

# City of Phoenix

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



**City of Phoenix**

## **Agenda**

**Wednesday, March 5, 2025**

**2:30 PM**

**phoenix.gov**

**City Council Formal Meeting**

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=edd80cbe78ac15553598632f5f4796754>

- 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 2557 737 9723# (for English) or 2552 467 9049# (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 2552 467 9049#. 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 2552 467 9049#). 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**

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**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

**000 CITIZEN COMMENTS**

**ADJOURN**

# City Council Formal Meeting



City of Phoenix

## Report

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Agenda Date: 3/5/2025, Item No. 1

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### **(CONTINUED FROM FEBRUARY 19, 2025) - For Approval or Correction, the Minutes of the Formal Meeting on October 2, 2024**

#### **Summary**

This item transmits the minutes of the Formal Meeting of October 2, 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 Council Formal Meeting



City of Phoenix

## Report

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**Agenda Date: 3/5/2025, Item No. 2**

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### **For Approval or Correction, the Minutes of the Formal Meeting on October 16, 2024**

#### **Summary**

This item transmits the minutes of the Formal Meeting of October 16, 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 Council Formal Meeting



City of Phoenix

## Report

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**Agenda Date: 3/5/2025, Item No. 3**

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### **For Approval or Correction, the Minutes of the Formal Meeting on October 30, 2024**

#### **Summary**

This item transmits the minutes of the Formal Meeting of October 30, 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 Council Formal Meeting



City of Phoenix

## Report

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**Agenda Date: 3/5/2025, Item No. 4**

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### **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.



## City of Phoenix

**To:** City Council  
**From:** Mayor Kate Gallego

**Date:** March 5, 2025

**Subject:** BOARDS AND COMMISSIONS – APPOINTEES

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

### **Central City Village Planning Committee**

Councilman Galindo-Elvira recommends the following for reappointment:

Faith Burton

Ms. Burton will serve her second term to expire March 5, 2027.

### **Citizens Transportation Commission**

Councilwoman Hodge Washington recommends the following for appointment:

Luke Douglas

Mr. Douglas is an attorney with the Maricopa County Attorney's Office and a resident of District 8. He fills a vacancy for a partial term to expire June 30, 2027.

Councilman Galindo-Elvira recommends the following for appointment:

Lisa Perez

Ms. Perez is a Principal at Onyx Consulting Group, LLC and a resident of District 7. She fills a vacancy for a partial term to expire June 30, 2027.

### **Estrella Village Planning Committee**

Councilman Galindo-Elvira recommends the following for reappointment:

Romona Burris

Ms. Burris will serve her second term to expire March 5, 2027.

Markus Cenicerros

Mr. Cenicerros will serve his second term to expire March 5, 2027.

Renee Dominguez

Ms. Dominguez will serve her second term to expire March 5, 2027.

Lisa Perez

Ms. Perez will serve her third term to expire March 5, 2027.

**Laveen Village Planning Committee**

Councilwoman Hodge Washington recommends the following for appointment:

Juanita Darby

Ms. Darby is an adjunct faculty member at South Mountain Community College and a resident of District 8. She fills a vacancy for a term to expire March 5, 2027.

Kristi McCann

Ms. McCann is teacher at Laveen Elementary School District and a resident of District 8. She fills a vacancy for a term to expire March 5, 2027.

Councilman Galindo-Elvira recommends the following for reappointment:

Patrick Nasser-Taylor

Mr. Nasser-Taylor will serve his second term to expire March 5, 2027.

Jennifer Rouse

Ms. Rouse will serve her fifth term to expire March 5, 2027.

Mixen Rubio-Raffin

Ms. Rubio-Raffin will serve her second term to expