez stated that when the City initiated the Walkable Urban (WU) Code, it was a citywide proposal. Vice Chair Rodriguez said there were concerns at the time, including the potential for overdevelopment in areas not ready for it, which led to opposition against it. Vice Chair Rodriguez stated there is some confusion about the current situation, where there is now interest in focusing citywide development around transportation, such as the light rail and asked for clarification on the approach now, comparing it to previous concerns about the broader application of the WU Code. **Mr. Klimek** responded that the WU Code was proposed citywide and that it was reviewed by all 15 Village Planning Committees and stated that many projects have successfully utilized the code in various areas of the city. **Mr. Roanhorse** responded that while the WU Code had been applied successfully in some areas, it was not practical everywhere and noted it has been adapted in a few projects, driving innovation in development, particularly in mixed-use areas.

Vice Chair Rodriguez stated there is difficulty in balancing the need for flexibility in development with protecting neighborhoods from rapid development. Vice Chair Rodriguez said there were past concerns about certain developments, such as the Phoenix Country Club, which raised worries about similar projects taking an easier route for approval and there needs to be better understand with the current perspective on expanding development citywide, especially focusing on transit corridors. **Mr. Roanhorse** responded that some areas are better suited for mixed-use or dense

development, while others may need a more specialized approach and there are many challenges for future development.

Committee Member Procaccini asked about the potential for expanding development beyond the current overlay boundaries and whether there are plans or metrics guiding future development areas. **Mr. Roanhorse** responded that the City is planning future text amendments and noted that the City is trying to be more responsive in addressing development needs, particularly around transportation hubs and with a focus on increasing housing options, including single-family and multifamily developments. Mr. Roanhorse referenced the Housing Phoenix Plan as a guide for future residential growth.

PUBLIC COMMENT

None.

STAFF RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE.

MOTION 1 FOR Z-TA-3-24-Y:

Vice Chair Rodriguez motioned to recommend approval of Z-TA-3-24-Y per the staff recommendation.
Committee Member Procaccini seconded the motion.

VOTE 1 FOR Z-TA-3-24-Y:

3-8-2; motion to approve Z-TA-3-24-Y per the staff recommendation fails with Committee Members Procaccini, Tedhams and Rodriguez in favor; and Committee Members Doescher, George, Jewett, Mahrle, Perez, Montaño Searles, Warnicke and Wagner opposed; and Cardenas and Kleinman abstaining.

Chair Wagner stated the motion to recommend approval fails with three votes in favor, eight in opposition and two abstentions.

Chair Wagner asked if there were any further motions.

Committee Member Mahrle stated he would prefer to provide a statement on his vote so the Planning Commission would be aware of the Village Committee's intentions. Mr. Roanhorse responded that Committee Members may comment on their vote if that is their preference, and it will be noted in the meeting minutes.

MOTION 2 FOR Z-TA-3-24-Y:

Committee Member Mahrle motioned to recommend denial of Z-TA-3-24-Y.
Committee Member Kleinman seconded the motion.

Committee Member George stated that Committee has discussed the text amendments for an hour and that their vote should count toward an action on the motion. Chair Wagner responded that the Committee's vote does have meaning and a motion to deny the request is before the Committee for action.

Committee Member Doescher stated that access to TOD areas limits access to workforce residential opportunities.

Committee Member Jewett stated there are inconsistencies in the language and there remains to be questions about the text amendment.

Committee Member Tedhams stated that development should not be limited to the area around the light rail and there should be broader opportunities.

Committee Member Warnicke stated that the map may place five story buildings where they do not belong and limits access for workforce housing.

Chair Wagner stated that the action should apply to the entire City not six percent and there are discrepancies between HB 2297 and the text amendment.

VOTE 2 FOR Z-TA-3-24-Y:

8-4-1; motioned recommend denial of Z-TA-3-24-Y passes the with Committee Members Doescher, George, Kleinman, Mahrle, Perez, Montaño Searles, Warnicke and Wagner in favor; and Jewett, Procaccini, Tedhams and Rodriguez in opposition; and Cardenas abstaining.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	September 17, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, summarized HB2297 which was approved by the Arizona Legislature. Mrs. Sanchez Luna added that that this would require adaptive reuse of existing commercial structures and would be implemented for 10 percent of the City's existing commercial, office, or mixed-use buildings. Mrs. Sanchez Luna emphasized that the text amendment was in response to the Housing Bill 2297. Mrs. Sanchez Luna noted several issues with the bill included having an inventory of all commercial buildings, difficulty imposing caps and added that all commercial sites are not appropriate for this implementation. Mrs. Sanchez Luna stated that the text amendment would apply to Transit Oriented Community (TOC) areas which had numerous stakeholder input for higher density and height and contained 20 percent of all commercial properties. Mrs. Sanchez Luna noted that Downtown, Gateway, and 50th Street Station TOC areas would not be applicable due to the proximity to the commercial airport. Mrs. Sanchez Luna added that the overlay would apply to districts which already permit multifamily. Mrs. Sanchez Luna noted that these developments would be required to provide 10 percent affordable and workforce housing. Mrs. Sanchez Luna stated that this does not supersede other requirements, doesn't change the zoning classification, does not change permitted uses, and does not eliminate historic preservation sites. Mrs. Sanchez Luna concluded the presentation by displaying the timeline for the text amendment and contact information.

Questions from the Committee:

Chair Perez asked if the Laveen Village would be hearing an information only presentation on the text amendment. **Mrs. Sanchez Luna** noted that the text amendment would not be presented in Laveen because there are no TOC areas in the Village. Mrs. Sanchez Luna displayed the TOC map.

Romona Brown asked if the case is expected to go before City Council in November. **Mrs. Sanchez Luna** confirmed. Mrs. Sanchez Luna noted that the TOC area for Estrella was located south of the freeway and north of Van Buren Street. **Mrs. Brown** noted that she lived within the TOC area. **Mrs. Sanchez Luna** added that it would not be applicable to single-family zoned properties. **Mrs. Brown** noted the large property adjacent to Living Spaces along the freeway. **Mrs. Sanchez Luna** stated that that site is zoned PUD and that includes a narrative with separate development standards. Mrs. Sanchez Luna added that this text amendment would not apply to the PUD.

Chair Perez asked for confirmation that Chris DePerro would be giving the next presentation. **Mrs. Sanchez Luna** noted that she will have to verify. **Chair Perez** asked for the timeline. **Mrs. Sanchez Luna** displayed the timeline. **Chair Perez** request that if the committee had any questions before the hearing to reach out to Nayeli Sanchez Luna and Chris DePerro.

Public Comments:

None.

Staff Response:

None.

Committee Discussion:

None.

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y

Date of VPC Meeting	October 15, 2024
Request:	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum.

Staff comments regarding VPC Recommendation:

None.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	September 11, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this request.

Staff Presentation:

Matteo Moric, staff, said the State Law, House Bill 2297, came into place because of the need for more housing due to the housing crisis. Mr. Moric stated the House Bill requires certain actions taken prior to January 1, 2025. These include: administrative permissions for adaptive reuse of existing commercial structures and for conversion of commercial properties to multi-family use, implementation on up 10% of the City's existing commercial, office, or mixed-use buildings. Mr. Moric explained the concerns of the House Bill and Phoenix's response to mitigate effects of it and try to mesh it with the City's efforts to manage development within City limits. Mr. Moric displayed the City's Transit Oriented Communities map and noted it does not include the Downtown area and two areas adjacent to the commercial airport. Mr. Moric explained the City has an existing Adaptive Reuse program and is mostly compliant with HB 2297. Mr. Moric stated for the multi-family portion of the House Bill must provide a minimum of 10% of the dwelling units as low-income ("Affordable") and/or moderate-income("Workforce") housing. Mr. Moric indicated we selected WU Code T5:5 development standards, which

has unlimited density (so complies with “highest density within one mile” requirement and 56-foot height provision (so complies with 5-story height provision of the State Law) with the exception not to exceed two stories when within 100 feet of single-family residence district. Mr. Moric added that some properties may not be able to apply some ARM Overlay District provisions if in conflict with HP or other overlay/regulatory plan requirements. Mr. Moric identified the Village Planning Committees for villages included in the ARM Overlay district and noted it would be coming back to the Village in October for a recommendation.

Questions from Committee:

Joe Barba asked if it would apply to all vacant commercial buildings. **Mr. Moric** said the overlay would apply in the Transit Oriented Community (TOC) areas, but not in the airport area or within the Downtown.

Saundra Cole wanted to know the definition of an overlay. Mr. Moric said property would still have its underlying zoning but an overlay in this instance would allow additional height and density by right.

Ms. Cole questioned what is considered affordable. **Mr. Moric** said there are two definitions as part of this overlay text amendment. Mr. Moric stated Affordable housing would include not more than 80% of median income and work force housing would be between 80 to 120% of the median income. **Ms. Cole** wanted to know if it was 80% of the entire State or within Maryvale.

Chris DeMarest said lots of the lower income property include utility fees.

Chair Derie asked if the City would own the land. **Mr. Moric** said this would be mainly for private property.

Ken DuBose had concerns that developers were coming in with the overlay to get more incentives. Mr. Dubose asked about if a 55-year-old community were to come in how the overlay would impact them. **Mr. Moric** responded that zoning does not cover the age groups. **Mr. DeMarest** said probably if have 10% affordable housing you could do it.

Mr. Moric said you can still apply for different standards if the overlay standards would not work for a developer.

Chair Derie asked if a furniture warehouse in a TOD area can turn it into a multifamily project. **Mr. Moric** said you would have to still meet building codes.

Mr. DePascal said south of the river wants to develop multi-level apartment complexes. **Jennifer Fostino** asked if the House Bill allows industrial uses.

Mr. Moric clarified that they wanted to tailor the ARM Overlay towards the light rail areas. **Mr. Barba** said if someone wanted to convert commercial into residential they

would need to meet all the codes and they don't have to, it just gives them the option to do so.

Warren Norgaard said rather than the law apply to the whole city it would only apply to the TOC areas.

Mr. Moric said if they had more questions to forward them to him prior to the next meeting and he provided Chris DePerro's contact information who he said is the staff member who is most familiar with this text amendment.

Mr. Barba asked who the main House Bill writers were as he believed they were Maryvale State Legislators.

Mr. Norgaard asked what the difference is adding the overlay than leaving the law as existing. **Mr. Moric** stated State Law was not so straight forward and there potentially could be 5-story buildings with higher density scattered throughout the city even in areas which they may not be suited. Mr. Moric noted this overlay would direct this type of development in an area which may be more suitable for it.

Public Comments:

None.

Staff Response

None.

Floor/Public Discussion Closed: Committee Discussion

None.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y

Date of VPC Meeting	October 9, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum

Staff comments regarding VPC Recommendation:

None

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	September 18, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Presentation:

Chase Hales, staff, presented an overview of the proposed text amendment. Mr. Hales explained that the main proposal was to create an overlay that would satisfy the requirements of the recent legislation from the state requiring cities to allow for adaptive reuse of commercial structures. Mr. Hales stated that the text amendment would create the Adaptive Reuse Multifamily (ARM) Overlay District, that would apply to the majority of the pre-existing transit-oriented community districts. Mr. Hales presented a map that showed all the applicable areas and stated that the reasoning behind this choice was to concentrate the majority of adaptive reuse projects in not only places that the City was actively working to increase density, but also because the existing built infrastructure would support the increase is density. Mr. Hales finished by sharing the details of the criteria that projects would need to meet in order to take advantage of the adaptive reuse provisions.

Questions from the Committee:

Committee Member Jaramillo asked that given that the legislation's intent was to create opportunities for more affordable housing, why the City was only applying the overlay to the TOC districts. Committee Member Jaramillo continued stating that he was afraid that if the City did not effectively implement the requested provisions, the State would make even stronger pre-emptive laws. **Chase Hales**, staff, shared that the timeline for implementation was short, so there was limited time to fully research and craft a brand new strategy for implementation. Mr. Hales continued stating that the proposed provisions were also in line with the plans and policies guiding density and intensity to the light rail corridors.

Committee Member Jaramillo stated that there were already incentives such as opportunity zones and low-income tax credits in the TOC districts and felt that the proposal would just put more low-income housing in the same areas that were already building low-income housing. Committee Member Jaramillo stated that the proposal would miss the opportunity to allow other parts of the city to have the transformational change that could bring density to where it is also needed.

Public Comments:

None.

Committee Discussion:

Committee Member Krentz stated that the state of Arizona was behind many other states that required affordable housing to be created with new development. Committee Member Krentz shared frustration that the overlay would only apply in the TOC areas, as he felt that the TOC areas were becoming a catch-all for any new concepts. Committee Member Krentz stated that he still supported the effort and said it was a "good first step." Committee Member Krentz shared that he understood that wide-spread implementation might not be currently palatable but said that in the future he hoped the overlay would be applied in other areas of the city.

Committee Member Jaramillo stated that he agreed with Mike Krentz and shared that the State's legislation was an opportunity for the City to incentivize affordable housing throughout the city, not just in the TOC districts. Committee Member Jaramillo referenced the General Plan, which includes cores throughout the city, and stated that a direction should be made to have staff look into implementing the ARM overlay in areas such as the cores when the Committee made its recommendation. **Chase Hales** stated that there was already work being done by staff to research new potential cores and that it would certainly be feasible to have such a work program implemented.

Committee Member O'Hara stated that there were certainly folks who would fight against the implementation in other parts of the city as a way to fight against diversity in their area, which he disagreed with entirely, but that there were other perspectives to look at housing from, one of them being services. Committee Member O'Hara referred to the State's action to remove rental tax, which effective reduced budget

funds for services. Committee Member O'Hara added that working as a fire fighter, he was familiar with the strain already placed on Phoenix's fire protection system. Committee Member O'Hara shared that he appreciated the slow conservative implementation of the overlay and stated that the broad implementation of the overlay would permit the potential to have concentrations of demand for services pop up, straining the City further.

Committee Member Jaramillo stated that he saw the State legislation as a way for the City to argue against the potential NIMBY (not in my backyard) criticisms, as it will be required of the City to implement the requirements somewhere.

Committee Member Matthews asked if the City Council could publicly identify next steps when they make their action at their Formal Meeting. Mr. Hales stated he was not sure what that would look like but said that the Committee could certainly give direction in their recommendation.

Committee Member Barraza asked how the proposal compared to the actions other cities were taking. Mr. Hales stated that he was not aware of actions being taken by neighboring cities, but that Chris DePerro, the staff member who wrote the staff report, would likely know more.

Committee Member Adams asked if there were any repercussions if the City did not comply with the State's mandate. Vice Chair Matthews stated that the City would likely be open to civil lawsuits for negligence from property owners wanting to take advantage of the State's mandated provisions.

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y

Date of VPC Meeting	October 16, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	13-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION

Ms. Stockham, staff, provided a brief presentation regarding the proposed text amendment Z-TA-3-24 and companion case Z-136-24-Y, sharing elements of the legislation (HB 2297) and the proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, the areas of applicability, the proposed Zoning Ordinance revisions, and the hearing schedule for the cases.

QUESTIONS FROM COMMITTEE

None.

PUBLIC COMMENTS

None.

COMMITTEE DISCUSSION

Vice Chair Joshua Matthews shared his understanding of the proposal and the timeline for compliance with state law and shared a desire to recommend approval of the proposal and to expand the applicability to other areas, such as Village Cores, in the future.

Committee Member Gabriel Jaramillo added that this is an opportunity to expand it to other areas now.

Committee Member Arick O'Hara stated that he agreed with Committee Member Jaramillo but not on the deadline to push this through by January. Committee Member O'Hara stated that with a deadline to comply by January, the committee could vote no without direction, and shared that when the committee makes a recommendation with direction, there is a concern that the committee's direction could not be listened to by other hearing bodies. Committee Member O'Hara shared that he does not disagree with the proposal but disagrees with the way it is being done and that he did not want to limit it to an area now and expand it later.

Committee Member Mike Krentz shared that state law will be effective in January, this proposal will serve as a template to expand it to other areas, and reminded the committee of a previous proposal to expand the Walkable Urban Code applicability area citywide which was met with opposition.

Vice Chair Joshua Matthews stated that City Council will take action before January, and that he would also like to add direction regarding tracking and reporting the use of the overlay provisions back to the Village Planning Committees.

Committee Member Joshua Carmona asked if other hearing bodies take into consideration the direction provided by Village Planning Committees.

Vice Chair Joshua Matthews replied that from a Planning Commissioner perspective, he reads the Village Planning Committee recommendations and if, for example, a Village Planning Committee recommended denial of a case unanimously, he will take a close look at the discussion, and that Village Planning Committee recommendations could impact the Planning Commission recommendation.

Committee Member Gabriel Jaramillo stated he would also like to add direction to include Village Cores, along the Bus Rapid Transit (BRT) line, and other major transportation corridors.

MOTION – Z-TA-3-24-Y

Committee Member Mike Krentz motioned to recommend approval of Z-TA-3-24-7 with direction that the applicability area be expanded in the future to include the Bus Rapid Transit line, Village Cores, and other transportation corridors.

Vice Chair Joshua Matthews requested a friendly amendment to include direction that

the Planning and Development Department track how often the overlay provisions are being used and report back to the Village Planning Committees. Vice Chair Matthews also suggested that the direction go on the companion case, Z-136-24-Y, which maps the boundaries of the overlay. Committee Member Krentz accepted the friendly amendment and the suggestion that direction be provided on Z-136-24-Y and restated the motion.

MOTION – Z-TA-3-24-Y

Committee Member Mike Krentz motioned to recommend approval of Z-TA-3-24-Y per the staff recommendation. **Vice Chair Joshua Matthews** seconded the motion.

VOTE – Z-TA-3-24-Y

13-0; Motion to recommend approval of Z-TA-3-24-Y per the staff recommendation passed; with Committee Members Alauria, Carmona, Garbarino, Jaramillo, Krentz, Larson, McBride, Molfetta, O'Hara, Pamperin, Sommacampagna, Matthews and Fogelson in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y
INFORMATION ONLY

Date of VPC Meeting	September 10, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed text amendment Z-TA-3-24, highlighting the background of the legislation approved by the Arizona Legislature, the areas of applicability, the proposed allowances for multifamily development and adaptive reuse, and the timeline for the proposal.

QUESTIONS FROM THE COMMITTEE

Committee Member Greg Brownell asked about where the provisions of the bill would apply. **Mr. Rogers** stated that the bill is creating an overlay zone over the existing Transit Oriented Communities (TOC) areas and explained how the overlay makes site review more feasible.

Chair Trent Marchuk asked for clarification on whether the text amendment would permit T5:5 transect development standards only within the Affordable Residential Overlay (ARM). **Mr. Rogers** confirmed Chair Marchuk's question.

Vice Chair Arthur Greathouse III inquired about what percentage of the Area Median Income (AMI) qualifies as affordable and workforce housing. **Committee Member**

Marcia Busching stated that affordable housing is considered to be 80% of AMI, while workforce housing is at 120% of AMI.

Chair Marchuk asked whether the text amendment would apply to new builds or only to adaptive reuse. **Mr. Rogers** explained that the bill has two parts regarding adaptive reuse and multifamily developments, stated adaptive reuse must occur within an existing building, and explained multifamily developments can be new builds.

Committee Member Greg Brownell raised concerns about practical applications and asked if adding a second story to R1-6 property or adding an Accessory Dwelling Unit (ADU) would change the process under the new provisions. **Mr. Rogers** stated that if the property is not in the overlay, the provisions do not apply and explained that ADUs are legal throughout the City of Phoenix.

Committee Member Gene Holmerud asked if the utilities in these areas could support the additional development. **Mr. Rogers** explained that TOC areas are designed to support more intense development.

Chair Marchuk asked about the differences between the ARM overlay and the TOC map. **Mr. Rogers** explained that the ARM overlay excludes downtown and the areas near the airport.

Chair Marchuk inquired if all of this would be handled administratively, and whether there would be a reduction in rezoning cases in these areas. **Mr. Rogers** stated that it is a possibility, but some developers may opt not to provide affordable housing. **Committee Member Busching** added that the overlay only allows multifamily development under the T5:5 standards, while other uses would still require going through the rezoning process.

Committee Member Brownell asked if there is a way to track how many multifamily permits are being pulled. **Mr. Rogers** stated that he does not have metrics but explained that the "My Community Map" is available online and displays where permits are being pulled.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-3-24-Y

Date of VPC Meeting	October 8, 2024
Request	Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multifamily (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) and to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	12-0

STAFF PRESENTATION

No members of the public registered to speak on this item.

Samuel Rogers, staff, provided a presentation regarding the proposed text amendment Z-TA-3-24 and Z-136-24-Y, highlighting the background of the legislation approved by the Arizona Legislature, the proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, the areas of applicability, the overlay's interaction with other policy plans, the proposed allowances for multifamily development and adaptive reuse, and the timeline for the proposal.

QUESTIONS FROM THE COMMITTEE

Committee Member Tamala Daniels inquired about the locations of the properties presented as examples of sites that could be developed under the ARM Overlay. **Mr. Rogers** stated that the presented example properties are not in South Mountain and explained he does not know the exact locations.

Chair Trent Marchuk asked for clarification on conflicts with the ARM Overlay and the Baseline Area Overlay District (BAOD). **Mr. Rogers** explained that the ARM Overlay allows commercial properties to develop under the Walkable Urban (WU) Code Transect T5:5 standards and explained the T5:5 maximum setback is less that the BAOD minimum setback. Mr. Rogers explained that work had been done on an amendment to the BAOD in the past but had never gone to City Council for approval. **Committee**

Member T. Daniels asked for clarification on why the amendment to the BAOD was not completed in the past and stated that there had been a Text Amendment (TA) to expand the WU Code's applicability area. Mr. Rogers explained that he was not aware of the specific reasons why the BAOD amendment was not completed and explained that the TA to expand the WU Code's applicability area ended up failing.

Committee Member Marcia Busching clarified the boundaries of the BAOD, stated that she initiated the original effort to amend the BAOD, and explained that staff had informed her that other TAs would need to occur before the BAOD text amendment, resulting in the effort being paused. Committee Member Busching stated it is a good idea to include initialization of the BAOD amendment in the motion.

Committee Member T. Daniels expressed confusion and frustration that the Transit-Oriented Development (TOD) plan had been worked on for two years, but the BAOD conflicts had not been addressed, and explained that the City had tried to put forth a separate TA to reduce parking requirements for multifamily developments, but WU Code already addresses reduced parking requirements. **Mr. Rogers** explained that for staff to continue working on the BAOD amendment, the committee would need to include a recommendation to amend the BAOD. Mr. Rogers stated that he does not have information regarding the order in which TAs are brought to the VPC, explained that House Bill 2297 requires municipalities to implement new rules by the beginning of next year, and stated the ARM Overlay brought renewed attention to the conflicts with the BAOD.

Committee Member Greg Brownell asked for clarification on whether resolving the conflicts between the BAOD and the WU Code would require the WU Code to supersede the BAOD. **Committee Member Busching** stated that the BAOD boundaries could be amended to end at 7th Street.

Chair Marchuk asked for clarification on what process would be triggered if the committee recommended amending the BAOD. **Mr. Rogers** explained that such a recommendation would trigger an additional Text Amendment.

Committee Member T. Daniels discussed the area within the South Central TOD Community Plan and the BAOD and asked about the boundaries of the BAOD. **Committee Member Busching** clarified the boundaries of the BAOD. **Mr. Rogers** explained that the City generally supports rezonings to the WU Code only if the site is within a TOD plan area, and clarified that sites governed by the WU Code within the BAOD cannot functionally develop due to conflicting regulations.

Chair Marchuk inquired whether the committee would discuss the matter next month. **Mr. Rogers** stated that he would need to consult with his team to determine a timeline moving forward.

Committee Member Brownell suggested that the committee could also make a motion to modify the ARM Overlay to address the conflicts. **Mr. Rogers** explained that the ARM Overlay is not likely to change much and a modification of the BAOD would likely need to be an amendment to the BAOD. Committee Member Brownell asked for confirmation that, if there was an R1-6 property where a second story was being added, this process would not be impacted. Mr. Rogers confirmed that the ARM Overlay will not change the process of permitting on an R1-6 property.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Marcia Busching made a motion to recommend approval of Z-TA-3-24-Y per the staff recommendation with direction for staff to review the conflicts between the Baseline Area Overlay District, the WU Code, and the ARM Overlay district and that the Baseline Overlay District be modified to eliminate any conflicts. **Committee Member Emma Viera** seconded the motion.

VOTE

12-0, motion to recommend approval of motion to approve Z-TA-3-24-Y per the staff recommendation with direction for staff to review the conflicts between the Baseline Area Overlay District, the WU Code, and the ARM Overlay district and that the Baseline Overlay District be modified to eliminate any conflicts passed with Committee Members Alvarez, Beehler, Brooks, Brownell, Busching, Coleman, F. Daniels, T. Daniels, Shepard, Viera, Greathouse, and Marchuk in favor.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 8, 2024

From: Joshua Bednarek JB
Planning and Development Director

Subject: ITEM 77 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING - AMEND CITY CODE - ORDINANCE ADOPTION - ADAPTIVE REUSE AND MULTI-FAMILY (ARM) ARM OVERLAY DISTRICT - Z-TA-3-24-Y (ORDINANCE G-7318) - CITYWIDE

Item 77, is a request to hold a public hearing on a proposed text amendment Z-TA-3-24-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District - High-Rise and High Density District) and establish a new Adaptive Reuse and Multi-family (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.

The Planning Commission heard the case on November 7, 2024, and recommended approval, per the staff recommendation, by a vote of 9-0.

Staff recommends approval of Z-TA-3-24-Y as shown in the proposed text, per Planning Commission recommendation:

***

ECONOMICALLY AND FUNCTIONALLY OBSOLETE: COMMERCIAL OR MIXED USE BUILDING(S) ON A SITE THAT ARE IN A STATE OF DISREPAIR OR HAVE A FIFTY PERCENT VACANCY IN THE TOTAL LEASABLE SQUARE FOOTAGE, IN ACCORDANCE WITH A.R.S. §9-462.10.

***

~~*Affordable*~~ *Housing, AFFORDABLE:* Residential or mixed-use development providing HUD or other assisted low-income housing, as verified by the Phoenix Housing Department; typically includes dwelling unit(s) committed for a minimum term through covenants or restrictions to households with incomes at 80 percent or less of the area median income, as defined by the United States Department of Housing and Urban Development ~~for the City~~.

HOUSING, WORKFORCE: RESIDENTIAL OR MIXED-USE DEVELOPMENT PROVIDING HUD OR OTHER ASSISTED MODERATE-INCOME HOUSING, AS

VERIFIED BY THE PHOENIX HOUSING DEPARTMENT; TYPICALLY INCLUDES DWELLING UNIT(S) COMMITTED FOR A MINIMUM TERM THROUGH COVENANTS OR RESTRICTIONS TO HOUSEHOLDS WITH INCOMES OF AT LEAST 80 PERCENT AND UP TO 120 PERCENT OF THE AREA MEDIAN INCOME, AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

***

SECTION 2: That Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District), is amended to strike everything and replace with the following text:

SECTION 632. ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH A.R.S. §9-462.10, AS FOLLOWS:

1. PROVIDE ALTERNATIVE DEVELOPMENT STANDARDS FOR THE NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL BUILDINGS.

2. ALLOW MULTI-FAMILY DEVELOPMENT BY RIGHT ON EXISTING COMMERCIAL PROPERTIES, SUBJECT TO CERTAIN DEVELOPMENT STANDARDS ALSO PROVIDED WITHIN THIS SECTION.

B. **APPLICABILITY.** THIS OVERLAY APPLIES TO ALL LAND WITHIN THE ADOPTED TRANSIT ORIENTED COMMUNITIES (TOC), PER THE MAP PROVIDED BELOW, WITH THE FOLLOWING EXCEPTIONS:

1. NOT APPLICABLE TO ANY PROPERTY WITH HISTORIC DESIGNATION, AS FOLLOWS:

   a. PROPERTIES DESIGNATED HP OR HP-L.

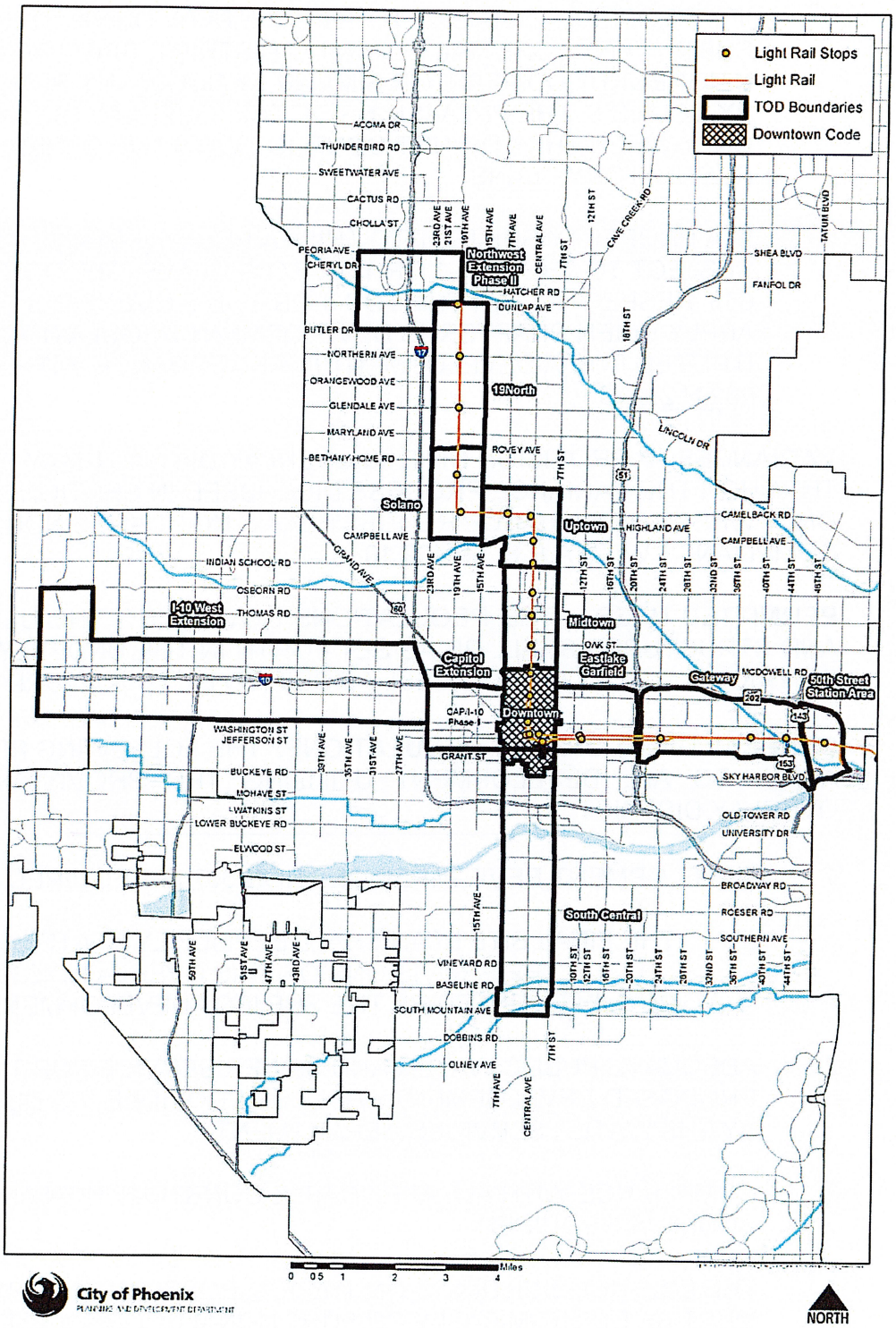
   b. PROPERTIES DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES.

2. NOT APPLICABLE TO PROPERTIES LOCATED WITHIN EITHER THE GATEWAY TOC OR THE 50TH STREET STATION AREA.

3. NOT APPLICABLE TO PROPERTIES ZONED DOWNTOWN CODE PER CHAPTER 12.

4. NOT APPLICABLE TO PROPERTIES ZONED WALKABLE URBAN CODE PER CHAPTER 13.

Transit Oriented Communities



C. **CONFLICTS.**

1. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO A SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN ADOPTED BY COUNCIL, THE PROVISIONS OF THIS OVERLAY DISTRICT APPLY ONLY WHEN THEY DO NOT CONFLICT WITH THE OTHER ADOPTED REGULATORY PLANS.

2. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO THE TOD-1 OR TOD-2 OVERLAYS (SECTIONS 662 AND 663, RESPECTIVELY), THE TOD-1 OR TOD-2 OVERLAYS DO NOT APPLY WHEN CHAPTER 13 DEVELOPMENT REGULATIONS ARE UTILIZED FOR A DEVELOPMENT IN ACCORDANCE WITH SECTION 632.H.2.b.

D. **VARIANCES.** A PROVISION OF THIS OVERLAY DISTRICT MAY BE MODIFIED THROUGH THE VARIANCE PROCESS DISCUSSED IN SECTION 307, BUT ONLY WHEN THE VARIANCE REQUEST DOES NOT CAUSE NON-COMPLIANCE WITH A.R.S. §9-462.10.

E. **PERMITTED USES.** THE REGULATIONS GOVERNING THE USES OF LAND AND STRUCTURES SHALL BE AS SET FORTH IN THE UNDERLYING ZONING DISTRICTS EXCEPT AS EXPRESSLY MODIFIED BY THIS OVERLAY DISTRICT.

F. **GENERAL DEVELOPMENT REGULATIONS.** THE FOLLOWING REGULATIONS APPLY TO ALL DEVELOPMENT UTILIZING THE PROVISIONS OF THIS OVERLAY DISTRICT:

1. DEVELOPMENT REVIEW PER SECTION 507 IS REQUIRED.

   a. THE FINAL SITE PLAN SHALL EXPLICITLY STATE WHICH, IF ANY, OF THE PROVISIONS OF THIS OVERLAY DISTRICT ARE TO BE IMPLEMENTED BY THE SUBJECT DEVELOPMENT.

2. ADEQUATE PUBLIC WATER AND SEWER SERVICE FOR THE ENTIRE PROPOSED DEVELOPMENT SHALL BE PROVIDED, AS DETERMINED BY THE WATER SERVICES DEPARTMENT.

3. COMPLIANCE WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES IS REQUIRED.

4. THE EXISTING BUILDINGS ON THE PROPOSED DEVELOPMENT SITE MUST BE ECONOMICALLY OR FUNCTIONALLY OBSOLETE, AS DEMONSTRATED TO AND APPROVED BY PDD.

5. THE EXISTING BUILDINGS MUST BE LOCATED WITHIN A UNIFIED DEVELOPMENT (APPROVED TOGETHER ON ONE SITE PLAN), AND THE AREA INCLUDED WITHIN THE UNIFIED DEVELOPMENT IS AT LEAST ONE NET ACRE BUT DOES NOT EXCEED 20 NET ACRES.

G. **DEVELOPMENT REGULATIONS—ADAPTIVE REUSE.** THE FOLLOWING REGULATIONS MAY BE APPLIED TO NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL, OFFICE, OR MIXED USE BUILDINGS WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. AUTOMOBILE PARKING SHALL BE PROVIDED AS REQUIRED BY THE UNDERLYING ZONING DISTRICT.

2. SETBACKS SHALL BE AS REQUIRED BY THE UNDERLYING ZONING DISTRICT, WITH THE FOLLOWING MODIFICATIONS:

   a. IF THE MINIMUM SETBACK FOR THE PROPOSED USE IS GREATER THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT THE EXISTING SETBACK SO LONG AS THE PROPOSED USE IS PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING.

   b. IF THE PROPOSED USE HAS SPACING OR SEPARATION REQUIREMENTS REQUIRED BY THE UNDERLYING ZONING, THOSE PROVISIONS STILL APPLY.

3. MAXIMUM BUILDING HEIGHT SHALL BE AS REQUIRED BY THE UNDERLYING ZONING, WITH THE FOLLOWING MODIFICATIONS:

   a. IF THE MAXIMUM HEIGHT FOR THE PROPOSED USE IS LESS THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT ANY HEIGHT WITHIN THE EXISTING BUILDING SO LONG AS THE PROPOSED USE IS A USE PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING DISTRICT.

   b. ANY NEW BUILDINGS SHALL COMPLY WITH THE HEIGHT PROVISIONS OF THE UNDERLYING ZONING DISTRICT.

H. **DEVELOPMENT REGULATIONS—MULTI-FAMILY AND MIXED USE DEVELOPMENT.** THE FOLLOWING REGULATIONS APPLY TO MULTIFAMILY AND MIXED USE DEVELOPMENT WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. THE PROPOSED DEVELOPMENT SITE SHALL HAVE AN UNDERLYING ZONING CLASSIFICATION OF R-5 (SECTION 618), R-4A (SECTION 619), C-1 (SECTION 622), C-2 (SECTION 623), OR C-3 (SECTION 624).

2. MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH ONLY ONE OF THE FOLLOWING (a OR b):

   a. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT IN THE UNDERLYING ZONING DISTRICT, OR

   b. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT SUBJECT TO CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5, WITH THE FOLLOWING MODIFICATIONS:

      (1) DENSITY IS NOT RESTRICTED.

      (2) HEIGHT IS RESTRICTED TO FIVE STORIES AND 56 FEET IN HEIGHT, EXCEPT THAT FOR BUILDINGS LOCATED WITHIN 100 FEET OF A SINGLE-FAMILY ZONING DISTRICT, THE MAXIMUM HEIGHT SHALL BE RESTRICTED TO TWO STORIES AND 30 FEET.

      (3) A MINIMUM OF TEN PERCENT OF THE TOTAL NUMBER OF DWELLING UNITS PROVIDED SHALL BE AFFORDABLE AND/OR WORKFORCE HOUSING FOR A MINIMUM TERM OF TWENTY YEARS AFTER THE INITIAL OCCUPATION OF THE PROPOSED DEVELOPMENT, AS APPROVED BY THE CITY'S HOUSING DEPARTMENT.

3. MIXED USE DEVELOPMENT (RESIDENTIAL AND NON-RESIDENTIAL USES) SHALL COMPLY WITH THE MULTI-FAMILY DEVELOPMENT REGULATIONS STATED IN THIS SECTION, IN ADDITION TO ALL NON-RESIDENTIAL USE REGULATIONS APPLICABLE TO SUCH USES WITHIN THE T5:5 TRANSECT. HOWEVER, NON-RESIDENTIAL USES ARE ONLY PERMITTED IN MIXED USED DEVELOPMENT WHEN THE UNDERLYING ZONING ALSO PERMITS THE PROPOSED NON-RESIDENTIAL USES.

I. **DEVELOPMENT REGULATIONS—OTHER.** A PROPOSED DEVELOPMENT NOT SUBJECT TO EITHER SUBSECTION G OR SUBSECTION H ABOVE MUST COMPLY WITH ALL APPLICABLE DEVELOPMENT REGULATIONS OF THE UNDERLYING ZONING FOR THE SITE.

***

SECTION 3: That Chapter 6, Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)), is amended to read as follows:

***

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-1) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-1 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-1 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-1 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

SECTION 4: That Chapter 6, Section 663 (Interim Transit-Oriented Zoning Overlay District Two (TOD-2)), is amended to read as follows:

***

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-2) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-2 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-2 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-2 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

Approved: _____
Alan Stephenson, Deputy City Manager

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council **Date:** November 13, 2024

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEMS 77 & 78 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATIONS Z-TA-3-24-Y & Z-136-24-Y - ADAPTIVE REUSE AND MULTI-FAMILY (ARM) ARM OVERLAY DISTRICT - Z-TA-3-24-Y (ORDINANCE G-7318) & Z-136-24-Y (ORDINANCE G-7321)

Items 77 & 78 are a 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 Applications Z-TA-3-24-Y & Z-136-24-Y and rezone the area from various underlying zoning districts to various underlying zoning districts with the Adaptive Reuse and Multi-Family Overlay District to map boundaries for the Adaptive Reuse and Multi-Family Overlay District (Z-TA-3-24-Y). This is a companion case and must be heard following Z-TA-3-24-Y.

Staff recommends continuing these items to the November 20, 2024, City Council Formal meeting to allow for additional discussions between staff, the Mayor, and City Council offices.

Approved: _____
Alan Stephenson
Deputy City Manager

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 63

(CONTINUED FROM NOVEMBER 13, 2024) - Public Hearing and Ordinance Adoption - Rezoning Application Z-136-24-Y - Various Parcels within the Area Generally Bounded by Peoria Avenue on the North, State Route 51 on the East, South Mountain Avenue on the South, and 83rd Avenue on the West (Ordinance G-7321) - Citywide

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-136-24-Y and rezone the area from various underlying zoning districts to various underlying zoning districts with the Adaptive Reuse and Multi-Family Overlay District to map boundaries for the Adaptive Reuse and Multi-Family Overlay District (Z-TA-3-24-Y). This is a companion case and must be heard following Z-TA-3-24-Y.

Summary

Current Zoning: Various Underlying Zoning Districts
Proposed Zoning: Various Underlying Zoning Districts with the Adaptive Reuse and Multi-Family Overlay District
Acreage: 20,373.69
Proposed Use: Map boundaries for the Adaptive Reuse and Multi-Family Overlay District (Z-TA-3-24-Y)

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

Staff Recommendation: Approval (**Attachment B**).
VPC Action: Eight Village Planning Committees (VPCs) considered the request. Four VPCs recommended approval, per the staff recommendation; One VPC recommended approval, per the staff recommendation, with direction; One VPC recommended denial; and Two VPCs did not have quorum, as reflected in **Attachment C**.
PC Info: The Planning Commission heard this item on October 10, 2024, for information only.

PC Action: The Planning Commission is scheduled to hear this item on November 7, 2024.

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 CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-136-24-Y) TO ADD THE ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT.

_____

WHEREAS, on June 6, 2024, the City of Phoenix Planning Commission, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, initiated a request of approximately 20,373.69 acres generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on November 7, 2024, and at this hearing recommended that the City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on November 13, 2024, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2,

DRAFT

is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

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

SECTION 1: The zoning of those portions generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west, is hereby changed from various underlying zoning districts and overlay districts to various underlying zoning districts and overlay districts with Adaptive Reuse and Multi-Family (ARM) Overlay District and that 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 “A”.

SECTION 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-136-24-Y, on file with the Planning and Development Department.

SECTION 3: 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 13th day of November, 2024.

DRAFT

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Ordinance Location Map (1 Page)

DRAFT

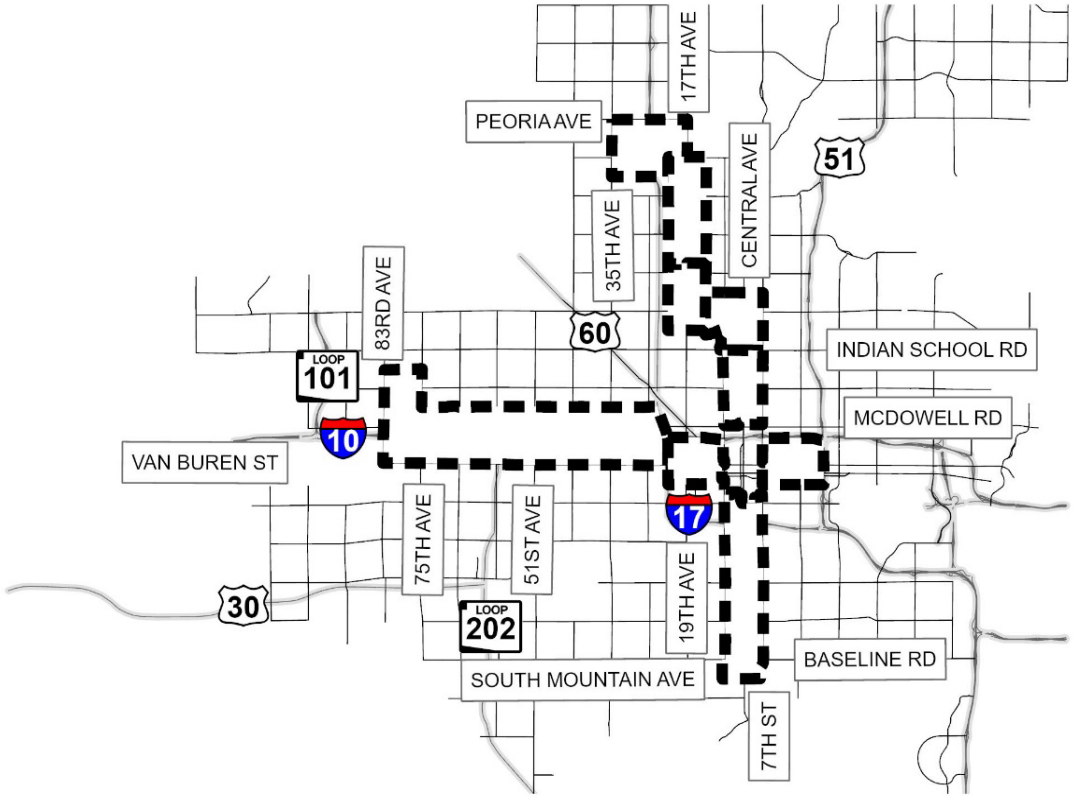
ORDINANCE LOCATION MAP

EXHIBIT A

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ▬ ▬ ▬ ▬

Zoning Case Number: Z-136-24-Y
Zoning Overlay: Various Underlying Zoning Districts with the Adaptive Reuse and Multi-Family Overlay District
Planning Villages: Alhambra, Central City, Encanto, Estrella, Maryvale, North Mountain, South Mountain



0 12,500 25,000 50,000 Feet

NOT TO SCALE

N

Drawn Date: 10/21/2024

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2024 Ord\11-13-24\11-13-24.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

*REVISED
Staff Report
Zoning Ordinance Text Amendment
Z-TA-3-24-Y *and Z-136-24-Y
September 24, 2024

Application Nos. Z-TA-3-24-Y and Z-136-24-Y: Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High Density District) and establish a new Adaptive Reuse and Multi-family (ARM) Overlay District; and amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts; and to establish the boundary of the Adaptive Reuse and Multi-Family (ARM) Overlay District.

Staff recommendation: Staff recommends approval of Z-TA-3-24-Y per the language in Exhibit A, and Z-136-24-Y be approved as shown in Exhibit B.

BACKGROUND
This text amendment is a response to House Bill 2297, approved by the Fifty-Sixth Legislature, Second Session (2024) which modified the Arizona Revised Statutes to require municipalities to allow 1) adaptive reuse of existing, “economically and functionally obsolete” commercial buildings by non-residential uses by right, and 2) multi-family conversion of existing commercial sites by right. Both permissions are required in “not more than 10% of the total existing commercial, office or mixed use buildings within the municipality.” However, in order to qualify for these by-right permissions, a minimum of 10% of the dwelling units provided must be set aside for low-income (“Affordable”) or moderate-income (“Workforce”) housing for a minimum of 20 years after initial occupation, in addition to meeting other criteria outlined in the bill.

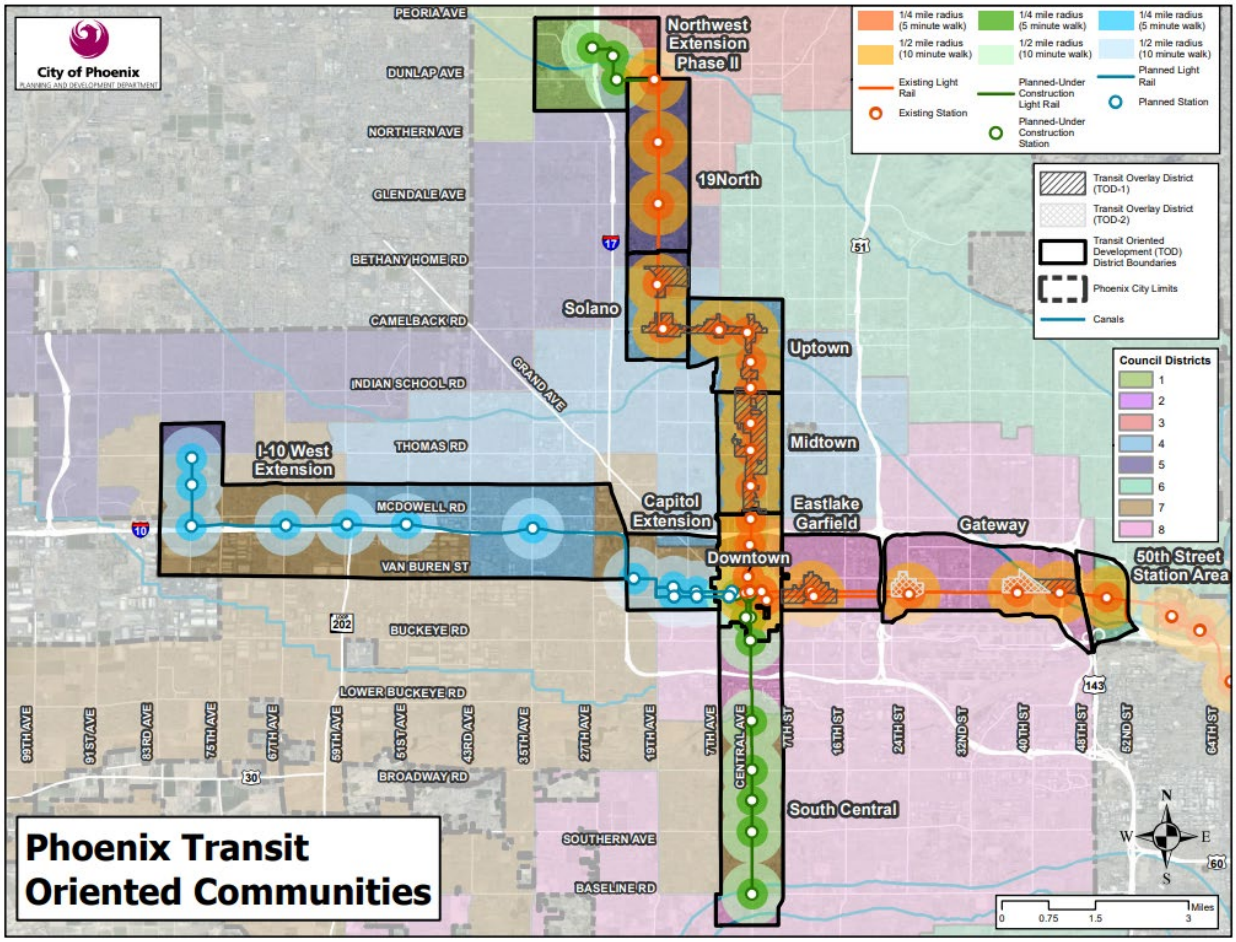
The requirements of HB 2297 require that zoning and other regulations be updated to comply no later than January 1, 2025.

PURPOSE
In terms of non-residential adaptive reuse, the City of Phoenix has an existing robust program, and few changes are required. The City also has existing permissions for conversions of commercially zoned properties to multi-family developments, and

generally it is the development standards (setbacks, height, density, etc.) which require revisions due to HB 2297. In particular, the bill requires greater height and dwelling unit density than currently permitted by the Zoning Ordinance.

PROPOSAL

Staff recommends an overlay district over the Transit-Oriented Communities (TOC) area, with exceptions for Downtown Code and WU Code zoned properties, which already have existing permissions for greater height and density. The TOC area was chosen because it had been identified by prior studies as the area where such height and development density should be encouraged. The Gateway TOC and 50th Street Station Areas have been exempted since the bill does not permit inclusion of areas in close proximity to a commercial airport. A map of the Transit-Oriented Communities is provided below.



DESCRIPTION OF THE PROPOSED TEXT AMENDMENT

The proposed text amendment includes three main components: 1) new and revised definitions; 2) creation of a new Section 632, Adaptive Reuse and Multi-Family (ARM)

Overlay District, and 3) revision of the overlapping TOD-1 and TOD-2 Overlay District requirements so as not to conflict with the new regulations.

1. New and Revised Definitions

HB 2297 requires that any multi-family development which develops under the provisions of the bill provide a minimum of 10% of the dwelling units provided as low- or moderate-income housing. The City of Phoenix typically uses different terms: “Affordable Housing” as low-income housing, which is for residents earning up to 80% of the area median income; and “Workforce Housing”, which is for residents earning from 80% to 120% of the area median income. These definitions are proposed to be added to the Zoning Ordinance, although “Affordable Housing” is already existing and is slightly revised for consistency.

HB 2297 also includes a requirement that an existing commercial building be “economically and functionally obsolete” in order to qualify for the provisions regarding adaptive reuse. The bill provides the definition, which in turn is proposed to be added to the Zoning Ordinance.

2. Creation of a new Section 632, Adaptive Reuse and Multi-family (ARM) Overlay District

The existing Section 632, High-Rise H-R1 District – High-Rise and High Density District, applied only to the area long-since rezoned as Downtown Code (Chapter 12 of the Zoning Ordinance) and now is an archaic section of the Zoning Ordinance. This text amendment proposes to remove it and use its place in the Zoning Ordinance for the new ARM Overlay District.

HB 2297 requires that the City designate “not more than 10% of the total existing commercial, office, or mixed use buildings within the municipality” for adaptive reuse and/or multi-family conversion, by right (i.e. no public hearings). However, there are eligibility criteria provided in the bill, which in turn are provided in the standards of Section 632.

Objective Standards

A municipality must require the following objective standards, but no more, to qualify for the by-right permissions of HB 2297:

- An administrative site plan review process.
- Determination of adequate public water and sewer to serve the site.
- Compliance with all applicable building construction and fire codes.
- Determination that any existing on-site building is “economically and functionally obsolete”.
- A minimum parcel size of one acre, and a maximum size of 20 acres.

- Requirement that a minimum of 10% of the provided dwelling units are either low- and/or moderate-income housing (affordable and/or workforce housing).

Height and Density
In addition to the Objective Standards, by-right multi-family development has requirements regarding permitted height and density:

- Height may not exceed (but also not be less than) five stories, except where within 100 feet of single-family zoned properties, where the height may be limited to two stories.
- Density shall be equal to the highest allowable density within one mile of the building to be redeveloped.

Exemptions
HB 2297 also includes exemptions for properties adjacent to an FAA-licensed airport, and properties designated as historic. Section 632 is written to exempt HP and HP-L designated properties, and does not include the TOC areas directly to the north and adjacent to Phoenix Sky Harbor Airport.

Implementation within Transit-Oriented Communities
The new Section 632 includes the objective standards, height and density requirements, and exemptions as stated in HB 2297. The height and density provision will be discussed in more detail, as it is these provisions which led staff to suggest an overlay over the City's designated Transit-Oriented Communities.

The height requirement of HB 2297—five stories—is permitted within the Walkable Urban Code, starting with the T5:5 transect. Therefore, staff have proposed that development qualifying for use of the ARM overlay be permitted to developed in accordance with Chapter 13 (WU Code), T5:5 development standards.

The density requirement of HB 2297 is quite permissive, especially since adjacent portions of Downtown and properties zoned Walkable Urban Code have unrestricted (unlimited) density. Since that could lead to properties within a one-mile radius of a site developed under the provisions of HB 2297 also being allowed unlimited density, staff propose to allow unlimited density by right for projects subject to these regulations, but only in areas already identified for unrestricted density and future conversion to Walkable Urban Code—the Transit-Oriented Communities.

Permitted Uses
The ARM Overlay District does not add or prohibit any additional uses; it simply allows multi-family development and adaptive reuse to develop with more density and intensity, by right, within districts which already permit it. The proposed ARM Overlay District would not remove the underlying zoning classifications; rather, it would "overlay" the underlying zoning districts. A property currently zoned "C-2 HRI" would become "C-2 HRI ARMOD" if approved as proposed.

As an example, C-2 already permits multi-family development, but only to a maximum height of four stories, and with a maximum density of approximately 15 dwelling units per acre. A property located within the ARM Overlay District could choose to develop up to 5 stories, with no density limitations, but with the overlay requirement of 10% affordable and/or workforce housing, in addition to the other objective standards for applicability, such as lot size. However, the overlay is proposed to be permissive: a developer could still choose to develop per the existing zoning requirements, but with none of the additional height or density provisions of the ARM Overlay District.

Qualifying Buildings/Sites

As stated earlier, HB 2297 requires that the City allow by-right adaptive reuse and/or multi-family development on "not more than 10% of the total existing commercial, office, or mixed use buildings within the municipality." Staff have proposed an area appropriate for such development, but also with a high concentration of these types of uses and buildings. While the proposed area of the ARM Overlay District comprises 6.1% of the City's total land area, it includes more than 20% of the properties within the City zoned R-5, C-1, C-2, and C-3, which are the primary districts where commercial, office, and mixed use buildings are permitted. The provisions for adaptive reuse may also be applied on additional properties zoned for office park and light industrial uses (Commerce Park, A-1, and A-2) within the ARM Overlay District.

3. TOD-1 and TOD-2 Overlay District and other conflicts with ARM Overlay District requirements.

The Interim Transit-Oriented Zoning Overlay District One (TOD-1) and the Interim Transit-Oriented Zoning Overlay District Two (TOD-2) are existing overlay districts applied along the Valley Metro Light Rail corridor and will overlap with much of the area proposed for the ARM Overlay District. Staff propose that for projects developing under the provisions of the ARM Overlay District—use of Chapter 13, Walkable Urban Code standards—would not also be subject to the development standards of TOD-1 or TOD-2. This is consistent with properties rezoned to Walkable Urban Code, which have the TOD overlay removed when rezoning to WU Code.

The ARM Overlay District development standards would not override any other existing special planning areas having adopted regulatory plans, such as neighborhood plans, Specific Plans, or other overlay districts. Rather, the ARM Overlay District provisions can be applied when they do not conflict with any other regulatory standards of such special planning areas.

***ASSOCIATED REZONING CASE Z-136-24-Y**
Case Z-136-24-Y has been created to officially establish the zoning boundary of the proposed ARM Overlay District over the Transit Oriented Communities, with the exceptions as described above. The map of the proposed boundary is attached as Exhibit B.

CONCLUSION
The proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, comprising a large portion of the City's Transit-Oriented Communities, is the most appropriate location for the by-right adaptive reuse and multi-family redevelopment entitlements required by HB 2297, not only because of the proximity to mass transit and prior studies leading to the designation of the TOC, but also because the area encompasses a large portion of the City's existing commercial, office, and mixed use buildings.

Staff recommends approval of Z-TA-3-24-Y per the language in Exhibit A, and Z-136-24-Y be approved as shown in Exhibit B.

Writer
C. DePerro
September 24, 2024

Exhibits

A. Proposed Language
B. Sketch Map / Proposed Boundary

Exhibit A

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

ECONOMICALLY AND FUNCTIONALLY OBSOLETE: COMMERCIAL OR MIXED USE BUILDING(S) ON A SITE THAT ARE IN A STATE OF DISREPAIR OR HAVE A FIFTY PERCENT VACANCY IN THE TOTAL LEASABLE SQUARE FOOTAGE, IN ACCORDANCE WITH A.R.S. §9-462.10.

***

~~*Affordable*~~ *Housing, AFFORDABLE:* Residential or mixed-use development providing HUD or other assisted low-income housing, as verified by the Phoenix Housing Department; typically includes dwelling unit(s) committed for a minimum term through covenants or restrictions to households with incomes at 80 percent or less of the area median income, as defined by the United States Department of Housing and Urban Development ~~for the City~~.

HOUSING, WORKFORCE: RESIDENTIAL OR MIXED-USE DEVELOPMENT PROVIDING HUD OR OTHER ASSISTED MODERATE-INCOME HOUSING, AS VERIFIED BY THE PHOENIX HOUSING DEPARTMENT; TYPICALLY INCLUDES DWELLING UNIT(S) COMMITTED FOR A MINIMUM TERM THROUGH COVENANTS OR RESTRICTIONS TO HOUSEHOLDS WITH INCOMES OF AT LEAST 80 PERCENT AND UP TO 120 PERCENT OF THE AREA MEDIAN INCOME, AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH A.R.S. §9-462.10, AS FOLLOWS:

1. PROVIDE ALTERNATIVE DEVELOPMENT STANDARDS FOR THE NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL BUILDINGS.

2. ALLOW MULTI-FAMILY DEVELOPMENT BY RIGHT ON EXISTING COMMERCIAL PROPERTIES, SUBJECT TO CERTAIN DEVELOPMENT STANDARDS ALSO PROVIDED WITHIN THIS SECTION.

B. **APPLICABILITY.** THIS OVERLAY APPLIES TO ALL LAND WITHIN THE ADOPTED TRANSIT ORIENTED COMMUNITIES, PER THE MAP PROVIDED BELOW, WITH THE FOLLOWING EXCEPTIONS:

1. NOT APPLICABLE TO ANY PROPERTY WITH HISTORIC DESIGNATION, AS FOLLOWS:

   a. PROPERTIES DESIGNATED HP OR HP-L.

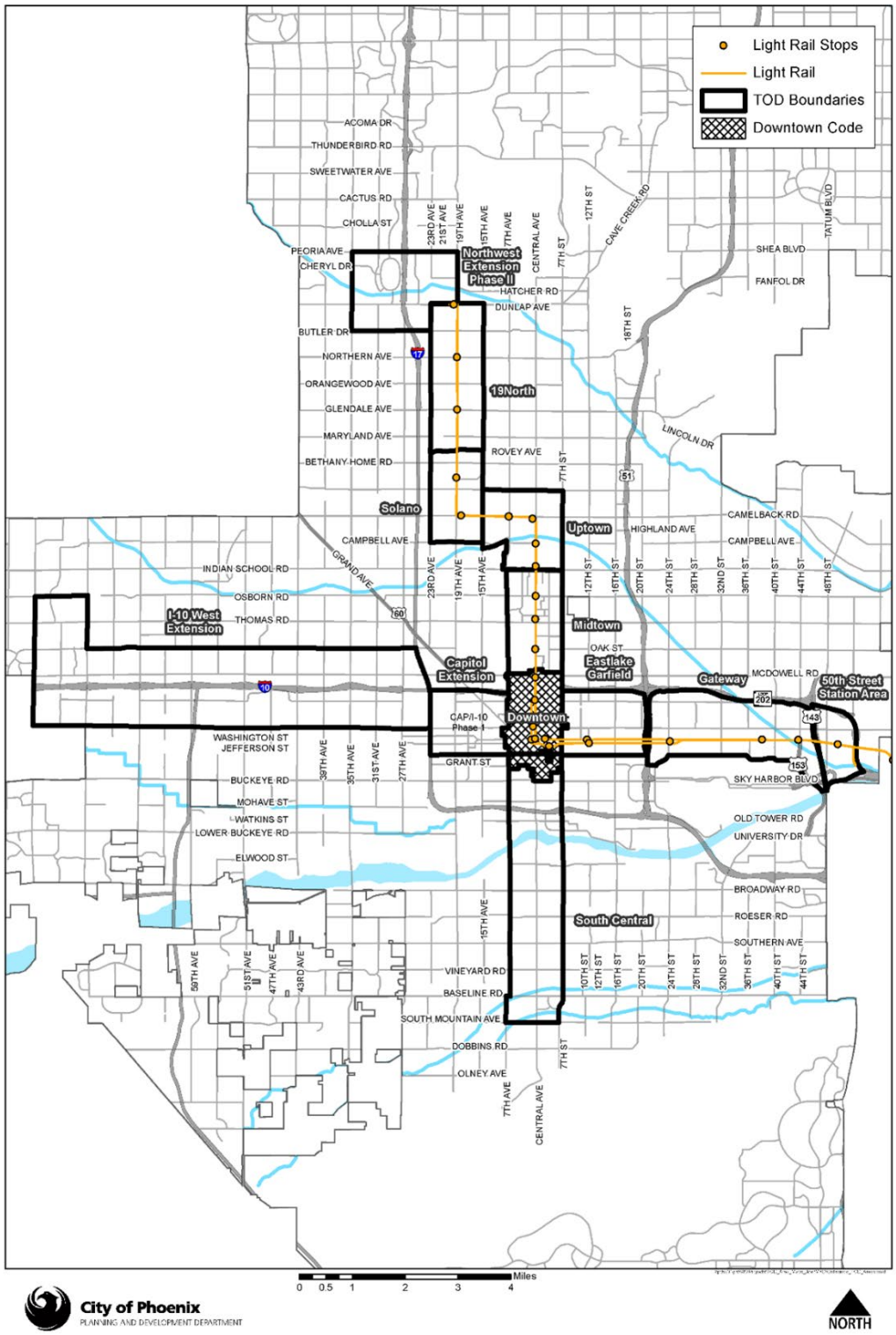
   b. PROPERTIES DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES.

2. NOT APPLICABLE TO PROPERTIES LOCATED WITHIN EITHER THE GATEWAY TOC OR THE 50TH STREET STATION AREA.

3. NOT APPLICABLE TO PROPERTIES ZONED DOWNTOWN CODE PER CHAPTER 12.

4. NOT APPLICABLE TO PROPERTIES ZONED WALKABLE URBAN CODE PER CHAPTER 13.

Transit Oriented Communities



C. **CONFLICTS.**

1. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO A SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN ADOPTED BY COUNCIL, THE PROVISIONS OF THIS OVERLAY DISTRICT APPLY ONLY WHEN THEY DO NOT CONFLICT WITH THE OTHER ADOPTED REGULATORY PLANS.

2. IF A PROPERTY SUBJECT TO THIS OVERLAY DISTRICT IS ALSO SUBJECT TO THE TOD-1 OR TOD-2 OVERLAYS (SECTIONS 662 AND 663, RESPECTIVELY), THE TOD-1 OR TOD-2 OVERLAYS DO NOT APPLY WHEN CHAPTER 13 DEVELOPMENT REGULATIONS ARE UTILIZED FOR A DEVELOPMENT IN ACCORDANCE WITH SECTION 632.H.2.b.

D. **VARIANCES.** A PROVISION OF THIS OVERLAY DISTRICT MAY BE MODIFIED THROUGH THE VARIANCE PROCESS DISCUSSED IN SECTION 307, BUT ONLY WHEN THE VARIANCE REQUEST DOES NOT CAUSE NON-COMPLIANCE WITH A.R.S. §9-462.10.

E. **PERMITTED USES.** THE REGULATIONS GOVERNING THE USES OF LAND AND STRUCTURES SHALL BE AS SET FORTH IN THE UNDERLYING ZONING DISTRICTS EXCEPT AS EXPRESSLY MODIFIED BY THIS OVERLAY DISTRICT.

F. **GENERAL DEVELOPMENT REGULATIONS.** THE FOLLOWING REGULATIONS APPLY TO ALL DEVELOPMENT UTILIZING THE PROVISIONS OF THIS OVERLAY DISTRICT:

1. DEVELOPMENT REVIEW PER SECTION 507 IS REQUIRED.

   a. THE FINAL SITE PLAN SHALL EXPLICITLY STATE WHICH, IF ANY, OF THE PROVISIONS OF THIS OVERLAY DISTRICT ARE TO BE IMPLEMENTED BY THE SUBJECT DEVELOPMENT.

2. ADEQUATE PUBLIC WATER AND SEWER SERVICE FOR THE ENTIRE PROPOSED DEVELOPMENT SHALL BE PROVIDED, AS DETERMINED BY THE WATER SERVICES DEPARTMENT.

3. COMPLIANCE WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES IS REQUIRED.

4. THE EXISTING BUILDINGS ON THE PROPOSED DEVELOPMENT SITE MUST BE ECONOMICALLY OR FUNCTIONALLY OBSOLETE, AS DEMONSTRATED TO AND APPROVED BY PDD.

5. THE EXISTING BUILDINGS MUST BE LOCATED WITHIN A UNIFIED DEVELOPMENT (APPROVED TOGETHER ON ONE SITE PLAN), AND THE AREA INCLUDED WITHIN THE UNIFIED DEVELOPMENT IS AT LEAST ONE NET ACRE BUT DOES NOT EXCEED 20 NET ACRES.

G. **DEVELOPMENT REGULATIONS—ADAPTIVE REUSE.** THE FOLLOWING REGULATIONS MAY BE APPLIED TO NON-RESIDENTIAL ADAPTIVE REUSE OF EXISTING COMMERCIAL, OFFICE, OR MIXED USE BUILDINGS WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. AUTOMOBILE PARKING SHALL BE PROVIDED AS REQUIRED BY THE UNDERLYING ZONING DISTRICT.

2. SETBACKS SHALL BE AS REQUIRED BY THE UNDERLYING ZONING DISTRICT, WITH THE FOLLOWING MODIFICATIONS:

   a. IF THE MINIMUM SETBACK FOR THE PROPOSED USE IS GREATER THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT THE EXISTING SETBACK SO LONG AS THE PROPOSED USE IS PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING.

   b. IF THE PROPOSED USE HAS SPACING OR SEPARATION REQUIREMENTS REQUIRED BY THE UNDERLYING ZONING, THOSE PROVISIONS STILL APPLY.

3. MAXIMUM BUILDING HEIGHT SHALL BE AS REQUIRED BY THE UNDERLYING ZONING, WITH THE FOLLOWING MODIFICATIONS:

a. IF THE MAXIMUM HEIGHT FOR THE PROPOSED USE IS LESS THAN THAT OF THE EXISTING BUILDING, THE PROPOSED USE MAY BE PROVIDED AT ANY HEIGHT WITHIN THE EXISTING BUILDING SO LONG AS THE PROPOSED USE IS A USE PERMITTED BY RIGHT WITHIN THE UNDERLYING ZONING DISTRICT.

b. ANY NEW BUILDINGS SHALL COMPLY WITH THE HEIGHT PROVISIONS OF THE UNDERLYING ZONING DISTRICT.

H. **DEVELOPMENT REGULATIONS—MULTI-FAMILY AND MIXED USE DEVELOPMENT.** THE FOLLOWING REGULATIONS APPLY TO MULTIFAMILY AND MIXED USE DEVELOPMENT WITHIN THIS OVERLAY DISTRICT, WHEN ALSO IN COMPLIANCE WITH SUBSECTION F, AS FOLLOWS:

1. THE PROPOSED DEVELOPMENT SITE SHALL HAVE AN UNDERLYING ZONING CLASSIFICATION OF R-5 (SECTION 618), R-4A (SECTION 619), C-1 (SECTION 622), C-2 (SECTION 623), OR C-3 (SECTION 624).

2. MULTI-FAMILY DEVELOPMENT SHALL COMPLY WITH ONLY ONE OF THE FOLLOWING (a OR b):

a. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT IN THE UNDERLYING ZONING DISTRICT, OR

b. ALL DEVELOPMENT REGULATIONS APPLICABLE TO MULTI-FAMILY DEVELOPMENT SUBJECT TO CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5, WITH THE FOLLOWING MODIFICATIONS:

(1) DENSITY IS NOT RESTRICTED.

(2) HEIGHT IS RESTRICTED TO FIVE STORIES AND 56 FEET IN HEIGHT, EXCEPT THAT FOR BUILDINGS LOCATED WITHIN 100 FEET OF A SINGLE-FAMILY ZONING DISTRICT, THE MAXIMUM HEIGHT SHALL BE RESTRICTED TO TWO STORIES AND 30 FEET.

(3) A MINIMUM OF TEN PERCENT OF THE TOTAL NUMBER OF DWELLING UNITS PROVIDED SHALL BE AFFORDABLE AND/OR WORKFORCE HOUSING FOR A MINIMUM TERM OF TWENTY YEARS AFTER THE INITIAL OCCUPATION OF THE PROPOSED DEVELOPMENT, AS APPROVED BY THE CITY'S HOUSING DEPARTMENT.

3. MIXED USE DEVELOPMENT (RESIDENTIAL AND NON-RESIDENTIAL USES) SHALL COMPLY WITH THE MULTI-FAMILY DEVELOPMENT REGULATIONS STATED IN THIS SECTION, IN ADDITION TO ALL NON-RESIDENTIAL USE REGULATIONS APPLICABLE TO SUCH USES WITHIN THE T5:5 TRANSECT. HOWEVER, NON-RESIDENTIAL USES ARE ONLY PERMITTED IN MIXED USED DEVELOPMENT WHEN THE UNDERLYING ZONING ALSO PERMITS THE PROPOSED NON-RESIDENTIAL USES.

I. **DEVELOPMENT REGULATIONS—OTHER.** A PROPOSED DEVELOPMENT NOT SUBJECT TO EITHER SUBSECTION G OR SUBSECTION H ABOVE MUST COMPLY WITH ALL APPLICABLE DEVELOPMENT REGULATIONS OF THE UNDERLYING ZONING FOR THE SITE.

***

Amend Chapter 6, Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) to amend as follows:

Section 662. Interim Transit-Oriented Zoning Overlay District One (TOD-1).

***

B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-1) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-1 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-1 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-1 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

Amend Chapter 6, Section 663 (Interim Transit-Oriented Zoning Overlay District Two (TOD-2)) to amend as follows:

Section 663. Interim Transit-Oriented Zoning Overlay District Two (TOD-2).

***

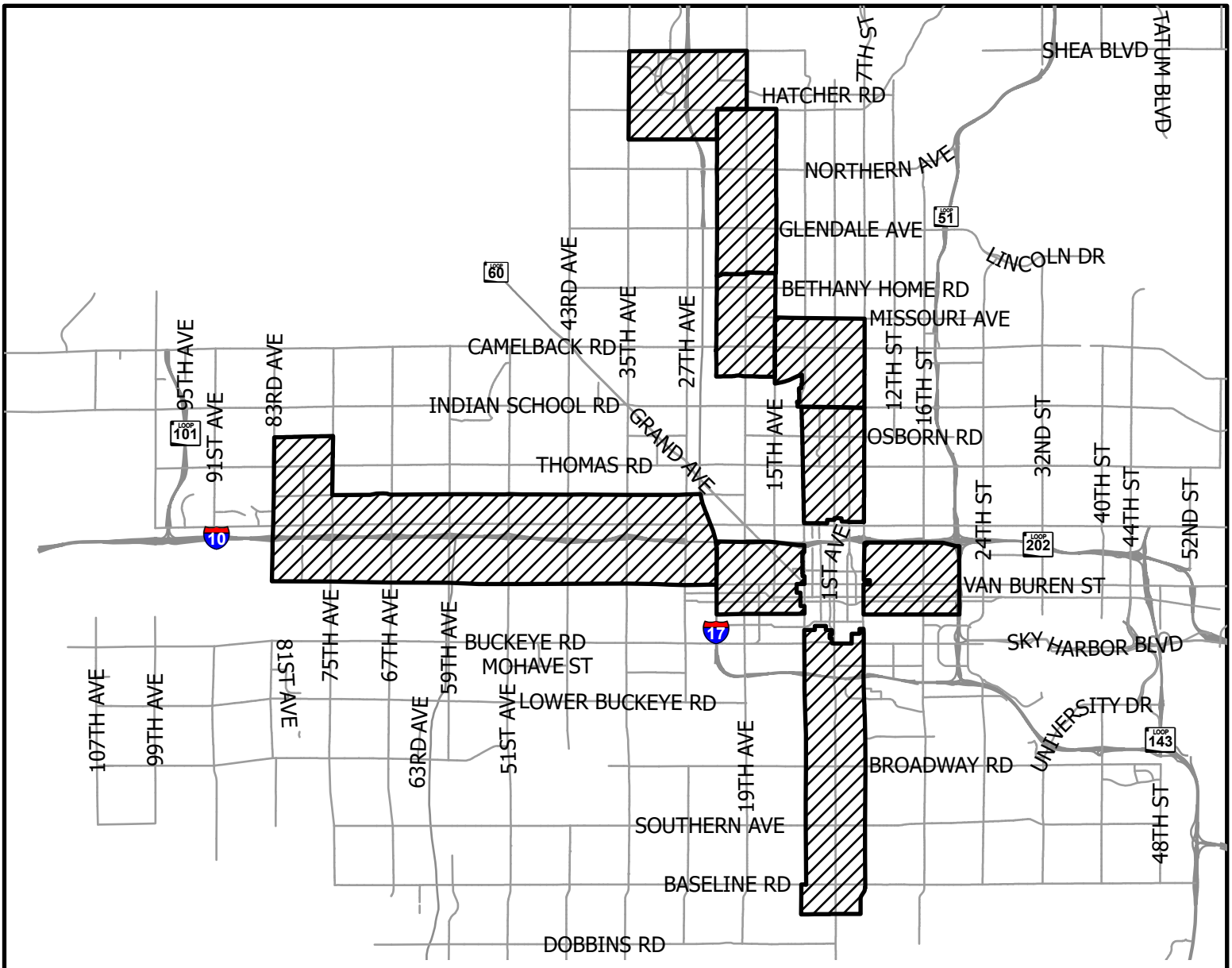
B. **Applicability.** The City of Phoenix' Transit-Oriented Development Overlay District (TOD-2) shall apply to lands delineated on the City's Official Supplementary Zoning Map 1086 as adopted on November 19, 2003, AS AMENDED. All land uses and development including, but not limited to buildings, drives, parking areas, landscaping, streets, alleys, greenways, and pedestrian/bicycle ways designated to be within this district, shall be located and developed in accordance with the following provisions:

***

C. **Inconsistencies of Underlying Districts.** In the event that the underlying zoning district standards, or other ordinance or regulations are inconsistent with these overlay Zoning Ordinance standards or any other provisions herein, the standards of the TOD-2 shall apply~~.~~, WITH THE FOLLOWING EXCEPTION:

1. PROPERTIES SUBJECT TO SECTION 632, ADAPTIVE REUSE AND MULTI-FAMILY (ARM) OVERLAY DISTRICT, ARE NOT SUBJECT TO TOD-2 DEVELOPMENT STANDARDS WHEN THE DEVELOPMENT IS CONSTRUCTED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF CHAPTER 13. HOWEVER, ALL USE REGULATIONS OF TOD-2 (BOTH PERMISSIONS AND PROHIBITIONS) SHALL STILL APPLY TO SUCH PROPERTIES.

***

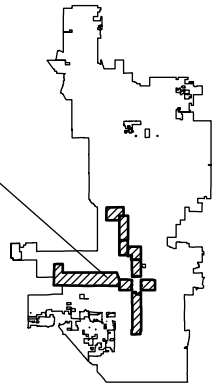


N

0 1.25 2.5 5 Miles

VILLAGE: Various
COUNCIL DISTRICT: Various

Z-136-24



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	City of Phoenix Planning Commission
APPLICATION NO:	Z-136-24
DATE:	9/25/2024
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	20373.69 Acres
AERIAL PHOTO & QUARTER SEC. NO.	Various
ZONING MAP	D8, F3-F9, G3-9,H7-H8, I7, J6-J7, K6-K7

REQUESTED CHANGE:

FROM: Various Zoning Districts

TO: Various Underlying Zoning Districts with the Adaptive Reuse and Multi-Family Overlay District

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION

* Maximum Units Allowed with P.R.D. Bonus

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2024\Z-136-24\Z-136-24.aprx

ATTACHMENT C

Z-136-24-Y: Adaptive Reuse and Multifamily (ARM) Overlay District
Village Planning Committee Summary Results

Village	Recommendation Date	Recommendations	Vote
Alhambra	10/22/24	Approval, per the staff recommendation	11-2
Camelback East	10/1/24	Approval, per the staff recommendation	16-0
Central City	10/21/24	Approval, per the staff recommendation	10-0
Encanto	10/7/24	Denial	8-4-1
Estrella	10/15/24	No quorum	n/a
Maryvale	10/9/24	No quorum	n/a
North Mountain	10/16/24	Approval, per the staff recommendation, with direction	13-0
South Mountain	10/8/24	Approval, per the staff recommendation	12-0

Village Planning Committee Meeting Summary
Z-136-24-Y

Date of VPC Meeting	October 22, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	11-2

VPC DISCUSSION

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed text amendment Z-TA-3-24-Y and Z-136-24-Y, highlighting the background of the legislation approved by the Arizona Legislature, the proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, the areas of applicability, the proposed allowances for multifamily development and adaptive reuse, and the timeline for the proposal.

QUESTIONS FROM THE COMMITTEE

Committee Member Charles Jones asked about the mile distance requirement. **Mr. Rogers** explained that state law requires cities to allow 10% of their commercial areas to develop up to five stories with densities equivalent to the highest zoning district within one mile of the subject property. Mr. Rogers stated that the City of Phoenix applied this by allowing sites within existing Transit-Oriented Communities (TOC) to develop according to Walkable Urban (WU) Code T5:5 standards, permitting unlimited density and five-story buildings.

Committee Member Martin Shultz stated that this policy originated from state law and questioned whether cities should control zoning or if state involvement is appropriate. Committee Member Shultz stated that the motivation behind some legislation is to create challenges for transit-oriented development. **Mr. Rogers** discussed the balance of benefits and risks in the relationship between city zoning authority and state regulations. Committee Member Shultz explained that determining zoning jurisdiction is complex and raised the importance of regional planning and described the politics that opposed the Capitol Mall light rail expansion.

Committee Member Quanta Crews expressed support for how Phoenix applied the state law through an overlay, explained she supported the law as a state legislator due to its potential to create affordable housing, and asked about the public engagement process. **Mr. Rogers** clarified that the application of the ARM Overlay will be an administrative process that does not require public hearings, stated that the overlay will not alter existing rezoning procedures, and reiterated that the ARM Overlay applies within established high-intensity policy areas.

Committee Member Marshall Pimentel highlighted the benefit of affordable housing through this process, stated that the overlay is a small but positive step, and explained that Arizona's prohibition on mandatory inclusionary housing presents barriers.

Committee Member David Krietor raised concerns about the proposed five-story allowance, stated that some commercial properties in the ARM Overlay are adjacent to single-family homes, and described previously conflicts over height within the Alhambra Village. **Mr. Rogers** explained that developments within 100 feet of single-family zoning are limited to two stories.

Committee Member Jones requested clarification on the ARM Overlay boundaries. **Mr. Rogers** presented the ARM Overlay boundaries.

Committee Member Jones asked if affordable housing was mandatory for projects utilizing the ARM Overlay and asked about funding. **Mr. Rogers** confirmed that affordable housing is required for multifamily developed under the ARM Overlay, stated that the affordable housing is funded by developers, and explained that developers could choose to rezone if they wish to avoid providing affordable housing.

Committee Member Crews questioned the appropriate distance requirement for the two-story height limitation near single-family zones and whether 300 feet would be more appropriate. **Committee Member Krietor** described Alhambra's support for affordable housing, explained conflicts over height near single-family areas, and stated that overlay may lead to potential disputes regarding height. **Committee Member Jones** explained that step-downs are sometimes required and stated that determining an optimal distance from single family to limit the height is challenging.

Committee Member John Owens asked whether the presentation's reference to 20% of commercial areas being within ARM Overlay included the downtown and airport areas. **Mr. Rogers** explained that he is unsure.

Committee Member Jones inquired about potential consequences if the City did not adopt the ARM Overlay by the deadline and asked about other cities' approaches. **Mr. Rogers** stated that failing to adopt the overlay could expose the City to lawsuits, explained that other cities generally applied the state law city-wide, and stated that Phoenix's approach applied the overlay to existing high-intensity policy areas.

Committee Member Jones asked about potential changes to the state law. **Mr. Rogers** stated he was unaware of any planned changes. **Committee Member Crews** stated that she may try to potentially modify the state law to increase the distance a property must be from single-family homes in order to allow five-story developments.

Committee Member Pimentel stated that the bill was the result of compromise between major cities, developers, and the League of Cities and Towns. **Committee Member Crews** echoed Committee Member Pimentel's comments and added that significant compromise was involved in the bill's development.

Committee Member Keyser asked about the most challenging parts of process up to this point. **Mr. Rogers** noted difficulties in interpreting legislative intent and emphasized the importance of applying the overlay selectively to protect low-intensity areas.

Committee Member Keyser stated that affordable housing materials might be less expensive because affordable units do not require luxury amenities and may be smaller in size.

Committee Member Dina Smith asked for clarification on the state law's requirements. **Mr. Rogers** explained that cities must allow 10% of commercial properties to build up to five stories, with density equivalent to the highest density allowed within one mile of the property.

Committee Member Smith asked about the rationale behind the state law and raised concerns about the cumulative density impact, especially on schools and property values. **Mr. Rogers** explained that the state aims to increase housing availability and address the affordable housing shortage, and stated that limiting the overlay to TOC areas is an effort to manage density impacts. **Committee Member Keyser** discussed the negative consequences of sprawl, including increased infrastructure costs, pollution, and urban heat effects, and highlighted the role of impact fees for new development. Committee Member Smith reiterated concerns about potential over-development impacting property values and local schools.

Committee Member Jak Keyser asked if there is a possibility that the overlay may be amended in the future. **Mr. Rogers** explained that it is possible that the City may revisit the ARM Overlay and explained that Proposition 207 makes it easier to grant changes than to take them away.

Committee Member Keyser asked about the possibility of tabling the discussion. **Mr. Rogers** explained that the text amendment will be heard by the City Council before the next Alhambra VPC meeting.

Committee Member David Krietor expressed his support and stated that he would second a motion.

Committee Member Crews thanked Committee Member Smith for her comments and emphasized that the goal of the state law is to encourage greater density and provide more housing options for everyone. Committee Member Crews described the urgency of the situation, explained that the City is experiencing a significant population increase and a housing shortage, and expressed appreciation for how the City is implementing the state law through the overlay. Committee Member Crews explained that state laws can change, stated that the current measures are a temporary solution, and emphasizing the need to explore more comprehensive solutions. **Committee Member Smith** cautioned that sometimes temporary solutions can become problematic. Committee Member Crews explained that failing to act will result in more families facing homelessness. Committee Member Smith expressed concern that new housing is too expensive, and that young people are struggling to afford housing. Committee Member Crews explained that unless the government steps in to subsidize housing and increase taxes, negotiations with developers will be necessary to find workable solutions.

PUBLIC COMMENTS

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION
Committee Member Jak Keyser made a motion to recommend approval of Z-136-24-Y per the staff recommendation. **Committee Member Elizabeth Sanchez** seconded the motion.

VOTE
11-2, motion to recommend approval of Z-136-24-Y per the staff recommendation passed with Committee Members Crews, Farina, Harris, Keyser, Krietor, Owens, Pimentel, Sanchez, Shultz, Camp, and DeGraffenreid in favor and Committee Members Jones and Smith opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comment.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary

Z-136-24-Y

*REVISED November 1, 2024

Date of VPC Meeting	October 1, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	16-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

John Roanhorse, staff, provided a summary on the text amendments and noted there were two distinct items for review and voting, following a previous discussion Mr. Roanhorse stated that TA-3-24-Y focuses on adaptive reuse, a critical issue for promoting growth in underdeveloped areas and aligns with the state legislative actions encouraging adaptive reuse, creating a streamlined process within the zoning ordinance to facilitate such projects. Mr. Roanhorse discussed TA-136-24-Y noting the focus on the maps to accommodate development, particularly addressing how zoning maps will support adaptive reuse and multifamily developments. Mr. Roanhorse noted previous presentations to the committee that detailed changes to the zoning ordinance aimed at making multifamily and adaptive reuse developments more cohesive. Mr. Roanhorse said one key area of concern involved allowing administrative approvals of certain developments without public input, particularly for commercial and office mixed-use buildings. Mr. Roanhorse stated additionally, the potential for increased height and density in transit-oriented communities was noted as a recurring concern, but the amendments seek to balance these factors with the existing zoning framework.

QUESTIONS FROM THE COMMITTEE:

Committee Member Paceley asked about the 10 percent allocation for affordable and workforce housing and how would requirements for development be implemented. **Mr. Roanhorse** responded that during the review process applicants and developer may access how to include various housing types. Committee Member Paceley asked if the

Village Planning Committee will see plans and be able to add stipulations for housing and development. Mr. Roanhorse responded that for rezoning cases that come to the Committee they may review and provide feedback and if practical include stipulations.

Committee Member Augusta asked if parking would change as a result of this proposed text amendment considering the implications of previous parking amendments. **Mr. Roanhorse** responded that proposals would still meet the required parking based on the zoning. **Mr. Cameron McCutchen**, staff, responded that with parking requirements, instead of maximums the City utilized minimums to provide allowance for a specific number of parking spaces. Mr. McCutchen stated that in some cases options like the Walkable Urban Code allow flexibility in different transects to incentivize measures to reduce automobile parking.

PUBLIC COMMENTS:

None.

STAFF RESPONSE:

None.

COMMITTEE DISCUSSION:

Committee Member Paceley commented the proposed text amendments are a good idea to include access to light rail and improve multifamily development and it makes good sense.

MOTION

Committee Member Paceley motioned to recommend approval of Z-136-24-Y per the staff recommendation. **Committee Member Sharaby** seconded the motion.

VOTE

16-0; motion to recommend approval of Z-136-24-Y per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Garcia, Guevar, Jurayeva, Langmade, Paceley, Schmieder, Sharaby, Whitesell, Williams, Fischbach and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-136-24-Y

Date of VPC Meeting	October 1, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west
VPC Recommendation	Approval per the staff recommendation with modifications passes
VPC Vote	16-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

John Roanhorse, staff, provided a summary on the text amendments and noted there were two distinct items for review and voting, following a previous discussion Mr. Roanhorse stated that TA-3-24-Y focuses on adaptive reuse, a critical issue for promoting growth in underdeveloped areas and aligns with the state legislative actions encouraging adaptive reuse, creating a streamlined process within the zoning ordinance to facilitate such projects. Mr. Roanhorse discussed TA-136-24-Y noting the focus on the maps to accommodate development, particularly addressing how zoning maps will support adaptive reuse and multifamily developments. Mr. Roanhorse noted previous presentations to the committee that detailed changes to the zoning ordinance aimed at making multifamily and adaptive reuse developments more cohesive. Mr. Roanhorse said one key area of concern involved allowing administrative approvals of certain developments without public input, particularly for commercial and office mixed-use buildings. Mr. Roanhorse stated additionally, the potential for increased height and density in transit-oriented communities was noted as a recurring concern, but the amendments seek to balance these factors with the existing zoning framework.

QUESTIONS FROM THE COMMITTEE:

Committee Member Paceley asked about the 10 percent allocation for affordable and workforce housing and how would requirements for development be implemented. Mr. Roanhorse responded that during the review process applicants and developer may access how to include various housing types. Committee Member Paceley asked if the Village Committee will see plans and be able to add stipulations for housing and

development. Mr. Roanhorse responded that for rezoning cases that come to the Committee they may review and provide feedback and if practical include stipulations.

Committee Member Augusta asked if parking would change as a result of this proposed text amendment considering the implications of previous parking amendments. **Mr. Roanhorse** responded that proposals would still meet the required parking based on the zoning. **Mr. Cameron McCutchen**, staff, responded that with parking requirements, instead of maximum the City utilized minimums to provide allowance for a specific number of parking spaces. Mr. McCutchen stated that in some cases options like the Walkable Urban Code allow flexibility in different transects to incentivize measures to reduce automobile parking.

PUBLIC COMMENTS:

None.

STAFF RESPONSE:

None.

COMMITTEE DISCUSSION:

Committee Member Paceley commented the proposed text amendments are a good idea to include access to light rail and improve multifamily development and it makes good sense.

MOTION

Committee Member Paceley motioned to recommend approval of Z-136-24-Y per the staff recommendation. **Committee Member Sharaby** seconded the motion.

VOTE

16-0; motion to recommend approval of Z-136-24-Y per the staff recommendation passes with Committee members Abbott, Augusta, Baumer, Bayless, Beckerleg Thraen, Garcia, Guevar, Jurayeva, Langmade, Paceley, Schmieder, Sharaby, Whitesell, Williams, Fischbach and Swart in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None.

Encanto
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary

Z-136-24-Y

Date of VPC Meeting	October 7, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west.
VPC Recommendation	Denial
VPC Vote	8-4-1

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION:

John Roanhorse, staff, provided a summary on the text amendments and noted there were two distinct items for review and voting. Mr. Roanhorse stated that TA-3-24-Y focuses on adaptive reuse, a critical issue for promoting growth in underdeveloped areas and aligns with the state legislative actions encouraging adaptive reuse, creating a streamlined process within the zoning ordinance to facilitate such projects. Mr. Roanhorse discussed TA-136-24-Y noting the focus on the maps to accommodate development, particularly addressing how zoning maps will support adaptive reuse and multifamily developments. Mr. Roanhorse noted previous presentations to the committee that detailed changes to the zoning ordinance aimed at making multifamily and adaptive reuse developments more cohesive. Mr. Roanhorse said one key area of concern involved allowing administrative approvals of certain developments without public input, particularly for commercial and office mixed-use buildings. Mr. Roanhorse stated additionally, the potential for increased height and density in transit-oriented communities was noted as a recurring concern, but the amendments seek to balance these factors with the existing zoning framework.

QUESTIONS FROM THE COMMITTEE:

Chair Wagner commented that House Bill 2297, stipulates that no more than 10 percent of eligible properties within the city can be developed for adaptive reuse. Chair Wagner stated that the current TOC overlay seems to include over 20 percent of commercially zoned properties, exceeding the 10 percent cap. **Mr. Roanhorse** responded that the 10 percent cap does not necessarily apply to every property in the TOC, as the city has mapped areas where adaptive reuse is appropriate. Mr. Roanhorse stated the focus is on working within the existing zoning framework, ensuring consistency with what is already allowed by zoning ordinance. Mr. Roanhorse stated the amendments will streamline adaptive reuse in areas that can accommodate it without increasing zoning entitlements, maintaining balance between development and current zoning laws.

Chair Wagner asked how the City will track commercial properties within the overlay to ensure compliance with the amendments. **Mr. Roanhorse** responded that the City is currently gathering data on the percentage of commercial properties and their square footage and are aware of the need to monitor this information for future development. Mr. Roanhorse stated that in a previous presentation staff explained that exact numbers are still being collected.

Committee Member George asked whether the committee would be notified about specific properties or buildings eligible for development. **Mr. Roanhorse responded** that the committee would be notified of any rezoning cases or changes, and that notices would still be provided for developments that were by-right. Mr. Roanhorse stated that notifications would go to neighborhoods and associations when significant changes or developments were made.

Committee Member Jewett stated there was not clarity regarding height restriction and reiterated that what he understood in the presentation, and it did not align with what he was reading in the legislation. Committee Member Jewett stated concern about buildings being classified as functionally obsolete and noted the potential for manipulation by neglecting repairs or setting rent prices high enough to keep properties vacant. Committee Member Jewett stated that properties may be left to deteriorate intentionally and asked if there were any measures in place to prevent such manipulation and noted the issue of neglected properties in his neighborhood. **Mr. Roanhorse** responded that is a concern and will be a challenging issue and stated the PDD (Planning and Development Department) is focused on fostering development potential rather than driving economic disinvestment. Mr. Roanhorse said that the City can collaborate with departments like Neighborhood Services to address repairs or underused properties and noted that the City's Economic Development Department has measures in place to intervene when necessary and some initiative falls on the private development community. Mr. Roanhorse explained that the text amendment aims to prevent intentional disinvestment and supports development in appropriate areas, particularly near transit corridors.

Chair Wagner expressed frustration that neither the City nor the State have provided clear answers to important questions that were brought up during the review. Chair Wagner said that there is a growing need for accessible workforce housing and noted the limitation of the

adaptive reuse program is just 6 percent of the City's land, primarily around 50 TOD areas. Chair Wagner stated that only 18 percent of service workers live in the TOD areas, leaving 88 percent of service workers without affordable housing options near transit locations. Chair Wagner said the City should expand opportunities for adaptive reuse beyond the current limitations, noting that more affordable housing options should be available in other areas like Desert Ridge and Camelback East, rather than restricting it to a small percentage of land near transit areas. Chair Wagner stated disappointment in the current approach and hoped that the City will make adjustments by January to better address the housing needs of Phoenix's workforce. **Mr. Roanhorse** responded that the overlay does promote the creation of affordable housing by requiring that 10 percent of units be dedicated to affordable or workforce housing. Mr. Roanhorse stated the importance of defining affordable and workforce housing, which has been clarified in the amendment. Mr. Roanhorse stated that the multifamily overlay and adaptive reuse provisions encourage development in areas near transit, especially around light rail, while allowing flexibility for developers to adapt projects to the unique characteristics of those zones. Mr. Roanhorse stated that historic preservation remains unaffected by these changes.

Vice Chair Rodriguez said there is concern about the complexity of the proposed changes, particularly in relation to HB 2297, noting that these types of amendments can be difficult to understand. Vice Chair Rodriguez stated that there needs for more accessible and visual presentations, as well as clearer communication from the City to help the public understand the details of proposed changes. Vice Chair Rodriguez stated that staff working on proposals should make them more digestible, particularly for community members unfamiliar with zoning language. Vice Chair Rodriguez stated that while developers are not mandated to use the adaptive reuse and multifamily overlay, they must meet the affordability requirements if they choose to participate. **Mr. Roanhorse** responded that there are challenges in responding to legislative requirements while maintaining practical zoning interaction with the public and despite these challenges public involvement remains crucial, as various committees and organizations are regularly engaged in the planning and review processes.

Vice Chair Rodriguez expressed frustration with the lack of feedback opportunities regarding the TOC presentation. Vice Chair Rodriguez stated she walks, bikes, and uses public transit, and it feel like a dead zone with lack vibrancy around Central Avenue. Vice Chair Rodriguez said there is a need for improvements and the importance of providing workforce housing close to transit corridors. Vice Chair Rodriguez said there are challenges faced by service workers and teachers who deserve to live near where they work but currently do not have sufficient options. **Mr. Roanhorse** responded the challenges in providing affordable housing and workforce opportunities are significant and the City is in the process of expanding opportunities.

Committee Member Doescher stated concern with the current state legislation affecting affordable housing and the pressing need for housing options near employment centers, particularly for healthcare workers who often face challenges due to irregular hours. Committee Member Doescher stated that while some developments may be located near light rail, this approach does not address the diverse needs of all residents, especially those with limited housing options. Committee Member Doescher said it is frustrating that state laws that do not consider local realities, stating that these mandates could hinder cities' ability to address their

unique housing challenges and the concern that developers might prioritize profit over affordable housing.

Committee Member Warnicke expressed concerns about certain properties within the TOD area, stating that some should not be designated for five-story buildings. Committee Member Warnicke said that instead of focusing solely on the light rail corridor for affordable housing, the city should also consider properties along bus routes and mass transit lines and this approach would help protect neighborhoods from changes like large out-of-place buildings and create affordable housing along existing transit routes.

Chair Wagner stated that the state legislation originally intended to apply the TOD statewide, but the City of Phoenix chose to focus on 60 percent of its land area. Chair Wagner said it was disappointing that the City's current approach focuses on expensive properties along the light rail corridor may not become affordable housing. Chair Wagner said there might be an opportunity for small developers to convert underutilized buildings across the entire City, rather than concentrating on a limited area and there is a need for more meaningful progress and that they have until January to reconsider their approach.

Vice Chair Rodriguez stated that when the City initiated the Walkable Urban (WU) Code, it was a citywide proposal. Vice Chair Rodriguez said there were concerns at the time, including the potential for overdevelopment in areas not ready for it, which led to opposition against it. Vice Chair Rodriguez stated there is some confusion about the current situation, where there is now interest in focusing citywide development around transportation, such as the light rail and asked for clarification on the approach now, comparing it to previous concerns about the broader application of the WU Code. **Mr. Klimek** responded that the WU Code was proposed citywide and that it was reviewed by all 15 Village Planning Committees and stated that many projects have successfully utilized the code in various areas of the city. **Mr. Roanhorse** responded that while the WU Code had been applied successfully in some areas, it was not practical everywhere and noted it has been adapted in a few projects, driving innovation in development, particularly in mixed-use areas.

Vice Chair Rodriguez stated there is difficulty in balancing the need for flexibility in development with protecting neighborhoods from rapid development. Vice Chair Rodriguez said there were past concerns about certain developments, such as the Phoenix Country Club, which raised worries about similar projects taking an easier route for approval and there needs to be better understand with the current perspective on expanding development citywide, especially focusing on transit corridors. **Mr. Roanhorse** responded that some areas are better suited for mixed-use or dense development, while others may need a more specialized approach and there are many challenges for future development.

Committee Member Procaccini asked about the potential for expanding development beyond the current overlay boundaries and whether there are plans or metrics guiding

future development areas. **Mr. Roanhorse** responded that the City is planning future text amendments and noted that the City is trying to be more responsive in addressing development needs, particularly around transportation hubs and with a focus on increasing housing options, including single-family and multifamily developments. Mr. Roanhorse referenced the *Housing Phoenix Plan* as a guide for future residential growth.

PUBLIC COMMENT:

None.

STAFF RESPONSE:

None.

MOTION FOR Z-136-24-Y:

Committee Member George motioned to recommend denial of Z-136-24-Y.
Committee Member Warnicke seconded the motion.

VOTE FOR Z-136-24-Y:

8-4-1; motioned to recommend denial of Z-136-24-Y passes with Committee Members Doescher, George, Kleinman, Mahrle, Perez, Montaño Searles, Warnicke and Wagner in favor; and Jewett, Procaccini, Tedhams and Rodriguez in opposition; and Cardenas abstaining.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-136-24-Y

Date of VPC Meeting	October 15, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west.
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum.

Staff comments regarding VPC Recommendation:

None.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-136-24-Y

Date of VPC Meeting	October 9, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west.
VPC Recommendation	No quorum
VPC Vote	No quorum

VPC DISCUSSION:

No quorum.

Staff comments regarding VPC Recommendation:

None.

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-136-24-Y

Date of VPC Meeting	October 16, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west.
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	13-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION

Ms. Stockham, staff, provided a brief presentation regarding the proposed text amendment Z-TA-3-24 and companion case Z-136-24-Y, sharing elements of the legislation (HB 2297) and the proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, the areas of applicability, the proposed Zoning Ordinance revisions, and the hearing schedule for the cases.

QUESTIONS FROM COMMITTEE

None.

PUBLIC COMMENTS

None.

COMMITTEE DISCUSSION

Vice Chair Joshua Matthews shared his understanding of the proposal and the timeline for compliance with state law and shared a desire to recommend approval of the proposal and to expand the applicability to other areas, such as Village Cores, in the future.

Committee Member Gabriel Jaramillo added that this is an opportunity to expand it to other areas now.

Committee Member Arick O'Hara stated that he agreed with Committee Member Jaramillo but not on the deadline to push this through by January. Committee Member O'Hara stated that with a deadline to comply by January, the committee could vote no without direction, and shared that when the committee makes a recommendation with direction, there is a concern that the committee's direction could not be listened to by other hearing bodies. Committee Member O'Hara shared that he does not disagree with the proposal but disagrees with the way it is being done and that he did not want to limit it to an area now and expand it later.

Committee Member Mike Krentz shared that state law will be effective in January, this proposal will serve as a template to expand it to other areas, and reminded the committee of a previous proposal to expand the Walkable Urban Code applicability area citywide which was met with opposition.

Vice Chair Joshua Matthews stated that City Council will take action before January, and that he would also like to add direction regarding tracking and reporting the use of the overlay provisions back to the Village Planning Committees.

Committee Member Joshua Carmona asked if other hearing bodies take into consideration the direction provided by Village Planning Committees.

Vice Chair Joshua Matthews replied that from a Planning Commissioner perspective, he reads the Village Planning Committee recommendations and if, for example, a Village Planning Committee recommended denial of a case unanimously, he will take a close look at the discussion, and that Village Planning Committee recommendations could impact the Planning Commission recommendation.

Committee Member Gabriel Jaramillo stated he would also like to add direction to include Village Cores, along the Bus Rapid Transit (BRT) line, and other major transportation corridors.

MOTION – Z-136-24-Y

Committee Member Mike Krentz motioned to recommend approval of Z-136-24-Y per the staff recommendation with direction that the boundaries be expanded in the future to include other areas in the city such as the Bus Rapid Transit line, Village Cores, and other transportation corridors and that the Planning and Development Department track and report the use of the overlay provisions to the Village Planning Committees. **Vice Chair Joshua Matthews** seconded the motion.

VOTE – Z-136-24-Y

13-0; Motion to recommend approval of Z-136-24-Y per the staff recommendation with direction passed; with Committee Members Alauria, Carmona, Garbarino, Jaramillo, Krentz, Larson, McBride, Molfetta, O'Hara, Pamperin, Sommacampagna, Matthews and Fogelson in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-136-24-Y

Date of VPC Meeting	October 8, 2024
Request	Map the initial ARM Overlay boundaries within the approved transit-oriented development district boundaries generally bounded by Peoria Avenue on the north, State Route 51 on the east, South Mountain Avenue on the south, and 83rd Avenue on the west.
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposed text amendment Z-TA-3-24 and Z-136-24-Y, highlighting the background of the legislation approved by the Arizona Legislature, the proposed Adaptive Reuse and Multi-Family (ARM) Overlay District, the areas of applicability, the overlay's interaction with other policy plans, the proposed allowances for multifamily development and adaptive reuse, and the timeline for the proposal.

QUESTIONS FROM THE COMMITTEE

Committee Member Tamala Daniels inquired about the locations of the properties presented as examples of sites that could be developed under the ARM Overlay. **Mr. Rogers** stated that the presented example properties are not in South Mountain and explained he does not know the exact locations.

Chair Trent Marchuk asked for clarification on conflicts with the ARM Overlay and the Baseline Area Overlay District (BAOD). **Mr. Rogers** explained that the ARM Overlay allows commercial properties to develop under the Walkable Urban (WU) Code Transect T5:5 standards and explained the T5:5 maximum setback is less that the BAOD minimum setback. Mr. Rogers explained that work had been done on an amendment to the BAOD in the past but had never gone to City Council for approval. **Committee Member T. Daniels** asked for clarification on why the amendment to the BAOD was not completed in the past and stated that there had been a Text Amendment (TA) to expand the WU Code's applicability area. Mr. Rogers explained that he was not aware of the specific reasons why the BAOD amendment was not completed and explained that the TA to expand the WU Code's applicability area ended up failing.

Committee Member Marcia Busching clarified the boundaries of the BAOD, stated that she initiated the original effort to amend the BAOD, and explained that staff had informed her that other TAs would need to occur before the BAOD text amendment, resulting in the effort being paused. Committee Member Busching stated it is a good idea to include initialization of the BAOD amendment in the motion.

Committee Member T. Daniels expressed confusion and frustration that the Transit-Oriented Development (TOD) plan had been worked on for two years, but the BAOD conflicts had not been addressed, and explained that the City had tried to put forth a separate TA to reduce parking requirements for multifamily developments, but WU Code already addresses reduced parking requirements. **Mr. Rogers** explained that for staff to continue working on the BAOD amendment, the committee would need to include a recommendation to amend the BAOD. Mr. Rogers stated that he does not have information regarding the order in which TAs are brought to the VPC, explained that House Bill 2297 requires municipalities to implement new rules by the beginning of next year, and stated the ARM Overlay brought renewed attention to the conflicts with the BAOD.

Committee Member Greg Brownell asked for clarification on whether resolving the conflicts between the BAOD and the WU Code would require the WU Code to supersede the BAOD. **Committee Member Busching** stated that the BAOD boundaries could be amended to end at 7th Street.

Chair Marchuk asked for clarification on what process would be triggered if the committee recommended amending the BAOD. **Mr. Rogers** explained that such a recommendation would trigger an additional Text Amendment.

Committee Member T. Daniels discussed the area within the South Central TOD Community Plan and the BAOD and asked about the boundaries of the BAOD. **Committee Member Busching** clarified the boundaries of the BAOD. **Mr. Rogers** explained that the City generally supports rezonings to the WU Code only if the site is within a TOD plan area, and clarified that sites governed by the WU Code within the BAOD cannot functionally develop due to conflicting regulations.

Chair Marchuk inquired whether the committee would discuss the matter next month. **Mr. Rogers** stated that he would need to consult with his team to determine a timeline moving forward.

Committee Member Brownell suggested that the committee could also make a motion to modify the ARM Overlay to address the conflicts. **Mr. Rogers** explained that the ARM Overlay is not likely to change much and a modification of the BAOD would likely need to be an amendment to the BAOD. Committee Member Brownell asked for confirmation that, if there was an R1-6 property where a second story was being added, this process

would not be impacted. Mr. Rogers confirmed that the ARM Overlay will not change the process of permitting on an R1-6 property.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION
Committee Member Marcia Busching made a motion to recommend approval of Z-136-24-Y per the staff recommendation. **Committee Member Emma Viera** seconded the motion.

VOTE
12-0, motion to recommend approval of Z-136-24-Y per the staff recommendation passed with Committee Members Alvarez, Beehler, Brooks, Brownell, Busching, Coleman, F. Daniels, T. Daniels, Shepard, Viera, Greathouse, and Marchuk in favor.

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 8, 2024

From: Joshua Bednarek JB
Planning and Development Director

Subject: ITEM 78 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATION Z-136-24-Y - VARIOUS PARCELS WITHIN THE AREA GENERALLY BOUNDED BY PEORIA AVENUE ON THE NORTH, STATE ROUTE 51 ON THE EAST, SOUTH MOUNTAIN AVENUE ON THE SOUTH, AND 83RD AVENUE ON THE WEST (ORDINANCE G-7321) - CITYWIDE

Item 78, 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-136-24-Y and rezone the area from various underlying zoning districts to various underlying zoning districts with the Adaptive Reuse and Multi-Family Overlay District to map boundaries for the Adaptive Reuse and Multi-Family Overlay District (Z-TA-3-24-Y).

The Planning Commission heard the case on November 7, 2024, and recommended approval per the staff recommendation, by a vote of 9-0.

Staff recommends approval of Z-136-24-Y, per Planning Commission recommendation.

Approved: _____
Alan Stephenson, Deputy City Manager

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council **Date:** November 13, 2024

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEMS 77 & 78 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATIONS Z-TA-3-24-Y & Z-136-24-Y - ADAPTIVE REUSE AND MULTI-FAMILY (ARM) ARM OVERLAY DISTRICT - Z-TA-3-24-Y (ORDINANCE G-7318) & Z-136-24-Y (ORDINANCE G-7321)

Items 77 & 78 are a 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 Applications Z-TA-3-24-Y & Z-136-24-Y and rezone the area from various underlying zoning districts to various underlying zoning districts with the Adaptive Reuse and Multi-Family Overlay District to map boundaries for the Adaptive Reuse and Multi-Family Overlay District (Z-TA-3-24-Y). This is a companion case and must be heard following Z-TA-3-24-Y.

Staff recommends continuing these items to the November 20, 2024, City Council Formal meeting to allow for additional discussions between staff, the Mayor, and City Council offices.

Approved: _____
Alan Stephenson
Deputy City Manager

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** 64

Consideration of Citizen Petition Related to Bus Route 27 Detour - District 1

This report provides the City Council with information in response to a citizen petition (**Attachment A**) submitted by Paul Simoes at the October 30, 2024, Formal City Council meeting related to the temporary detour of bus Route 27.

Summary

Route 27 is a fixed bus route that primarily utilizes 27th Avenue to operate between Deer Valley Road to the north and Lower Buckeye Road to the south. However, due to the design of 27th Avenue and its proximity to Interstate 17 (I-17), there are areas where the route utilizes other north/south directional streets. The petition submitted by Mr. Simoes pertains to one of those areas, whereby buses utilize 29th and 31st avenues, via Country Gables Drive, to travel between Greenway and Thunderbird roads. Route 27 has used these streets for decades, but in recent years the department has received concerns from nearby residents about instances where southbound buses have issues maneuvering around a traffic calming circle (roundabout) at the intersection of Country Gables Drive and 31st Avenue/Flamenco Drive. Because Country Gables Drive runs in a diagonal (northwest) direction, the turn radius from westbound Country Gables Drive to southbound 31st Avenue is tighter than at a normal intersection, resulting in some bus operators having to undertake additional maneuvers to safely make the turn. The difficulties of maneuvering the roundabout have endured over the years, despite modifications to the intersection and traffic calming features as well as training measures implemented for the route's drivers.

In response to concerns raised by residents adjacent to the roundabout, the Public Transit Department (PTD) implemented a temporary detour for southbound trips only on September 30, 2024, which utilizes Mauna Loa Drive and Banff Lane, as this routing avoids the traffic calming device and ensures no southbound bus stops are missed. Prior to the temporary detour, PTD staff conducted outreach on the two streets and at the time did not receive any concerns from residents. The detour was intended to be temporary as city staff continued to explore other detour routes that would impact as few transit riders as possible.

Mr. Simoes first contacted PTD staff with the concerns from residents on Mauna Loa

Drive and Banff Lane at the October 24, 2024, meeting of the Citizens Transportation Commission. Since that meeting, PTD has worked to devise alternate detours that can be used by southbound buses, until a more permanent routing can be implemented.

Staff Response
On November 18, 2024, PTD implemented a new detour that utilizes the southbound I-17 frontage road between Country Gables Drive and Thunderbird Road. While the new detour results in three bus stops being removed from the route, two other nearby stops (one new and one existing) will be used in their place. PTD staff conducted outreach at affected stops to alert riders of the change and the best options to board southbound Route 27 in the area.

PTD is committed to providing safe and easily accessible bus service in Phoenix and will continue to work on a long-term solution that enables southbound Route 27 to resume using 31st Avenue south of Country Gable Drive. Until then, the I-17 frontage road detour eliminates the use of the Mauna Loa Lane detour.

Options for Action
A. Accept the petition.
B. Deny the petition.
C. Other direction to staff.

Staff recommends denying the petition based on the implementation of the detour that now uses the southbound I-17 frontage road between Country Gables Drive and Thunderbird Road. PTD will continue to communicate with area residents about any other Route 27 changes.

Location
Council District: 1

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

Attachment A

Fwd: Fw: City council draft

Paul Simoes <psphoenixx@gmail.com> Wed, Oct 30, 2024 at 11:05 AM
To: pfranjkic@gmail.com

CITY CLERK DEPT.
2024 OCT 30 PM 3:37

---------- Forwarded message ---------
From: **Paul Simoes** <psphoenixx@gmail.com>
Date: Thu, Oct 3, 2024 at 5:46 PM
Subject: Fwd: Fw: City council draft
To: council.district.1@phoenix.gov <council.district.1@phoenix.gov>

Ms. O'brien,

Recently a modification to Southbound Route 27 was made redirecting bus traffic through our neighborhood. This was only brought up to the neighbors via the Rider Alert and other viable solutions were not able to be proposed by the community. Please find a copy of a petition of most of the residents along the new amended pathway. We are asking that this activity cease immediately. In reaching out to the public transit department office I received no comment on several questions. A flyer was sent out on Friday the 27th of September to all riders. Outlining to bus riders the alternate path. For the last ten years the bus has traveled a different path to which no one had an issue. Now the path brings with it several safety concerns and economic considerations.

1) School aged children have been seen j walking on the streets where the busses now travel. This occurs some portion of the 54 times the bus now travels down the road on a daily basis.

2) Pets in the area are not used to the activity . The fear is that one will be killed or maimed by this activity. On 10/3/2024 my dog was narrowly missed by one of the busses. This needs to stop.

3) Economical degradation of property values on the route modification. Those of us choose the houses off the main streets for a reason. We like our privacy free of mass transportation. In fact, the 21 of 23 citizens along this new path oppose the modification.

I plead with your better judgement here. Changing a bus route without input is not the best approach. In fact, the roundabout which appears to be causing the issue for the modification has been there for years. I used to be a City of Phoenix Inspector. I suggest the curb on the roundabout be modified properly to allow ingress and regress of the busses around the roundabout on 31Avenue. Re- engineer the roundabout to accommodate the traffic away from the modification path. My dog and the community should not suffer as a lack of poor city planning. I can be reached by email, or by my cell phone 602-501-3982. My next steps are to go to social media, and Gary Harper at 3 on your side. I would much rather have an understanding that forcing a solution on the community is not the best path. Thanks for considering my plight.

Rider Alert.pdf
1563K

Petition to the City of Phoenix Council Members

Date: 10/1/2024

To: City of Phoenix Council Members

Subject: Bus re-route changes to bus "Southbound Route 27", detoured down Country Gables Drive, to Mauna Loa, then to Banff Lane.

We, the undersigned residents of the City of Phoenix, respectfully request the City Council to take the following action:

"We request the City Council to cease and desist the Metro bus activity on the temporary modification of southbound Route 27 that began September 30, 2024." This alternative route provides a number of concerns safety and economical for current residents.

Reasons for the Request:

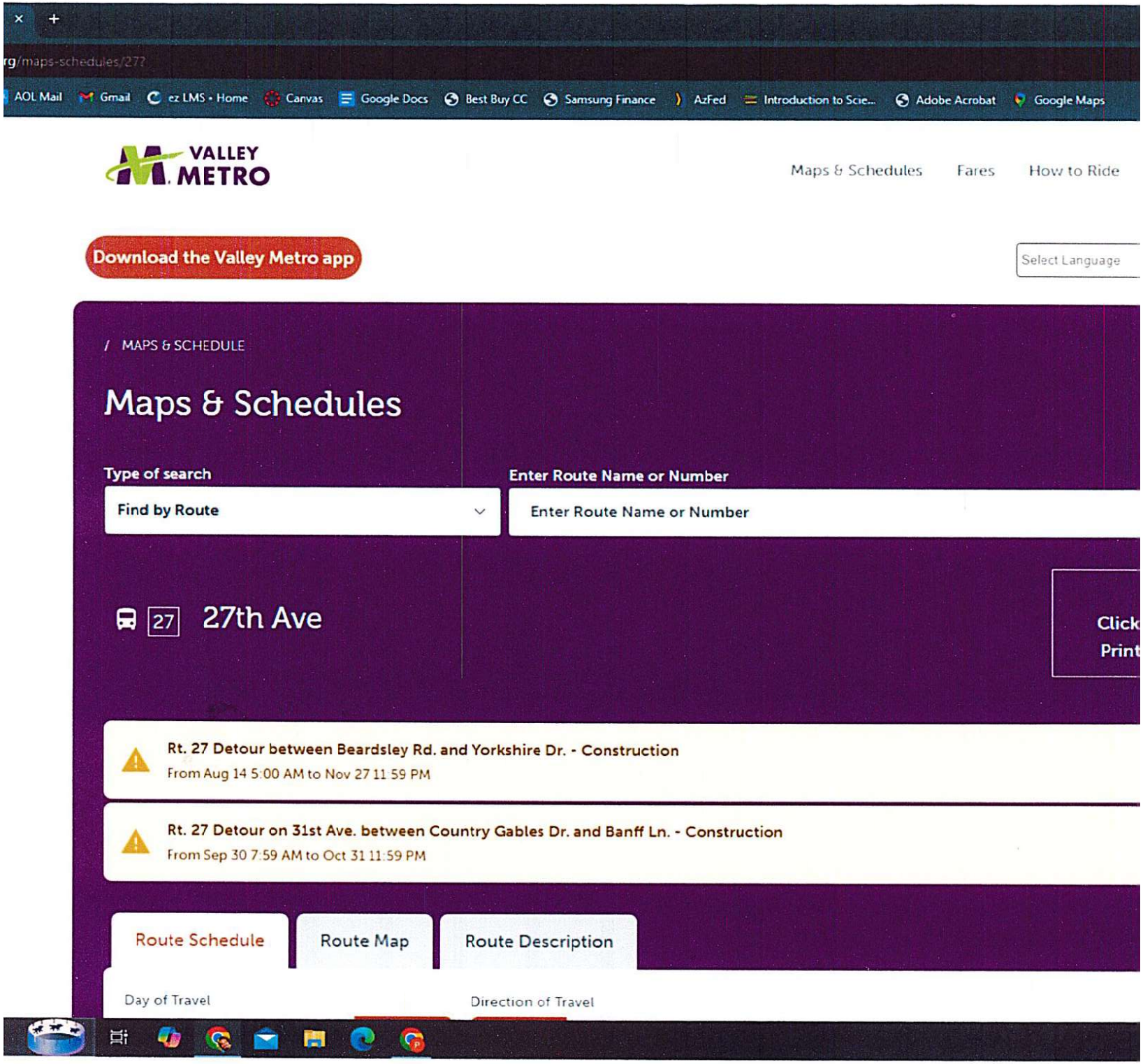
1. **Increased safety concern activity and blind spot for children in egress from the school.**
2. **Increased danger of blind spot to pets along the alternative routes.**
3. **Increase traffic concern entering and exiting the properties located along the new route.**
4. **Decreases property values- The properties were purchased without this traffic condition. Any property within the reroute modification will now be harder to sell given this specific activity happens right outside the resident's front door.**

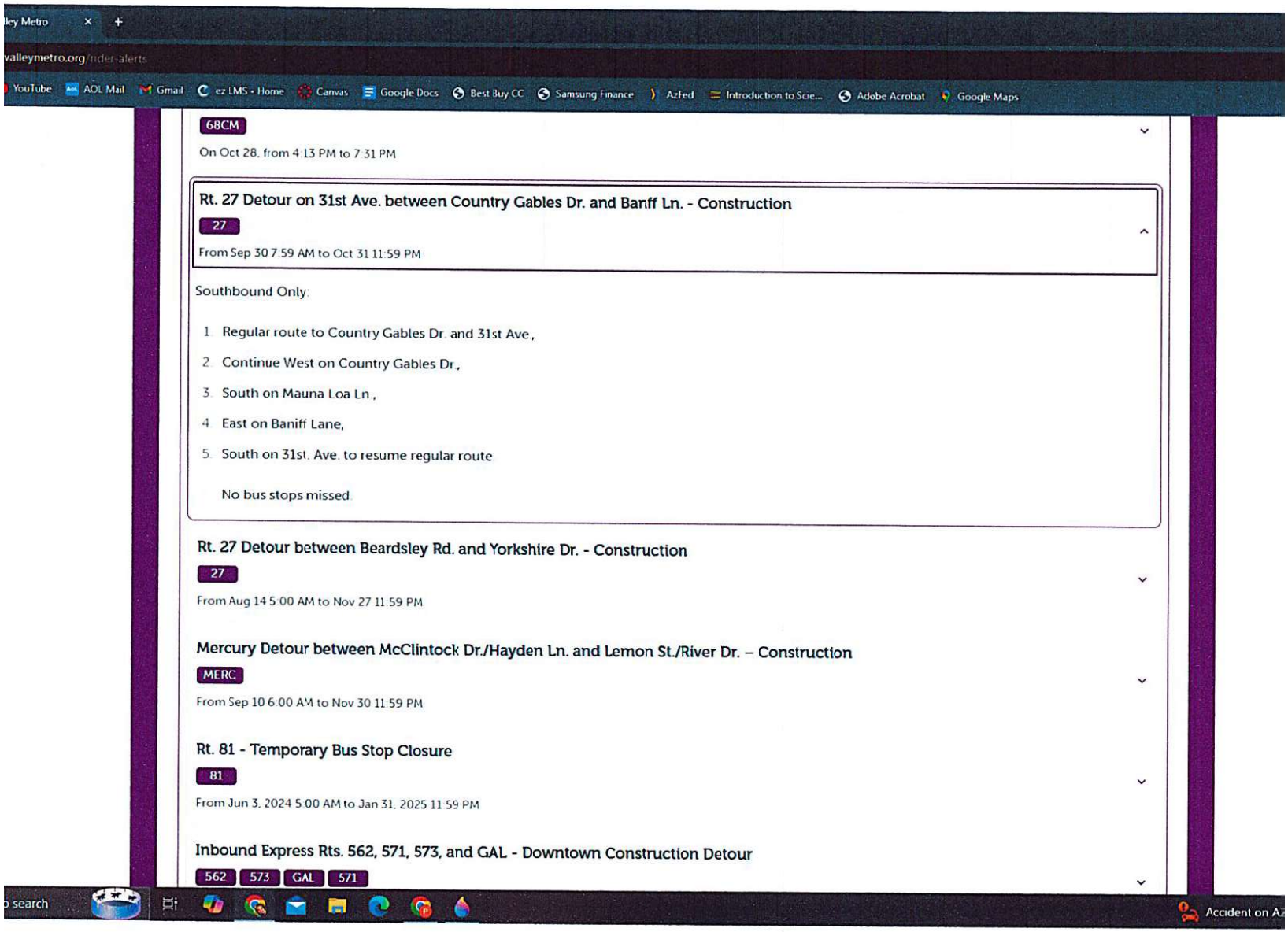
We believe that this action will greatly benefit our community and enhance the quality of life for all residents along this route without the modification.

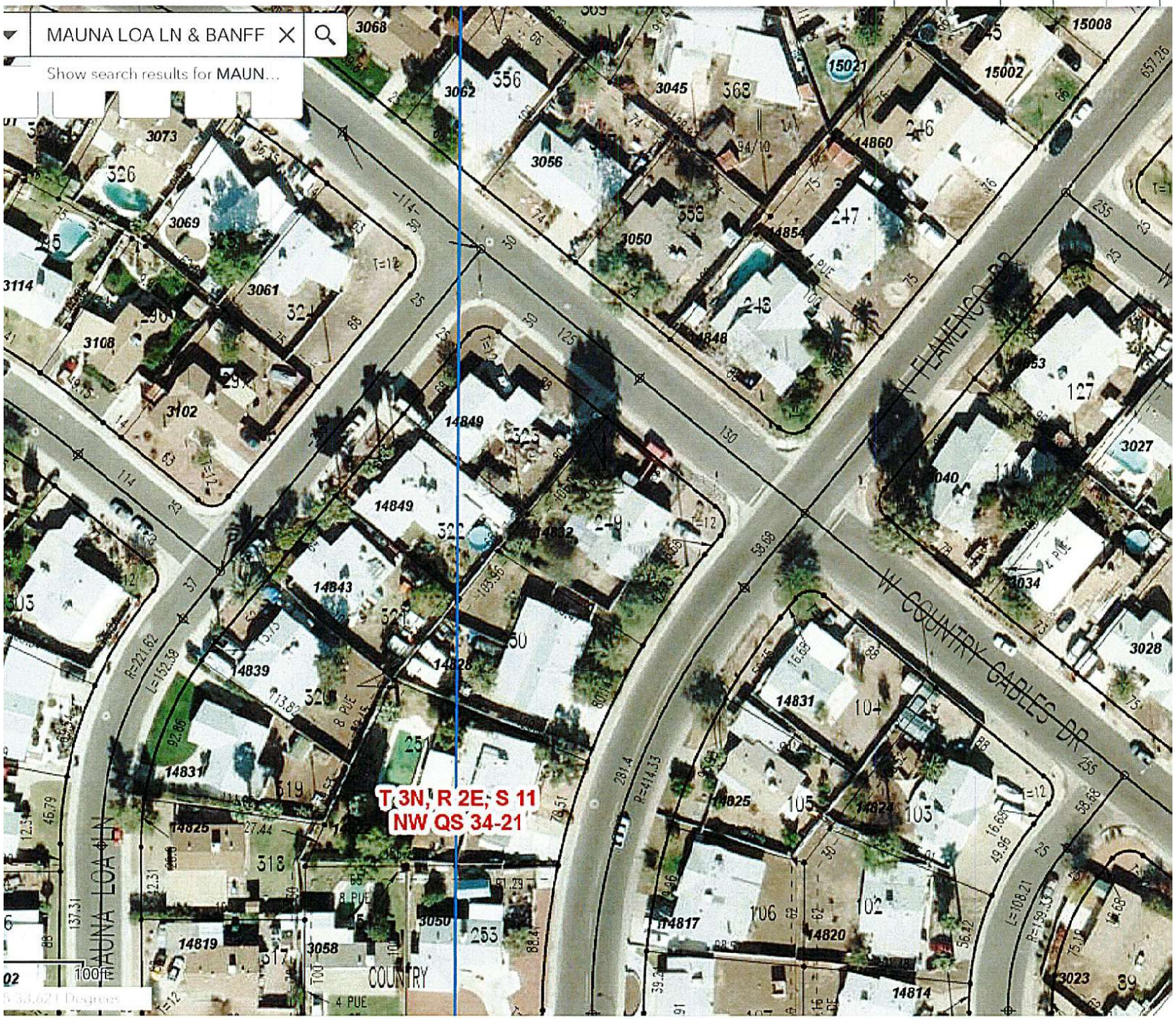
Signatures:

Name / Nombre	Address / Dirección	Signature / Firma
DELANO OXLEY	3050 W Country Gables Drive	
David Pappas	3056 W Country Gables Drive	
	3060 W Country Gables Drive	
Trevor Johnson	3061 W Country Gables Drive	

		Signature / Firma
Donald BLANSETT	3102 W Port Royal	
Antonio Solorio	3101 W Port Royal	
Isaiah Schimmel	14832 N Mauna Loa Lane	
John LONG	14828 N Mauna Loa Lane	
Faviolita Gimenes	14853 N Mauna Loa Lane	
Roman Gomez	14849 N Mauna Loa Lane	
Paul Simoes	14843 N Mauna Loa Lane	
Donald BLANSETT	14839 N Mauna Loa Lane	
Samantha Avila	14831 N Mauna Loa Lane	
Justin Margrave	14825 N Mauna Loa Lane	
Jacob Justice	14819 N Mauna Loa Lane	
Russell Wood	3102 W Banff Lane	
Jeanne Walker	3101 W Banff Lane	
	3065 W Banff Lane	
Taylor Garcia	3061 W Banff Lane	
Jesus Beltran	3057 W Banff Lane	
Sandy Sanchez	3049 W Banff Lane	
Jesus Ramirez	3050 W Banff Lane	
Jose Rodrigues	3058 W Banff Lane	


rg/maps-schedules/27?
AOL Mail
Gmail
ez LMS - Home
Canvas
Google Docs
Best Buy CC
Samsung Finance
AzFed
Introduction to Scie...
Adobe Acrobat
Google Maps
VALLEY METRO
Maps & Schedules
Fares
How to Ride
Download the Valley Metro app
Select Language
/ MAPS & SCHEDULE
Maps & Schedules
Type of search
Find by Route
Enter Route Name or Number
Enter Route Name or Number
27
27th Ave
Click
Print
Rt. 27 Detour between Beardsley Rd. and Yorkshire Dr. - Construction
From Aug 14 5:00 AM to Nov 27 11:59 PM
Rt. 27 Detour on 31st Ave. between Country Gables Dr. and Banff Ln. - Construction
From Sep 30 7:59 AM to Oct 31 11:59 PM
Route Schedule
Route Map
Route Description
Day of Travel
Direction of Travel


valleymetro.org/rider-alerts
YouTube
AOL Mail
Gmail
ez LMS - Home
Canvas
Google Docs
Best Buy CC
Samsung Finance
AzFed
Introduction to Scie...
Adobe Acrobat
Google Maps
68CM
On Oct 28, from 4:13 PM to 7:31 PM
Rt. 27 Detour on 31st Ave. between Country Gables Dr. and Banff Ln. - Construction
27
From Sep 30 7:59 AM to Oct 31 11:59 PM
Southbound Only:
1. Regular route to Country Gables Dr. and 31st Ave.,
2. Continue West on Country Gables Dr.,
3. South on Mauna Loa Ln.,
4. East on Baniff Lane,
5. South on 31st. Ave. to resume regular route.
No bus stops missed.
Rt. 27 Detour between Beardsley Rd. and Yorkshire Dr. - Construction
27
From Aug 14 5:00 AM to Nov 27 11:59 PM
Mercury Detour between McClintock Dr./Hayden Ln. and Lemon St./River Dr. – Construction
MERC
From Sep 10 6:00 AM to Nov 30 11:59 PM
Rt. 81 - Temporary Bus Stop Closure
81
From Jun 3, 2024 5:00 AM to Jan 31, 2025 11:59 PM
Inbound Express Rts. 562, 571, 573, and GAL - Downtown Construction Detour
562
573
GAL
571
search
Accident on A


Landbase Viewer
City of Phoenix Street Transportation Department
Open EZMap
MAUNA LOA LN & BANFF
Show search results for MAUN...
T 3N, R 2E, S 11
NW QS 34-21
MAUNA LOA LN
W COUNTRY GABLES DR
W FLAMENCO RD
COUNTRY
3068
3062
3056
3045
3073
3069
3061
3108
3102
3050
3058
3027
3028
3023
15021
15002
15008
14860
14854
14848
14849
14843
14839
14831
14825
14819
14817
14820
14814
356
368
326
324
318
253
246
247
248
127
104
105
106
102
4 PUE
8 PUE

PM

Landbase Viewer



one.phoenix.gov/LandbaseViewer/

2013 A6

AM

Landbase Viewer

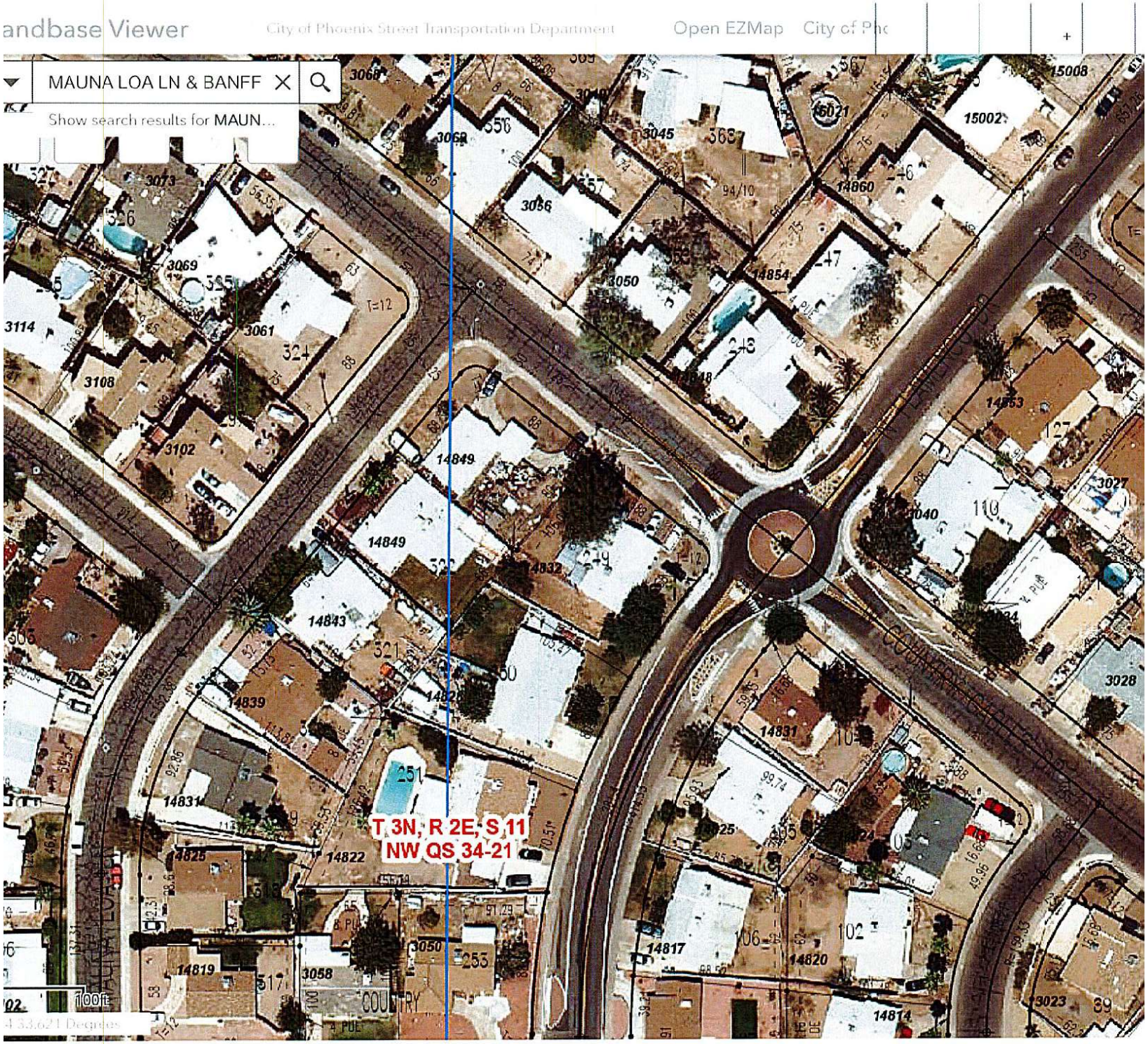
andbase Viewer City of Phoenix Street Transportation Department Open EZMap City of Phc

MAUNA LOA LN & BANFF

Show search results for MAUN...



one.phoenix.gov/LandbaseViewer/


Landbase Viewer
City of Phoenix Street Transportation Department
Open EZMap
MAUNA LOA LN & BANFF
Show search results for MAUN...
T 3N, R 2E, S 11
NW QS 34-21
100ft
COUNTRY

City of Phoenix

STREET TRANSPORTATION DEPARTMENT
DESIGN AND CONSTRUCTION MANAGEMENT DIVISION

October 3, 2014

M.D. Merrett Incorporated
P.O. Box 3804
Carefree, Arizona 85377-3804

Gentlemen:

RE: CITY OF PHOENIX PROJECT NO.: ST89320094
JOB ORDER CONTRACT NO.: 4108JOC107/133429 AGREEMENT NO.: 3
PROJECT DESCRIPTION: FLAMENCO DRIVE / COUNTRY GABLES DRIVE TRAFFIC CALMING

A final inspection of the above-named project has been made, and it was found to have been completed substantially in accordance with the approved plans and/or specifications.

This project has been accepted as of **October 3, 2014,** and all securities can be released to the contractor.

Sincerely,

Mark A. Glock

Mark A. Glock, P.E.
Deputy Street Transportation Director

MAG TH ES.rv
G:\SECZONEA\Acceptance Final-JOC\M D Merrett\133429\ST89320094_3_10 Final.doc

c:	Brenda Baines	- Finance/Accounts	Carl Edwards	- Planning & Development
	Aimee Conroy	- Water Services	Cynthia Peters	- Parks & Recreation
	Cheryl Guzman	- Water Services	Business Relations	- Equal Opportunity
	Anita Pritchard	- Water Services	Rebecca Varela	- Street Transportation/DCM
	Jami Erickson	- Water Services	Vesso Milchew	- Street Transportation/DCM
	Ray Dovalina	- Street Transportation	Materials Lab	- Street Transportation/DCM
	Charlene Reynolds	- Street Transportation	Gail Brinkmann	- Street Transportation/DCM
	Chris Bonner	- Street Transportation	Carol Vega	- Street Transportation/DCM
	Chris Casey	- Street Transportation	Ed Checkley	- Street Transportation/Environ.
	Tom Fisher	- Street Transportation	Tony Humphrey	- Engineering Supervisor/DCM
	Hasan Mushtaq	- Street Transportation	Ed Scola	- Inspector Supervisor/DCM
	Todd Nunn	- Street Transportation	Dwight Vedvig	- Inspector/DCM
	Jim Williams	- Street Transportation	Melody Moss	- Design CE III/DCM

CITY OF PHOENIX
STREET TRANSPORTATION DEPARTMENT

CONTRACTOR'S AFFIDAVIT REGARDING SETTLEMENT OF CLAIMS

Project No.: ST89320094 No.: 10 Final

Contract No.: 133429 Agreement No.: 3

To The City of Phoenix, Arizona

Gentlemen:

This is to certify that all lawful claims for materials, rental of equipment and labor used in connection with the construction of the above project, whether by subcontractor or claimant in person, have been duly discharged.

The undersigned, for the consideration of $14,467.78 as set out in the final pay estimate, as full and complete payment under the terms of the contract, hereby waives and relinquishes any and all further claims or right of lien under, in connection with, or as a result of the above described project. The undersigned further agrees to indemnify and save harmless the City of Phoenix against any and all liens, claims of liens, suits, actions, damages, charges and expenses whatsoever, which said City may suffer arising out of the failure of the undersigned to pay for all labor performance and materials furnished for the performance of said installation.

M.D. Merrett Incorporated
Contractor

Lisbeth Merrett, V.P.
By

STATE OF ARIZONA)
COUNTY OF MARICOPA)ss

The foregoing instrument was subscribed and sworn to before me this

9th Day of October, 2014

Rebecca Varela
Notary Public

Rebecca Varela
Notary Public
Maricopa County, Arizona

STREET TRANSPORTATION DEPARTMENT
DESIGN AND CONSTRUCTION MANAGEMENT

PROGRESS PAYMENT NO.10-FINAL

PROJECT NO.	CONTRACT NO.	PROJECT DESCRIPTION:
ST89320094	133429 Job Order Agreement No.3	Flamenco Drive / Country Gables Drive Traffic Calming

CONTRACTOR:	NOTICE TO PROCEED DATE	COMPLETION DATE	ADJUSTED COMPLETION DATE
M.D. Merrett P.O. Box 3804 Carefree, Arizona 85377-3804 Phone:480-575-0915 FAX:480-575-8778	May 13, 2013	August 11, 2013	August 11, 2013

PAYMENT PERIOD:	% TIME USED	% JOB COMPLETED	CONTRACT AMOUNT	ADJUSTED CONTRACT
4/14/14 to 10/3/14	100.0%	100.0%	$281,359.80	$281,359.80

PROJECT NO.	ENCUMBRANCE	TOTAL TO DATE	RETENTION	PREVIOUS PAYMENTS	DUE THIS ESTIMATE
ST89320094	$281,359.80	$277,665.33	$0.00	$263,197.55	$14,467.78
CURRENT JOB TOTALS	$281,359.80	$277,665.33	$0.00	$263,197.55	$14,467.78

Roberta Merrett, V.P. 10/9/2014
Submitted By: DATE
Contractor

Printed Name
Contractor

Tony Hamula 10/10/14

TOTAL TO DATE	$277,665.33
(RETAINED) 0%	$0.00
TOTAL LESS	

Job Order Agreement No.3

ITEM NO.	DESCRIPTION	UNITS	UNIT PRICE	APPROX. QUANTITY PER CONTRACT	AMOUNT COMPLETED TO DATE	VALUE OF COMPLETED WORK TO DATE
	ST89320094					
1	Allowance for Stormwater Pollution Prevention Best Management Practices (BMP's)	Lump	$1,000.00	1.00	0.00	$0.00
2	Allowance for Extra Work	Job	$32,753.30	1.00	0.00	$0.00
3	Subgrade Preparation	Sq.Yd.	$19.50	1,186.00	1,186.00	$23,127.00
4	Asphalt Concrete Surface Course Type C 3/4, 5" Thick	Ton	$110.50	241.00	283.48	$31,324.54
5	Decorative Brick Pavers	Sq. Ft.	$12.00	2,056.00	2,056.00	$24,672.00
6	Concrete Valley Gutter, Std. Detail 240	Sq. Ft.	$10.62	803.00	803.00	$8,527.86
7	Concrete Sidewalk, Std. Detail P-1230 Modified 8"Thick	Sq. Ft.	$5.93	1,840.00	1,840.00	$10,911.20
8	Truncated Domes for Sidewalk Ramps	Sq. Ft.	$35.00	80.00	80.00	$2,800.00
9	Concrete Slab 6" Thick	Sq. Ft.	$6.25	1,523.00	2,056.00	$12,850.00
10	Combined Concrete Curb and Gutter Std. Detail 220, Type "A", H=4"	Lin. Ft.	$22.50	510.00	540.00	$12,150.00
11	Concrete Ribbon Curb, Std. Detail 220, Type "B"	Lin. Ft.	$17.50	130.00	130.00	$2,275.00
12	Concrete Single Curb, Std. Detail 222, Type "A"	Lin. Ft.	$21.50	787.00	800.00	$17,200.00
13	Adjust Existing Manhole Frame and Cover MAG Std. Detail 422 and COP Detail 1430	Each	$450.00	1.00	1.00	$450.00
14	Adjust Existing Sewer Clean-out Frame and Cover Std. Detail P-1270	Each	$450.00	1.00	1.00	$450.00
15	Adjust Existing Type "A" Water Valve Standard Detail P-1391 and P-1391-1	Each	$350.00	2.00	4.00	$1,400.00
16	Remove Portland Cement Concrete Single Curb; Curb and Gutter; Header Curb or Embankment Curb	Lin. Ft.	$10.00	508.00	540.00	$5,400.00
17	Remove Portland Cement Concrete Sidewalk, Driveway, Valley Gutter and Slab	Sq. Ft.	$4.50	2,526.00	2,526.00	$11,367.00
18	Miscellaneous Removal and Other Work	Job	$12,000.00	1.00	1.00	$12,000.00
19	Obliterate Existing Pavement Markings	Job	$5,400.00	1.00	1.00	$5,400.00
20	1" PVC Schedule 40 Conduit	Lin. Ft.	$10.50	20.00	0.00	$0.00
21	2-1/2" Schedule 40 Conduit	Lin. Ft.	$10.93	30.00	87.00	$950.91
22	Furnish and Install Street Light Per C.O.P. Street Lighting Procedures, Standards and Specifications Manual, Latest Edition	Each	$3,198.75	1.00	1.00	$3,198.75
23	Relocate Existing Light Poles	Each	$1,550.00	1.00	1.00	$1,550.00
24	Traffic Control Devices	Job	$15,000.00	1.00	1.00	$15,000.00

Job Order Agreement No.3

ITEM NO.	DESCRIPTION	UNITS	UNIT PRICE	APPROX. QUANTITY PER CONTRACT	AMOUNT COMPLETED TO DATE	VALUE OF COMPLETED WORK TO DATE
27	Plant Establishment Guarantee and Maintenance (including water and power)	Month	$650.00	6.00	6.00	$3,900.00
28	Decomposed Granite, 3/4" Minus for General Landscape	Cu.Yd.	$110.00	4.00	4.00	$440.00
29	5 Gallon Shrub	Each	$150.00	58.00	58.00	$8,700.00
30	15 Gallon Tree	Each	$200.00	1.00	1.00	$200.00
31	3/4" Class 200 PVC Irrigation Pipe	Lin. Ft.	$5.28	403.00	0.00	$0.00
32	3/4" Irrigation Pipe, Schedule 40	Lin. Ft.	$11.60	14.00	417.00	$4,837.20
33	Flush Cap	Each	$340.62	4.00	4.00	$1,362.48
34	3/4" Reduced Pressure Backflow Prevention Unit and Cage	Each	$1,250.00	1.00	1.00	$1,250.00
35	Electric Valve and Box	Each	$1,272.00	2.00	2.00	$2,544.00
36	1 GPH, 3 GPH, and 5 GPH Emitters	Each	$20.94	58.00	0.00	$0.00
37	Muti-Port Emitter and Riser Assembly with Bug Cap	Each	$193.51	10.00	13.00	$2,515.63
38	2" Schedule 40 PVC Irrigation Sleeve	Lin. Ft.	$25.00	46.00	46.00	$1,150.00
39	4" Schedule 40 PVC Irrigation Sleeve	Lin. Ft.	$27.00	99.00	99.00	$2,673.00
40	Rainmaster Eagle (6 Station) Sprinkler Controller with Surge Protection and Security Cabinet	Each	$10,810.00	1.00	1.00	$10,810.00
41	Flow Sensor with Master Valve Assembly and Filter	Each	$1,100.00	2.00	2.00	$2,200.00
42	Concrete Block Masonry Wall	Sq. Ft.	$51.21	170.00	321.98	$16,488.44
42A	Concrete Block Masonry Wall- Replacement	LS	$9,376.57	0.00	1.00	$9,376.57
43	Trenching for Street Light Circuits (One Conduit)	Lin. Ft.	$10.25	30.00	87.00	$891.75
44	Junction Box, Install	Each	$262.50	1.00	0.00	$0.00
45	New Water Meter Box and Cover, Furnish and Install``	Each	$190.00	1.00	1.00	$190.00
46	Relocate Fire Hydrant	Each	$1,800.00	1.00	1.00	$1,800.00
				ST89320094	ITEMS 1-46	$277,665.33
					TOTAL To Date	$ 277,665.33

PROGRESS PAYMENT NO.10-FINAL

ITEM NO.	DESCRIPTION	UNITS	UNIT PRICE	APPROX. QUA. PER CONTRACT	AMOUNT COMPLETE	PLUS OR MINUS	MINUS	PLUS
27	Plant Establishment Guarantee and Maintenance (including water and power)	Month	650	6.00	6.00	0.00	0.00	0.00
28	Decomposed Granite, 3/4" Minus for General Landscape	Cu.Yd.	110	4.00	4.00	0.00	0.00	0.00
29	5 Gallon Shrub	Each	150	58.00	58.00	0.00	0.00	0.00
30	15 Gallon Tree	Each	200	1.00	1.00	0.00	0.00	0.00
31	3/4" Class 200 PVC Irrigation Pipe	Lin. Ft.	5.28	403.00	0.00	(403.00)	(2127.84)	0.00
32	3/4" Irrigation Pipe, Schedule 40	Lin. Ft.	11.6	14.00	417.00	403.00	0.00	4674.80
33	Flush Cap	Each	340.62	4.00	4.00	0.00	0.00	0.00
34	3/4" Reduced Pressure Backflow Prevention Unit and Cage	Each	1250	1.00	1.00	0.00	0.00	0.00
35	Electric Valve and Box	Each	1272	2.00	2.00	0.00	0.00	0.00
36	1 GPH, 3 GPH, and 5 GPH Emitters	Each	20.94	58.00	0.00	(58.00)	(1214.52)	0.00
37	Muti-Port Emitter and Riser Assembly with Bug Cap	Each	193.51	10.00	13.00	3.00	0.00	580.53
38	2" Schedule 40 PVC Irrigation Sleeve	Lin. Ft.	25	46.00	46.00	0.00	0.00	0.00
39	4" Schedule 40 PVC Irrigation Sleeve	Lin. Ft.	27	99.00	99.00	0.00	0.00	0.00
40	Rainmaster Eagle (6 Station) Sprinkler Controller with Surge Protection and Security Cabinet	Each	10810	1.00	1.00	0.00	0.00	0.00
41	Flow Sensor with Master Valve Assembly and Filter	Each	1100	2.00	2.00	0.00	0.00	0.00
42	Concrete Block Masonry Wall	Sq. Ft.	51.21	170.00	321.98	151.98	0.00	7782.74
42A	Concrete Block Masonry Wall- Replacement	LS	9376.57	0.00	1.00	1.00	0.00	9376.57
43	Trenching for Street Light Circuits (One Conduit)	Lin. Ft.	10.25	30.00	87.00	57.00	0.00	584.25
44	Junction Box, Install	Each	262.5	1.00	0.00	(1.00)	(262.50)	0.00
45	New Water Meter Box and Cover, Furnish and Install"	Each	190	1.00	1.00	0.00	0.00	0.00
46	Relocate Fire Hydrant	Each	1800	1.00	1.00	0.00	0.00	0.00

TOTAL	($37,568.16)		$33,873.69
DIFFERENCE			($3,694.47)
FINAL PAY AMOUNT		$	277,665.33
PLUS OR MINUS			$3,694.47
		$	281,359.80
CONTRACT AMOUNT			$281,359.80

PROGRESS PAYMENT NO.10-FINAL

ITEM NO.	DESCRIPTION	UNITS	UNIT PRICE	APPROX QUA PER CONTRACT	AMOUNT COMPLETE	PLUS OR MINUS	MINUS	PLUS
	ST89320094							
1	Allowance for Stormwater Pollution Prevention Best Management Practices (BMP's)	Lump	1000	1.00	0.00	(1.00)	(1000.00)	0.00
2	Allowance for Extra Work	Job	32753.3	1.00	0.00	(1.00)	(32753.30)	0.00
3	Subgrade Preparation	Sq.Yd.	19.5	1186.00	1186.00	0.00	0.00	0.00
4	Asphalt Concrete Surface Course Type C 3/4. 5" Thick	Ton	110.5	241.00	283.48	42.48	0.00	4694.04
5	Decorative Brick Pavers	Sq. Ft.	12	2056.00	2056.00	0.00	0.00	0.00
6	Concrete Valley Gutter, Std. Detail 240	Sq. Ft.	10.62	803.00	803.00	0.00	0.00	0.00
7	Concrete Sidewalk, Std. Detail P-1230 Modified 8"Thick	Sq. Ft.	5.93	1840.00	1840.00	0.00	0.00	0.00
8	Truncated Domes for Sidewalk Ramps	Sq. Ft.	35	80.00	80.00	0.00	0.00	0.00
9	Concrete Slab 6" Thick	Sq. Ft.	6.25	1523.00	2056.00	533.00	0.00	3331.25
10	Combined Concrete Curb and Gutter Std. Detail 220, Type "A", H=4"	Lin. Ft.	22.5	510.00	540.00	30.00	0.00	675.00
11	Concrete Ribbon Curb, Std. Detail 220, Type "B"	Lin. Ft.	17.5	130.00	130.00	0.00	0.00	0.00
12	Concrete Single Curb, Std. Detail 222, Type "A"	Lin. Ft.	21.5	787.00	800.00	13.00	0.00	279.50
13	Adjust Existing Manhole Frame and Cover MAG Std. Detail 422 and COP Detail 1430	Each	450	1.00	1.00	0.00	0.00	0.00
14	Adjust Existing Sewer Clean-out Frame and Cover Std. Detail P-1270	Each	450	1.00	1.00	0.00	0.00	0.00
15	Adjust Existing Type "A" Water Valve Standard Detail P-1391 and P-1391-1	Each	350	2.00	4.00	2.00	0.00	700.00
16	Remove Portland Cement Concrete Single Curb; Curb and Gutter; Header Curb or Embankment Curb	Lin. Ft.	10	508.00	540.00	32.00	0.00	320.00
17	Remove Portland Cement Concrete Sidewalk, Driveway, Valley Gutter and Slab	Sq. Ft.	4.5	2526.00	2526.00	0.00	0.00	0.00
18	Miscellaneous Removal and Other Work	Job	12000	1.00	1.00	0.00	0.00	0.00
19	Obliterate Existing Pavement Markings	Job	5400	1.00	1.00	0.00	0.00	0.00
20	1" PVC Schedule 40 Conduit	Lin. Ft.	10.5	20.00	0.00	(20.00)	(210.00)	0.00
21	2-1/2" Schedule 40 Conduit	Lin. Ft.	10.93	30.00	87.00	57.00	0.00	623.01
22	Furnish and Install Street Light Per C.O.P. Street Lighting Procedures, Standards and Specifications Manual, Latest Edition	Each	3198.75	1.00	1.00	0.00	0.00	0.00
23	Relocate Existing Light Poles	Each	1550	1.00	1.00	0.00	0.00	0.00
24	Traffic Control Devices	Job	15000	1.00	1.00	0.00	0.00	0.00
25	Survey Marker, MAG Standard Detail 120-1	Each	350	1.00	1.00	0.00	0.00	0.00

PROGRESS PAYMENT NO.10-FINAL

REASON REPORT

ITEM NO.	DESCRIPTION	APPROXIMATE QUANTITY PER CONTRACT	AMOUNT COMPLETED	PLUS OR MINUS	PERCENT COMPLETE	STATE REASON FOR OVERRUNS OR UNDERRUNS (Attach additional sheets for complete explanation)
	ST89320094					
1	Allowance for Stormwater Pollution Prevention Best Management Practices (BMP's)	1.00	0.00	(1.00)	0.00%	ITEM NOT USED
2	Allowance for Extra Work	1.00	0.00	(1.00)	0.00%	ITEM NOT USED
3	Subgrade Preparation	1186.00	1186.00	0.00	100.00%	NO CHANGE
4	Asphalt Concrete Surface Course Type C 3/4, 5" Thick	241.00	283.48	42.48	117.63%	FIELD CONDITIONS PREVAILED
5	Decorative Brick Pavers	2056.00	2056.00	0.00	100.00%	NO CHANGE
6	Concrete Valley Gutter, Std. Detail 240	803.00	803.00	0.00	100.00%	NO CHANGE
7	Concrete Sidewalk, Std. Detail P-1230 Modified 8"Thick	1840.00	1840.00	0.00	100.00%	NO CHANGE
8	Truncated Domes for Sidewalk Ramps	80.00	80.00	0.00	100.00%	NO CHANGE
9	Concrete Slab 6" Thick	1523.00	2056.00	533.00	135.00%	FIELD CONDITIONS PREVAILED
10	Combined Concrete Curb and Gutter Std. Detail 220, Type "A", H=4"	510.00	540.00	30.00	105.88%	NORMAL VARIANCE
11	Concrete Ribbon Curb, Std. Detail 220, Type "B"	130.00	130.00	0.00	100.00%	NO CHANGE
12	Concrete Single Curb, Std. Detail 222, Type "A"	787.00	800.00	13.00	101.65%	NORMAL VARIANCE
13	Adjust Existing Manhole Frame and Cover MAG Std. Detail 422 and COP Detail 1430	1.00	1.00	0.00	100.00%	NO CHANGE
14	Adjust Existing Sewer Clean-out Frame and Cover Std. Detail P-1270	1.00	1.00	0.00	100.00%	NO CHANGE
15	Adjust Existing Type "A" Water Valve Standard Detail P-1391 and P-1391-1	2.00	4.00	2.00	200.00%	FIELD CONDITIONS PREVAILED
16	Remove Portland Cement Concrete Single Curb; Curb and Gutter; Header Curb or Embankment Curb	508.00	540.00	32.00	106.30%	NORMAL VARIANCE
17	Remove Portland Cement Concrete Sidewalk, Driveway, Valley Gutter and Slab	2526.00	2526.00	0.00	100.00%	NO CHANGE
18	Miscellaneous Removal and Other Work	1.00	1.00	0.00	100.00%	NO CHANGE
19	Obliterate Existing Pavement Markings	1.00	1.00	0.00	100.00%	NO CHANGE
20	1" PVC Schedule 40 Conduit	20.00	0.00	(20.00)	0.00%	ITEM NOT USED
21	2-1/2" Schedule 40 Conduit	30.00	87.00	57.00	290.00%	DESIGN CHANGE
22	Furnish and Install Street Light Per C.O.P. Street Lighting Procedures, Standards and Specifications Manual, Latest Edition	1.00	1.00	0.00	100.00%	NO CHANGE
23	Relocate Existing Light Poles	1.00	1.00	0.00	100.00%	NO CHANGE

PROGRESS PAYMENT NO.10-FINAL

REASON REPORT

ITEM NO.	DESCRIPTION	APPROXIMATE QUANTITY PER CONTRACT	AMOUNT COMPLETED	PLUS OR MINUS	PERCENT COMPLETE	STATE REASON FOR OVERRUNS OR UNDERRUNS (Attach additional sheets for complete explanation)
26	Remove and Relocate Fence to Right of Way per Plans	130.00	142.00	12.00	109.23%	NORMAL VARIANCE
27	Plant Establishment Guarantee and Maintenance (including water and power)	6.00	6.00	0.00	100.00%	NO CHANGE
28	Decomposed Granite, 3/4" Minus for General Landscape	4.00	4.00	0.00	100.00%	NO CHANGE
29	5 Gallon Shrub	58.00	58.00	0.00	100.00%	NO CHANGE
30	15 Gallon Tree	1.00	1.00	0.00	100.00%	NO CHANGE
31	3/4" Class 200 PVC Irrigation Pipe	403.00	0.00	(403.00)	0.00%	ITEM NOT USED
32	3/4" Irrigation Pipe, Schedule 40	14.00	417.00	403.00	2978.57%	DESIGN CHANGE
33	Flush Cap	4.00	4.00	0.00	100.00%	NO CHANGE
34	3/4" Reduced Pressure Backflow Prevention Unit and Cage	1.00	1.00	0.00	100.00%	NO CHANGE
35	Electric Valve and Box	2.00	2.00	0.00	100.00%	NO CHANGE
36	1 GPH, 3 GPH, and 5 GPH Emitters	58.00	0.00	(58.00)	0.00%	ITEM NOT USED
37	Muti-Port Emitter and Riser Assembly with Bug Cap	10.00	13.00	3.00	130.00%	DESIGN CHANGE
38	2" Schedule 40 PVC Irrigation Sleeve	46.00	46.00	0.00	100.00%	NO CHANGE
39	4" Schedule 40 PVC Irrigation Sleeve	99.00	99.00	0.00	100.00%	NO CHANGE
40	Rainmaster Eagle (6 Station) Sprinkler Controller with Surge Protection and Security Cabinet	1.00	1.00	0.00	100.00%	NO CHANGE
41	Flow Sensor with Master Valve Assembly and Filter	2.00	2.00	0.00	100.00%	NO CHANGE
42	Concrete Block Masonry Wall	170.00	321.98	151.98	189.40%	DESIGN CHANGE
42A	Concrete Block Masonry Wall- Replacement	0.00	1.00	1.00	100.00%	NO CHANGE
43	Trenching for Street Light Circuits (One Conduit)	30.00	87.00	57.00	290.00%	DESIGN CHANGE
44	Junction Box, Install	1.00	0.00	(1.00)	0.00%	ITEM NOT USED
45	New Water Meter Box and Cover, Furnish and Install"	1.00	1.00	0.00	100.00%	NO CHANGE
46	Relocate Fire Hydrant	1.00	1.00	0.00	100.00%	NO CHANGE

CITY OF PHOENIX
STREET TRANSPORTATION DEPARTMENT
DESIGN & CONSTRUCTION MANAGEMENT DIVISION
FLAMENCO DRIVE / COUNTRY GABLES DRIVE
TRAFFIC CALMING IMPROVEMENTS
ST89320094-2

2013

F.H.W.A. REGION	STATE	PROJ. NO.	NO.
9	ARIZ.	ST89320094-2	1

Kitchen and Associates, Inc.
7424 13th Street Suite 300
Phoenix, Arizona 85020

DES: GWW DR: DJO CK: TCW

Exp. Date: 03/31/15

AS-BUILTS
SUBMITTED 21 AUGUST 2013
P.C. - DAVIS
INSP - VEDVING
MERECK - CONTRACTOR

MAYOR
GREG STANTON

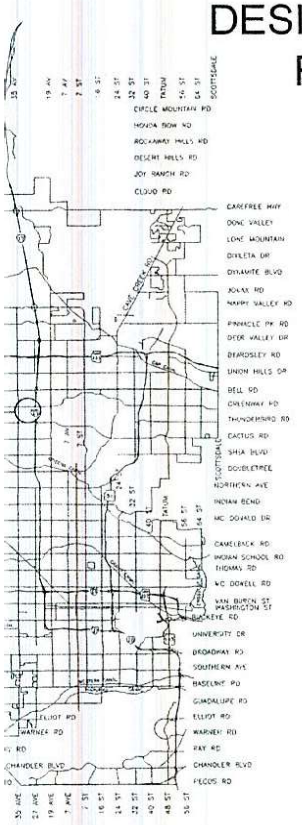
CITY MANAGER
DAVID CAVAZOS

CITY COUNCIL

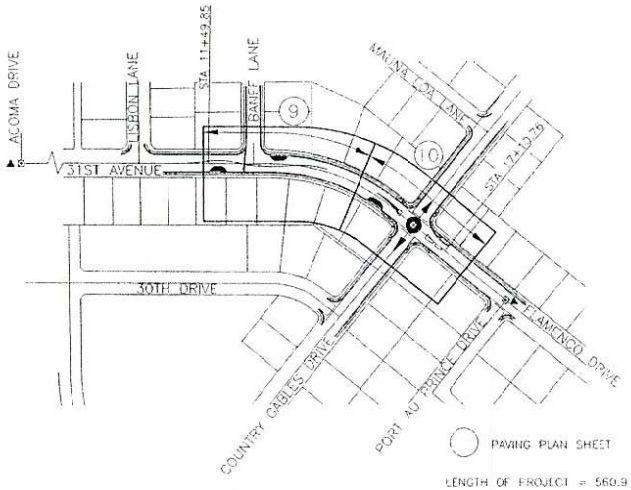
DISTRICT NO. 1.	THELDA WILLIAMS
DISTRICT NO. 2.	JIM WARING
DISTRICT NO. 3.	BILL GATES
DISTRICT NO. 4.	TOM SIMPLOT
DISTRICT NO. 5.	DANIEL VALENZUELA
DISTRICT NO. 6.	SAL DIGIACIO
DISTRICT NO. 7.	MICHAEL NOWAKOWSKI
DISTRICT NO. 8.	MICHAEL JOHNSON

INDEX OF SHEETS

1	COVER SHEET
2	LEGEND AND NOTES
3	ROADWAY SUMMARY
4	DETAILS SHEET
5-6	DEMOLITION PLAN SHEET
7-8	GEOMETRIC LAYOUT SHEET
9-10	PAVING PLAN SHEET
11	PLANT LEGEND AND NOTES
12	PLANTING PLAN
13	LANDSCAPING DETAILS
14	IRRIGATION PLAN
15	IRRIGATION DETAILS
16	STREET LIGHT COVER SHEET
17-18	STREET LIGHT SITE PLAN
19	STREET LIGHT DETAIL SHEET



VICINITY MAP
NTS



KEY MAP
NTS

LENGTH OF PROJECT = 560.9 LF = 0.11 MILES

CITY BENCHMARK:

A CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF 31ST AVENUE AND ACOMA DRIVE
ELEVATION = 1290.295 (NGVD-29)

BASIS OF BEARING:

A LINE BETWEEN CITY OF PHOENIX BRASS CAP AT THE INTERSECTION OF FLAMENCO DRIVE & PORT AU PRINCE DRIVE AND A CITY OF PHOENIX BRASS CAP LYING 37 FEET NORTH OF THE 31ST AVENUE & BANFF LANE INTERSECTION
SAID LINE BEARS: N30°11'14"E, A DISTANCE OF 581.34'

Two working days before you dig.
CALL FOR THE BLUE STAKES
263-1100
Blue Stake Center

"PER CITY OF PHOENIX ORDINANCE G-4396, THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFILL THE OBLIGATIONS OF YOUR CONTRACT WITH THE CITY OF PHOENIX."

TRANSPORTATION DIRECTOR — DATE 2/27/13

STREET TRANSPORTATION DIRECTOR — DATE 2/25/13

RK
VEY MONUMENT – M.A.G. DETAIL 120-1 TYPE "B"
VEY MONUMENT – M.A.G. DETAIL 120-1 TYPE "A"
D CURB & GUTTER – M.A.G. DETAIL 220 TYPE "A"
TYPE & SQ. YD. PVMT. REPLACEMENT – C.O.P. DETAIL P1200
CONCRETE PAVEMENT OR SIDEWALK
NCRETE SIDEWALK – STD. DETAIL P1230
NCRETE DRIVEWAY OR ALLEY ENT. PER DETAIL NO. ON PLANS
NCRETE PAVERS
EXISTING PAVEMENT
NCRETE SIDEWALK RAMP PER DETAIL ON PLANS
GROUND ELEVATION AT R/W LINE
COMPACTION TYPE
DITCH
IRRIGATION LINE W/SIZE (NOTE PRIVATE, SALT RIVER OR R.I.D.)
IRRIGATION STRUCTURE
IRRIGATION STANDPIPE
IGATION STANDPIPE – M.A.G. DETAIL 503
IGATION VALVE – M.A.G. DETAIL 506 W/ CONC. SCOURING BASIN
N BERM
IGATION STRUCTURE PER DETAIL ON PLANS
WATER LINE W/SIZE & TYPE (12" AND SMALLER)
WATER LINE W/SIZE & TYPE (GREATER THAN 12")
EXIST. WATER VALVE BOX – C.O.P. DETAIL P1391
ERVICE W/SIZE AND WATER METER BOX
FIRE HYDRANT
RELOCATED FIRE HYDRANT BY CONTRACTOR
WATER VALVE W/TOP OF OPERATING NUT ELEVATION
SANITARY SEWER LINE W/SIZE & TYPE (12" AND SMALLER)
SANITARY SEWER LINE W/SIZE & TYPE (GREATER THAN 12")
MANHOLE
NHOLE
BASIN, GUTTER INLET (LENGTH TO SCALE)
BASIN, CURB INLET (LENGTH TO SCALE)
BASIN, CURB & GUTTER INLET (LENGTH TO SCALE)
STORM DRAIN LINE W/SIZE & TYPE (GREATER THAN 12")
PE FOR STORM DRAIN OR IRRIGATION LINE
GAS LINE W/SIZE
UNDERGROUND ELECTRIC CABLE OR SINGLE CONDUIT
DERGROUND ELECTRIC CABLE OR SINGLE CONDUIT
UNDERGROUND ELECTRIC DUCT (SPECIFY NUMBER)
TELEPHONE BURIED CABLE OR SINGLE CONDUIT
UNDERGROUND TELEPHONE DUCT (SPECIFY NUMBER)
UNDERGROUND CABLE TV
UNDERGROUND FIBER OPTIC LINE
TRAFFIC SIGNAL POLE W/MAST ARM & SIGNAL INDICATIONS
STREET OR TRAFFIC SIGN
UTILITY POLE W/LINE INDICATING WIRE DIRECTION
WIRE FENCE
BLOCK FENCE
WOOD FENCE
X
POWER POLE DOWN GUY ANCHOR
STREET LIGHT & POLE
TREE OR STUMP TO BE REMOVED – MORE THAN 12" DIA.
TREE TO BE TRANSPLANTED BY CONTRACTOR
NT LINE
UTILITY EASEMENT LINE (PUE)
USE TRAIL EASEMENT LINE (MUTE)
G OR NEW R/W LINE
NT CENTER LINE OR MONUMENT LINE
TREE OR STUMP TO BE REMOVED 12" DIA. OR LESS (NON PAY ITEM)
TREE TO REMAIN

NOTES

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CONTRACT SPECIAL PROVISIONS AND DETAILS, CITY OF PHOENIX SUPPLEMENTS TO MAG STANDARD SPECIFICATIONS AND DETAILS, AND MAG STANDARD SPECIFICATIONS AND DETAILS, IN THAT ORDER OF PRECEDENCE, AT THE TIME OF CONSTRUCTION BID.

ALL STORM SEWER MANHOLES ARE TO BE CONSTRUCTED WITHOUT STEPS.

PIPE CONNECTIONS TO EXISTING CONCRETE PIPE MAINS SHALL BE MADE IN ACCORDANCE WITH DETAILS CALLED OUT ON THE PLANS. CONNECTION TO MAINS SHALL NOT BE CLOSER THAN 5', CENTER TO CENTER.

PIPE CONNECTIONS TO NEW PRECAST CONCRETE PIPE MAINS, SHALL BE MADE WITH FACTORY MADE WYES OR TEES. THE DETAIL OF THE FITTINGS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE. PIPE CONNECTIONS TO NEW CAST IN PLACE CONCRETE PIPE MAINS SHALL BE MADE PER C.O.P. DETAIL P1576.

CATCH BASIN CONNECTOR PIPES SHALL BE LAID ON A STRAIGHT ALIGNMENT AND SLOPE UNLESS OTHERWISE SPECIFIED. IF BREAKS IN ALIGNMENT OR SLOPE ARE NECESSARY TO MEET FIELD CONDITIONS, THE MAXIMUM DEFLECTION SHALL BE 22-1/2°. THE BEND SHALL BE COLLARED ACCORDING TO C.O.P. DETAIL P1505. ANY ANGLE BENDS GREATER THAN 22-1/2° SHALL BE PREFABRICATED.

CONNECTOR PIPES SHALL CONNECT TO CATCH BASIN WALLS AT AN ANGLE NOT TO EXCEED 22-1/2° FROM PERPENDICULAR.

FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS, ARE LOCATED ONLY APPROXIMATELY AND TO THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION AND COMPLETENESS OF THIS INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF CONSTRUCTION.

AT LEAST TWO WORKING DAYS BEFORE CONSTRUCTION, THE CONTRACTOR SHALL CONTACT BLUESTAKE TO FIND AND FLAG UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT OTHER APPROPRIATE UTILITIES DIRECTLY IF THEY ARE NOT ON BLUESTAKE SYSTEM.

VERTICAL CONTROL IS BASED ON NATIONAL GEODETIC SURVEY.

UNLESS OTHERWISE NOTED, STATIONS SHOWN ON PIPE PROFILES ARE ALONG CENTERLINE OF PIPE.

UNLESS OTHERWISE NOTED, PIPE SHALL BE BEDDED IN ACCORDANCE WITH CITY OF PHOENIX DETAIL P1200.

CATCH BASINS ARE STATIONED PERPENDICULAR TO THE CENTERLINE OF THE STREET AT THE CENTERLINE OF THE MAINTENANCE BASIN.

SANITARY SEWER MAINS AND TAPS CROSSING OVER STORM DRAIN MAINS SHALL BE SUPPORTED PER M.A.G. DETAIL 403-1, 403-2, OR 403-3.

ALL EXISTING PRECAST CONCRETE SAFETY CURBS AND ALL EXISTING WOODEN PARKING CURBS, WHICH ARE INSIDE THE RIGHT OF WAY AND APPROXIMATELY PARALLEL TO THE NEW CURB LINE, SHALL BE RESET ON THE RIGHT OF WAY DIRECTLY OPPOSITE THEIR EXISTING LOCATION, WITH THE BACK EDGE ON THE RIGHT OF WAY LINE. ALL OTHER PRECAST CONCRETE SAFETY CURBS INSIDE THE STREET RIGHT OF WAY SHALL BE SALVAGED AND STOCK PILED FOR THE OWNER AT THE RIGHT OF WAY LINE.

EXISTING PRECAST CONCRETE SAFETY CURBS OUTSIDE THE RIGHT OF WAY, WHICH ARE DISTURBED BY NEW CONSTRUCTION SHALL BE RESET IN THEIR ORIGINAL POSITION BY THE CONTRACTOR.

ALL EXISTING DRIVEWAYS AND ALL EXISTING ALLEYS SHALL BE GRADED TO MATCH THE NEW WORK IN ACCORDANCE WITH STD. DETAIL P1164, UNLESS OTHERWISE SPECIFIED. EXISTING SURFACING SHALL BE REMOVED AND REPLACED AS NECESSARY.

NOTES CONTINUED...

UNLESS OTHERWISE PROVIDED ON THE PLANS:

- THE SPACE BETWEEN THE BACK OF NEW DRIVEWAY ENTRANCES AND EXISTING A.C. DRIVEWAYS SHALL BE FILLED WITH A MINIMUM OF 3" A.C.S.C. ON 100% COMPACTED NATIVE SOIL. WHERE EXISTING PAVEMENT AND BASE THICKNESS EXCEED THE MINIMUMS, MATCH THE EXISTING.
- THE SPACE BETWEEN THE BACK OF NEW SIDEWALKS AND EXISTING PRIVATE SIDEWALKS, AND THE SPACE BETWEEN THE BACK OF NEW DRIVEWAY ENTRANCES AND EXISTING P.C.C. DRIVEWAYS SHALL BE FILLED WITH P.C.C., THE THICKNESS AND CLASS SHALL MATCH THAT OF THE NEW SIDEWALK OR DRIVEWAY ENTRANCE.
- THE SPACE BETWEEN THE BACK OF THE NEW SIDEWALKS, AND EXISTING A.C. PARKING LOTS, WHICH FALL WITHIN OR ABUT THE R/W SHALL BE FILLED WITH 2" A.C.S.C. ON 100% COMPACTED NATIVE SOIL.

EXISTING IRRIGATION BERMS DISTURBED BY NEW CONSTRUCTION SHALL BE RECONSTRUCTED AS SHOWN ON PLANS.

CATCH BASIN ACCESS FRAME AND COVERS SHALL BE CONSTRUCTED PER C.O.P. DETAIL P1561.

STRUCTURAL NOTES

"CLEAR" DIMENSIONS FOR DEPTH OF REINFORCING STEEL ARE FROM FACE OF CONCRETE TO FACE OF BARS.

ALL EXPOSED EDGES OF CONCRETE SHALL BE BEVELED OR ROUNDED.

ALL EXPOSED CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ARIZONA DEPT. OF TRANSPORTATION STANDARD SPECIFICATION 601-3.05 – FINISHING CONCRETE, UNLESS OTHERWISE SPECIFIED.

ADDITIONAL SYMBOLS

REMOVE EXISTING IMPROVEMENTS

CONCRETE PAVERS

ASPHALT CONCRETE

Exp Date 03/31/15

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST8932

Kimley-Horn and Associates, Inc. 7740 N. 16th Street Suite 300 Phoenix, Arizona 85020

DES: GWW | DR: DJO | CK:

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL USE AND MAY NOT BE SHARED WITH OTHERS AS REQUIRED TO FULFILL THE OBLIGATIONS OF YOUR CONTRACT WITH THE CITY."

LEGEND AN

CITY OF PHOEN
STREET TRANSPORTA

FLAMENCO DR & COU
TRAFFIC CALMING
ST8932

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DAT

SCALE: N/A

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)

ROADWAY SUMMARY

DESCRIPTION	UNIT	SHEET NUMBERS 5	6	9	10		TOTAL QTY
RATION	SY			111	1075		1186
ALT FOR TACK COAT, TYPE SS-1H	TON			0.2	0.3		0.5
TE FOR PERMANENT PAVEMENT PE C 3/4, 5" THICK	TON			14	227		241
S PER DETAIL	SF			513	1543		2056
GUTTER STD. DETAIL 240.	SF				803		803
ALK, STD DETAIL P1230 (MODIFIED) 6"	SF			20	1820		1840
S FOR SIDEWALK RAMPS	SF				80		80
(6" THICK, CLASS A)	SF				143		143
UNDER PAVERS (6" THICK, CLASS A)	SF				1380		1380
ETE CURB AND GUTTER, STD DETAIL , H=4"	LF			89	421		510
ETE SLAB PER MAG STD DET 220-1, D	LF			72	58		130
CURB, STD DET 222, TYPE "A"	LF			160	627		787
MANHOLE FRAME AND COVER, COP	EA				1		1
SEWER CLEAN-OUT FRAME AND P1270	EA			1			1
TYPE "A" WATER VALVE, STD DETAIL	EA				2		2
D CEMENT CONCRETE SINGLE CURB; R, HEADER CURB OR EMBANKMENT	LF	82	426				508
D CEMENT CONCRETE SIDEWALK, GUTTER & SLAB	SF	20	2506				2526
ING STRIPING	LF	500	140				640
MAG STD DETAIL 120-1, TYPE "A"	EA				1		1
ANITE, 3/4" MINUS FOR GENERAL SON GOLD)	CY					4	4
3	EA					58	58
	EA					1	1
PVC IRRIGATION PIPE	LF					403	403
INE IRRIGATION PIPE, SCHEDULE 40	LF					14	14
	EA					4	4
PRESSURE BACKFLOW PREVENTION UNIT	EA					1	1
GATION)	EA					2	2
REMOTE CONTROL VALVE AND DRIP SYSTEM	EA					2	2
S	EA					58	58
TTER AND RISER ASSEMBLY FOR DRIP	EA					2	2
PVC IRRIGATION SLEEVE	LF					46	46
PVC IRRIGATION SLEEVE	LF					99	99
MASTER EAGLE CONTROLLER W/ SECURITY CABINET	EA				1		1
ER BOX AND COVER, FURNISH &	EA				1		1
CONNECTION (MAIN TO METER, ¾")	EA				1		1
HYDRANT	EA				1		1

F.H.W.A. REGION 9 | STATE ARIZ. | PROJ. ST8932

Kimley-Horn and Associates, Inc.

DES: GWW | DR: DJO | CK:

27781 TOVE CHRISTINA WHITE

Exp. Date 03/31/15

STREET LIGHT QUANTITI ON THIS SHEET. SEE S LIGHT COVER SHEET) F QUANTIT

"PER CITY OF PHOENIX ORDINANC THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH C AS REQUIRED TO FULFILL THE OB YOUR CONTRACT WITH THE CITY C

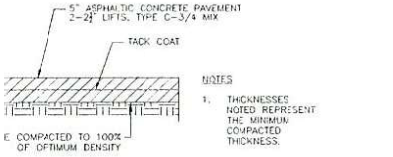
ROADWAY S

CITY OF PHOEN
STREET TRANSPORTAT

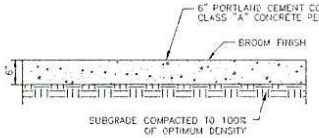
FLAMENCO DR & COU
TRAFFIC CALMING I
ST89320

DR: DJO DATE: 1/13 | DES: GWW DATE: 1/13 | CK: DATE

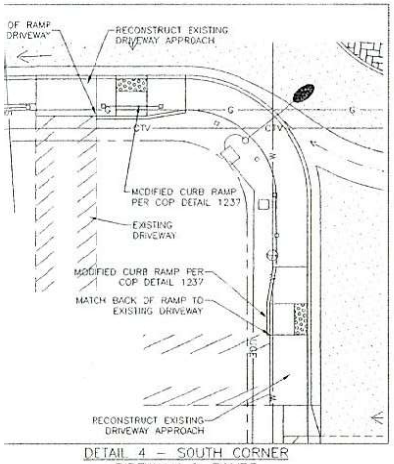
SCALE:



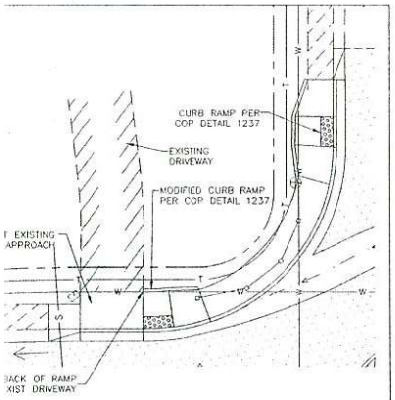
RAL SECTION 1
TO SCALE



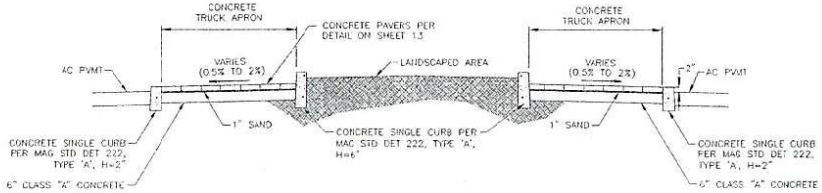
STRUCTURAL SECTION 2 – CONCRETE SLAB
NOT TO SCALE



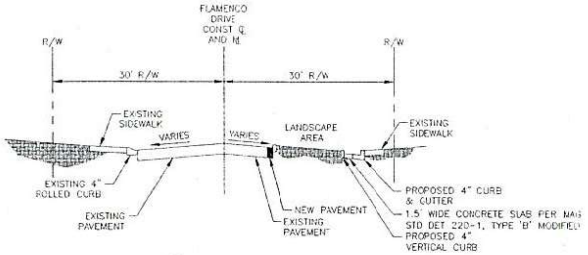
DETAIL 4 – SOUTH CORNER
SIDEWALK & RAMPS
NOT TO SCALE



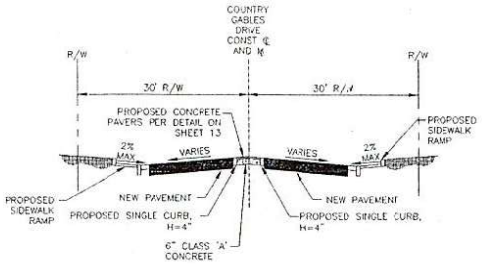
DETAIL 2 – WEST CORNER
SIDEWALK & RAMPS
NOT TO SCALE



TRUCK APRON DETAIL
NOT TO SCALE



A SECTION A
NTS



B SECTION B
NTS

N

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST893

DES: GWW | DR: DJO | CK:

"PER CITY OF PHOENIX ORDINANC
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE OB
YOUR CONTRACT WITH THE CITY

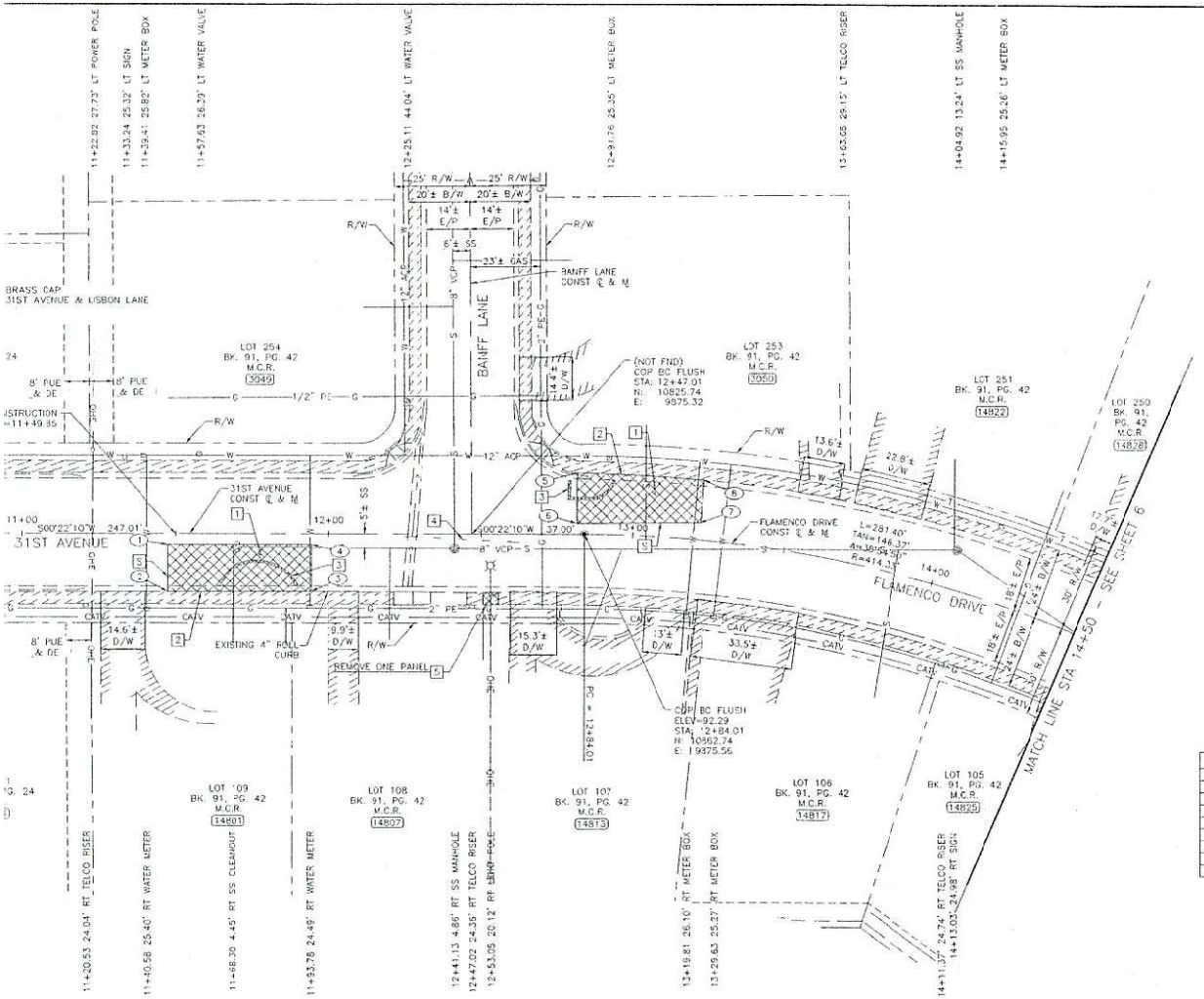
DETAILS

CITY OF PHOEN
STREET TRANSPORTAT

FLAMENCO DR & COU
TRAFFIC CALMING
ST89320

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DATE

SCALE: N/A



SAWCUT CONTROL POINTS		
PT #	STATION	OFFSET
1	11+47.40	3.62' RT
2	11+47.40	19.46' RT
3	11+94.26	19.44' RT
4	11+94.26	3.62' RT
5	12+81.84	20.44' LT
6	12+81.72	3.70' LT
7	13+21.82	5.75' LT
8	13+21.82	19.91' LT

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST893.32

DES: GWW DR: DJO CK:

[S] SAWCUT

REMOVAL NOT

DESCRIPTION

[1] REMOVE ASPHALT CONCRETE F (FAID UNDER SUBGRADE PREP

[2] SAWCUT & REMOVE CONCRETE AND GUTTER

[3] EXIST. TRAFFIC CONTROL DEVI BE REMOVED AND SALVAGED STREET TRANSPORATION DEPAR

[4] OBLITERATE EXISTING STRIPING

[5] SAWCUT & REMOVE CONCRETE SIDEWALK

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL U AND MAY NOT BE SHARED WITH O AS REQUIRED TO FULFILL THE OBI YOUR CONTRACT WITH THE CITY O

DEMOLITION P

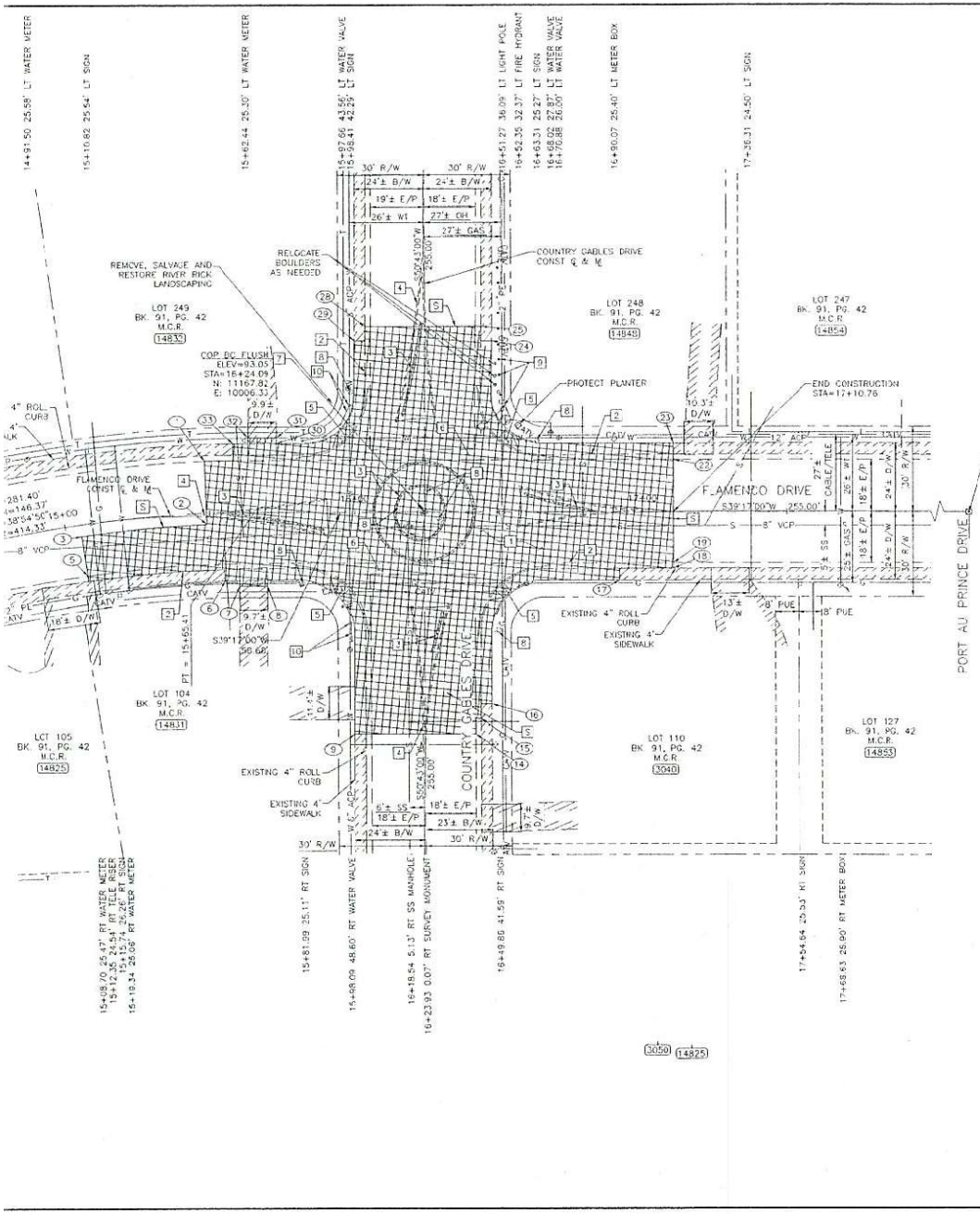
CITY OF PHOENI
STREET TRANSPORTATI

FLAMENCO DR & COU
TRAFFIC CALMING II
ST893200

DR: DJO	DES: GWW	CK: T
DATE: 1/13	DATE: 1/13	DATE:

SCALE: 1" = 20' HORIZONTAL

602-263-1100
1-800-STAKE-IT



SAWCUT CONTROL POINTS		
PT#	STATION	OFFSET
1	5+48.89	18.08' LT
2	15+48.89	4.04' RT
3	5+05.12	3.99' RT
4		
5	5+05.12	18.08' RT
6	15+54.90	23.93' RT
7	5+60.05	25.97' RT
8	5+70.06	26.00' RT
9	5+99.7	77.85' RT
14	6+41.66	77.85' RT
15	16+43.5'	72.41' RT
16	16+47.48	67.41' RT
17	16+91.83	24.00' RT
18	17+10.77	19.90' RT
19	17+10.77	18.02' RT
22	17+10.76	16.17' LT
23	17+10.76	23.97' LT
24	16+47.66	60.22' LT
25	16+43.62	65.22' LT
28	16+03.64	65.22' LT
29	15+99.66	60.22' LT
30	15+73.16	23.98' LT
31	15+73.20	26.00' LT
32	15+63.36	26.00' LT
33	15+58.59	24.05' LT

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST8932

DES: GWW | DR: DJO | CK:

S SAWCUT

REMOVAL NOTE

DESCRIPTION

1 REMOVE ASPHALT CONCRETE P (PAID UNDER SUBGRADE PREP
2 SAWCUT & REMOVE CONCRETE AND GUTTER
3 EXIST. TRAFFIC CONTROL DEVIC BE REMOVED AND SALVAGED E STREET TRANSPORATION DEPAR
4 OBLITERATE EXISTING STRIPING
5 SAWCUT & REMOVE CONCRETE SIDEWALK AND RAMPS
6 SAWCUT & REMOVE CONCRETE AND VALLEY GUTTER
7 REMOVE EXISTING SURVEY MAR
8 EXIST. SIGNS TO BE REMOVED REPLACED BY CITY STREET TRANSPORTATION DEPARTMENT
9 EXISTING STEEL BOLLARDS TO REMOVED
10 REMOVE & RELOCATE EXISTING POST AND/OR FOOTINGS WHER CONFLICT WITH NEW SIDEWALK (NOTE PORTIONS OF FENCE H REMOVED, FOOTINGS REMAIN)

"PER CITY OF PHOENIX ORDINANC THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH (AS REQUIRED TO FULFILL THE OB YOUR CONTRACT WITH THE CITY (

DEMOLITION P

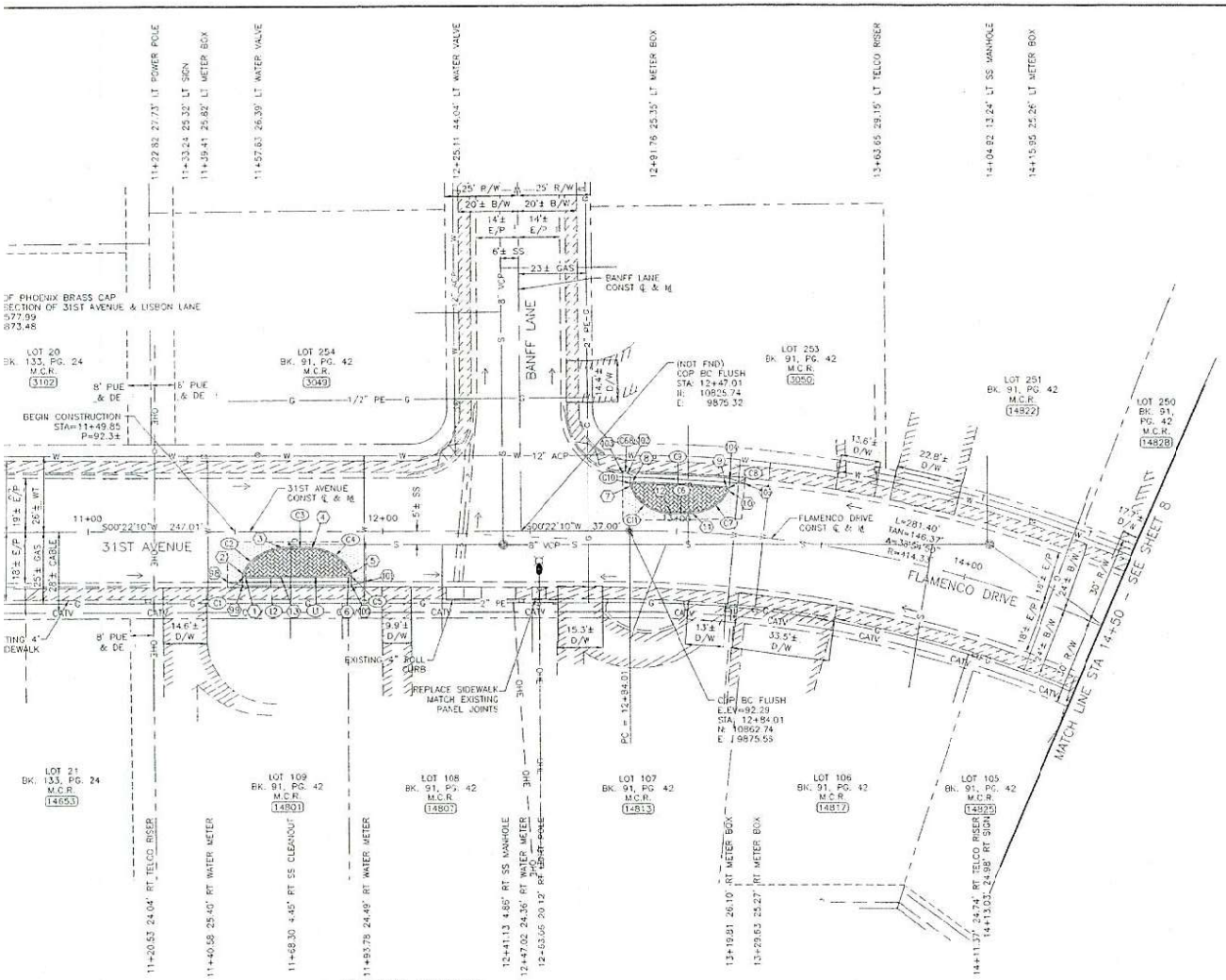
CITY OF PHOEN
STREET TRANSPORTAT

FLAMENCO DR & COU
TRAFFIC CALMING I
ST8932

DR: DJO | DES: GWW | CK:
DATE: 1/13 | DATE: 1/13 | DATE

SCALE: 1" = 20' HORIZONTAL

602-263-1100
1-800-STAKE-IT



(X) SPOT ELEVATION TABLE			
MON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
11+~~63.40~~	16.12' RT	92.40	91.90
11+~~52.18~~	14.73' RT	91.42	91.92
11+65.82	5.69' RT	92.60	92.10
11+75.82	5.68' RT	92.54	92.04
11+~~80.17~~	14.62' RT	92.31	91.81
11+~~80.26~~	16.03' RT	92.30	91.80
12+~~84.09~~	15.52' RT	92.32	91.82
12+~~85.18~~	16.88' LT	92.29	91.79
13+16.35	16.47' LT	92.31	91.81
13+~~78.95~~	15.05' LT	92.33	91.83
13+05.29	6.52' LT	92.69	92.19

D.N.E.= DOES NOT EXIST- NOT CONSTRUCTED

(X) SPOT ELEVATION TABLE					
PT#	MON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV	
12	~~12+08.05~~	6.17' LT	92.63	92.13	
~~13~~	~~11+63.58~~	16.16' RT	92.34	91.84	
98	11+47.40	17.63' RT	92.13	91.88	
99	11+52.40	18.88' RT	92.12	91.87	
100	11+89.27	18.84' RT	92.03	91.78	
101	11+~~94.26~~	17.55' RT	92.02	91.77	
102	12+83.32	19.8' LT	91.99	91.74	
103	12+81.68	19.97' LT	91.99	91.74	
104	13+17.04	19.33' LT	92.01	91.76	
105	13+21.82	17.97' LT	92.01	91.76	

(C) CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	1.98	1.00	113°30'23"	1.53
C2	17.01	15.00	64°58'11"	9.55
C3	10.00	188.00	3°02'52"	5.00
C4	16.96	15.00	64°45'52"	9.51
C5	1.98	1.00	113°35'43"	1.53
C6	7.37	188.00	2°14'46"	3.69
C7	15.29	15.00	58°23'07"	8.38
C8	2.00	1.00	114°52'12"	1.56
C9	32.14	608.51	3°01'33"	16.07
C10	1.96	1.00	112°36'58"	1.50
C11	18.02	15.00	68°49'08"	10.27
C68	1.65	25.69	3°40'27"	0.82

(L) LINE TABLE		
LINE	LENGTH	BEARING
L1	22.73	S00°10'09"W
L2	12.13	S00°17'03"W

F.H.W.A. REGION	STATE	PROJ. N
9	ARIZ.	ST893200

DES: GWW | DR: DJO | CK:

"PER CITY OF PHOENIX ORDINANCE
THESE PLANS ARE FOR OFFICIAL U
AND MAY NOT BE SHARED WITH OT
AS REQUIRED TO FULFILL THE OBL
YOUR CONTRACT WITH THE CITY OF

GEOMETRIC LAY

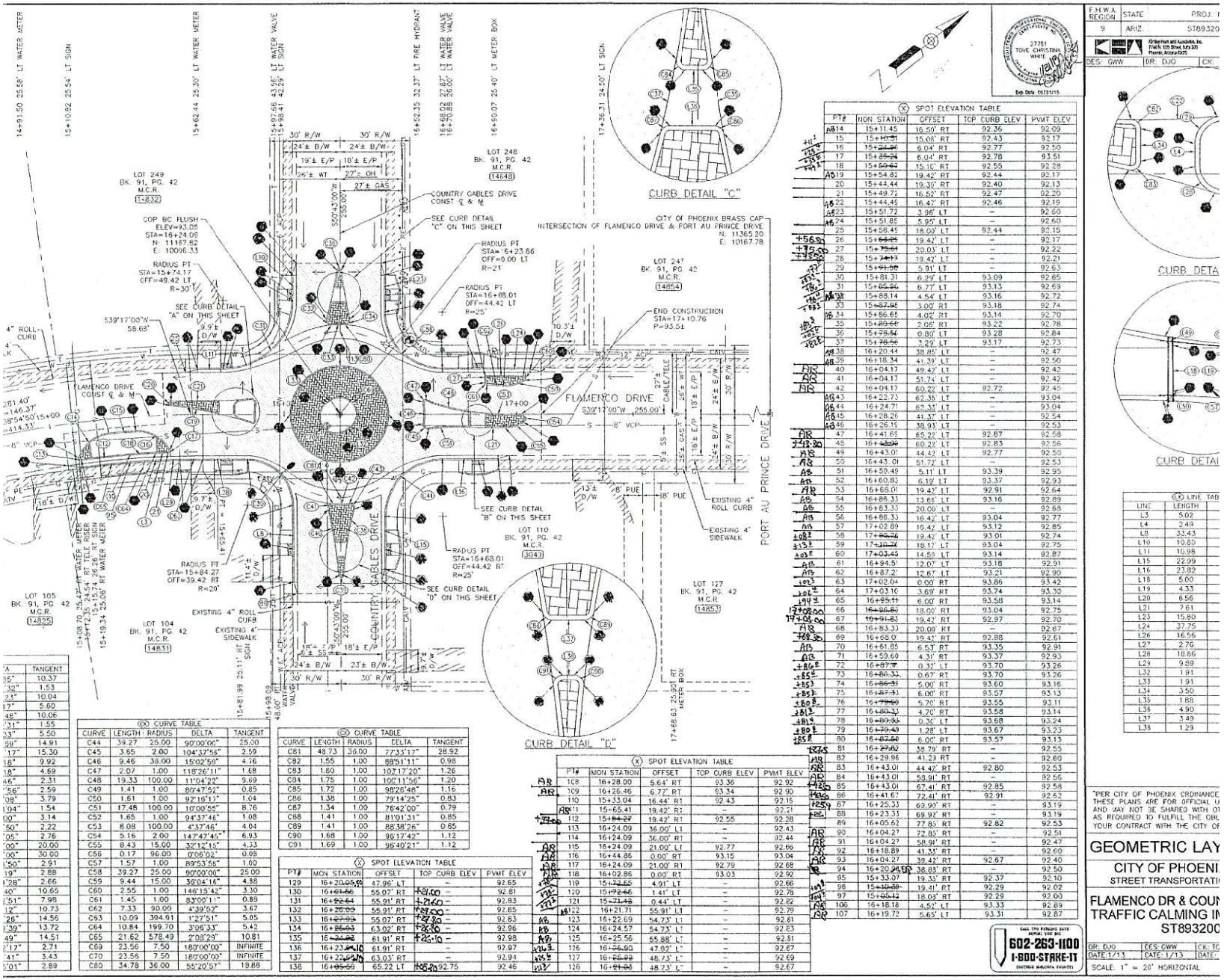
CITY OF PHOENI
STREET TRANSPORTATI

FLAMENCO DR & COUN
TRAFFIC CALMING IN
ST893200

DR: DJO | DES: GWW | CK: TC
DATE: 1/13 | DATE: 1/13 | DATE:

SCALE 1" = 20' HORIZONTAL

602-263-1100
1-800-STAKE-IT



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C44	39.27	25.00	90°00'00"	25.00
C45	3.65	2.00	104°37'58"	2.59
C46	9.46	38.00	15°02'59"	4.76
C47	2.07	1.00	118°26'11"	1.68
C48	19.33	100.00	11°04'22"	9.69
C49	1.41	1.00	80°47'52"	0.85
C50	1.61	1.00	92°18'17"	1.04
C51	17.48	100.00	10°00'55"	8.76
C52	1.65	1.00	94°37'46"	1.08
C53	8.08	100.00	4°37'46"	4.04
C54	5.16	2.00	147°47'45"	6.93
C55	8.43	15.00	32°12'15"	4.33
C56	0.17	96.00	0°06'02"	0.08
C57	1.57	1.00	89°53'58"	1.00
C58	39.27	25.00	90°00'00"	25.00
C59	9.44	15.00	36°04'16"	4.88
C60	2.55	1.00	146°15'42"	3.30
C61	1.45	1.00	83°00'11"	0.89
C62	7.33	90.00	4°39'52"	3.67
C63	10.09	394.91	1°27'51"	5.05
C64	10.84	199.70	3°06'33"	5.42
C65	21.62	578.49	2°08'29"	10.81
C69	23.56	7.50	180°00'00"	INFINITE
C70	23.56	7.50	180°00'00"	INFINITE
C80	34.78	36.00	55°20'57"	18.88

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C81	48.73	36.00	77°33'17"	28.92
C82	1.55	1.00	88°51'11"	0.98
C83	1.80	1.00	102°17'20"	1.26
C84	1.75	1.00	100°11'56"	1.20
C85	1.72	1.00	98°26'48"	1.16
C86	1.38	1.00	79°14'25"	0.83
C87	1.34	1.00	76°42'00"	0.79
C88	1.41	1.00	81°01'31"	0.85
C89	1.41	1.00	88°38'26"	0.85
C90	1.68	1.00	96°17'42"	1.12
C91	1.69	1.00	96°40'21"	1.12

SPOT ELEVATION TABLE					
PT#	MON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV	
129	16+20.05	47.96' LT	–	92.65	
130	16+61.66	55.07' RT	+21.00 –	92.81	
131	16+92.64	55.91' RT	+21.00 –	92.83	
132	16+26.03	56.91' RT	+21.00 –	92.85	
133	16+27.93	55.07' RT	+27.80 –	92.83	
134	16+85.03	63.02' RT	+27.80 –	92.86	
135	16+24.82	61.91' RT	+28.10 –	92.98	
136	16+23.84.10	61.91' RT	–	92.97	
137	16+22.93.10	63.03' RT	–	92.94	
138	16+85.59	65.22 LT	+28.80 92.75	92.46	

SPOT ELEVATION TABLE				
PT#	MON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
108	16+28.00	5.64' RT	93.36	92.92
109	16+26.46	6.77' RT	93.34	92.90
110	15+33.04	16.44' RT	92.43	92.15
111	15+65.41	19.42' RT	–	92.21
112	15+84.27	19.42' RT	92.55	92.28
113	16+24.09	36.00' LT	–	92.43
114	16+24.09	36.00' RT	–	92.44
115	16+24.09	21.00' LT	92.77	92.66
116	16+44.86	0.00' RT	93.15	93.04
117	16+24.09	21.00' R1	92.79	92.68
118	16+02.86	0.00' RT	93.03	92.92
119	15+72.65	4.91' LT	–	92.66
120	15+72.66	1.41' LT	–	92.78
121	15+71.48	0.44' LT	–	92.82
122	16+21.71	55.91' L1	–	92.79
123	16+22.69	54.73' L1	–	92.81
124	16+24.57	54.73' L1	–	92.83
125	16+25.56	55.88' L1	–	92.81
126	16+76.90	47.92' L1	–	92.67
127	16+25.98	48.73' L1	–	92.69
128	16+21.03	48.73' L1	–	92.67

SPOT ELEVATION TABLE				
PT#	NON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
A814	15+11.45	16.50' RT	92.36	92.09
15	15+10.01	15.08' RT	92.43	92.17
16	15+24.96	6.04' RT	92.77	92.50
17	15+36.26	6.04' RT	92.78	93.51
18	15+50.67	15.15' RT	92.55	92.28
A819	15+54.82	19.42' RT	92.44	92.17
20	15+44.44	19.30' RT	92.40	92.13
21	15+49.72	16.52' RT	92.47	92.20
A822	15+44.45	16.42' RT	92.46	92.19
A823	15+51.72	3.96' LT	–	92.60
A824	15+51.85	5.95' LT	–	92.60
25	15+58.45	18.00' LT	92.44	92.15
26	15+63.25	19.42' LT	–	92.17
27	15+75.64	20.03' LT	–	92.22
28	15+74.17	19.42' LT	–	92.21
29	15+91.56	5.91' LT	–	92.63
30	15+81.31	6.29' LT	93.09	92.65
31	15+85.96	6.77' LT	93.13	92.69
32	15+88.14	4.54' LT	93.16	92.72
33	15+87.98	3.00' RT	93.18	92.74
A834	15+86.65	4.02' RT	93.14	92.70
35	15+86.66	2.06' RT	93.22	92.78
36	15+78.56	0.80' LT	93.28	92.84
37	15+75.56	3.29' LT	93.17	92.73
A838	16+20.44	38.86' LT	–	92.47
A839	16+18.34	41.39' LT	–	92.50
40	16+04.17	49.42' LT	–	92.42
41	16+04.17	51.74' LT	–	92.42
42	16+04.17	60.22' LT	92.72	92.45
A843	16+22.73	62.36' LT	–	93.04
A844	16+24.71	62.33' LT	–	93.04
A845	16+28.26	41.37' LT	–	92.54
A846	16+26.19	38.93' LT	–	92.53
47	16+41.65	65.22' LT	92.87	92.58
48	16+43.30	60.22' LT	92.83	92.56
49	16+43.01	44.42 LT	92.77	92.50
50	16+43.01	51.72' LT	–	92.53
51	16+59.48	5.11' LT	93.39	92.95
52	16+60.83	6.19' LT	93.37	92.93
53	16+65.01	19.42' LT	92.91	92.64
54	16+86.33	13.66' LT	93.16	92.89
55	16+83.33	20.00' LT	–	92.68
56	16+86.33	16.42' LT	93.04	92.77
57	17+02.89	16.42' LT	93.12	92.85
58	17+02.76	19.42' LT	93.01	92.74
59	17+11.74	18.17' LT	93.04	92.75
60	17+03.45	14.59' LT	93.14	92.87
61	16+94.51	12.07' LT	93.18	92.91
62	16+87.21	12.67' LT	93.21	92.90
63	17+02.04	0.00' RT	93.86	93.42
64	17+03.10	3.69' RT	93.74	93.30
65	16+85.11	6.00' RT	93.58	93.14
66	16+86.80	18.00' RT	93.04	92.75
67	16+91.83	19.42' RT	92.97	92.70
68	16+83.33	20.00' RT	–	92.67
69	16+68.01	19.42' RT	92.86	92.61
70	16+61.85	6.53' RT	93.35	92.91
71	16+59.60	4.31' RT	93.37	92.93
72	16+87.74	0.37' LT	93.70	93.26
73	16+86.33	0.67' RT	93.70	93.26
74	16+86.31	5.00' RT	93.60	93.16
75	16+87.31	6.00' RT	93.57	93.13
76	16+79.60	5.76' RT	93.55	93.11
77	16+80.31	4.76' RT	93.58	93.14
78	16+80.35	0.36' LT	93.88	93.24
79	16+79.49	1.28' LT	93.67	93.23
80	16+87.60	6.00' RT	93.57	93.13
81	16+27.60	38.79' RT	–	92.55
82	16+29.96	41.23' RT	–	92.60
83	16+43.01	44.42' RT	92.80	92.53
84	16+43.01	53.91' RT	–	92.56
85	16+43.01	67.41' RT	92.85	92.58
86	16+41.67	72.41' RT	92.91	92.62
87	16+25.33	63.90' RT	–	93.19
88	16+23.31	69.92' RT	–	93.19
89	16+05.62	77.83' RT	92.82	92.53
90	16+04.27	72.85' RT	–	92.51
91	16+04.27	58.91' RT	–	92.47
92	16+18.89	41.35' RT	–	92.60
93	16+04.27	39.42' RT	92.67	92.40
94	16+20.24	38.83' RT	–	92.50
95	15+33.07	19.33' RT	92.37	92.10
96	15+30.08	19.41' RT	92.29	92.02
97	15+05.12	18.03' RT	92.29	92.00
106	16+18.18	4.52' LT	93.33	92.89
107	16+19.72	5.65' LT	93.31	92.87

LINE TABLE	
LINE	LENGTH
L3	5.02
L4	2.49
L8	33.43
L10	10.80
L11	10.98
L15	22.99
L16	23.82
L18	5.00
L19	4.33
L20	6.56
L21	7.61
L23	15.80
L24	37.75
L26	16.56
L27	2.76
L28	18.86
L29	9.89
L32	1.91
L33	1.91
L34	3.50
L35	1.88
L36	4.90
L37	3.49
L38	1.29

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ	ST893201

Kitchen Hunt and Associates, Inc. 7144 N. 16th Street, Suite 200 Phoenix, Arizona 85020

DES: GWW | DR: DJO | CK:

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL U AND MAY NOT BE SHARED WITH OT AS REQUIRED TO FULFILL THE OBL YOUR CONTRACT WITH THE CITY OF

GEOMETRIC LAY

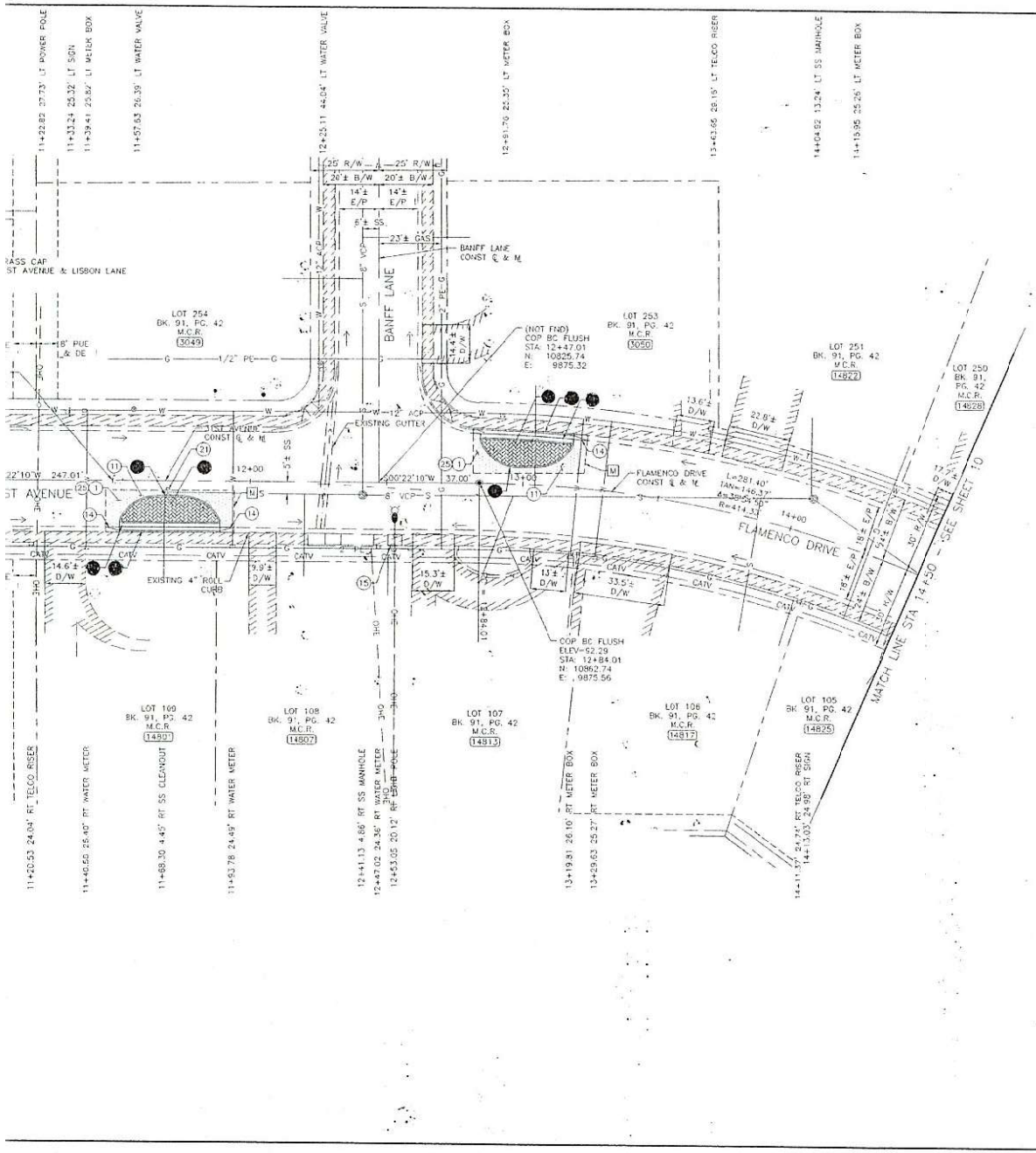
CITY OF PHOENI
STREET TRANSPORTATI

FLAMENCO DR & COUN
TRAFFIC CALMING IN
ST893200

DR: DJO	DES: GWW	CK: TC
DATE: 1/13	DATE: 1/13	DATE:

SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)



F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST8932

Kimley-Horn and Associates, Inc. 2141 E. 16th Street, Suite 200 Phoenix, Arizona 85016

DES: GWW	DR: DJO	CK:

M MATCH EXISTING

CONSTRUCTION N

DESCRIPTION

1. CONSTRUCT 5" ASPHALT CONC C-¾, PER STRUCTURAL SECTIC SEE SHEET 4
2. CONSTRUCT CONCRETE SINGLE PER MAG STD DET 222, TYPE H=4"
3. CONSTRUCT CONCRETE VERTICA & GUTTER PER MAG STD DET TYPE 'A', H=4"
10. 1.5' WIDE CONCRETE SLAB PEF STD DET 220-1, TYPE 'B' MOI AND DETAIL ON SHEET 4
11. SUBGRADE PREPARATION
14. 5' CURB TRANSITION FROM 4" CURB TO 4" VERTICAL CURB
15. CONSTRUCT SIDEWALK PER COI DET P1230 (MODIFIED), 6" THI
20. CONCRETE PAVERS SEE DETAIL SHEET 13
21. ADJUST SANITARY SEWER CLEAN GRADE PER COP STD DET P12
25. EMULSIFIED ASPHALT FOR TACK TYPE SS-1H

GENERAL NOTE

1. PAVEMENT MARKINGS TO BE IN BY CITY STREET TRANSPORTATIC DEPARTMENT

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL US AND MAY NOT BE SHARED WITH OTI AS REQUIRED TO FULFILL THE OBLI YOUR CONTRACT WITH THE CITY OF

PAVING PLAN

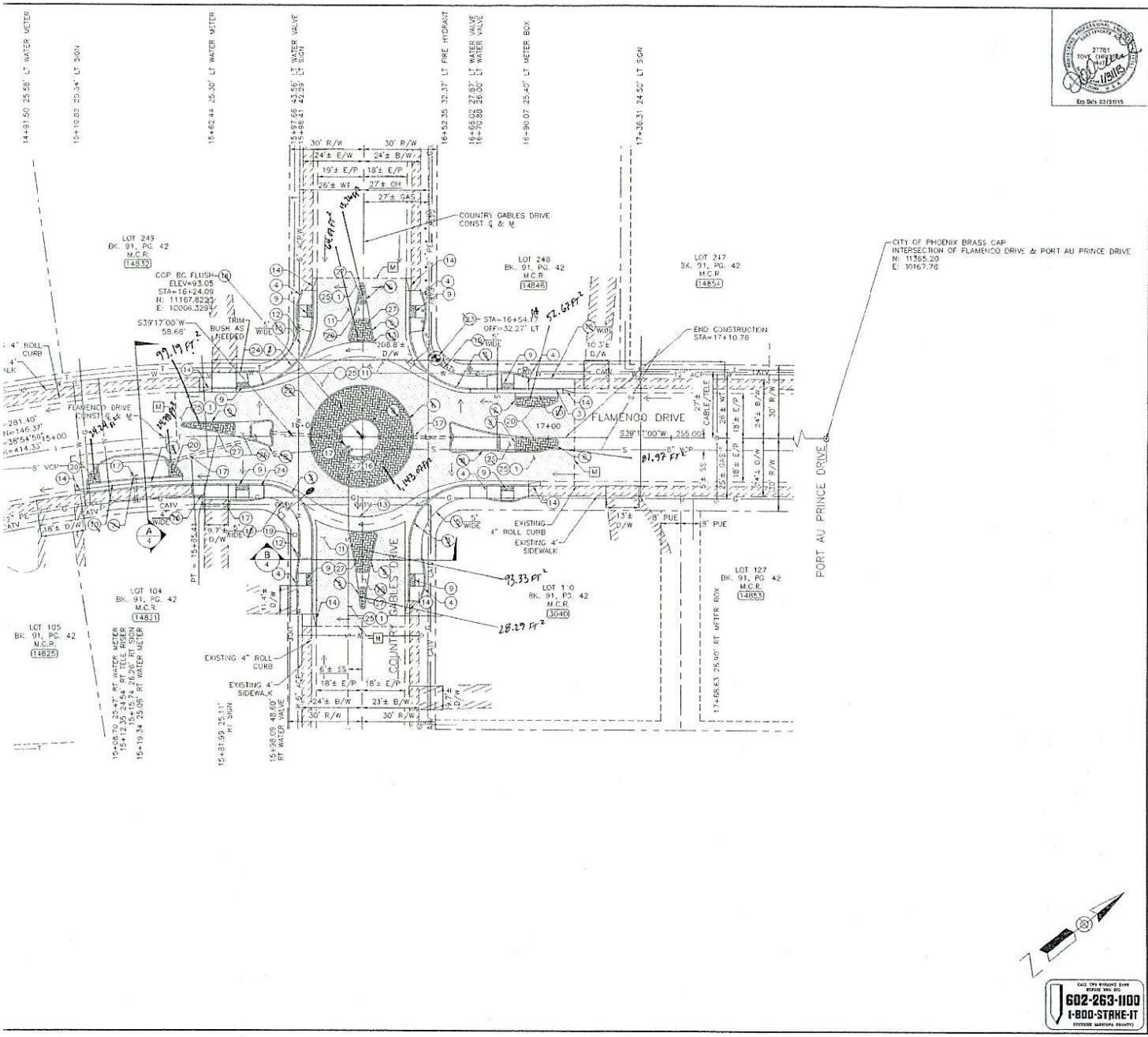
CITY OF PHOENIX
STREET TRANSPORTATIC

FLAMENCO DR & COUN
TRAFFIC CALMING IM
ST893200

DR: DJO	DES: GWW	CK: TCW
DATE: 1/13	DATE: 1/13	DATE: 1

SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
ARIZONA BLUE STAKE, INC.



27781
TOYE O'NEIL WELLS
Exp. Date 03/31/15

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST893

Ehrenstein and Associates, Inc.
7740 N. 16th Street, Suite 300
Phoenix, Arizona 85020

DES: GWW	DR: DJO	CK:

M MATCH EXISTING

CONSTRUCTION

DESCRIPTION

1. CONSTRUCT 5" ASPHALT CONC C-N, PER STRUCTURAL SECTI SEE SHEET 4
2. CONSTRUCT CONCRETE SINGLE PER MAG STD DET 222, TYPE H=4"
3. CONSTRUCT CONCRETE VERTIC & GUTTER PER MAG STD DET TYPE "A", H=4"
4. CONSTRUCT CONCRETE SIDEWA PER COP STD DET P1237
5. CONSTRUCT CONCRETE SINGLE PER MAG STD DET 222, TYPE H=0"
6. CONSTRUCT CONCRETE SINGLE PER MAG STD DET 222, TYPE H=2"
7. CONSTRUCT CONCRETE SINGLE PER MAG STD DET 222, TYPE H=6"
8. INSTALL TRUNCATED DOMES FO SIDEWALK RAMPS
9. 1.5' WIDE CONCRETE SLAB PE STD DET 220-1, TYPE 'B' MC AND DETAIL ON SHEET 4
11. SUBGRADE PREPARATION
12. ADJUST WATER VALVE TO GRA COP STD DET P1270
13. CONSTUCT CONCRETE APRON VALLEY GUTTER PER MAG STD
14. 5' CURB TRANSITION FROM 4" CURB TO 4" VERTICAL CURB
15. CONSTRUCT SIDEWALK PER CO DET P1230 (MODIFIED), 6" TH
16. CONSTRUCT TRUCK APRON PE ON SHEET 4 AND DETAIL ON
17. IRRIGATION SLEEVING, SEE SHE
18. CONSTRUCT SURVEY MARKER STD DET 120-1, TYPE 'B'
19. CONSTRUCT ¾" WATER SERVIC CONNECTION FOR IRRIGATION PER COP STD DET P1342. REFER TO IRRIGATION PLANS CONTINUATION
20. CONCRETE PAVERS SEE DETAIL SHEET 13
22. ADJUST SEWER MANHOLE PER DET P1422
23. RELOCATE EXISTING FIRE HYDR BEHIND SIDEWALK PER COP D P1360, P1361, P1362
24. CONSTRUCT CONCRETE SIDEWA PER DETAIL ON SHEET 4
25. EMULSIFIED ASPHALT FOR TACI TYPE SS-1H
26. CONSTRUCT CONCRETE SLAB STRUCTURAL SECTION 2, SEE
27. CONCRETE PAVERS SEE DETAIL SHEET 13

GENERAL NOTE

1. PAVEMENT MARKINGS TO BE IN BY CITY STREET TRANSPORTAT DEPARTMENT
2. FOR LANDSCAPING SEE LANDS SHEETS 11 THROUGH 15

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH O AS REQUIRED TO FULFILL THE OB YOUR CONTRACT WITH THE CITY O

PAVING PLA

CITY OF PHOENI
STREET TRANSPORTATI

FLAMENCO DR & COU
TRAFFIC CALMING I
ST893200

DR: DJO	DES: GWW	CK: T
DATE: 1/13	DATE: 1/13	DATE:

SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

5

NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED
LANS SHALL BE CONSIDERED INCIDENTAL WORK.

EAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO
ND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.

STITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE
AUTHORIZED IN WRITING BY THE OWNER'S REPRESENTATIVE AND APPROVED BY
HOENIX.

ERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSLY FOLIATED
) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL
NDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT
BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK,
PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

STRACTOR SHALL STAKE THE LOCATION OF ALL PLANT MATERIAL AND SHALL HAVE
ROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DIGGING.

HALL BE PLANTED A MINIMUM OF 24" FROM EDGE OF WALKS, WALLS, BUILDINGS,
LESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.

SHALL BE AMENDED AS DETAILED.

HALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER AND A MINIMUM OF
BRANCHES.

OF PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS, AND PAVING WITH
LINES AT EDGES OF STRUCTURES.

OF TURF AND/OR NATIVE SOIL SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS,
TE PADS, AND WALLS.

ES AND CONCRETE PADS SHALL HAVE A CROSS SLOPE OF 1.5%. SEE
LANS FOR DETAIL.

MENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND
DERGROUND INSTALLATIONS THAT MAY BE AFFECTED BY THEIR WORK AND SHALL
E FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE

REAS LABELED GRANITE ON THE PLANS ARE TO BE APPROVED BY OWNER. 2"
HOUT ENTIRE PROJECT. FINISH GRADE N ALL AREAS TO BE SMOOTH AND EVEN
TOP OF CURB OR SIDEWALK.

IVE GRANITE SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE
TING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF GRANITE. CONTRACTOR
EMERGENT PER MANUFACTURER RECOMMENDATIONS.

EXTEND UNDER TREES AND SHRUBS.

SENTATIVE AND CITY OF PHOENIX RESERVES THE RIGHT TO REJECT ANY PLANT
ED UNACCEPTABLE.

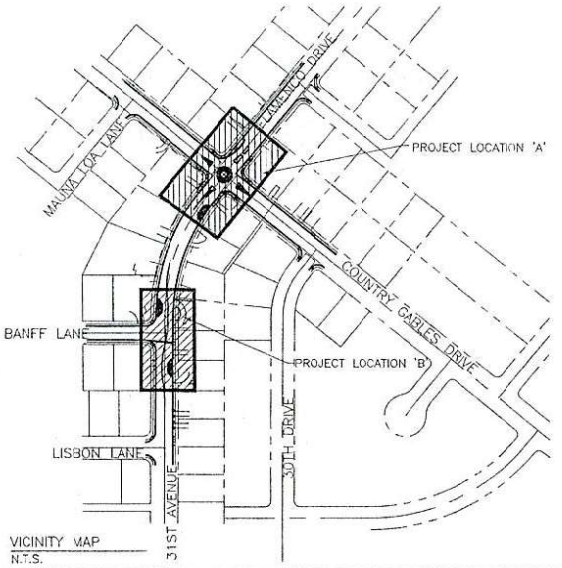
ED IN THE MATERIALS LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
R SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.

HALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER
THE WORK BY THE CITY OF PHOENIX. UPON COMPLETION OF THE MAINTENANCE
NER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.

TING THE 90-DAY MAINTENANCE PERICD, COMPLETE ANY INITIAL PUNCHLIST
TAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION.
THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE
ACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING,
REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF
WRITTEN REQUEST FOR FINAL PUNCHLIST ONE WEEK PRIOR TO END OF
ERIOD.

MATERIALS LEGEND

	SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
TREES		Parkinsonia florida	Blue Palo Verde	15 Gal.	1	Single Trunk
SHRUBS		Euphorbia rigens	Gopher Plant	5 Gal.	4	Spacing: Per Plans
ACCENTS		Aloe barbadensis	Medicinal Aloe	5 Gal.	20	Spacing: Per Plans
GROUNDCOVERS		Lantana camara 'New Gold'	New Gold Lantana	5 Gal.	34	Spacing: Per Plans
INERTS		Granite	COLOR: Express Gold SIZE: 1/2" Screened	CY	4	2" Depth of granite within all planting areas or as designated on plans.



VICINITY MAP
N.T.S.

Expires 03/31/2013

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST89320

DES: DJC | DR: AV | CK:

PER CITY OF PHOENIX ORDINANC
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE OB
YOUR CONTRACT WITH THE CITY

PLANT LEGEND

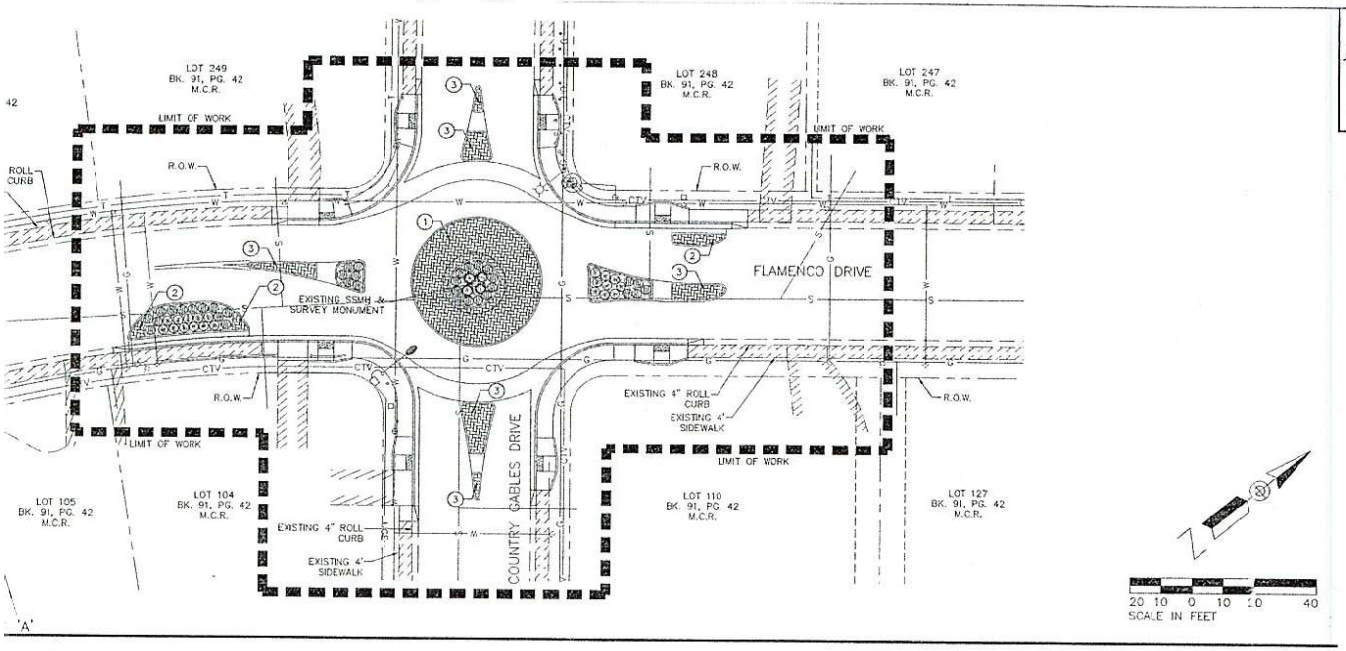
CITY OF PHOEN
STREET TRANSPORTAT

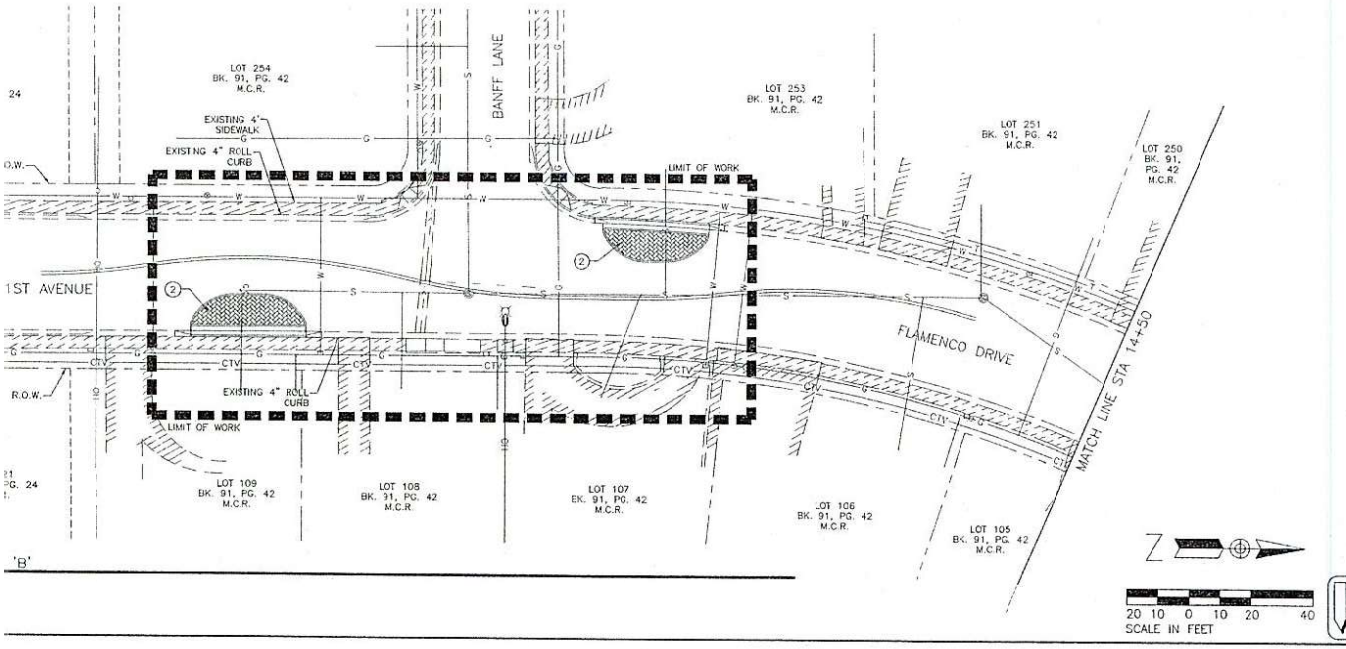
FLAMENCO DR & COU
TRAFFIC CALMING I
ST89320

DR: AV	DES: DJC	CK: A
DATE: 1/13	DATE: 1/13	DATE:

SCALE: N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)





602-263-1100
1-800-STAKE-IT

REGION	STATE	PRO
9	ARIZ.	ST89

Kimley-Horn and Associates, Inc.
DES: DJC | DR: AV

MATERIALS LEGEND

	SYM	BOTANICAL NAME
TREES		Parkinsonia florida
SHRUBS		Euphorbia rigens
ACCENTS		Aloe barbadensis
GROUNDCOVERS		Lantana camara 'New Gold'
MENTS		Granite

PROJECT KEY NOTES

1. 4" x 8" HOLLAND ST PAVERS IN TRUCK AP 1 ON SHEET 13
2. 4" x 8" HOLLAND ST PAVERS–SEE DETAIL
3. 4" x 8" HOLLAND ST PAVERS–SEE DETAIL

"PER CITY OF PHOENIX ORDINANC THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH AS REQUIRED TO FULFILL THE OB YOUR CONTRACT WITH THE CITY

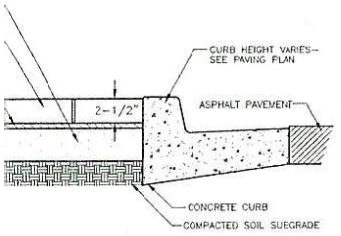
PLANTING

CITY OF PHOEN
STREET TRANSPORTAT

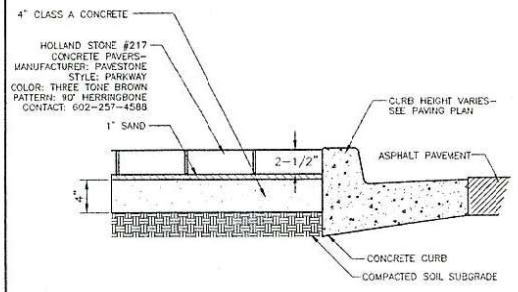
FLAMENCO DR & COU
TRAFFIC CALMING I
ST8932

DR: AV	DES: DJC	CK: A
DATE: /13	DATE: 1/13	DATE:

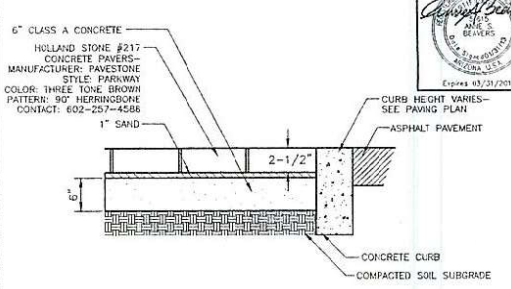
SCALE: 1" = 20' HORIZONTAL



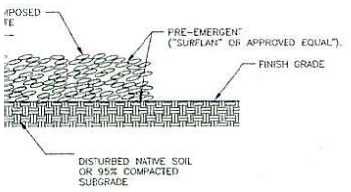
DETAIL – TRUCK APRON ONLY



2 CONCRETE PAVER DETAIL
N.T.S.

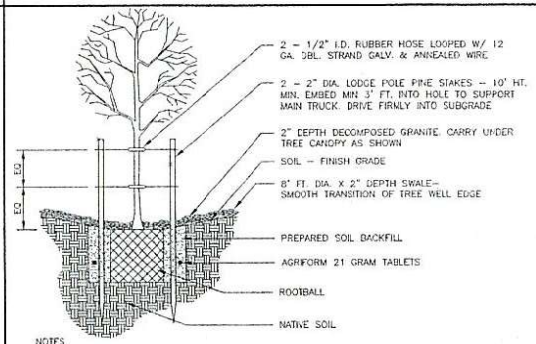


3 CONCRETE PAVER DETAIL
N.T.S.



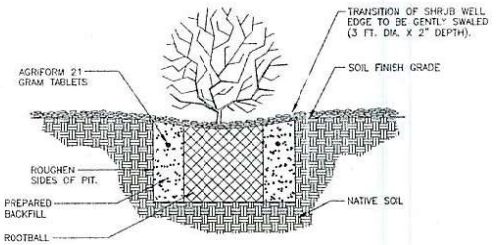
IN OF PRE–EMERGENT TO FINISH GRADE BEFORE PLACING
APPLY SECOND APPLICATION OF PRE–EMERGENT TO
AFTER SETTLING.

NITE PLACEMENT



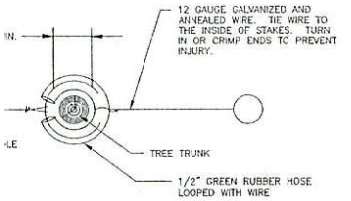
NOTES
1. PLANT PIT DIMENSIONS TO BE: 2x WIDTH AND 1.5x HEIGHT OF ROOTBALL.
2. BACKFILL MATERIAL TO BE: ⅓ BARK HUMUS ⅔ EXCAVATED SOIL BY VOLUME.
3. WATERING BASIN SHALL BE GENTLE AND UNIFORM THROUGHOUT, 3' DIAMETER.

5 TREE PLANTING
N.T.S.



NOTES
1. PLANT PIT DIMENSIONS TO BE: 2x WIDTH AND 1.5x HEIGHT OF ROOTBALL.
2. BACKFILL MATERIAL TO BE: ⅓ BARK HUMUS ⅔ EXCAVATED SOIL BY VOLUME.
3. WATERING BASIN SHALL BE GENTLE AND UNIFORM THROUGHOUT, 3' DIAMETER.

6 SHRUB AND GROUNDCOVER PLANTING
N.T.S.



F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST89320

DES: DJC | DR: AV | CK:

Expires 03/31/2013

602-263-1100
1-800-STAKE-IT

"PER CITY OF PHOENIX ORDINAN
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE O
YOUR CONTRACT WITH THE CITY

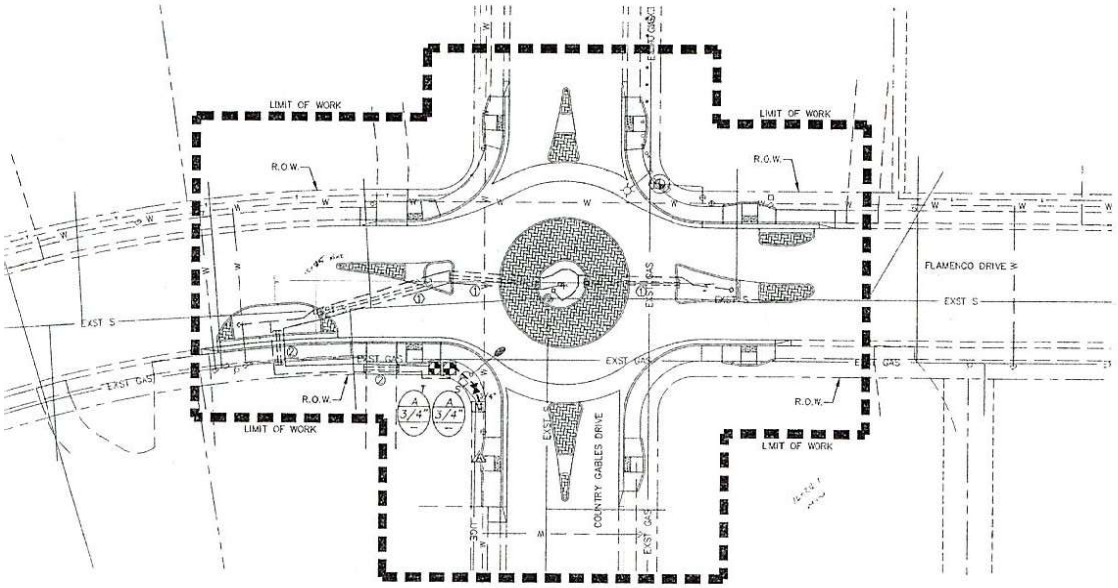
LANDSCAPE

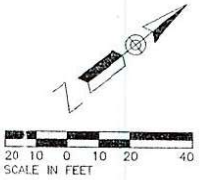
CITY OF PHOEN
STREET TRANSPORTA

FLAMENCO DR & COL
TRAFFIC CALMING
ST89320

DR: AV	DES: DJC	CK:
DATE: 1/13	DATE: 1/13	DAT

SCALE: N.T.S.





BECOME FAMILIAR WITH THE SPECIFICATIONS AND IRRIGATION DETAILS FOR
K PRIOR TO CONSTRUCTION.

CATIONS (CALL BEFORE YOU DIG) OF UNDERGROUND UTILITIES PRIOR TO

THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN
UCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN
GINEERING, OR IF DISCREPENCIES IN CONSTRUCTION DETAILS, LEGENDS,
NS ARE DISCOVERED. BRING ALL SUCH DISCREPANCIES TO THE ATTENTION
SENTATIVE.

GRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED:
PONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID
EEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL
LL IRRIGATION PIPE AND WIRING IN LANDSCAPE AREAS WHENEVER

DARD SCH. 80 TEES AND ELBOW FITTINGS. USE OF CROSS-TYPE FITTINGS
ED.

CTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING.
G SLEEVES AT EACH HARDSCAPE CROSSING AND BENEATH ALL WALKS.
N OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES
SCAPE WHERE SLEEVING WAS NOT INSTALLED, REQUIRES HORIZONTAL
ION CONTRACTOR.

SIZING, THE FOLLOWING SHOULD BE NOTED:
UNSIZED LATERAL PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED
UNSIZED LATERAL PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED
UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE
EGEND.

MATERIAL GROUPING IS AS FOLLOWS:
MITTERS TO ALL TREES AS SHOWN IN THE INSTALLATION DETAILS SUCH
IRRIGATION TO EVERY TREE. ALL TREE DRIP EMITTERS ARE ZONED BY

MITTERS TO ALL SHRUB AND GROUNDCOVER AS SHOWN IN THE
TAILS SUCH THAT THERE IS IRRIGATION TO ALL PLANT MATERIAL AS
E EMITTER SCHEDULE. ALL SHRUB AND GROUNDCOVER EMITTERS ARE
SELVES.

AND METER BOXES SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE
CTION WORK.

IRRIGATION NOTES CONT.

9. ALL NEW AND EXISTING UTILITY BOXES, IRRIGATION CONTROLLER, AND BACKFLOW PREVENTOR CAGES SHALL BE PAINTED 'DESERT TAN'. ALL UNDERGROUND IRRIGATION BOXES SHALL BE 'DESERT TAN'.
10. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
11. CONTROL WIRING FOR THE PROJECT SHALL BE U.S. APPROVED FOR DIRECT UNDERGROUND BURIAL. CONTROLLER SHALL HAVE ITS OWN COMMON WIRE TO RESPECTIVE VALUES. IF PLACED IN THE SAME TRENCH AS IRRIGATION PIPE, THE MINIMUM HORIZONTAL SEPERATION SHALL BE SIX (6) INCHES.
12. PERFORM AN OPERATIONAL TEST OF THE IRRIGATON SYSTEM IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. CONTACT THE OWNER'S REPRESENTATIVE THREE WORKING DAYS PRIOR TO TESTING. PERFORM A TEST OF THE BACKFLOW PREVENTER IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
13. MAINTAIN ON-SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
14. ALL IRRIGATION MAINLINE SHALL BE PLACED A MINIMUM OF 1'-0" FROM BACK OF WALKWAY, CURB OR PROPERTY WALL.
15. USE LARGE RADIUS SWEEP ELL BELOW CONTROLLER FOR VALVE WIRES THAT SUPPLY 110v, 15 amp POWER SOURCE. HARD WIRE TO J-BOX.
16. POINT OF CONNECTIONS- USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND BACKFLOW PREVENTER.
17. VALVES, PVC LATERALS AND MAINLINE SHOULD BE INSTALLED ON UPHILL SIDE OF SLOPE AT ALL TIMES. ALL SUB-LATERAL LINES SHOULD BE FED DOWNHILL OF ALL SLOPES.
18. MARK BACK OF EXISTING AND NEW CURBS AT SLEEVE LOCATIONS BY NOTCHING A $\frac{1}{2}$" "V" OR PLACING REBAR VERTICAL SO TOP OF BAR IS 6" BELOW FINISH GRADE.
19. PROVIDE 2' VERTICAL CLEARANCE BETWEEN THE IRRIGATION LINE AND EXISTING WATERLINE.
20. IRRIGATION PIPE TO BE A MINIMUM OF 6' FROM EXISTING CITY WATERLINES.

F.H.W.A. REGION	STATE	PRO
9	ARIZ.	ST893

DES: DJC | DR: AV | C

SYMBOL	DESCRIPTI
	PVC MAINLIN 40 SPEARS
	PVC LATERAI SPEARS OR
	PVC LATERAI SPEARS OR
	SCHEDULE 4 SLEEVE SPE
	SCHEDULE 4 SLEEVE SPE
M	3/4" WATER
	1" BACKFLOW FEBCO 825Y OF PHX DET
	DRIP VALVE RAINBIRD XC
A	CONTROLLER RAINMASTER MCOL 4000L ENCL 4000- ENCLOSURE
◇	FLUSH CAP RAINBIRD
–	VALVE BOX RAINEIRD
S / A / 3/4"	SHRUB/TR VALVE DES VALVE SIZ GALLONS MINUTE

IRRIGATION SLEEVE
(X) INSTALL 2" SCH. 40 PV
(X) INSTALL 4" SCH. 40 PV
NOTE: 'X' EQUALS QU

"PER CITY OF PHOENIX ORDINAN
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE O
YOUR CONTRACT WITH THE CITY

IRRIGATIO

CITY OF PHOEN
STREET TRANSPORTAT

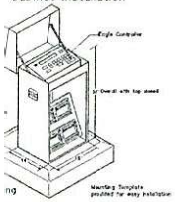
FLAMENCO DR & COU
TRAFFIC CALMING I
ST89320

DR: AV	DES: DJC	CK:
DATE: 1/13	DATE: 1/13	DATE

SCALE: 1" = 20' HORIZONTAL

602-263-1100
1-800-STAKE-IT

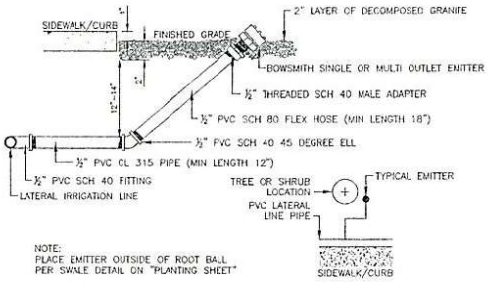
DX2 Stainless Steel Cabinet Installation



Bolt and Conduit Layout

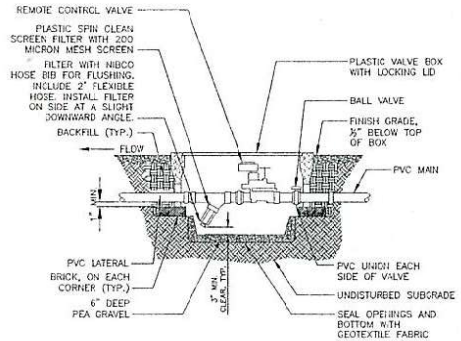
RAINMASTER

RRIGATION CONTROLLER (RME EAGLE)

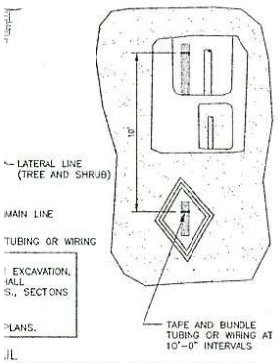


NOTE:
PLACE EMITTER OUTSIDE OF ROOT BALL PER SWALE DETAIL ON "PLANTING SHEET"

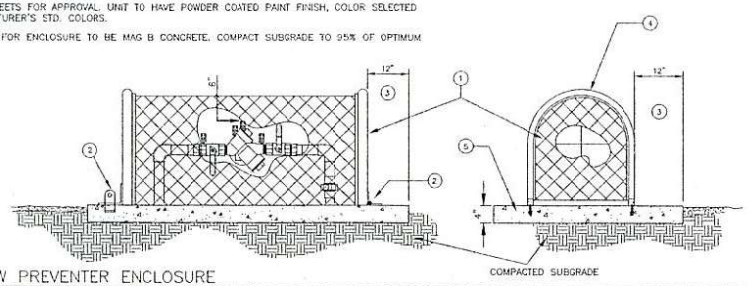
2 EMITTER – MULTI OR SINGLE OUTLET
N.T.S.



3 REMOTE CONTROL DRIP VALVE
N.T.S.



NOTES:
1. PROVIDE PRE-MANUFACTURED ENCLOSURE SIZED TO FIT RPBP UNIT SPECIFIED. ACCEPTABLE MANUFACTURERS ARE LEMEUR "BF" SERIES OR BPDI "GUARDSHACK" UNITS
2. MODIFY PRE-MANUFACTURED UNITS FASTENING SYSTEMS WITH HEAVY DUTY HINGES AND ANCHORING BOLT SYSTEM. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. PAD TO BE 1" MIN. LARGER THAN ENCLOSURE.
4. SUBMIT CUT SHEETS FOR APPROVAL. UNIT TO HAVE POWDER COATED PAINT FINISH, COLOR SELECTED FROM MANUFACTURER'S STD. COLORS.
5. CONCRETE PAD FOR ENCLOSURE TO BE MAG B CONCRETE. COMPACT SUBGRADE TO 95% OF OPTIMUM MOISTURE.

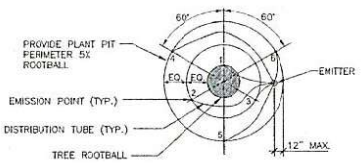


5 BACKFLOW PREVENTER ENCLOSURE
N.T.S.

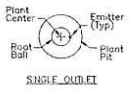
	COMMON NAME	FLOW PER OUTLET (GPH)	QTY. & TYPE OF EMITTER	NUMBER OF PORTS OPEN	TOTAL FLOW PER PLANT (GPH)
	Blue Palo Verde	1 GPH	2-MULTI OUTLETS	6	12
	Gopher Plant	1 GPH	1-SINGLE OUTLET	1	1
	Medicinal Aloe	1 GPH	1-SINGLE OUTLET	1	1
	New Gold Lantana	1 GPH	1-SINGLE OUTLET	1	1

OR INSTALLATION INSTRUCTIONS.
I PREPARED BASED ON MATURE PLANT PEAK SEASON WATER REQUIREMENTS IN THE PHOENIX METROPOLITAN AREA. TIMES TO ACCOMODATE SOIL TYPE, PLANT MATURITY, EXPOSURE, AND SEASONAL CHANGES.

SCHEDULE



TREE LAYOUT



SINGLE OUTLET

SHRUB LAYOUT

NOTES:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 15'.
2. EMISSION POINTS ARE NUMBERED IN ORDER OF PLACEMENT (1–5).
3. IF ONLY ONE EMITTER – PLACE UPHILL OF TREE.

7 EMITTER LOCATION LAYOUT
N.T.S.

602-263-1100
1-800-STAKE-IT

REGION	STATE	PROJ.
9	ARIZ.	ST8932

DES: DJC | DR: AV | CK:

"PER CITY OF PHOENIX ORDINANC
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHAPED WITH
AS REQUIRED TO FULFILL THE O
YOUR CONTRACT WITH THE CITY

IRRIGATION

CITY OF PHOEN
STREET TRANSPORTA

FLAMENCO DR & COL
TRAFFIC CALMING
ST8932

DR: AV	DES: DJC	CK:
DATE: 1/13	DATE: 1/13	DATE

SCALE: N.T.S.

CITY OF PHOENIX
STREET TRANSPORTATION DEPARTMENT
DESIGN & CONSTRUCTION MANAGEMENT DIVISION
FLAMENCO DRIVE / COUNTRY GABLES DRIVE
TRAFFIC CALMING IMPROVEMENTS
ST89320094-2

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST89320

DES: JL | DR: BP | CK:

RAL NOTES

N IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO FICATIONS.

. COMPLY WITH STATE AND CITY STATUTES AND ORDINANCES.

HE STREETLIGHT DESIGNER SHALL EXAMINE ALL GENERAL S AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH NDER WHICH THEY WILL OPERATE AND WHICH WILL IN ANY WAY ER THE CONTRACT.

NER SHOULD VERIFY DIMENSIONS AT THE SITE AND IMMEDIATELY O THE DEVELOPER'S CONSTRUCTION MANAGER AND NOT PROCEED CONSTRUCTION MANAGER RENDERS A DECISION.

ACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH R OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO N IN CITY OF PHOENIX RIGHT-OF-WAY.

F FOR EACH CITY OF PHOENIX STREETLIGHT PROJECT, OR PHASE IF T, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO

INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS

ECTED BY THE UTILITY COMPANY AND BY CITY OF PHOENIX. WHEN ED, THE UTILITY COMPANY WILL INSTALL A STREETLIGHT NUMBER ON

NSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. THE REE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT

WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO PPLIED BY THE ELECTRIC UTILITY COMPANY.

UMB IN TWO DIRECTIONS, NINETY (90) DEGREES APART.

HALL BE DISPOSED OF BY THE CONTRACTOR.

LED PER SERVING UTILITY COMPANY STANDARDS. CONDUIT SHALL BE H SPECIFIED ON THEIR PLANS.

ATED AND SUITABLE FOR UNDERGROUND USE PER UTILITY COMPANY

PER SERVING UTILITY COMPANY STANDARDS. EACH POLE SHALL PER CLAD GROUND ROD DRIVEN BENEATH PULL BOX. A #6 BARE E GROUND ROD IN PULL BOX TO LANDING LUG IN STREETLIGHT POLE

BOXES AND MATERIAL SPECIFICATIONS SHALL BE PER UTILITY

STALLED PER SERVING UTILITY COMPANY STANDARDS. THE USE OF A TY COMPANY TRENCH IS PERMITTED.

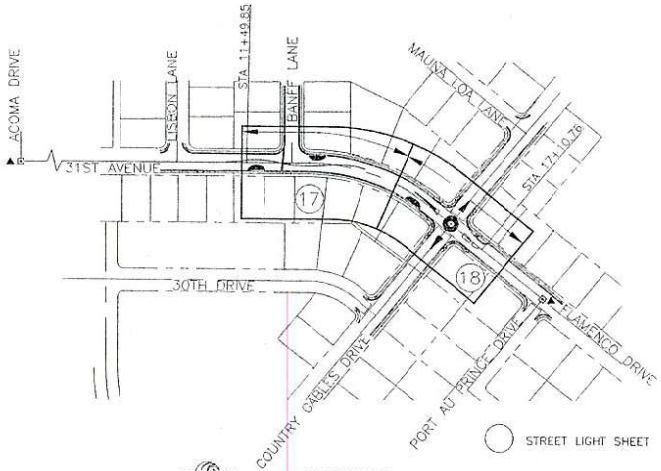
S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR TRENCHING AND THE INSTALLATION OF CONDUIT.

S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING RE DISTURBED DURING STREETLIGHT CONSTRUCTION TO THEIR CONFORMANCE WITH MAG SPECIFICATION SECTION 107.9.

THE CONTRACTOR SHALL ENERGIZE AND OPERATE THE ENTIRE EM, FROM SUNSET TO SUNRISE FOR TWO (2) CONSECUTIVE DAYS OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MENT TO SUCCESSFULLY PERFORM THIS TEST.

GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE NCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY NSHIP.

BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL AND WORKMANSHIP FOUND TO BE DEFECTIVE WITHIN THE WARRANTY ACED WITHOUT COST TO THE CITY.



VICINITY MAP
NTS

STREET LIGHT CONSTRUCTION NOTES

(1) INSTALL ONE 150W HPS (16,000 LUMEN) FIXTURE WITH PHOTOELECTRIC CONTROL ON A 38'-6" POLE WITH A 6' MAST ARM PER APS DETAIL 8040 AND SPECIFICATIONS. FOUNDATION AND GROUNDING PER APS STANDARDS AND SPECIFICATIONS. POLE SHALL BE CENTERED 1'-0" BEHIND BACK OF SIDEWALK. INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE.

ITEM NUMBER	TYPE OF STREET	QUANTITY	MOUNTING HEIGHT	POLE LENGTH	MAST ARM	APPROVED POLE & ARM MANUFACTURERS	LUMEN	TYPE	WATTAGE	VOLTAGE	LUMINAIRE STYLE	APPROVED LUMINAIRE MANUFACTURERS
(1)	COLLECTOR	2	32'-11"	38'-6"	6' X 20"	CEM-TEC MS-1936 VALMONT CB09156 SOUTHWEST FABRICATION, LLC 306RDB	16,000	HPS	150 W	120/240 AS POWER CO. REQUIRES	COBRAHEAD	GENERAL ELECTRIC M2AC105OSH2GMC AMERICAN ELECTRIC U-3130121

ALL CATALOG NUMBERS SHALL BE CONFIRMED WITH POWER COMPANY PRIOR TO ORDERING

ITEM DESCRIPTION	QUANTITY	UNIT
PULL BOX	1	EA
1" SCH 40 PVC CONDUIT	10	LF
2-1/2" SCH 40 PVC CONDUIT	101	LF

INDEX OF SHEETS

STREET LIGHT COVER SHEET	16
STREET LIGHT SITE PLAN	17
STREET LIGHT SITE PLAN	18
STREET LIGHT DETAIL SHEET	19

LEGEND

- PROPOSED HPS COBRAHEAD LUMINAIRE STREET LIGHT POLE (SEE NOTE FOR DESCRIPTION)
- EXISTING STREET LIGHT POLE
- PROPOSED PULL BOX
- EXISTING PULL BOX
- —UGE— PROPOSED ELECTRIC CONDUIT
- —UGE— EXISTING ELECTRIC CONDUIT

APPROVED _____ ASSISTANT STREET TRANSPORTATION DIRECTOR _____ DATE

APPROVED _____ DEPUTY STREET TRANSPORTATION DIRECTOR _____ DATE

602-263-1100 1-800-STAKE-IT

ARIZONA PUBLIC SERVICE (APS) NOTES:

1. CONTRACTOR SHALL CONTACT APS INSPECTOR IDENTIFIED ON THE DRAWING FOR PRE-CONSTRUCTION MEETING PRIOR TO ANY EXCAV
2. CONTRACTOR TO SUPPLY ALL TRENCH AND CONDUIT, PER APS RE UNLESS OTHERWISE NOTED.
3. GRADE STAKE TO BE SET WITHIN 2' OF J-BOX LOCATION.
4. CONTRACTOR WILL COORDINATE WITH APS AND CITY OF PHOENIX I OF STREETLIGHT CONDUCTOR.
5. GROUND ROD TO BE PROVIDED AND INSTALLED BY CONTRACTOR I EACH STREETLIGHT LOCATION.
6. IF THE CONTRACTOR INSTALLS THE POLE, A BARE #6 COPPER GR BE CONNECTED FROM THE GROUND ROD IN THE APS J-BOX TO CONNECTION IN THE HAND HOLE.
7. ALL TRENCH AND CONDUIT TO BE INSPECTED BY APS. DO NOTE I INSPECTED.
8. APS CONSTRUCTION PRINT MUST BE ISSUED AS A TRENCHING REF TRENCHING VARIATIONS MUST HAVE WRITTEN APS CSR APPROVAL, FOR CONSTRUCTION. VARIATIONS IN TRENCH ROUTE MAY RESULT I
9. CONTACT APS FOR ALL TRENCH AND CONDUIT SPECIFICATIONS AN
10. CONTRACTOR IS RESPONSIBLE FOR INTEGRITY OF ALL CONDUITS U INSTALLED CONDUCTORS.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED VARIANCE SUBMITTING CIP DRAWINGS TO THE UTILITIES.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING VERTICAL AND HORIZ TO EXISTING OVERHEAD LINES AND POLES WHEN PLACING NEW ST

STREET LIGHT CONSTRUCTION NOTES CONTINUED

(2) FURNISH AND INSTALL 1" PVC SCHEDULE 40 CONDUIT WITH (2) #1 INSULATED GREEN BOND CONDUCTORS FROM LIGHT POLE TO ADJAC PULL BOX. ALL WIRING, FUSING, AND GROUNDING PER APS DETAIL SPECIFICATIONS.

(3) FURNISH AND INSTALL 2-1/2" PVC SCHEDULE 40 CONDUIT AND TR REQUIREMENTS.

(4) FURNISH AND INSTALL PULL BOX PER APS REQUIREMENTS.

(5) INSTALL ONE 150W HPS (16,000 LUMENS) FIXTURE WITH PHOTOELE A 6' MAST ARM ON EXISTING WOODEN APS POLE.

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL L AND MAY NOT BE SHARED WITH O AS REQUIRED TO FULFILL THE OBL YOUR CONTRACT WITH THE CITY O

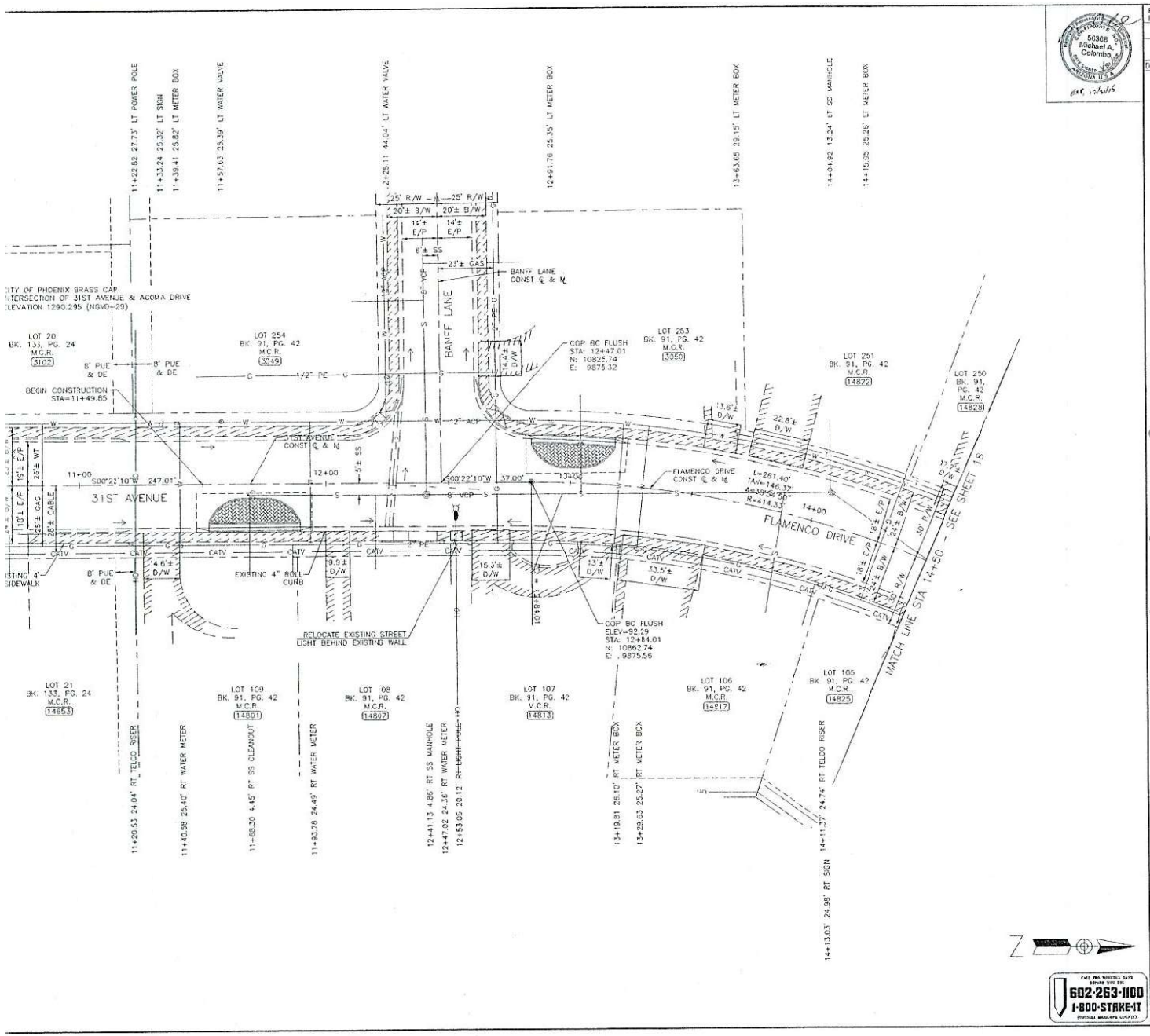
STREET LIGHT C

CITY OF PHOENI
STREET TRANSPORTATI

FLAMENCO DR & COU
TRAFFIC CALMING I
ST893200

DR: BCP	DES: JL	CK: M
DATE: 1/13	DATE: 1/13	DATE:

SCALE: N.T.S.



50308 Michael A. Colemba

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST893200

Kimley-Horn and Associates, Inc. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020

DES: LL	DR: BP	CK:

LEGEND

- PROPOSED HPS C
- LUMINAIRE STREET (SEE NOTE 1 FOR
- EXISTING STREET L
- PROPOSED PULL B
- EXISTING PULL BO
- PROPOSED ELECTR
- EXISTING ELECTRIC

STREET LIGHT CONSTR

1. INSTALL ONE 150W HPS FIXTURE WITH PHOTOELE 38'-6" POLE WITH A 6' DETAIL 8040 AND SPECI AND GROUNDING PER AF SPECIFICATIONS. POLE S 1'-0" BEHIND BACK OF (2) #14 THHN/THWN FR FUSE HOLDER IN POLE.
2. FURNISH AND INSTALL 1 CONDUIT WITH (2) #12 INSULATED GREEN BOND LIGHT POLE TO ADJACEN BOX. ALL WIRING, FUSI PER APS DETAILS AND S
3. FURNISH AND INSTALL 2 40 CONDUIT AND TRENC REQUIREMENTS.
4. FURNISH AND INSTALL P REQUIREMENTS.
5. INSTALL ONE 150W HPS FIXTURE WITH PHOTOELE 5' MAST ARM ON EXISTI POLE.

"PER CITY OF PHOENIX ORDINAN THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH AS REQUIRED TO FULFILL THE CI YOUR CONTRACT WITH THE CITY

STREET LIGH

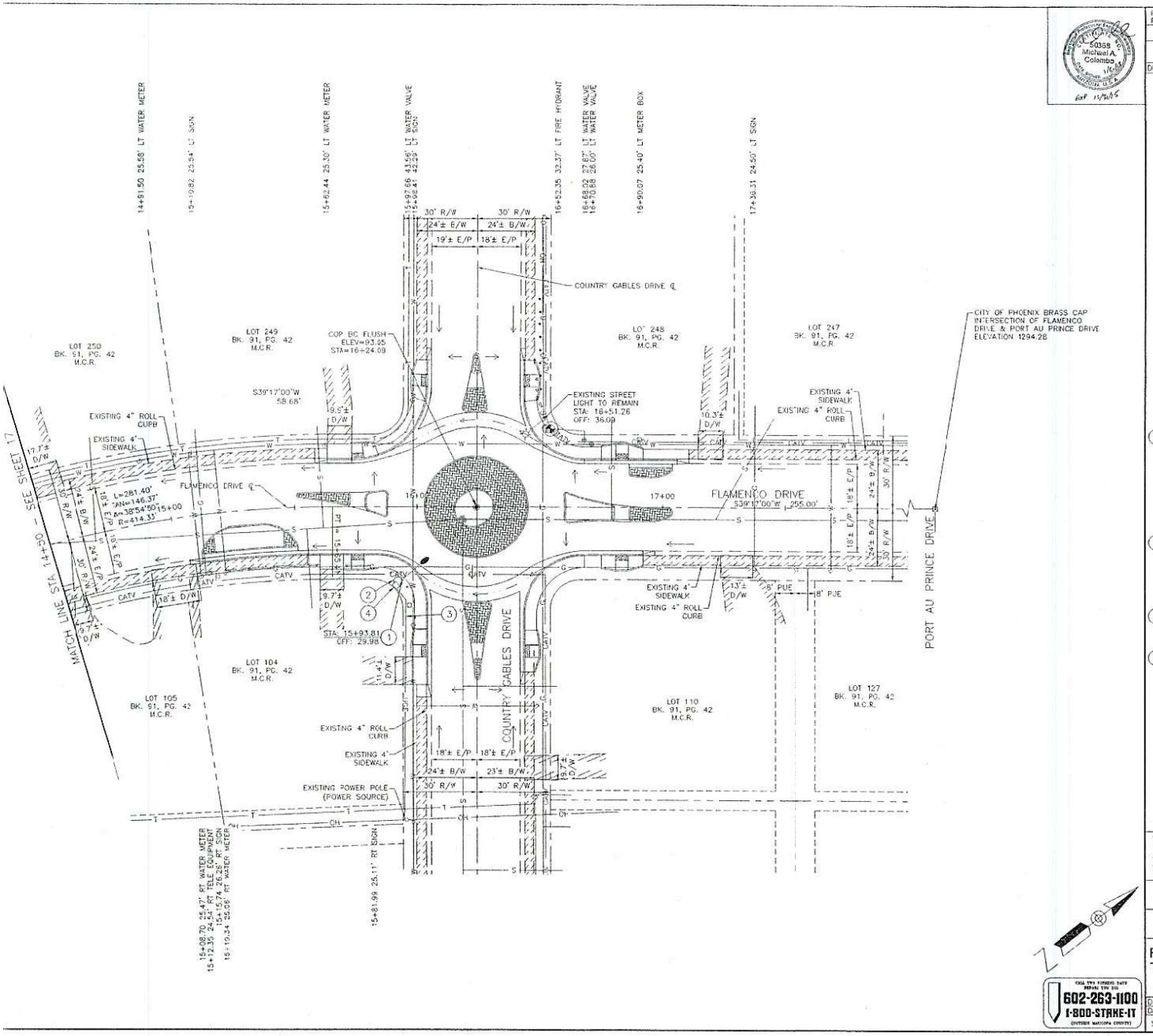
CITY OF PHOEN
STREET TRANSPORTA

FLAMENCO DR & COL
TRAFFIC CALMING
ST8932C

DR: BCP	DES: JL	CK:
DATE:1/13	DATE: 1/13	DAT

SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST893200

DES: JL | DR: BP | CK:

LEGEND

PROPOSED HPS CO
LUMINAIRE STREET
(SEE NOTE 1 FOR

EXISTING STREET LI

PROPOSED PULL B

EXISTING PULL BOX

—USE— PROPOSED ELECTRI

—USE— EXISTING ELECTRIC

STREET LIGHT CONSTRU

(1) INSTALL ONE 150W HPS FIXTURE WITH PHOTOELEC 38'–6" POLE WITH A 6' DETAIL 8040 AND SPECIF AND GROUNDING PER AP SPECIFICATIONS. POLE SH 1'–0" BEHIND BACK OF (2) #14 THHN/THWN FRO FUSE HOLDER IN POLE.

(2) FURNISH AND INSTALL 1" CONDUIT WITH (2) #12 A INSULATED GREEN BOND LIGHT POLE TO ADJACENT BOX. ALL WIRING, FUSIN PER APS DETAILS AND SI

(3) FURNISH AND INSTALL 2-40 CONDUIT AND TRENCH REQUIREMENTS.

(4) FURNISH AND INSTALL PU REQUIREMENTS.

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL U AND MAY NOT BE SHARED WITH O AS REQUIRED TO FULFILL THE OBL YOUR CONTRACT WITH THE CITY OF

STREET LIGHT

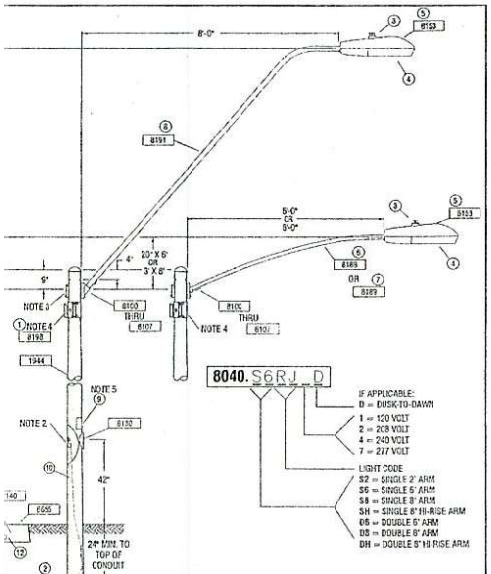
CITY OF PHOENI
STREET TRANSPORTATI

FLAMENCO DR & COUN
TRAFFIC CALMING IN
ST893200

DR: BCP	DES: JL	CK: MC
DATE: 1/13	DATE: 1/13	DATE:

SCALE: 1" = 20' HORIZONTAL

602-263-1100
1-800-STAKE-IT



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS	MOUNTING HEIGHT
R0	33806649	100		120	9500	
RE	33806642	100		120/208/240/277	9500	
RJ	00050098	150	HPS	120/208/240/277	16000	
RV	00047119	250		120/208/240/277	30000	
RX	00050099	400		120/208/240/277	50000	
RZ	00050100	175		120/208/240/277	14000	SEE
RW	00050101	250	MH	120/208/240/277	21000	CHART
RK	00050102	400		120/208/240/277	36000	
RT	00070098	100	IND	120/208/240/277	12000	
A2	33806772	55		120/240	8000	
A5	33806774	90	LPS	120/240	13500	
AJ	33806776	135		120/240	22500	
AN	33806778	180		120/240	33000	

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS					LIGHTS ROADWAY LUMINAIRE ON 20'X6', 3'X8' OR 8'X8' MAST ARMS ON 19'-0", 30'-0", 38'-0" OR 40'-6" STEEL POLES	SH 1 OF 2 8040
BR.	DATE	REV.				
Nerra	1/2007	9				

CONSTRUCTION NOTES:

1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE JUNCTION BOX. WHERE A GROUND ROD CANNOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. THE 40'-6" SELF-SUPPORTING STEEL POLE AND ONE OF THE 38'-6", HAVE TWO, MANUFACTURER INSTALLED SIMPLEX FITTINGS 180° APART FOR DOUBLE ARMS, SEE CHART.
4. APN 33701034 IS A POLE BAND ADAPTOR WITH A SIMPLEX FITTING. ADAPTOR IS REQUIRED FOR THE SECOND ARM IN DOUBLE ARM APPLICATIONS ON EXISTING POLES IN THE FIELD WITHOUT TWO SIMPLEX FITTINGS. SEE 8195 FOR AVAILABLE SIZES.
5. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE." IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
6. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE

ENGINEERING NOTES:

A. THE LIGHT CODE PROVIDES TWO SAME WATTAGE LUMINAIRES WHEN DOUBLE ARMS ARE SPECIFIED.
B. SEE SPEC 6130 - 6140 FOR IN-LINE FUSE FOR UNDERGROUND FEEDS.
C. SEE 8100 THRU 8107 FOR OVERHEAD ATTACHMENTS.

POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND ON ARM		
				20' X 6'	3' X 8'	6' X 8'
1944.19	19'-0"	5'-0"	14'-0"	14'-11"	16'-3"	---
1944.30	30'-6"	5'-6"	25'-0"	25'-11"	27'-3"	---
1944.38	38'-6"	6'-6"	32'-0"	32'-11"	34'-3"	39'-5"
1944.38X	38'-6"	6'-6"	32'-0"	32'-11"	34'-3"	39'-5"
1944.40X	40'-6"	8'-6"	32'-0"	32'-11"	34'-3"	39'-5"

CODE	8040.S6	8040.S3	8040.S8H	8040.D6	8040.D8	8040.DH	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	1	1	1	ADAPTER BAND W/SIMPLEX 3"	33701034
2	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	2	2	2	CONTROL PHOTO MULTI BLACK	00053965
4	1	1	1	2	2	2	LAMP - SEE 8164 - 8171	
5	1	1	1	2	2	2	LUMINAIRE - SEE CHART	
6	1	-	-	2	-	-	MAST ARM ST LT 2"X20'X6"	33701112
7	-	1	-	-	2	-	MAST ARM ST LT 2"X3'X8"	33701124
8	-	-	1	-	-	2	MAST ARM ST LT 2"X8'X8"	33701123
9	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050068
10	10	10	10	10	10	10	WIRE BARE #8 SOLID CU	33907580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS					LIGHTS ROADWAY LUMINAIRE ON 20'X6', 3'X8' OR 8'X8' MAST ARMS ON 19'-0", 30'-0", 38'-0" OR 40'-6" STEEL POLES	SH 2 OF 2 8040
BY	LDR.	MGR.	DATE	REV.		
KLS	B. McMinn	S. Sierra	1/2007	9		

S FOR NEW POLE INSTALLATION

EET UTILITY COMPANY STANDARDS.

ND FUSE HOLDERS SHALL BE LISTED AND LABELED FOR USE IN A WET LOCATION WHEN USED IN A JUNCTION C)

ED IN HAND HOLE OR SERVICE DROP SHALL BE CONSIDERED AS DISCONNECTING MEANS. FUSE HOLDERS TO MINIMUM. NEC 240.40

CONDUCTORS OF DISSIMILAR METALS SHALL NOT BE INTERMIXED IN A TERMINAL OR SPLICING CONNECTOR OCCURS BETWEEN DISSIMILAR CONDUCTORS, (COPPER, ALUMINUM) UNLESS THE DEVICE IS IDENTIFIED FOR TIONS OF USE. NEC 110.14

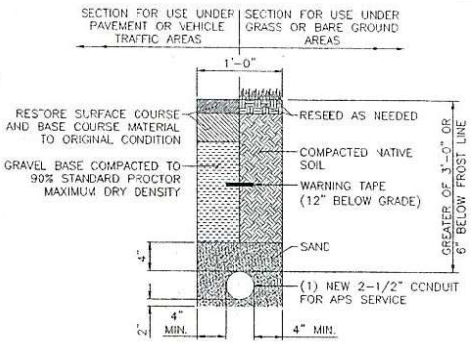
OR SPLICES IN AN UNDERGROUND INSTALLATION SHALL BE APPROVED FOR WET LOCATIONS. (NEC 300.5)

CONDUCTIVE MATERIALS ENCLOSING ELECTRICAL CONDUCTORS OR EQUIPMENT, OR FORMING PART OF SUCH NNECTED TO EARTH IN A MANNER THAT WILL LIMIT THE VOLTAGE IMPOSED BY LIGHTNING OR UNINTENTIONAL IRCUITS AND LIMIT THE VOLTAGE TO GROUND ON THESE MATERIALS. NEC 250.4(B) (GROUND RODS)

CONDUCTOR SHALL BE INSTALLED FROM THE GROUND LUG IN THE HAND-HOLE TO THE LUMINAIRE WITH ONDUCTORS. NEC 410.30(B)(3).

IND ROD AND THE GROUNDING ELECTRODE SHALL BE LISTED AND LABELED FOR USE. NEC 250.8

R WIRE FROM THE GROUND ROD ADJACENT TO THE POLE OR IN JUNCTION BOX TO THE GROUND LUG IN



CONDUIT TRENCHING DETAIL
NTS

PHOTOCELL REQUIREMENTS

CONTROL PHOTO MULTI BLACK CONTROL, PHOTO-ELECTRIC, BROWN, 120/208/240/277 MULTI-VOLT, SILICON SOLID STATE, 2.40 TO 3.60 FC ON 1.2 TO 2.4 FC OFF, 60 HERTZ, 320 JOULE MOV, INVERSE ON/OFF RATIO 6:1 +/- .1, FAIL OFF, THREE PIN NEMA TWISTLOCK, 20 YEAR LIFE. PER APS EQUIVALENT MS-8171

602-263-1100
1-800-STRKE-IT

Michael A. Colombo
60368
EXPIRES 9/30/13

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST89320

DES: JL DR: BP CK:

"PER CITY OF PHOENIX ORDINANCE THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH O AS REQUIRED TO FULFILL THE OBL YOUR CONTRACT WITH THE CITY O

STREET LIGHT DI

CITY OF PHOENI
STREET TRANSPORTATI

FLAMENCO DR & COU
TRAFFIC CALMING IN
ST893200

DR: BCP	DES: JL	CK: M
DATE: 1/13	DATE: 1/13	DATE:

SCALE: N.T.S.

CITY OF PHOENIX
STREET TRANSPORTATION DEPARTMENT
DESIGN & CONSTRUCTION MANAGEMENT DIVISION
FLAMENCO DRIVE / COUNTRY GABLES DRIVE
TRAFFIC CALMING IMPROVEMENTS
ST89320094-2

2013

F.H.W.A. REGION	STATE	PROJ. NO.	NO.
9	ARIZ	ST89320094-2	1

DES: CWW | DR: DJO | CK: TCW

Exp. Date: 03/31/15

MAYOR
GREG STANTON

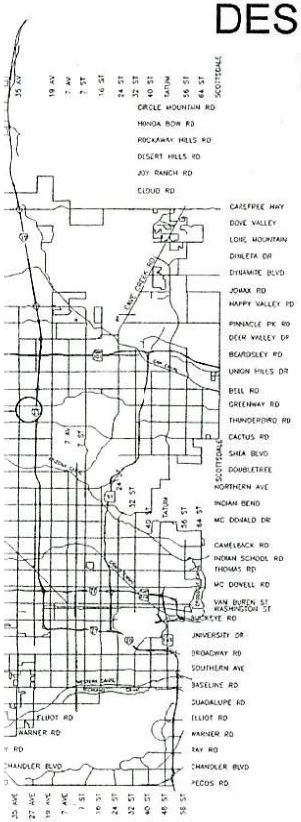
CITY MANAGER
DAVID CAVAZOS

CITY COUNCIL

DISTRICT NO 1.	THELDA WILLIAMS
DISTRICT NO 2.	JIM WARING
DISTRICT NO 3.	BILL GATES
DISTRICT NO 4.	TOM SIMPLOT
DISTRICT NO 5.	DANIEL VALENZUELA
DISTRICT NO 6.	SAL DICICCIO
DISTRICT NO 7.	MICHAEL NOWAKOWSKI
DISTRICT NO 8.	MICHAEL JOHNSON

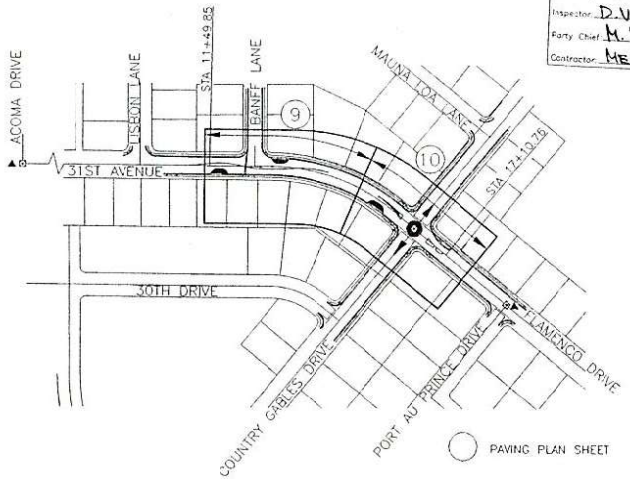
INDEX OF SHEETS

1	COVER SHEET
2	LEGEND AND NOTES
3	ROADWAY SUMMARY
4	DETAILS SHEET
5–6	DEMOLITION PLAN SHEET
7–8	GEOMETRIC LAYOUT SHEET
9–10	PAVING PLAN SHEET
11	PLANT LEGEND AND NOTES
12	PLANTING PLAN
13	LANDSCAPING DETAILS
14	IRRIGATION PLAN
15	IRRIGATION DETAILS
16	STREET LIGHT COVER SHEET
17–18	STREET LIGHT SITE PLAN
19	STREET LIGHT DETAIL SHEET



INITY MAP
NTS

I HEREBY CERTIFY THAT THESE ARE OFFICIAL RECORD DRAWINGS
09-19-13 DATE
Drawn By: Nasso Milchev
Inspector: D. Verdis
Party Chief: M. Davis
Contractor: HERRICK



LENGTH OF PROJECT = 560.9 LF = 0.11 MILES

KEY MAP
NTS

CITY BENCHMARK:

A CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF 31ST AVENUE AND ACOMA DRIVE.
ELEVATION = 1290.295 (NGVD-29)

BARIS OF BEARING:

A LINE BETWEEN CITY OF PHOENIX BRASS CAP AT THE INTERSECTION OF FLAMENCO DRIVE & PORT AU PRINCE DRIVE AND A CITY OF PHOENIX BRASS CAP LYING 37 FEET NORTH OF THE 31ST AVENUE & BANFF LANE INTERSECTION.
SAID LINE BEARS: N30°11'14"E, A DISTANCE OF 581.34'

Two working days before you dig,
CALL FOR THE BLUE STAKES
263-1100
Blue Stake Center

"PER CITY OF PHOENIX ORDINANCE G-4396, THESE PLANS ARE FOR OFFICIAL USE ONLY AN MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFILL THE OBLIGATIONS OF YOU CONTRACT WITH THE CITY OF PHOENIX."

ORTATION DIRECTOR — 2/27/13 DATE

ATION DIRECTOR — 2/25/13 DATE

400

ND

MARK
URVEY MONUMENT – M.A.G. DETAIL 120–1 TYPE "B"
URVEY MONUMENT – M.A.G. DETAIL 120–1 TYPE "A"
NED CURB & GUTTER – M.A.G. DETAIL 220 TYPE "A"
LL TYPE & SQ. YD. PVMT. REPLACEMENT – C.O.P. DETAIL P1200
IG CONCRETE PAVEMENT OR SIDEWALK
ONCRETE SIDEWALK – STD. DETAIL P1230
ONCRETE DRIVEWAY OR ALLEY ENT. PER DETAIL NO. ON PLANS
ONCRETE PAVERS
E EXISTING PAVEMENT
ONCRETE SIDEWALK RAMP PER DETAIL ON PLANS
E GROUND ELEVATION AT R/W LINE
LL COMPACTION TYPE
IG DITCH
IG IRRIGATION LINE W/SIZE (NOTE PRIVATE, SALT RIVER OR R.I.D.)
IG IRRIGATION STRUCTURE
IG IRRIGATION STANDPIPE
RIGATION STANDPIPE – M.A.G. DETAIL 503
RIGATION VALVE – M.A.G. DETAIL 506 W/ CONC. SCOURING BASIN
ION BERM
RIGATION STRUCTURE PER DETAIL ON PLANS
G WATER LINE W/SIZE & TYPE (12" AND SMALLER)
G WATER LINE W/SIZE & TYPE (GREATER THAN 12")
EXIST. WATER VALVE BOX – C.O.P. DETAIL P1391
SERVICE W/SIZE AND WATER METER BOX
G FIRE HYDRANT
R RELOCATED FIRE HYDRANT BY CONTRACTOR
G WATER VALVE W/TOP OF OPERATING NUT ELEVATION
G SANITARY SEWER LINE W/SIZE & TYPE (12" AND SMALLER)
G SANITARY SEWER LINE W/SIZE & TYPE (GREATER THAN 12")
G MANHOLE
ANHOLE
BASIN, GUTTER INLET (LENGTH TO SCALE)
BASIN, CURB INLET (LENGTH TO SCALE)
BASIN, CURB & GUTTER INLET (LENGTH TO SCALE)
G STORM DRAIN LINE W/SIZE & TYPE (GREATER THAN 12")
PE FOR STORM DRAIN OR IRRIGATION LINE
G GAS LINE W/SIZE
G UNDERGROUND ELECTRIC CABLE OR SINGLE CONDUIT
NDERGROUND ELECTRIC CABLE OR SINGLE CONDUIT
G UNDERGROUND ELECTRIC DUCT (SPECIFY NUMBER)
G TELEPHONE BURIED CABLE OR SINGLE CONDUIT
G UNDERGROUND TELEPHONE DUCT (SPECIFY NUMBER)
G UNDERGROUND CABLE TV
G UNDERGROUND FIBER OPTIC LINE
G TRAFFIC SIGNAL POLE W/MAST ARM & SIGNAL INDICATIONS
G STREET OR TRAFFIC SIGN
G UTILITY POLE W/LINE INDICATING WIRE DIRECTION
G WIRE FENCE
G BLOCK FENCE
G WOOD FENCE
DX
G POWER POLE DOWN GUY ANCHOR
G STREET LIGHT & POLE
G TREE OR STUMP TO BE REMOVED – MORE THAN 12" DIA.
G TREE TO BE TRANSPLANTED BY CONTRACTOR
NT LINE
UTILITY EASEMENT LINE (PUE)
USE TRAIL EASEMENT LINE (MUTE)
G OR NEW R/W LINE
NT CENTER LINE OR MONUMENT LINE
G TREE OR STUMP TO BE REMOVED 12" DIA. OR LESS (NON PAY ITEM)
G TREE TO REMAIN

NOTES

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CONTRACT SPECIAL PROVISIONS AND DETAILS, CITY OF PHOENIX SUPPLEMENTS TO MAG STANDARD SPECIFICATIONS AND DETAILS, AND MAG STANDARD SPECIFICATIONS AND DETAILS, IN THAT ORDER OF PRECEDENCE, AT THE TIME OF CONSTRUCTION BID.

ALL STORM SEWER MANHOLES ARE TO BE CONSTRUCTED WITHOUT STEPS.

PIPE CONNECTIONS TO EXISTING CONCRETE PIPE MAINS SHALL BE MADE IN ACCORDANCE WITH DETAILS CALLED OUT ON THE PLANS. CONNECTION TO MAINS SHALL NOT BE CLOSER THAN 5', CENTER TO CENTER.

PIPE CONNECTIONS TO NEW PRECAST CONCRETE PIPE MAINS, SHALL BE MADE WITH FACTORY MADE WYES OR TEES. THE DETAIL OF THE FITTINGS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE. PIPE CONNECTIONS TO NEW CAST IN PLACE CONCRETE PIPE MAINS SHALL BE MADE PER C.O.P. DETAIL P1576.

CATCH BASIN CONNECTOR PIPES SHALL BE LAID ON A STRAIGHT ALIGNMENT AND SLOPE UNLESS OTHERWISE SPECIFIED. IF BREAKS IN ALIGNMENT OR SLOPE ARE NECESSARY TO MEET FIELD CONDITIONS. THE MAXIMUM DEFLECTION SHALL BE 22–1/2°. THE BEND SHALL BE COLLARED ACCORDING TO C.O.P. DETAIL P1505. ANY ANGLE BENDS GREATER THAN 22–1/2° SHALL BE PREFABRICATED.

CONNECTOR PIPES SHALL CONNECT TO CATCH BASIN WALLS AT AN ANGLE NOT TO EXCEED 22–1/2° FROM PERPENDICULAR.

FACILITIES WHICH ARE NOT SPECIFICALLY LOCATED WITH ACTUAL VERTICAL AND HORIZONTAL CONTROLS, ARE LOCATED ONLY APPROXIMATELY AND TO THE BEST AVAILABLE INFORMATION PROVIDED BY VARIOUS OWNERS OF THE FACILITIES, AND SUPPLEMENTED BY VISUAL SURFACE INFORMATION WHERE APPROPRIATE. ACCURACY, LOCATION AND COMPLETENESS OF THIS INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INITIATION OF CONSTRUCTION.

AT LEAST TWO WORKING DAYS BEFORE CONSTRUCTION, THE CONTRACTOR SHALL CONTACT BLUESTAKE TO FIND AND FLAG UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT OTHER APPROPRIATE UTILITIES DIRECTLY IF THEY ARE NOT ON BLUESTAKE SYSTEM.

VERTICAL CONTROL IS BASED ON NATIONAL GEODETIC SURVEY.

UNLESS OTHERWISE NOTED, STATIONS SHOWN ON PIPE PROFILES ARE ALONG CENTERLINE OF PIPE.

UNLESS OTHERWISE NOTED, PIPE SHALL BE BEDDED IN ACCORDANCE WITH CITY OF PHOENIX DETAIL P1200.

CATCH BASINS ARE STATIONED PERPENDICULAR TO THE CENTERLINE OF THE STREET AT THE CENTERLINE OF THE MAINTENANCE BASIN.

SANITARY SEWER MAINS AND TAPS CROSSING OVER STORM DRAIN MAINS SHALL BE SUPPORTED PER M.A.G. DETAIL 403–1, 403–2, OR 403–3.

ALL EXISTING PRECAST CONCRETE SAFETY CURBS AND ALL EXISTING WOODEN PARKING CURBS, WHICH ARE INSIDE THE RIGHT OF WAY AND APPROXIMATELY PARALLEL TO THE NEW CURB LINE, SHALL BE RESET ON THE RIGHT OF WAY DIRECTLY OPPOSITE THEIR EXISTING LOCATION, WITH THE BACK EDGE ON THE RIGHT OF WAY LINE. ALL OTHER PRECAST CONCRETE SAFETY CURBS INSIDE THE STREET RIGHT OF WAY SHALL BE SALVAGED AND STOCK PILED FOR THE OWNER AT THE RIGHT OF WAY LINE.

EXISTING PRECAST CONCRETE SAFETY CURBS OUTSIDE THE RIGHT OF WAY, WHICH ARE DISTURBED BY NEW CONSTRUCTION SHALL BE RESET IN THEIR ORIGINAL POSITION BY THE CONTRACTOR.

ALL EXISTING DRIVEWAYS AND ALL EXISTING ALLEYS SHALL BE GRADED TO MATCH THE NEW WORK IN ACCORDANCE WITH STD. DETAIL P1164, UNLESS OTHERWISE SPECIFIED. EXISTING SURFACING SHALL BE REMOVED AND REPLACED AS NECESSARY.

NOTES CONTINUED...

UNLESS OTHERWISE PROVIDED ON THE PLANS:

- THE SPACE BETWEEN THE BACK OF NEW DRIVEWAY ENTRANCES AND EXISTING A.C. DRIVEWAYS SHALL BE FILLED WITH A MINIMUM OF 3" A.C.S.C. ON 100% COMPACTED NATIVE SOIL. WHERE EXISTING PAVEMENT AND BASE THICKNESS EXCEED THE MINIMUMS, MATCH THE EXISTING.
- THE SPACE BETWEEN THE BACK OF NEW SIDEWALKS AND EXISTING PRIVATE SIDEWALKS, AND THE SPACE BETWEEN THE BACK OF NEW DRIVEWAY ENTRANCES AND EXISTING P.C.C. DRIVEWAYS SHALL BE FILLED WITH P.C.C. THE THICKNESS AND CLASS SHALL MATCH THAT OF THE NEW SIDEWALK OR DRIVEWAY ENTRANCE.
- THE SPACE BETWEEN THE BACK OF THE NEW SIDEWALKS, AND EXISTING A.C. PARKING LOTS, WHICH FALL WITHIN OR ABUT THE R/W SHALL BE FILLED WITH 2" A.C.S.C. ON 100% COMPACTED NATIVE SOIL.

EXISTING IRRIGATION BERMS DISTURBED BY NEW CONSTRUCTION SHALL BE RECONSTRUCTED AS SHOWN ON PLANS.

CATCH BASIN ACCESS FRAME AND COVERS SHALL BE CONSTRUCTED PER C.O.P. DETAIL P1561.

STRUCTURAL NOTES

"CLEAR" DIMENSIONS FOR DEPTH OF REINFORCING STEEL ARE FROM FACE OF CONCRETE TO FACE OF BARS.

ALL EXPOSED EDGES OF CONCRETE SHALL BE BEVELED OR ROUNDED.

ALL EXPOSED CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ARIZONA DEPT. OF TRANSPORTATION STANDARD SPECIFICATION 601–3.05 – FINISHING CONCRETE, UNLESS OTHERWISE SPECIFIED.

ADDITIONAL SYMBOLS

REMOVE EXISTING IMPROVEMENTS

CONCRETE PAVERS

ASPHALT CONCRETE

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

F.H.W.A. REGION	STATE	PR
9	ARIZ.	ST8

DES: GWW | DR: DJO

"PER CITY OF PHOENIX ORDINAN
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE C
YOUR CONTRACT WITH THE CITY

LEGEND AN

CITY OF PHOEN
STREET TRANSPORTA

FLAMENCO DR & COL
TRAFFIC CALMING
ST8932C

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DAT

SCALE: N/A

ROADWAY SUMMARY

DESCRIPTION	UNIT	SHEET NUMBERS																																						TOTAL QTY
		5	6	9	10																																			
PARATION	SY			111	1075																																				1186
PHALT FOR TACK COAT, TYPE SS-1H	TON			0.2	0.3																																				0.5
RETE FOR PERMANENT PAVEMENT TYPE C 3/4, 5" THICK	TON			14	227																																				241
ERS PER DETAIL	SF			513	1543																																				2056
EY GUTTER STD. DETAIL 240.	SF				803																																				803
WALK, STD DETAIL P1230 (MODIFIED) 5"	SF			20	1820																																				1840
MES FOR SIDEWALK RAMPS	SF				80																																				80
(6" THICK, CLASS A)	SF				143																																				143
UNDER PAVERS (6" THICK, CLASS A)	SF				1380																																				1380
CRETE CURB AND GUTTER, STD DETAIL A", H=4"	LF			89	421																																				510
CRETE SLAB PER MAG STD DET 220-1, IED	LF			72	58																																				130
LE CURB, STD DET 222, TYPE "A"	LF			160	627																																				787
G MANHOLE FRAME AND COVER, COP	EA				1																																				1
G SEWER CLEAN-OUT FRAME AND T P1270	EA			1																																					1
G TYPE "A" WATER VALVE, STD DETAIL	EA				2																																				2
ND CEMENT CONCRETE SINGLE CURB; TER; HEADER CURB OR EMBANKMENT	LF	82	426																																						508
ND CEMENT CONCRETE SIDEWALK, EY GUTTER & SLAB	SF	20	2506																																						2526
STING STRIPING	LF	500	140																																						640
, MAG STD DETAIL 120-1, TYPE "A"	EA				1																																				1
RANITE, 3/4" MINUS FOR GENERAL DISON GOLD)	CY				4																																				4
JB	EA				58																																				58
E	EA				1																																				1
0 PVC IRRIGATION PIPE	LF				403																																				403
LINE IRRIGATION PIPE, SCHEDULE 40	LF				14																																			14
	EA				4																																				4
PRESSURE BACKFLOW PREVENTION UNIT	EA				1																																				1
IGATION)	EA				2																																				2
REMOTE CONTROL VALVE AND DRIP SYSTEM	EA				2																																				2
RS	EA				58																																				58
ITTER AND RISER ASSEMBLY FOR DRIP	EA				2																																				2
0 PVC IRRIGATION SLEEVE	LF				46																																				46
0 PVC IRRIGATION SLEEVE	LF				99																																				99
MASTER EAGLE CONTROLLER W/ L SECURITY CABINET	EA				1																																				1
ER BOX AND COVER, FURNISH &	EA				1																																				1
CONNECTION (MAIN TO METER, ¾")	EA				1																																				1
HYDRANT	EA				1																																				1

F.H.W.A. REGION	STATE	PRO
9	ARIZ.	ST89

Kimley-Horn and Associates, Inc.
7740 N. 16th Street, Suite 300
Phoenix, Arizona 85020

DES: GWW | DR: DJO

27781 TOVE CHRISTINA WHITE
Exp. Date: 07/31/15

STREET LIGHT QUANTI
ON THIS SHEET. SEE
LIGHT COVER SHEET)
QUANTI

"PER CITY OF PHOENIX ORDINAN
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE C
YOUR CONTRACT WITH THE CITY

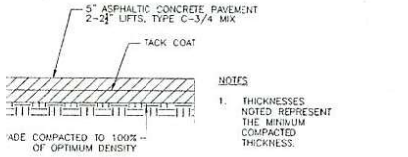
ROADWAY S

CITY OF PHOEN
STREET TRANSPORTA

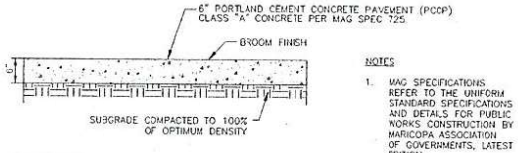
FLAMENCO DR & COL
TRAFFIC CALMING
ST8932C

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DAT

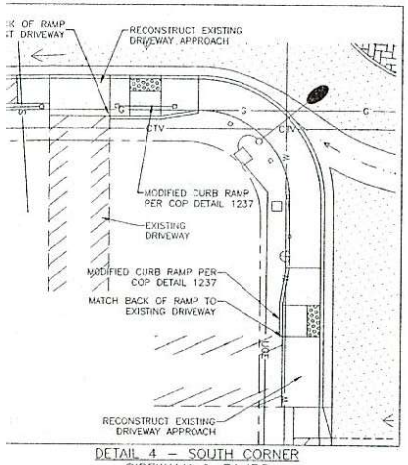
SCALE:



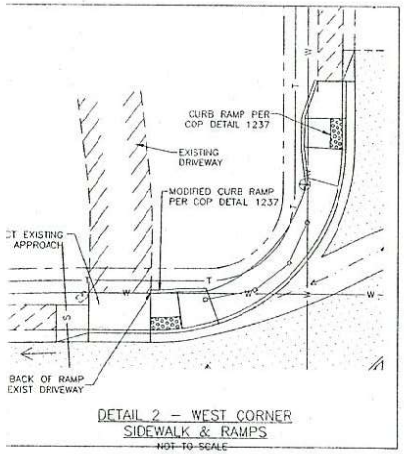
URAL SECTION 1
OT TO SCALE



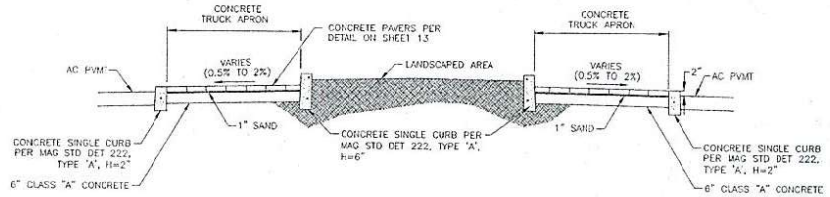
STRUCTURAL SECTION 2 – CONCRETE SLAB
NOT TO SCALE



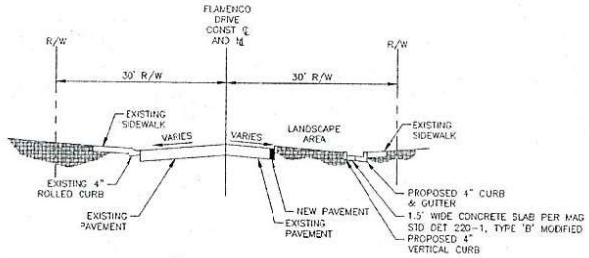
DETAIL 4 – SOUTH CORNER
SIDEWALK & RAMPS
NOT TO SCALE



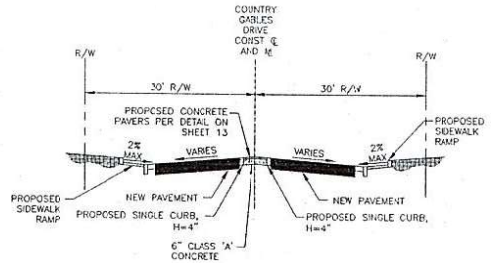
DETAIL 2 – WEST CORNER
SIDEWALK & RAMPS
NOT TO SCALE



TRUCK APRON DETAIL
NOT TO SCALE



A SECTION A
NTS



B SECTION B
NTS

N

602-263-1100
1-800-STAKE-IT

27781
TOVE CHRISTINA
WHITE
Exp Date 03/31/15

F.H.W.A. REGION	STATE	PR
9	ARIZ.	ST8

DES: GWW | DR: DJO

"PER CITY OF PHOENIX ORDINAN
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE C
YOUR CONTRACT WITH THE CITY

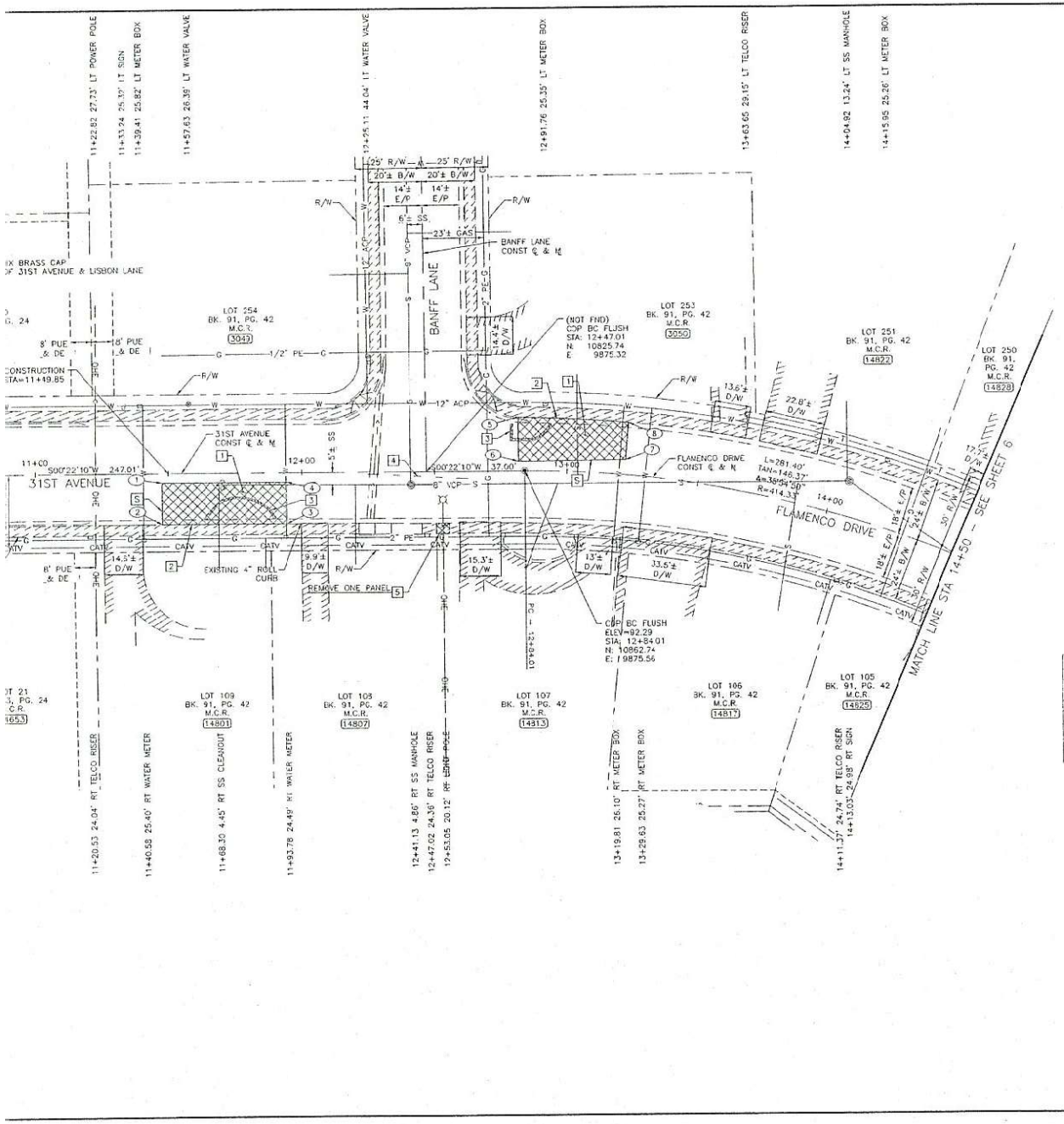
DETAILS

CITY OF PHOEI
STREET TRANSPORTA

FLAMENCO DR & COL
TRAFFIC CALMING
ST8932(

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DAT

SCALE: N/A



SAWCUT CONTROL POINTS		
PT#	STATION	OFFSET
1	11+47.40	3.62' RT
2	11+47.40	19.46' RT
3	11+94.26	19.44' RT
4	11+94.26	3.62' RT
5	12+81.84	20.44' LT
6	12+81.72	3.73' LT
7	13+21.82	5.75' LT
8	13+21.82	19.91' LT

F.H.W.A. REGION	STATE	PRO
9	ARIZ.	ST89

27781 TOVE CHRISTINA WHITE
Exp. Date 03/31/15

DES: GWW | DR: DJO

S SAWCUT

REMOVAL N

DESCRIPTION

1 REMOVE ASPHALT CONCRETE (PAID UNDER SUBGRADE PR
2 SAWCUT & REMOVE CONCRI AND GUTTER
3 EXIST. TRAFFIC CONTROL DE BE REMOVED AND SALVAGE STREET TRANSPORATION DE
4 OBLITERATE EXISTING STRIPI
5 SAWCUT & REMOVE CONCRI SIDEWALK

RECORD DR
ST., TRANS
DATE 9-14

"PER CITY OF PHOENIX ORDIN
THESE PLANS ARE FOR OFFIC
AND MAY NOT BE SHARED WI
AS REQUIRED TO FULFILL THE
YOUR CONTRACT WITH THE CI

DEMOLITION

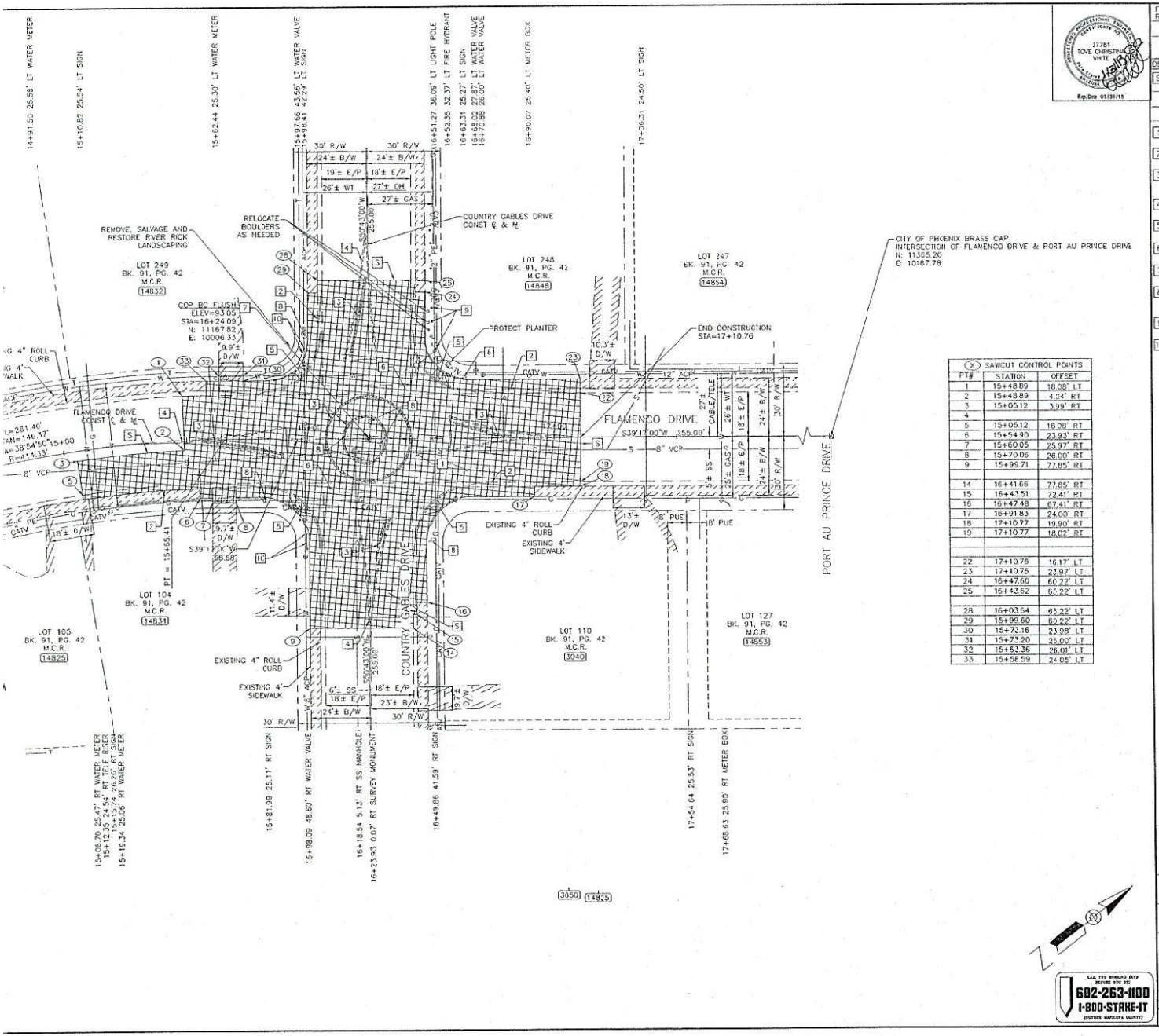
CITY OF PHOI
STREET TRANSPOR

FLAMENCO DR & C
TRAFFIC CALMIN
ST893

DR: DJO	DES: GWW
DATE: 1/13	DATE: 1/13

SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



SAWCUT CONTROL POINTS		
PT#	STATION	OFFSET
1	15+48.89	18.08' LT
2	15+48.89	4.04' RT
3	15+05.12	3.99' RT
4		
5	15+05.12	18.08' RT
6	15+54.90	23.93' RT
7	15+60.05	25.97' RT
8	15+70.06	26.00' RT
9	15+99.71	77.85' RT
14	16+41.66	77.85' RT
15	16+43.51	72.41' RT
16	16+47.48	67.41' RT
17	16+91.83	24.00' RT
18	17+10.77	19.90' RT
19	17+10.77	18.02' RT
22	17+10.76	16.17' LT
23	17+10.76	23.97' LT
24	16+47.69	60.22' LT
25	16+43.62	65.22' LT
28	16+03.64	65.22' LT
29	15+99.60	60.22' LT
30	15+73.16	23.88' LT
31	15+73.20	26.00' LT
32	15+63.36	26.01' LT
33	15+58.59	24.05' LT

27751 TOVE CHRISTINA WHITE
Exp. Date 03/31/15

F.H.W.A. REGION	STATE	PROJ
9	ARIZ.	ST893

DES: GWW | DR: DJO | CH

[S] SAWCUT

REMOVAL NO

DESCRIPTION

[1] REMOVE ASPHALT CONCRETE (PAID UNDER SUBGRADE PRE
[2] SAWCUT & REMOVE CONCRE AND GUTTER
[3] EXIST. TRAFFIC CONTROL DE BE REMOVED AND SALVAGED STREET TRANSPORATION DEP
[4] OBLITERATE EXISTING STRIPIN
[5] SAWCUT & REMOVE CONCRE SIDEWALK AND RAMPS
[6] SAWCUT & REMOVE CONCRE AND VALLEY GUTTER
[7] REMOVE EXISTING SURVEY M
[8] EXIST. SIGNS TO BE REMOVE REPLACED BY CITY STREET TRANSPORTATION DEPARTMEN
[9] EXISTING STEEL BOLLARDS T REMOVED
[10] REMOVE & RELOCATE EXISTI POST AND/OR FOOTINGS WH CONFLICT WITH NEW SIDEWA (NOTE PORTIONS OF FENCE REMOVED, FOOTINGS REMAIN

RECORD D
RT. TRAN
DATE 9-1

"PER CITY OF PHOENIX ORDINA
THESE PLANS ARE FOR OFFICI
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE
YOUR CONTRACT WITH THE CIT

DEMOLITION

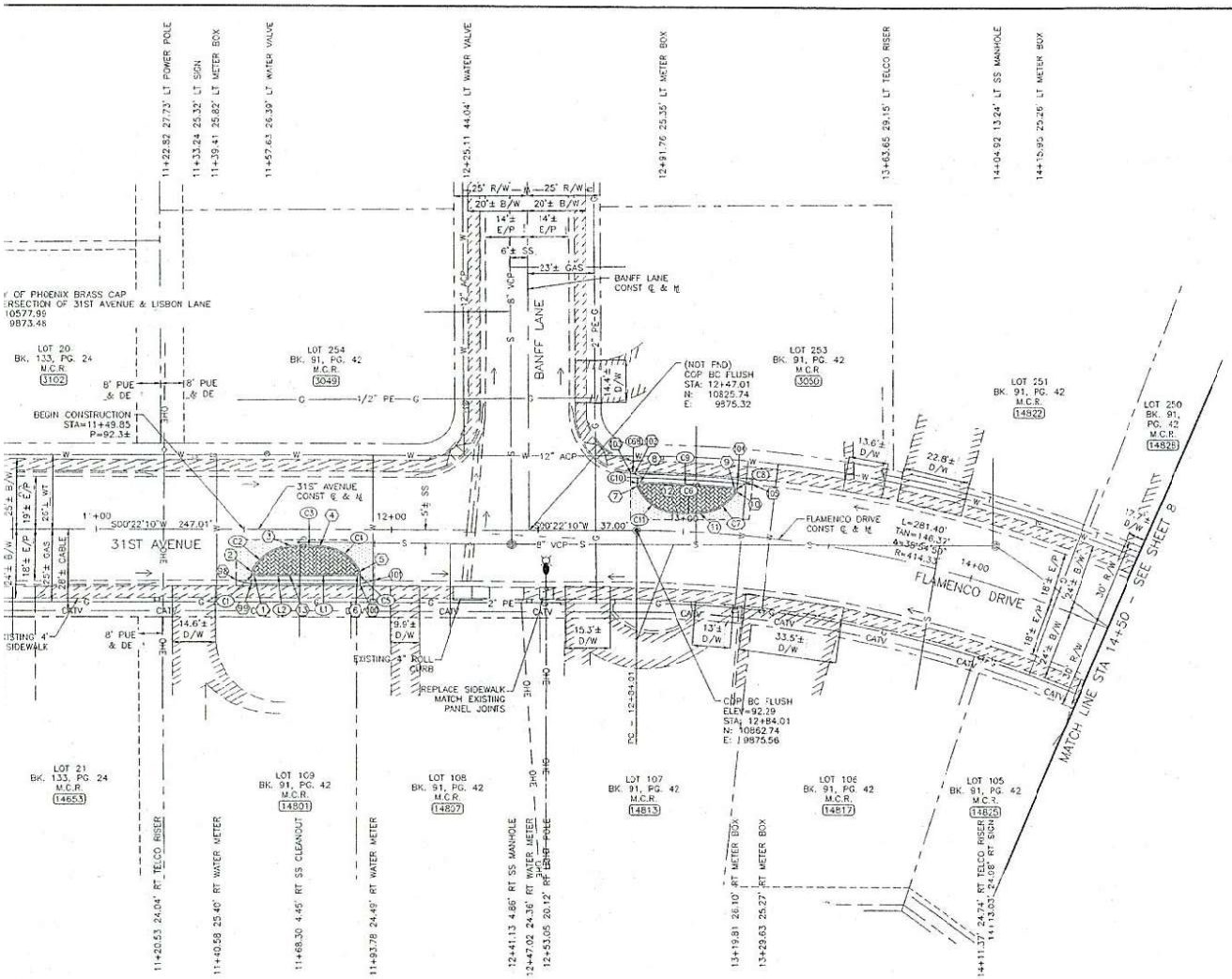
CITY OF PHOE
STREET TRANSPORT

FLAMENCO DR & CC TRAFFIC CALMING ST8932

DR: DJO	DES: GWW	CH
DATE: 1/13	DATE: 1/13	DA

SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



SPOT ELEVATION TABLE			
MON. STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
11+53.40	18.12' RT	92.40	91.90
11+52.48	14.73' RT	91.42	91.92
11+65.82	5.69' RT	92.60	92.10
11+75.82	5.68' RT	92.54	92.04
11+89.17	14.62' RT	92.31	91.81
11+88.26	16.03' RT	92.30	91.80
12+84.26	15.52' LT	92.32	91.82
12+85.18	15.88' LT	92.29	91.79
13+16.08	15.47' LT	92.31	91.81
13+16.95	15.05' LT	92.33	91.83
13+05.29	6.62' LT	92.69	92.19

SPOT ELEVATION TABLE				
PT#	MON. STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
12	12+98.05	6.17' LT	92.63	92.13
13	11+65.53	16.10' RT	92.34	91.84
98	11+47.40	17.63' RT	92.13	91.88
99	11+52.40	18.88' RT	92.12	91.87
100	11+89.27	18.84' RT	92.03	91.78
101	11+94.26	17.55' RT	92.02	91.77
102	12+83.32	19.31' LT	91.99	91.74
103	12+81.68	19.87' LT	91.99	91.74
104	13+17.04	19.33' LT	92.01	91.76
105	13+21.82	17.97' LT	92.01	91.76

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	1.98	1.00	113°30'23"	1.53
C2	17.01	15.00	64°58'11"	9.55
C3	10.00	188.00	3°02'52"	5.00
C4	16.95	15.00	64°45'52"	9.51
C5	1.98	1.00	113°35'43"	1.53
C6	7.37	188.00	2°14'46"	3.69
C7	15.29	15.00	58°23'02"	8.38
C8	2.00	1.00	114°52'12"	1.56
C9	32.14	608.51	3°01'33"	16.07
C10	1.96	1.00	112°36'58"	1.50
C11	18.02	15.00	68°49'06"	10.27
C68	1.85	25.69	3°40'27"	0.62

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.73	S00°10'09"W
L2	12.13	S00°17'03"W

F.H.W.A. REGION	STATE	PROJ
9	ARIZ.	ST893

Kimley-Horn and Associates, Inc. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020

DES: GWW | DR: DJO | CK

27781 TOVE CHRISTINA WHITE — Exp. Date 03/31/15

"PER CITY OF PHOENIX ORDINANC
THESE PLANS ARE FOR OFFICIAL
AND MAY NOT BE SHARED WITH
AS REQUIRED TO FULFILL THE OF
YOUR CONTRACT WITH THE CITY

GEOMETRIC LA

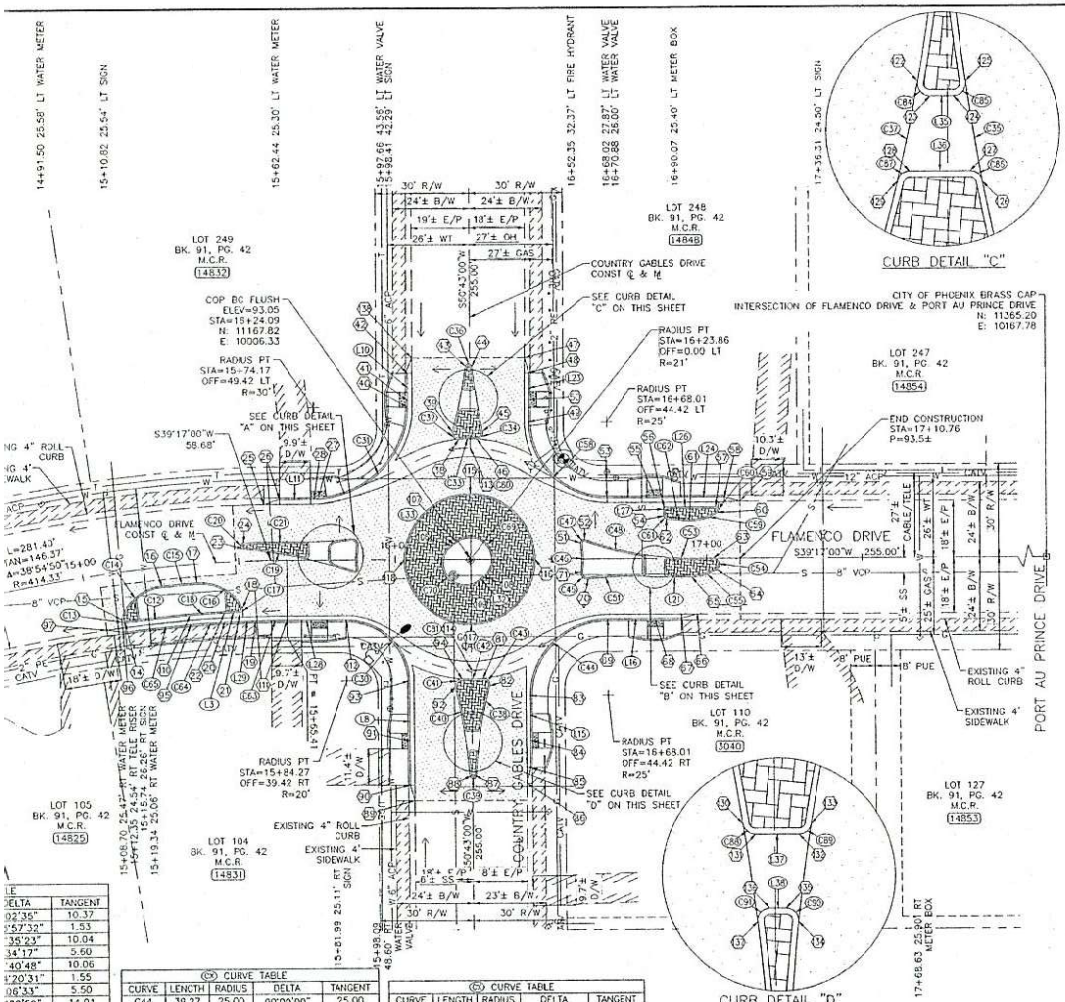
CITY OF PHOEN
STREET TRANSPORTAT

FLAMENCO DR & COL
TRAFFIC CALMING
ST89320

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DATE

SCALE: 1" = 20' HORIZONTAL

CALL FOR MARKING BACK BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)



(X) SPOT ELEVATION TABLE				
PT#	MON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
14	15+11.45	16.50' RT	92.36	92.09
15	15+19.51	15.08' RT	92.43	92.17
16	15+24.90	6.04' RT	92.77	92.50
17	15+36.26	6.04' RT	92.78	93.51
18	15+50.67	15.10' RT	92.55	92.28
A59	15+54.82	19.42' RT	92.44	92.17
20	15+44.44	19.39' RT	92.40	92.13
21	15+45.72	16.52' RT	92.47	92.20
22	15+44.49	16.47' RT	92.46	92.19
23	15+51.72	3.06' LT	–	92.60
24	15+51.85	5.95' LT	–	92.60
25	15+58.49	18.00' LT	92.44	92.15
26	15+60.20	19.42' LT	–	92.17
27	15+75.67	20.03' LT	–	92.22
28	15+74.77	19.42' LT	–	92.21
29	15+21.50	3.91' LT	–	92.63
30	15+8.30	6.39' LT	93.09	92.65
31	15+85.90	6.77' LT	93.13	92.69
A32	15+88.14	4.54' LT	93.16	92.72
33	15+97.98	3.90' LT	93.18	92.74
34	15+86.65	4.02' RT	93.14	92.70
35	15+80.68	2.06' RT	93.22	92.78
36	15+76.56	0.40' LT	93.28	92.84
37	15+76.56	3.29' LT	93.17	92.73
A38	16+20.44	39.85' LT	–	92.47
39	16+16.34	41.39' LT	–	92.50
A40	16+04.17	40.42' LT	–	92.42
41	16+04.17	51.74' LT	–	92.42
42	16+04.17	60.22' LT	92.72	92.45
43	16+22.73	62.35' LT	–	93.04
A44	16+24.71	62.33' LT	–	93.04
45	16+28.26	41.37' LT	–	92.54
46	16+26.19	39.93' LT	–	92.53
47	16+41.69	60.22' LT	92.87	92.58
48	16+43.02	60.22' LT	92.83	92.56
A49	16+43.01	40.42' LT	92.77	92.50
50	16+43.01	51.72' LT	–	92.53
51	16+59.49	5.11' LT	93.39	92.95
52	16+60.83	6.19' LT	93.37	92.93
A53	16+65.01	19.42' LT	92.91	92.64
54	16+86.33	13.66' LT	93.16	92.89
55	16+83.33	20.00' LT	–	92.68
56	16+86.33	19.42' LT	93.04	92.77
57	17+02.89	19.42' LT	93.12	92.85
58	17+05.76	19.42' LT	93.01	92.74
59	17+16.76	18.17' LT	93.04	92.75
60	17+03.45	14.59' LT	93.14	92.87
61	16+94.51	12.07' LT	93.18	92.91
62	16+87.21	11.67' LT	93.21	92.90
63	17+02.04	0.00' RT	93.86	93.42
64	17+03.00	3.69' RT	93.74	93.30
65	16+86.33	6.00' RT	93.58	93.14
66	16+83.33	18.00' RT	93.04	92.75
67	16+91.83	19.42' RT	92.97	92.70
68	16+83.33	20.00' RT	–	92.67
69	16+88.01	19.42' RT	92.88	92.61
A70	16+61.85	6.53' RT	93.35	92.91
71	16+59.60	4.31' RT	93.37	92.93
72	16+87.41	0.32' LT	93.70	93.26
73	16+85.33	0.67' RT	93.70	93.26
74	16+88.33	6.00' RT	93.60	93.16
75	16+87.33	6.00' RT	93.57	93.13
76	16+70.29	5.70' RT	93.55	93.11
77	16+90.33	4.70' RT	93.58	93.14
78	16+80.33	0.30' LT	93.68	93.24
79	16+79.49	1.28' LT	93.67	93.23
80	16+87.50	6.00' RT	93.57	93.13
81	16+32.82	28.79' RT	–	92.55
82	16+29.96	41.29' RT	–	92.60
83	16+43.01	44.42' RT	92.80	92.53
84	16+43.01	58.91' RT	–	92.56
85	16+43.01	67.41' RT	92.85	92.58
86	16+43.67	72.41' RT	92.91	92.62
87	16+28.33	69.90' RT	–	93.19
88	16+28.33	69.92' RT	–	93.19
89	16+05.62	72.85' RT	92.82	92.53
90	16+04.27	72.85' RT	–	92.51
91	16+04.27	58.91' RT	–	92.47
92	16+18.89	41.33' RT	–	92.60
93	16+04.27	39.42' RT	92.67	92.40
94	16+20.95	38.88' RT	–	92.50
95	15+33.07	19.35' RT	92.37	92.10
96	15+10.39	19.41' RT	92.29	92.02
97	15+09.16	18.08' RT	92.29	92.00
106	16+18.18	4.52' LT	93.33	92.89
107	16+15.72	5.65' LT	93.31	92.87

(X) SPOT ELEVATION TABLE				
PT#	MON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
108	16+28.00	5.64' RT	93.36	92.92
109	16+26.46	6.77' RT	93.34	92.90
110	15+33.04	16.44' RT	92.43	92.16
111	15+65.41	19.42' RT	–	92.21
112	15+84.27	19.42' RT	92.55	92.28
113	16+24.09	36.00' LT	–	92.43
114	16+24.09	36.00' RT	–	92.44
115	16+24.09	21.00' LT	92.77	92.66
116	16+44.86	0.00' RT	93.15	93.04
117	16+24.09	21.00' RT	92.79	92.68
118	16+02.86	0.00' RT	93.03	92.92
119	15+72.65	4.91' LT	–	92.66
120	15+72.65	1.41' LT	–	92.78
121	15+71.42	0.44 LT	–	92.82
122	16+21.71	55.91' LT	–	92.79
123	16+22.69	54.73' LT	–	92.81
124	16+24.57	54.73' LT	–	92.83
125	16+25.56	55.88' LT	–	92.81
126	16+26.90	47.92' LT	–	92.67
127	16+26.92	48.73' LT	–	92.69
128	16+21.03	48.73' LT	–	92.67

(X) CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C44	39.27	25.00	90°00'00"	25.00
C45	3.65	2.00	104°37'56"	2.59
C46	9.46	36.00	15°02'59"	4.76
C47	2.07	1.00	118°26'11"	1.68
C48	19.33	100.00	11°04'22"	9.69
C49	1.41	1.00	80°47'52"	0.85
C50	1.61	1.00	92°16'17"	1.04
C51	17.48	100.00	10°00'55"	8.76
C52	1.65	1.00	94°37'46"	1.08
C53	8.08	100.00	4°37'46"	4.04
C54	5.16	2.00	147°47'45"	6.93
C55	8.43	15.00	32°12'15"	4.33
C56	0.17	96.00	0°06'02"	0.08
C57	1.57	1.00	89°53'58"	1.00
C58	39.27	25.00	90°00'00"	25.00
C59	9.44	15.00	36°04'16"	4.88
C60	2.55	1.00	146°15'42"	3.30
C61	1.45	1.00	83°00'11"	0.88
C62	7.33	90.00	4°39'52"	3.67
C63	10.09	394.91	1°27'51"	5.05
C64	10.84	199.70	3°06'33"	5.42
C65	21.62	578.49	2°08'29"	10.81
C69	23.56	7.50	180°00'00"	INFINITE
C70	23.56	7.50	180°00'00"	INFINITE
C80	34.78	36.00	55°20'57"	18.88

(X) CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C81	48.73	36.00	77°33'17"	28.92
C82	1.55	1.00	88°51'11"	0.98
C83	1.80	1.00	103°17'20"	1.26
C84	1.75	1.00	100°11'56"	1.20
C85	1.72	1.00	98°26'48"	1.16
C86	1.38	1.00	79°14'25"	0.83
C87	1.34	1.00	76°42'00"	0.79
C88	1.41	1.00	81°01'31"	0.85
C89	1.41	1.00	86°38'26"	0.85
C90	1.68	1.00	96°17'42"	1.12
C91	1.69	1.00	96°40'21"	1.12

(X) SPOT ELEVATION TABLE				
PT#	MON STATION	OFFSET	TOP CURB ELEV	PVMT ELEV
129	16+20.95	47.96' LT	–	92.65
130	16+31.51	55.07' RT	–	92.81
131	16+22.54	55.91' RT	–	92.83
132	16+26.02	55.91' RT	–	92.85
133	16+27.02	55.07' RT	–	92.83
134	16+25.93	63.02' RT	–	92.96
135	16+24.93	61.91' RT	–	92.98
136	16+23.64	61.91' RT	–	92.97
137	16+22.69	63.03' RT	–	92.94
138	16+05.60	65.22 LT	92.75	92.46

(X) LINE TABLE	
LINE	LENGTH
L3	5.02
L4	2.49
L8	33.43
L10	10.80
L11	10.96
L15	22.99
L16	23.82
L18	5.00
L19	4.33
L20	6.56
L21	7.61
L23	15.80
L24	37.75
L26	16.56
L27	2.76
L28	18.86
L29	9.89
L32	1.91
L33	1.91
L34	3.50
L35	1.88
L36	4.90
L37	3.49
L38	1.29

CURVE TABLE			
DELTA	TANGENT		
02'35"	10.37		
57'32"	1.53		
35'23"	10.04		
34'17"	5.60		
40'48"	10.06		
20'31"	1.55		
06'33"	5.50		
20'59"	14.91		
31'17"	15.30		
42'18"	9.92		
22'18"	4.69		
38'46"	2.31		
37'56"	2.59		
01'08"	3.79		
08'04"	1.54		
24'00"	3.14		
02'50"	2.22		
15'05"	2.76		
00'00"	20.00		
00'00"	30.00		
56'50"	2.91		
27'19"	2.88		
04'28"	2.66		
05'40"	10.65		
42'51"	7.98		
11'12"	10.73		
05'26"	14.56		
39'39"	13.72		
17'49"	14.51		
12'17"	2.71		
03'41"	3.43		
35'01"	2.89		

F.H.W.A. REGION	STATE	PROJ.
9	ARIZ.	ST893

DES: GWW | DR: DJO | CK:

27761 TONE CHRISTENSEN WHITE

Exp. Date 03/31/15

"PER CITY OF PHOENIX ORDINA
THESE PLANS ARE FOR OFFICIA
AND MAY NOT BE SHARED WIT
AS REQUIRED TO FULFILL THE
YOUR CONTRACT WITH THE CI

GEOMETRIC LA

CITY OF PHOE

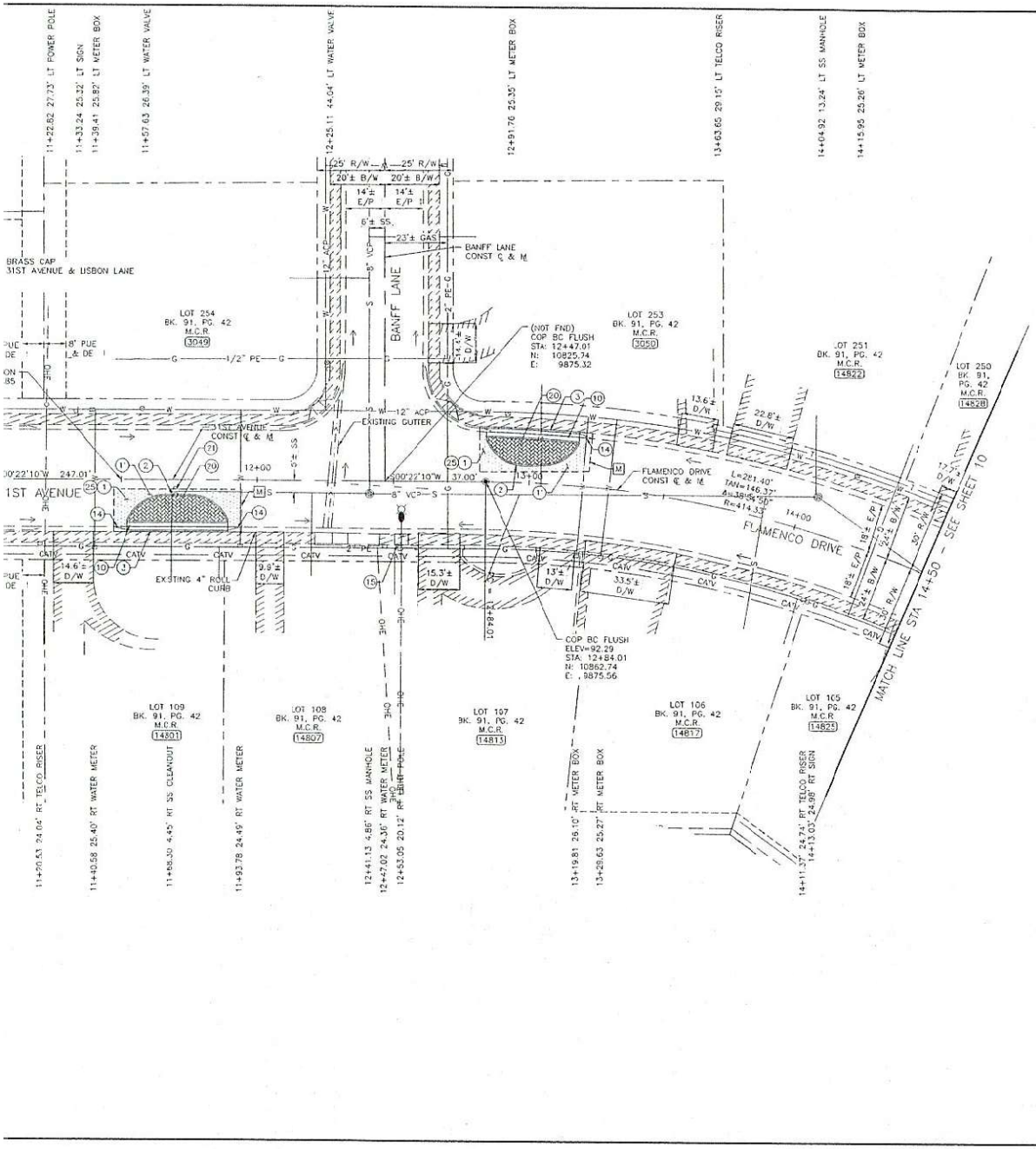
STREET TRANSPORT

FLAMENCO DR & CC TRAFFIC CALMING ST8932

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DA

SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)



F.H.W.A. REGION	STATE	PRO.
9	ARIZ.	ST89

DES: GWW | DR: DJO | C

M MATCH EXISTING

CONSTRUCTION

DESCRIPTION

1. CONSTRUCT 5" ASPHALT CO C-¾, PER STRUCTURAL SEC SEE SHEET 4
2. CONSTRUCT CONCRETE SING PER MAG STD DET 222, TYP H=4"
3. CONSTRUCT CONCRETE VERT & GUTTER PER MAG STD DE TYPE 'A', H=4"
10. 1.5' WIDE CONCRETE SLAB F STD DET 220-1, TYPE 'B' M AND DETAIL ON SHEET 4
11. SUBGRADE PREPARATION
14. 5' CURB TRANSITION FROM CURB TO 4" VERTICAL CURB
15. CONSTRUCT SIDEWALK PER (DET P1230 (MODIFIED), 6" T
20. CONCRETE PAVERS SEE DETA SHEET 13
21. ADJUST SANITARY SEWER CLI GRADE PER COP STD DET P
25. EMULSIFIED ASPHALT FOR TA TYPE SS-1H

GENERAL NO

1. PAVEMENT MARKINGS TO BE BY CITY STREET TRANSPORTA DEPARTMENT

"PER CITY OF PHOENIX ORDINANC THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH AS REQUIRED TO FULFILL THE OF YOUR CONTRACT WITH THE CITY

PAVING PLA

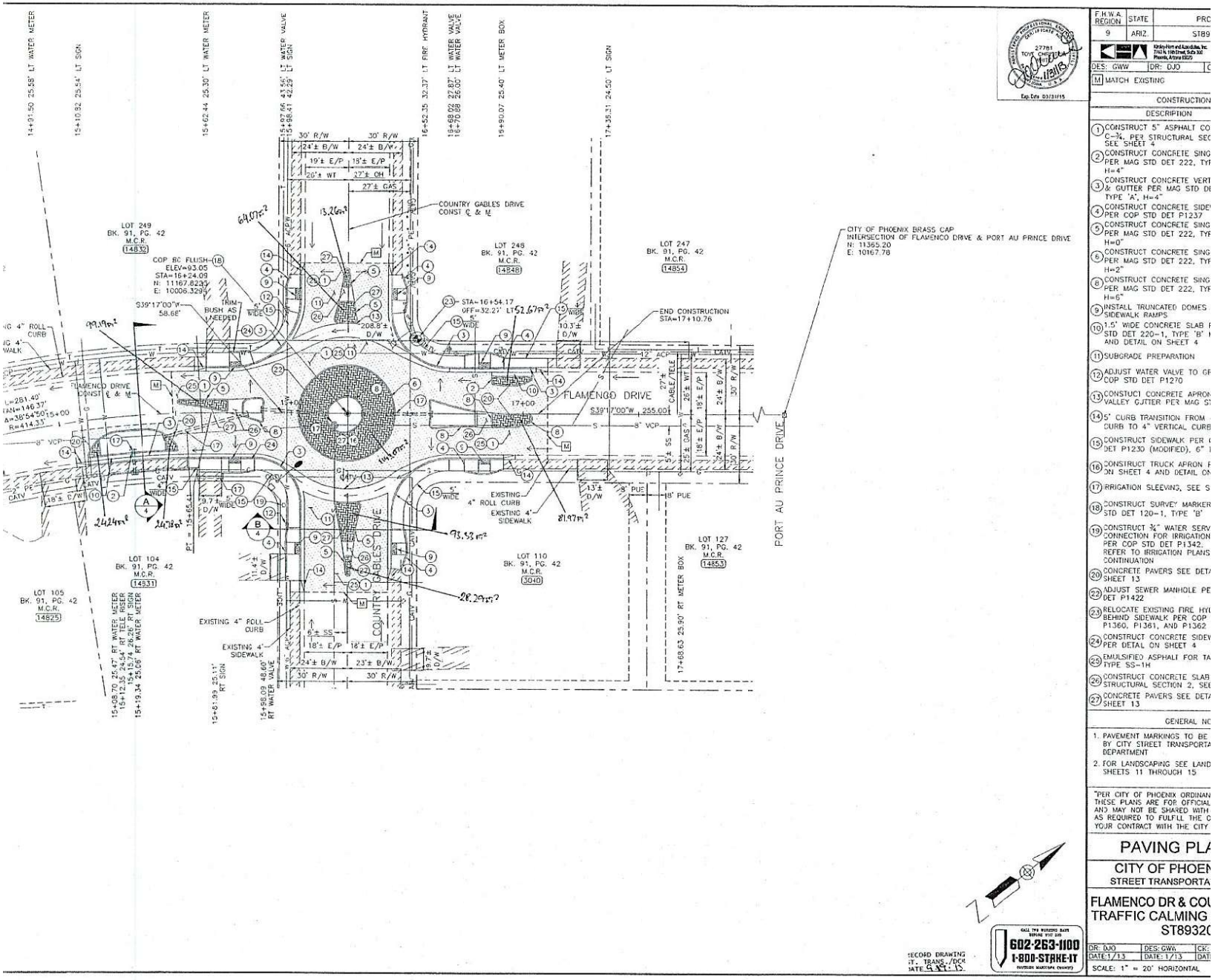
CITY OF PHOEN
STREET TRANSPORTAT

FLAMENCO DR & COU
TRAFFIC CALMING I
ST89320

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DATE

SCALE: 1" = 20' HORIZONTAL

602-263-1100
1-800-STAKE-IT



F.H.W.A. REGION	STATE	PRO
9	ARIZ.	ST89

Kitchell Corporation, Inc. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020

Kimley-Horn and Associates, Inc. 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020

DES: GWW | DR: DJO | C

M MATCH EXISTING

CONSTRUCTION

DESCRIPTION

1. CONSTRUCT 5" ASPHALT CO C-3/4, PER STRUCTURAL SEC SEE SHEET 4
2. CONSTRUCT CONCRETE SING PER MAG STD DET 222, TYF H=4"
3. CONSTRUCT CONCRETE VERT & GUTTER PER MAG STD DI TYPE 'A', H=4"
4. CONSTRUCT CONCRETE SIDE PER COP STD DET P1237
5. CONSTRUCT CONCRETE SING PER MAG STD DET 222, TYF H=0"
6. CONSTRUCT CONCRETE SING PER MAG STD DET 222, TYF H=2"
7. CONSTRUCT CONCRETE SING PER MAG STD DET 222, TYF H=6"
8. INSTALL TRUNCATED DOMES SIDEWALK RAMPS
9. 1.5' WIDE CONCRETE SLAB STD DET 220-1, TYPE 'B' AND DETAIL ON SHEET 4
10. SUBGRADE PREPARATION
11. ADJUST WATER VALVE TO GF COP STD DET P1270
12. CONSTUCT CONCRETE APRON VALLEY GUTTER PER MAG ST
13. 5' CURB TRANSITION FROM CURB TO 4" VERTICAL CURB
14. CONSTRUCT SIDEWALK PER DET P1230 (MODIFIED), 6"
15. CONSTRUCT TRUCK APRON ON SHEET 4 AND DETAIL ON
16. IRRIGATION SLEEVING, SEE S
17. CONSTRUCT SURVEY MARKER STD DET 120-1, TYPE 'B'
18. CONSTRUCT 3/4" WATER SERV CONNECTION FOR IRRIGATION PER COP STD DET P1342. REFER TO IRRIGATION PLANS CONTINUATION
19. CONCRETE PAVERS SEE DETA SHEET 13
20. ADJUST SEWER MANHOLE PE DET P1422
21. RELOCATE EXISTING FIRE HYD BEHIND SIDEWALK PER COP P1360, P1361, AND P1362
22. CONSTRUCT CONCRETE SIDEV PER DETAL ON SHEET 4
23. EMULSIFIED ASPHALT FOR TA TYPE SS-1H
24. CONSTRUCT CONCRETE SLAB STRUCTURAL SECTION 2, SEE
25. CONCRETE PAVERS SEE DETA SHEET 13

GENERAL NO

1. PAVEMENT MARKINGS TO BE BY CITY STREET TRANSPORTA DEPARTMENT
2. FOR LANDSCAPING SEE LAND SHEETS 11 THROUGH 15

"PER CITY OF PHOENIX ORDINAN THESE PLANS ARE FOR OFFICIAL AND MAY NOT BE SHARED WITH AS REQUIRED TO FULFILL THE C YOUR CONTRACT WITH THE CITY

PAVING PLA

CITY OF PHOEN
STREET TRANSPORTA

FLAMENCO DR & COU
TRAFFIC CALMING
ST8932C

DR: DJO	DES: GWW	CK:
DATE: 1/13	DATE: 1/13	DAT

SCALE: 1" = 20' HORIZONTAL

RECORD DRAWING
ST. TRANS./DCM
DATE 9-22-15

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

TES

- NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED PLANS SHALL BE CONSIDERED INCIDENTAL WORK.

CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.

UBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE S AUTHORIZED IN WRITING BY THE OWNER'S REPRESENTATIVE AND APPROVED BY PHOENIX.

IATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSLY FOLIATED AF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT LL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, N, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANT MATERIAL AND SHALL HAVE PPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DIGGING.

SHALL BE PLANTED A MINIMUM OF 24" FROM EDGE OF WALKS, WALLS, BUILDINGS, UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.

ITS SHALL BE AMENDED AS DETAILED.

SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER AND A MINIMUM OF S/BRANCHES.

E OF PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS, AND PAVING WITH N LINES AT EDGES OF STRUCTURES.

E OF TURF AND/OR NATIVE SOIL SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, CRETE PADS, AND WALLS.

ALKS AND CONCRETE PADS SHALL HAVE A CROSS SLOPE OF 1.5%. SEE PLANS FOR DETAIL.

OMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND UNDERGROUND INSTALLATIONS THAT MAY BE AFFECTED BY THEIR WORK AND SHALL IBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE

. AREAS LABELED GRANITE ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" UGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN W TOP OF CURB OR SIDEWALK.

ECEIVE GRANITE SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE LANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF GRANITE. CONTRACTOR RE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.

LL EXTEND UNDER TREES AND SHRUBS.

PRESENTATIVE AND CITY OF PHOENIX RESERVES THE RIGHT TO REJECT ANY PLANT EMED UNACCEPTABLE.

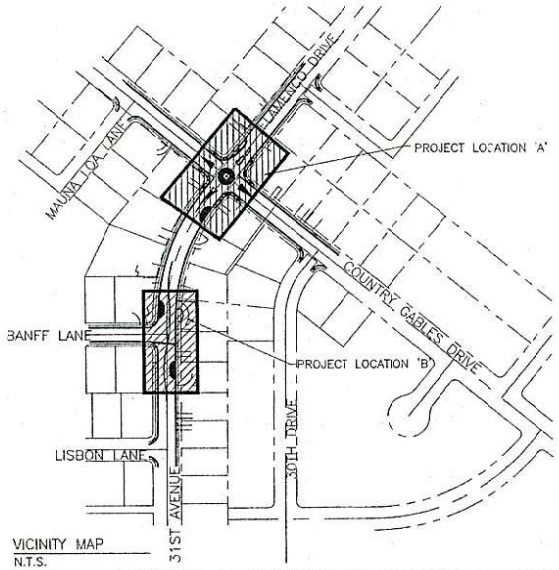
LISTED IN THE MATERIALS LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.

SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER OF THE WORK BY THE CITY OF PHOENIX. UPON COMPLETION OF THE MAINTENANCE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.

ITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCHLIST OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE NTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, ND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF BMIT WRITTEN REQUEST FOR FINAL PUNCHLIST ONE WEEK PRIOR TO END OF E PERIOD.

MATERIALS LEGEND

	SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
TREES		Parkinsonia florida	Blue Palo Verde	15 Gal.	1	Single Trunk
SHRUBS		Euphorbia rigens	Gopher Plant	5 Gal.	4	Spacing: Per Plans
ACCENTS		Aloe barbadensis	Medicinal Aloe	5 Gal.	20	Spacing: Per Plans
GROUNDCOVERS		Lantana camara 'New Gold'	New Gold Lantana	5 Gal.	34	Spacing: Per Plans
INERTS		Granite	COLOR: Express Gold SIZE: 1/2" Screened	CY	4	2" Depth of granite within all planting areas or as designated on plans.



VICINITY MAP
N.T.S.

Expires 03/31/2013

F.H.W.A. REGION	STATE	PR
9	ARIZ.	ST89

DES: DJC | DR: AV

"PER CITY OF PHOENIX ORDI
THESE PLANS ARE FOR OFFIC
AND MAY NOT BE SHARED WI
AS REQUIRED TO FULFILL THE
YOUR CONTRACT WITH THE CI

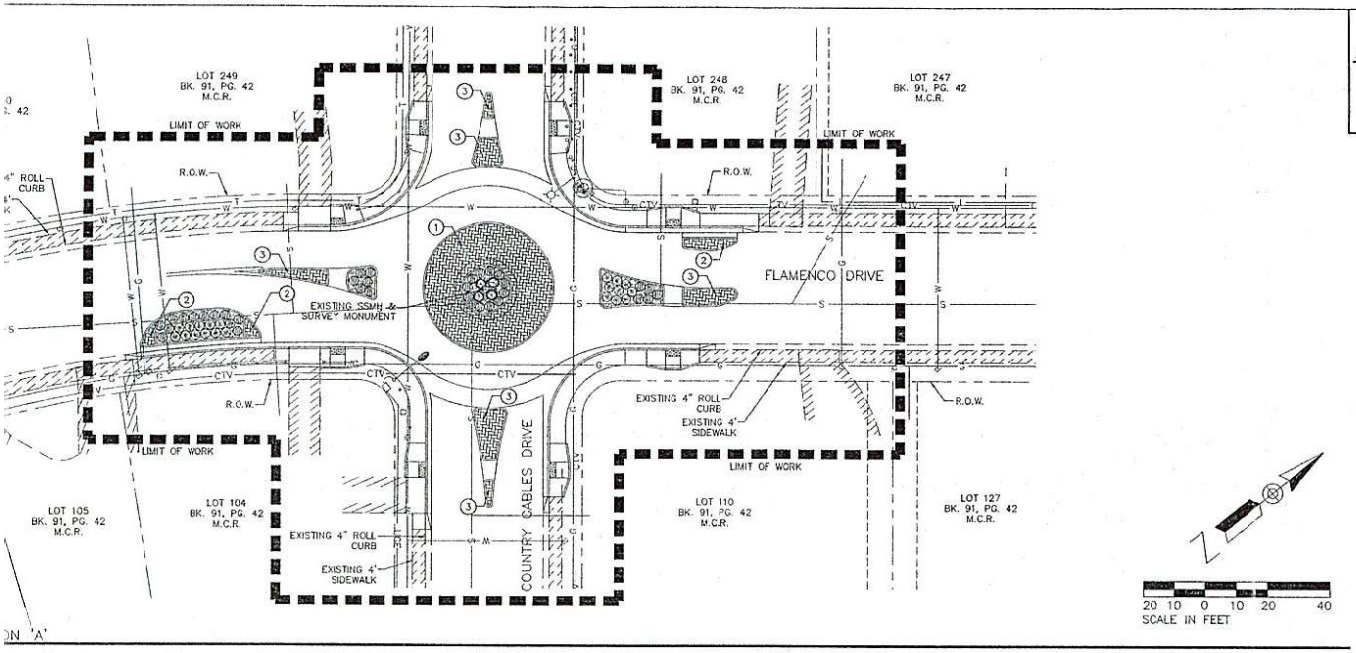
PLANT LEGEN

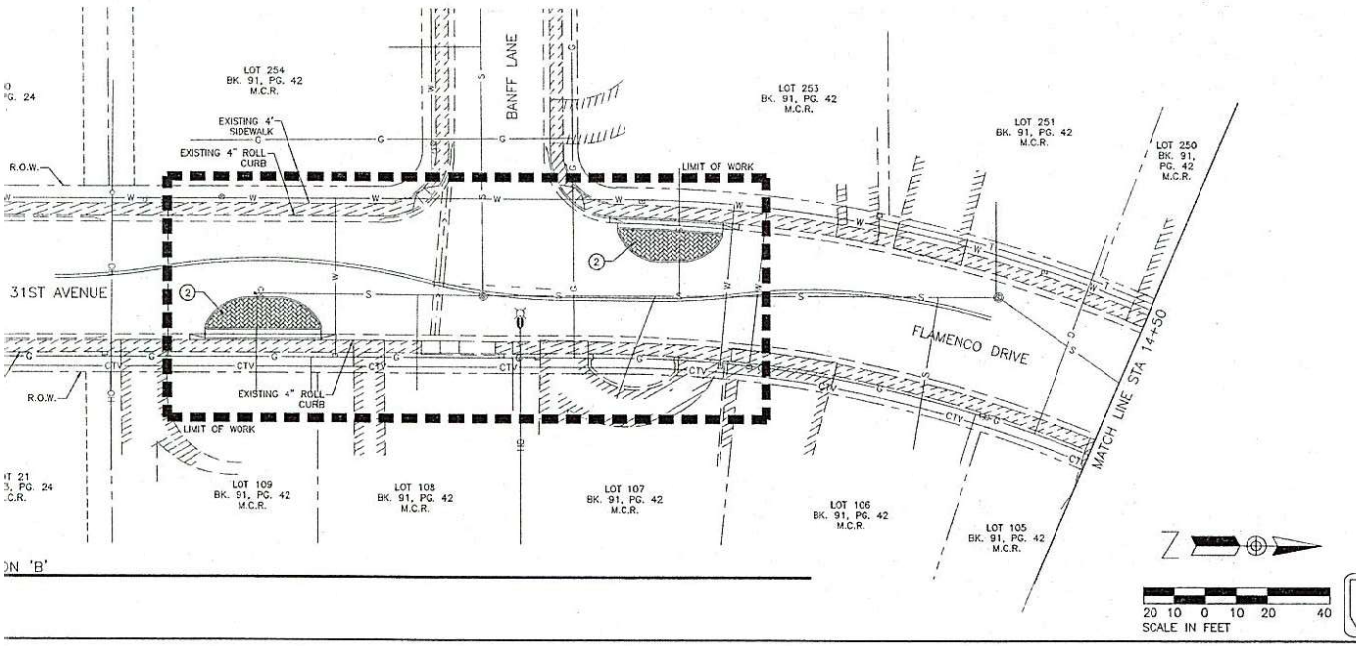
CITY OF PHO
STREET TRANSPOR

FLAMENCO DR & C
TRAFFIC CALMIN
ST893

DR: AV | DES: DJC
DATE:1/13 | DATE: 1/13
SCALE: N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT





Expires 03/31/2013

F.H.W.A. REGION	STATE	PR
9	ARIZ.	ST89

DES: DJC | DR: AV

MATERIALS LEGEND

	SYM	BOTANICAL NAME
TREES		Parkinsonia florida
SHRUBS		Euphorbia rigens
ACCENTS		Aloe barbadensis
GROUNDCOVERS		Lantana camara 'Nev Gold'
INERTS		Granite

PROJECT KEY NOTES

1. 4" x 8" HOLLAND PAVERS IN TRUCK 1 ON SHEET 13
2. 4" x 8" HOLLAND PAVERS–SEE DETAIL
3. 4" x 8" HOLLAND PAVERS–SEE DETAIL

"PER CITY OF PHOENIX ORDINA THESE PLANS ARE FOR OFFICI AND MAY NOT BE SHARED WIT AS REQUIRED TO FULFILL THE YOUR CONTRACT WITH THE CIT

PLANTIN

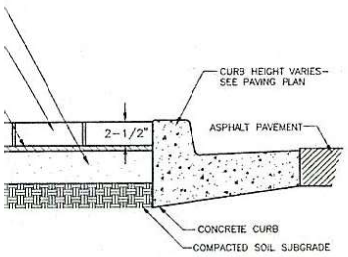
CITY OF PHOE
STREET TRANSPORT

FLAMENCO DR & CC
TRAFFIC CALMINC
ST8932

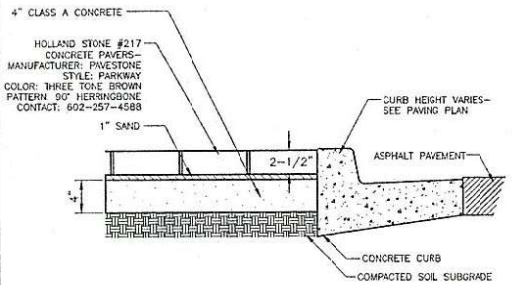
DR: AV	DES: D.C	C
DATE: 1/13	DATE: 1/13	D

SCALE: 1" = 20' HORIZONTAL

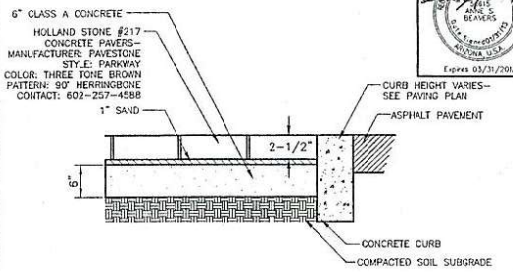
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT



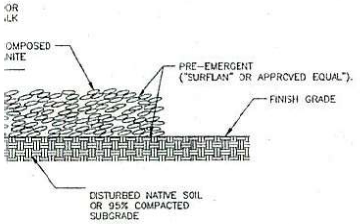
R DETAIL – TRUCK APRON ONLY



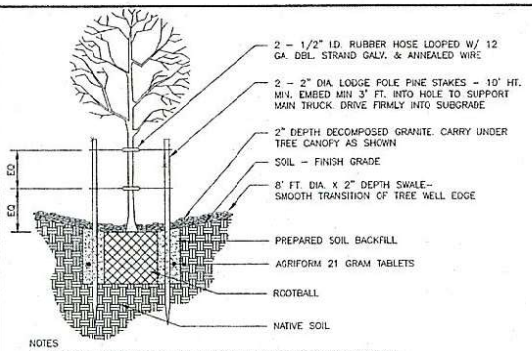
2 CONCRETE PAVER DETAIL
N.T.S.



3 CONCRETE PAVER DETAIL
N.T.S.

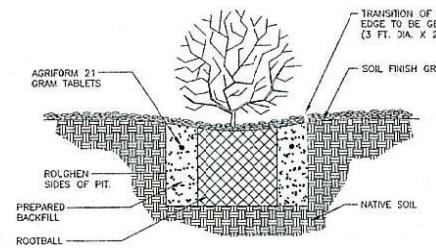


ION OF PRE–EMERGENT TO FINISH GRADE BEFORE PLACING
APPLY SECOND APPLICATION OF PRE–EMERGENT TO
AFTER SETTLING.
RANITE PLACEMENT



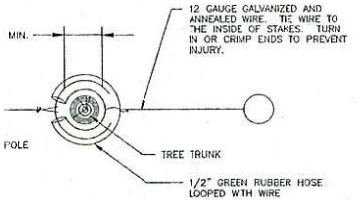
NOTES
1. PLANT PIT DIMENSIONS TO BE: 2x WIDTH AND 1.5x HEIGHT OF ROOTBALL.
2. BACKFILL MATERIAL TO BE: ⅓ BARK HUMUS ⅔ EXCAVATED SOIL BY VOLUME.
3. WATERING BASIN SHALL BE GENTLE AND UNIFORM THROUGHOUT, 3' DIAMETER.

5 TREE PLANTING
N.T.S.



NOTES
1. PLANT PIT DIMENSIONS TO BE: 2x WIDTH AND 1.5x HEIGHT OF ROOTBALL.
2. BACKFILL MATERIAL TO BE: ⅓ BARK HUMUS ⅔ EXCAVATED SOIL BY VOLUME.
3. WATERING BASIN SHALL BE GENTLE AND UNIFORM THROUGHOUT, 3' DIAMETER.

6 SHRUB AND GROUNDCOVER PLANTING
N.T.S.



F.H.W.A. REGION	STATE	PR
9	ARIZ.	ST89

DES: DJC | DR: AV

"PER CITY OF PHOENIX ORDIN
"THESE PLANS ARE FOR OFFIC
AND MAY NOT BE SHARED WI
AS REQUIRED TO FULFILL THE
YOUR CONTRACT WITH THE CI

LANDSCAP

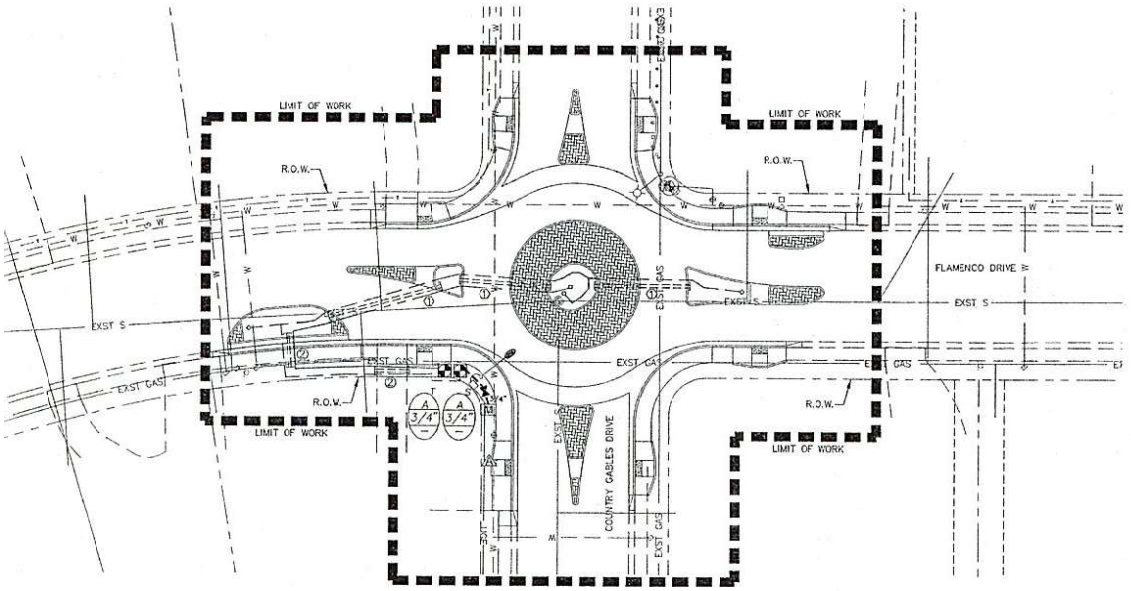
CITY OF PHOE
STREET TRANSPORT

FLAMENCO DR & C
TRAFFIC CALMIN
ST893

DR: AV	DES: DJC	C
DATE: 1/13	DATE: 1/13	D

SCALE: N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)



20 10 0 10 20 40
SCALE IN FEET

ID BECOME FAMILIAR WITH THE SPECIFICATIONS AND IRRIGATION DETAILS FOR ORK PRIOR TO CONSTRUCTION.

OCATIONS (CALL BEFORE YOU DIG) OF UNDERGROUND UTILITIES PRIOR TO

H THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN RUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN NGINEERING, OR IF DISCREPENCIES IN CONSTRUCTION DETAILS, LEGENDS, ONS ARE DISCOVERED. BRING ALL SUCH DISCREPANCIES TO THE ATTENTION RESENTATIVE.

IAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED:
MPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID TWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL TALL IRRIGATION PIPE AND WIRING IN LANDSCAPE AREAS WHENEVER

NDARD SCH. 80 TEES AND ELBOW FITTINGS. USE OF CROSS-TYPE FITTINGS TED.

RACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. ING SLEEVES AT EACH HARDSCAPE CROSSING AND BENEATH ALL WALKS. TION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES RDSCAPE WHERE SLEEVING WAS NOT INSTALLED, REQUIRES HORIZONTAL ATION CONTRACTOR.

SIZING, THE FOLLOWING SHOULD BE NOTED:
OF UNSIZED LATERAL PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED UNSIZED LATERAL PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED E UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE LEGEND.

MATERIAL GROUPING IS AS FOLLOWS:
EMITTERS TO ALL TREES AS SHOWN IN THE INSTALLATION DETAILS SUCH IRRIGATION TO EVERY TREE. ALL TREE DRIP EMITTERS ARE ZONED BY

EMITTERS TO ALL SHRUB AND GROUNDCOVER AS SHOWN IN THE ETAILS SUCH THAT THERE IS IRRIGATION TO ALL PLANT MATERIAL AS HE EMITTER SCHEDULE. ALL SHRUB AND GROUNDCOVER EMITTERS ARE EMSELVES.

T, AND METER BOXES SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE RUCTION WORK.

IRRIGATION NOTES CONT.

9. ALL NEW AND EXISTING UTILITY BOXES, IRRIGATION CONTROLLER, AND BACKFLOW PREVENTOR CAGES SHALL BE PAINTED 'DESERT TAN'. ALL UNDERGROUND IRRIGATION BOXES SHALL BE 'DESERT TAN'.
10. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
11. CONTROL WIRING FOR THE PROJECT SHALL BE U.S. APPROVED FOR DIRECT UNDERGROUND BURIAL. CONTROLLER SHALL HAVE ITS OWN COMMON WIRE TO RESPECTIVE VALUES. IF PLACED IN THE SAME TRENCH AS IRRIGATION PIPE, THE MINIMUM HORIZONTAL SEPERATION SHALL BE SIX (6) INCHES.
12. PERFORM AN OPERATIONAL TEST OF THE IRRIGATION SYSTEM IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. CONTACT THE OWNER'S REPRESENTATIVE THREE WORKING DAYS PRIOR TO TESTING. PERFORM A TEST OF THE BACKFLOW PREVENTER IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
13. MAINTAIN ON-SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
14. ALL IRRIGATION MAINLINE SHALL BE PLACED A MINIMUM OF 1'-0" FROM BACK OF WALKWAY, CURB OR PROPERTY WALL.
15. USE LARGE RADIUS SWEEP ELL BELOW CONTROLLER FOR VALVE WIRES THAT SUPPLY 110v, 15 amp POWER SOURCE. HARD WIRE TO J-BOX.
16. POINT OF CONNECTIONS- USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND BACKFLOW PREVENTER.
17. VALVES, PVC LATERALS AND MAINLINE SHOULD BE INSTALLED ON UPHILL SIDE OF SLOPE AT ALL TIMES. ALL SUB-LATERAL LINES SHOULD BE FED DOWNHILL OF ALL SLOPES.
18. MARK BACK OF EXISTING AND NEW CURBS AT SLEEVE LOCATIONS BY NOTCHING A 2" "V" OR PLACING REBAR VERTICAL SO TOP OF BAR IS 6" BELOW FINISH GRADE.
19. PROVIDE 2' VERTICAL CLEARANCE BETWEEN THE IRRIGATION LINE AND EXISTING WATERLINE.
20. IRRIGATION PIPE TO BE A MINIMUM OF 6' FROM EXISTING CITY WATERLINES.

Expires 05/31/2013

F.H.W.A. REGION	STATE	PI
9	ARIZ.	ST8

DES: DJC DR: AV

SYMBOL	DESCRIP
	PVC MAINL 40 SPEARS
	PVC LATER SPEARS OI
	PVC LATER SPEARS OI
	SCHEDULE SLEEVE SP
	SCHEDULE SLEEVE SP
M	3/4" WATE
	1" BACKFLO FEBCO 825 OF PHX DE
	DRIP VALVE RAINBIRD X
A	CONTROLLE RAINMASTE MCOL 400 ENCL 400 ENCLOSURE
◇	FLUSH CAP RAINBIRD
–	VALVE BOX RAINBIRD
S A 3/4" –	SHRUB/T VALVE DI VALVE SI GALLONS MINUTE

IRRIGATION SLEE

(X) INSTALL 2' SCH. 40

(X) INSTALL 4' SCH. 40

NOTE: 'X' EQUALS C

"PER CITY OF PHOENIX ORDIN THESE PLANS ARE FOR OFFICI AND MAY NOT BE SHARED WI AS REQUIRED TO FULFILL THE YOUR CONTRACT WITH THE CI

IRRIGATI

CITY OF PHOE
STREET TRANSPORT

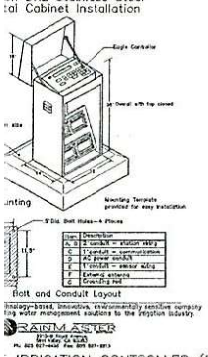
FLAMENCO DR & CC
TRAFFIC CALMING
ST8932

DR: AV	DES: DJC	CI
DATE: 1/13	DATE: 1/13	DA

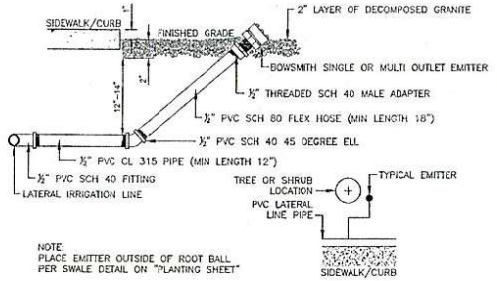
SCALE: 1" = 20' HORIZONTAL

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)

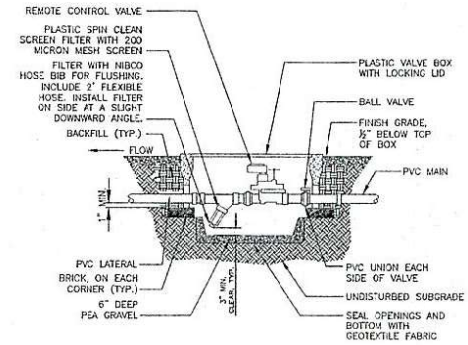
on DX2 Stainless Steel
tal Cabinet Installation



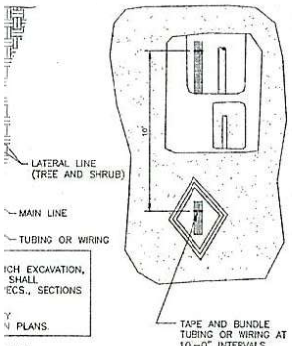
IRRIGATION CONTROLLER (RME EAGLE)



2 EMITTER – MULTI OR SINGLE OUTLET
N.T.S.

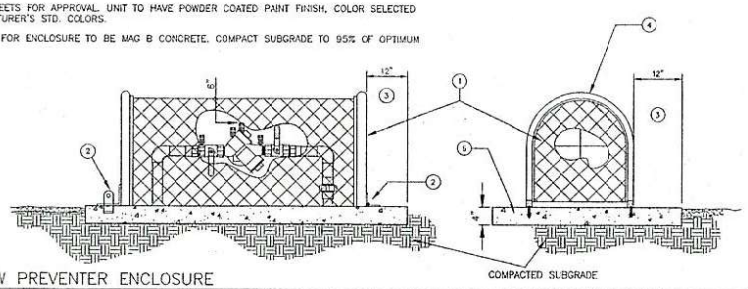


3 REMOTE CONTROL DRIP VALVE
N.T.S.



TAIL

NOTES:
1. PROVIDE PRE-MANUFACTURED ENCLOSURE SIZED TO FIT RPBF UNIT SPECIFIED. ACCEPTABLE MANUFACTURERS ARE LEMEUR "BF" SERIES OR BPDI "GUARDSHACK" UNITS.
2. MODIFY PRE-MANUFACTURED UNITS FASTENING SYSTEMS WITH HEAVY DUTY HINGES AND ANCHORING BOLT SYSTEM. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. PAD TO BE 1' MIN. LARGER THAN ENCLOSURE.
4. SUBMIT CUT SHEETS FOR APPROVAL. UNIT TO HAVE POWDER COATED PAINT FINISH, COLOR SELECTED FROM MANUFACTURER'S STD. COLORS.
5. CONCRETE PAD FOR ENCLOSURE TO BE MAG B CONCRETE. COMPACT SUBGRADE TO 95% OF OPTIMUM MOISTURE.

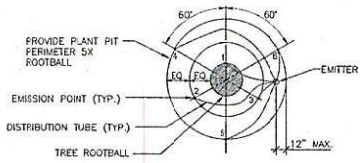


5 BACKFLOW PREVENTER ENCLOSURE
N.T.S.

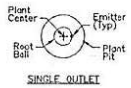
	COMMON NAME	FLOW PER OUTLET (GPH)	QTY. & TYPE OF EMITTER	NUMBER OF PORTS OPEN	TOTAL FLOW PER PLANT (GPH)
	Blue Palo Verde	1 GPH	2-MULTI OUTLETS	6	12
	Gopher Plant	1 GPH	1-SINGLE OUTLET	1	1
	Medicinal Aloe	1 GPH	1-SINGLE OUTLET	1	1
	New Gold Lantana	1 GPH	1-SINGLE OUTLET	1	1

FOR INSTALLATION INSTRUCTIONS.
EN PREPARED BASED ON MATURE PLANT PEAK SEASON WATER REQUIREMENTS IN THE PHOENIX METROPOLITAN AREA.
IG TIMES TO ACCOMODATE SOIL TYPE, PLANT MATURITY, EXPOSURE, AND SEASONAL CHANGES.

SCHEDULE



TREE LAYOUT



SHRUB LAYOUT

NOTES:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 15'.
2. EMISSION POINTS ARE NUMBERED IN ORDER OF PLACEMENT (1–6).
3. IF ONLY ONE EMITTER – PLACE UPHILL OF TREE.

7 EMITTER LOCATION LAYOUT
N.T.S.

F.H.W.A. REGION	STATE	PR
9	ARIZ.	ST89

DES: DJC | DR: AV

"PER CITY OF PHOENIX ORDIN
THESE PLANS ARE FOR OFFICI
AND MAY NOT BE SHARED WI
AS REQUIRED TO FULFILL THE
YOUR CONTRACT WITH THE CI

IRRIGATIO

CITY OF PHOE
STREET TRANSPORT

FLAMENCO DR & CC
TRAFFIC CALMINC
ST8932

DR: AV	DES: DJC	C
DATE: 1/13	DATE: 1/13	D

SCALE: N.T.S.

602-263-1100
1-800-STAKE-IT

Route 27 (27th Ave)
Beginning Monday, September 30

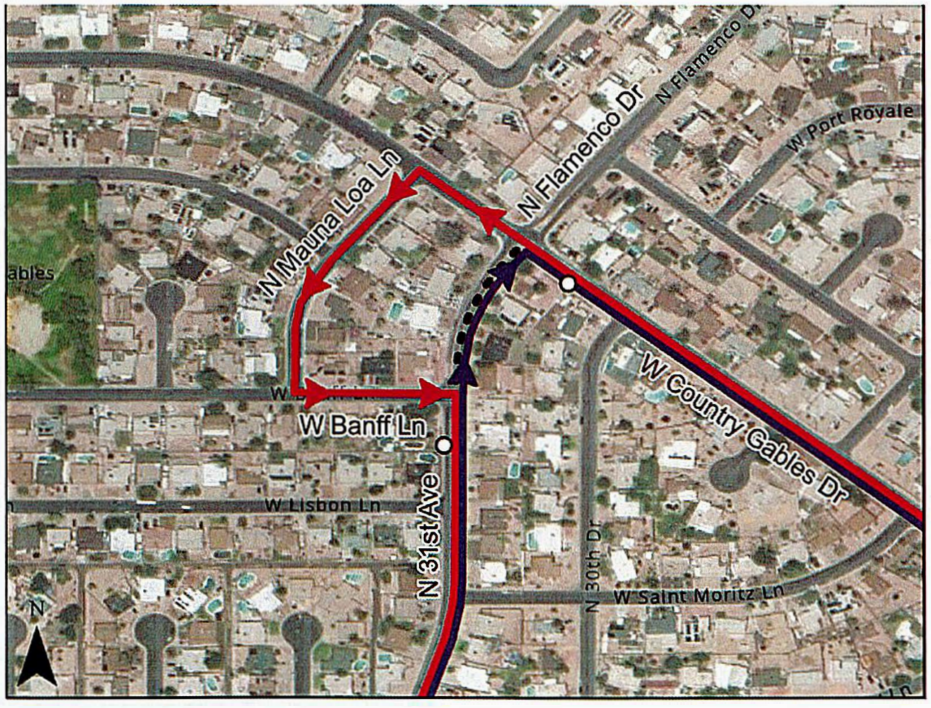
RIDER ALERT

Temporary Modification: Southbound

Southbound Route 27 will be temporarily modified to travel on Mauna Loa Lane and Banff Lane. Northbound Route 27 will remain on 31st Avenue.

The Public Transit Department is exploring making this new routing permanent.

- ○ Existing bus stop
- ——— 27 Northbound
- - - - 27 Southbound eliminated routing
- ——— 27 Southbound new routing



Please share your input and feedback with the Public Transit Department:
PTD.Planning@phoenix.gov
(602) 262-7242

City of Phoenix | VALLEY METRO

Ruta 27 (27th Ave)
A partir del lunes 30 de septiembre

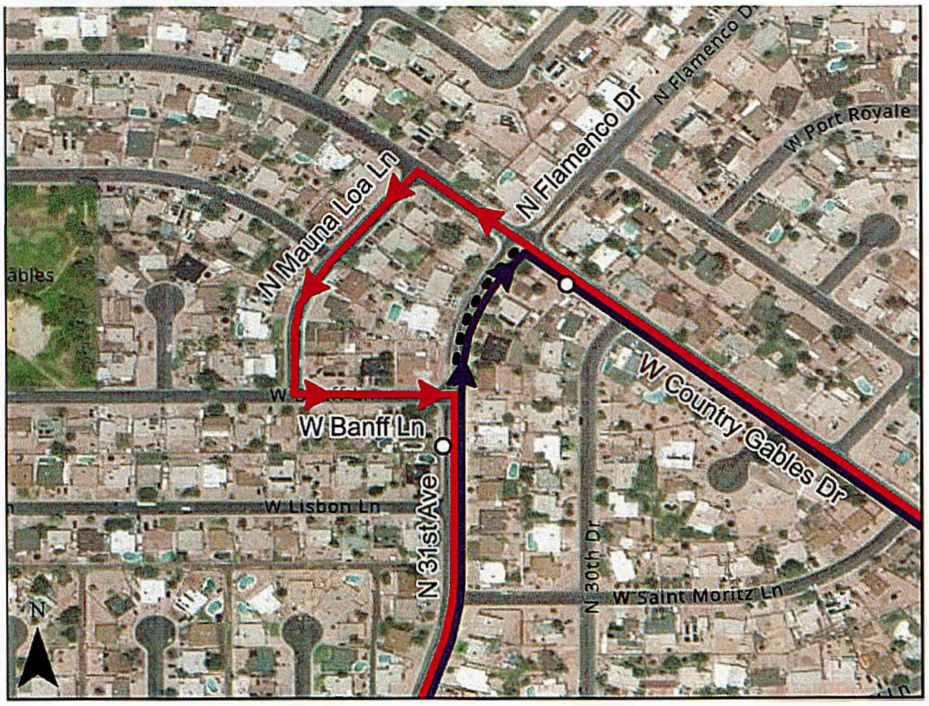
Alerta a Pasajeros

Modificación temporal: dirección hacia el sur

Ruta 27 con dirección hacia el sur, será modificada temporalmente para viajar a Mauna Loa Lane y Banff Lane. La dirección hacia el norte seguirá en 31st Avenue.

El Departamento de Transporte Público está explorando hacer esta nueva ruta permanente.

- ○ Parada de autobús existente
- — Ruta 27 norte
- ---- Ruta 27 sur eliminada
- — Ruta 27 sur nueva



Comparte tus comentarios con el Departamento de Transporte Público: PTD.Planning@phoenix.gov
(602) 262-7242

City of Phoenix | VALLEY METRO

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** *65

REQUEST TO ADD-ON (SEE ATTACHED MEMO) Liquor License - FPR Distributing Co. Inc. - District 7

Request for a liquor license. Arizona State License Application 308165.

Summary

Applicant
Ryan Anderson, Agent

License Type
Series 4 - Wholesaler

Location
5302 W. Buckeye Road, Ste. 103
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a wholesaler. 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 November 29, 2024.

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

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.

FPR Distributing Co (Series 4)
10401 W. Van Buren Street, Tolleson

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: "FPR Distributing Co., Inc. ("FPR") is owned by husband and wife Fabrizio Renna and Patrica D'Aquino Renna. Mr. & Mrs. Renna have been importing specialty Italian wines produced by small family-owned vineyards in rural Italy for nearly 30 years. FPR holds wholesaler/distributor licenses throughout the United States and have maintained them in good standing without any liquor violations. Mr. & Mrs. Renna have held a Series 4 liquor license in Arizona for more than ten years without any violations or complaints. The current application is required only because the location of the warehouse, nothing about the business of FPR has changed since it was last approved for licensure. FPR's vast experience and long track record of distributing Italian wines in Arizona (and throughout the United States) establishes that it has the capability, reliability and qualifications to hold a Series 4 liquor license in Arizona."

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

To: Ginger Spencer
Deputy City Manager

Date: November 19, 2024

From: Denise Archibald
City Clerk

Subject: REQUEST TO ADD-ON LIQUOR LICENSE – FPR DISTRIBUTING CO. INC., TO THE NOVEMBER 20, 2024, FORMAL AGENDA

This memo requests to add the application for Liquor License – FPR Distributing Co. Inc. to the November 20, 2024 Formal Council Meeting agenda. Due to a clerical error, the item was originally left off of the agenda.

Approved by:

Ginger Spencer
Deputy City Manager

11/19/2024
Date

City of Phoenix

Report

Agenda Date: 11/20/2024, **Item No.** *66

REQUEST TO ADD-ON (SEE ATTACHED MEMO) 2025 Downtown Enhanced Municipal Services District Estimated Assessments Public Hearing Date (Resolution 22265) - Districts 7 & 8

Request City Council set the date of December 18, 2024, for the Public Hearing on the 2025 Downtown Enhanced Municipal Services District (EMSD) estimated assessments, pursuant to Arizona Revised Statutes 48-575. The General Fund estimated annual expenditure for this program is $443,389.

Summary

The City Council authorized the formation of the Downtown EMSD in 1990 to provide enhanced public services above and beyond the level of services provided in the remainder of the City. Costs for the Downtown EMSD's services are paid through assessments on property owners within the Downtown EMSD boundaries. The City contracts directly with Downtown Phoenix, Inc. (DPI) to implement the work program, as described in **Attachment A,** of the Downtown EMSD. The Downtown EMSD is generally bounded by Garfield Street, 7th Street, 3rd Avenue, and the railroad tracks south of Jackson Street.

2025 Downtown EMSD Approved Budget

The work plan and budget for Calendar Year (CY) 2025 provides a variety of enhanced services in the Downtown core, including business improvement services and overall business development.

In June 2024, the Downtown EMSD Board of Directors, which includes representatives of the City and other Downtown EMSD property owners, approved the CY 2025 Downtown EMSD budget of $4,990,256. **Attachment B** includes a breakdown of the expense categories. Included in the approved budget is $167,222 for streetscape maintenance expenses, which are paid only by property owners and tenants adjacent to the Streetscape Improvement District. The Streetscape Improvement District includes certain portions of Monroe Street from 3rd Avenue to 7th Street; Adams Street from 2nd Avenue to 2nd Street; 2nd Street from Jefferson to Van Buren streets; and 3rd Street from Monroe to Van Buren streets.

The approved CY 2025 Downtown EMSD Budget of $4,990,256 represents an

increase of $284,000 over the CY 2024 Downtown EMSD Budget. The increase results from a combination of growing non-assessment revenue through downtown partnerships leveraged by the district, and increased assessment revenue from the expanded boundaries. The CY 2025 assessments for the Downtown EMSD will be levied after the required Downtown EMSD approval process has been completed. Assessments are determined in proportion to the benefits received by each parcel. The proposed assessments and 2025 Downtown EMSD Diagram are based on the estimate of expenses and property data available as of April 19, 2024.

- Estimated CY 2024 District Budget: $4,990,256
- Estimated CY 2024 Assessment Revenue: $4,740,256
- Estimated CY 2024 Non-assessment Revenue: $250,000

Public Hearing Date
It is requested that the City Council set the date of December 18, 2024, as the date for the Public Hearing on the 2025 Downtown EMSD assessments.

Financial Impact
The City's total estimated annual expenditure for this program is 1,290,391, which includes:

- $443,389 from the General Fund (approximate $4,266 increase from 2024);
- $632,648 from the Phoenix Convention Center;
- $151,673 from the Sports Facilities Fund; and
- $62,681 from the Phoenix Bioscience Core.

Concurrence/Previous Council Action
The Economic Development and Housing Subcommittee recommended approval of the 2025 Downtown EMSD work plan and budget on September 11, 2024, by a vote of 3-0.

On October 2, 2024, the City Council approved:

- The 2025 Downtown EMSD Budget, Assessments and Set Public Hearing Date of November 13, 2024, for the hearing on the estimated assessments; and
- The 2025 Downtown EMSD Assessment Diagram.

On November 13, 2024, the City Council authorized the City Manager, or his designee, to pay all invoices received from DPI through the Phoenix Downtown Enhanced Municipal Services District.

Public Outreach
A Public Hearing will be held for property owners to discuss the proposed

assessments, costs, and services provided in connection with the Downtown EMSD. If this request is approved, the public hearing would be set for December 18, 2024, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners are notified by mail of their annual assessment costs by the Street Transportation and Community and Economic Development departments no fewer than 20 days prior to the public hearing. Notice of the public hearing will also be published in the Record Reporter. No further notification is required after the public hearing.

Location
The Downtown EMSD is generally bounded by Garfield Street, 7th Street, 3rd Avenue, and the railroad tracks south of Jackson Street.
Council Districts: 7 and 8

Responsible Department
This item is submitted by Deputy City Managers John Chan and Inger Erickson, and the Community and Economic Development and Street Transportation departments.

Attachment A

Downtown Phoenix Inc.
2025 EMSD Work Plan

Administration, Finance, and Information Technology

Goal: To manage shared resources and maximize efficiencies while supporting initiatives and projects organization-wide.

Proposed Objectives to Achieve Goal

1. Provide technical assistance for customer relationship management (CRM) platform
2. Continue to identify process improvements, training, budget saving opportunities, and ways to help staff across all DPI departments and affiliates work more efficiently and effectively
3. Support the work of all DPI departments and affiliates through finance, administrative, HR and IT services
4. Manage DPI employee benefits and payroll compliance
5. Utilize and maximize resources within Emfluent program, a local Predictive Insights firm that specializes in talent optimization, office culture development, career pathing and hiring best practices
6. Prioritize employee development and retention throughout the year
7. Oversee the implementation and completion of mid-year and end-of-year assessments
8. Help create an experience for both employees and visitors, making it an increasingly magnetic nexus of city building activity
9. Manage inventory and spending of Downtown Phoenix Inc. branded merchandise and uniforms

Marketing & Events

Goal: Sustaining our neighborhood's positive momentum through mission-driven programming and events, relentless business support, rich, human interest-driven storytelling, and user-friendly resources that reinforce our live/work/play/learn/create identity.

Proposed Objectives to Achieve Goal

1. Continue to develop and expand potential of new dtphx.org web site, which migrated away from WordPress and Google to an industry leading firm GeoCentric, a company that specializes in building web sites for place managing organizations like ours
2. Continue to share more human interest stories through the DTPHX blog and social media, similar to Phoenix Community Alliance's (PCA) City Shapers series that spotlights legacy Members and other Downtown leaders; in addition to highlighting those stakeholders, investors and Members who have impacted our Downtown it's also important that we raise the profile of the work we do to propel the neighborhood forward (Clean + Green Team, DTPHX Ambassadors, event support, business support, etc.)
3. Develop targeted PR campaigns to amplify the organization's initiatives. This includes reports on economic growth, DPI produced events, and other newsworthy announcements
    a. Track media results through a media monitoring program that showcases reach, impressions, and publicity value
    b. Track events results to show growth and impact

4. Cultivate strategic partnerships with City of Phoenix, Visit Phoenix, and Arizona Office of Tourism to streamline marketing efforts and increase awareness about Downtown stakeholders, events, and special announcements
5. Raise public awareness to work DPI is doing to support individuals experiencing homelessness:
    a. Promoting the work of our Outreach Navigators
    b. Promoting We're In This Together v2.0 campaign
    c. Promoting work being done in DTPHX Community Resources Hub, a new facility opening in Q4 2024 that will serve as a coordination headquarters for several Downtown partners who are working collaboratively to support homelessness services, including the DTPHX Ambassadors, the City's Community Assistance Program (CAP), DPI's contracted Outreach Navigators, Valley Metro, the Phoenix Police Department's Downtown Operations Unit (DOU), plus Upward and Onward, a team that provides learning challenged graduating Phoenix Union seniors with work experience in Downtown
6. Continue to curate an events portfolio that checks multiple mission-driven boxes:
    a. Family Friendly
    b. Activating Public Spaces
    c. Inclusive
    d. Promoting Downtown Businesses
    e. Budget Friendly
    f. Multi-Cultural
    g. Arts-Centric
7. Continue to identify new creative event spaces to expand our portfolio, positively impact other areas of Downtown and to help relieve stress on our Downtown parks
8. Increasing event attendance through increased outreach to Downtown employees, students and residents
    a. Continue collaboration with ASU leadership to activate Civic Space Park
    b. Work with Community Engagement department to target property managers and help attract more Downtown residents to our events
9. Continue celebration of cultural events like Can I Kick It (Black History Month) and Loteria (Hispanic Heritage Month)
10. Advance our event recruitment strategy by creating a trusted network of Downtown event producers and convene those producers annually while connecting them to important City administrators in Parks and Recreation, Public Safety, Permitting, etc.
11. Create a Downtown focus group made up of residents, students, employees and business owners that will provide important feedback and direction to our staff
12. Continue to grow sponsorship opportunities, focusing on providing opportunities to our investors and stakeholders
13. Continue to work with Visit Phoenix, Phoenix Convention Center, and hospitality partners to sell Downtown to convention clients and event producers, including assisting on site visits, executing golf cart tours and leveraging our constantly improving amenity package

DTPHX Ambassadors and Clean & Green Team

Goal: To curate a distinguishing sidewalk experience that is clean, safe, welcoming, and inclusive.

Proposed Objectives to Achieve Goal

Ambassador Program

1. Continue to serve as eyes and ears for Downtown by maintaining up to 24 full-time positions
    a. Includes funding to financially support two (2) City of Phoenix Civic Space Park Rangers
2. Continue to participate in the City's coordinated efforts to reducing homelessness by connecting individuals in need to services
    a. Continue to provide services to EMSD and Greater Downtown through two (2) dedicated dehp Integrative Services Outreach Navigators who office with DPI and coordinate with DTPHX Ambassadors and Downtown stakeholders directly
3. Continue to develop Ambassadors through monthly training programs beyond 30/60/90-day onboarding
    a. Provide street-level business tours and walking familiarization tours to Ambassadors to keep up with the rapid growth and development of Downtown
    b. Schedule ongoing field trainings such as CPR and self-defense
    c. Offer professional development opportunities through Emfluent partnership
4. Manage the front lobby of both the DPI main office and the new Community Resources Hub at Central and Washington, which acts as a coordination headquarters for several Downtown partners who are working collaboratively to support homelessness services, including the DTPHX Ambassadors, the City's Community Assistance Program (CAP), DPI's contracted Outreach Navigators, the Phoenix Police Department's Downtown Operations Unit (DOU) and Valley Metro, plus Upward and Onward, a Phoenix Union High School program that provides work experiences for learning-challenged graduating seniors at CityScape businesses
5. Continue to track daily and report monthly Ambassador interactions and services through Eponic hand held devices
    a. Increase stakeholder awareness and usage of the Eponic app, which allows stakeholders to request services digitally
6. Maintain inventory of DTPHX-branded merchandise for visitors and incentives for interactions with info tables and other Ambassador activations
7. As Downtown development continues to deliver new residential and commercial offerings, evolve deployment to best serve entire EMSD
    a. For example, thousands of apartment units have recently opened or will open in 2024/2025 in the northwest portion of the EMSD
    b. Starting January 1, 2025, the northern portion of the Phoenix Bioscience Core (PBC) will be included in the EMSD and allow for Ambassador presence

Clean & Green Team

1. Continue to clean and disinfect high-touch, high-traffic public spaces and infrastructure with pressure washing equipment
2. Improve walkability of Downtown's corridors and enhance the street level experience through landscaping
    a. Increase shade through tree plantings and identify potential grant funding to purchase and install manufactured shade structures for high traffic sidewalks where trees cannot be planted
    b. Continue adding planters with flowering plants to beautify building exteriors near main intersections throughout the EMSD
    c. Focus on west/northwest portions of EMSD where thousands of apartment units have recently opened or will open in 2024/25
    d. Starting January 1, 2025, the northern portion of the Phoenix Bioscience Core (PBC) will be included in the EMSD and will be a new area of focus for landscaping services

e. Continue to design, install and maintain dog stations throughout the EMSD

3. Continue to assess and improve public amenities throughout the Streetscape Improvement District, such as:
    a. Site furnishings like artistic benches and chess/checkers tables
    b. Outdoor string lights across pedestrian corridors and other decorative lighting
4. Continue to assess existing vehicular and pedestrian wayfinding signage throughout the EMSD and provide recommendations for updating or sunsetting existing signage
5. Continue to support Downtown's bike culture and pedestrian experience with an emphasis on improving the safety of sidewalks, crosswalks and bike lanes
    a. Support stakeholders, such as ASU, working with the City of Phoenix to create pedestrian malls/corridors
6. Update branding on Clean & Green trucks and equipment to align with corporate marks

Community Engagement

Goal: To inform and engage Downtown Stakeholders in Downtown Phoenix Inc.'s events, resources, and services by building and supporting avenues of communication.

Proposed Objectives to Achieve Goal:

1. Continue staff's familiarization and proficiency in the utilization of Client Relationship Management (CRM) platform Virtuous, and refine stakeholder lists to maximize performance and allow for more targeted communications and stronger historical data
2. Continue to work with Valley Metro and Kiewit to strategize around Light Rail construction mitigation, working collaboratively toward completion of the South Central extension and assisting with "Launch Day" information campaign
3. Ensure proper communication channels are in place with property management, security teams, and parking teams to support Downtown's high volume event days
4. Work with City of Phoenix Street Transportation Department to continue to monitor and assess the use and efficacy of the co-branded 15-minute metered parking spaces
5. Raise awareness of our services with property managers and ownership of new and recent apartment developments within the EMSD, with the ultimate goal of reaching the residents inside of them
6. Continue placemaking efforts throughout EMSD by partnering with stakeholders on a variety of projects
    a. Continue Family Friendly infrastructure initiative by continuing to update Story Walk at Arizona Center, expanding Family Friendly Hotel Award, building out musical instrument activation at Regency Garage, etc.
    b. Establish partnerships with local sustainability experts for greening projects and redevelopment of green space
7. In partnership with Marketing + Events department, support community efforts to resurrect Downtown Neighborhood Association (DNA), including stakeholder outreach, Member recruitment, business matchmaking and marketing services
8. Evolve street pole banner program to be increasingly process oriented and cost efficient to improve value proposition and increase non-assessment revenue
9. Continue stakeholder engagement through monthly meetings (Open House, Events, Streets + Transportation), email communications (SOE, Stakeholder Alerts) and individual visits and events

10. Host a series of amenity familiarization + heat mitigation walks to determine where priority areas are for a variety of different stakeholders (i.e. residents, families, office tenants, etc.) Use findings to influence our work in the public realm

Business Development

Goal: To foster Downtown as a sustainable, inclusive, family-friendly and economically-viable business, education, entertainment and residential center of our city and region.

Proposed Objectives to Achieve Goal:

1. Assist the City of Phoenix's Community and Economic Development Department with the attraction of new businesses and companies while also targeting retail gaps in Downtown, with emphasis on non-F&B businesses
2. Assist the City of Phoenix's Community and Economic Development Department with prioritizing office retention efforts
    a. Continue to support companies' employee retention + attraction efforts through employee engagement initiatives
3. Continue to serve as "one-stop" information + data resource for developers, brokers, and companies interested in locating/expanding Downtown, including access to a new digital twin platform specifically for Downtown Phoenix
4. Improve collection, organization and presentation of data, including but not limited to GIS mapping tools, to develop a strong understanding and visualization of Downtown trends
5. Continue to promote, organize and facilitate curated golf cart tours of Downtown for brokers, potential tenants, developers and other stakeholders to showcase the area and foster valuable new business connections
6. Improve connectivity to commercial property management teams and increase their awareness of business development services and economic development data and collateral available to them through DPI

Attachment B
CY 2025 EMSD Budget - Estimated

	Account	2025 Budget
Expenses	General Office	648,979
	Admin Salaries	185,460
	Events	425,016
	Marketing	532,796
	Business Development	214,650
	BID Services	2,566,135
	SID	167,222
	Total District Expenses	4,740,258
	Miscellaneous non-district expenses	250,000
	Total Budgeted Expenses	**4,990,258**
Revenue	Assessment Revenue	4,740,258
	Non-assessment Revenue	250,000
	Total Revenues	**4,990,258**

City of Phoenix

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

To: John Chan
Deputy City Manager

Date: November 19, 2024

From: Christine Mackay
Community and Economic Development Director

Subject: **REQUEST TO ADD-ON ITEM TO THE NOVEMBER 20, 2024 FORMAL AGENDA – 2025 DOWNTOWN ENHANCED MUNICIPAL SERVICES DISTRICT ESTIMATED ASSESSMENTS PUBLIC HEARING DATE**

This memo requests to add a request for City Council to set the date of the December 18, 2024, for the Public Hearing on the 2025 Downtown Enhanced Municipal Services District estimated assessments, pursuant to Arizona Revised Statutes 48-575. This item is to set a rescheduled date for the Public Hearing held on November 13, 2024.

Approved by:

Digitally signed by:
John Chan
Date: 2024.11.19 08:
11:53 -07'00'

John Chan
Deputy City Manager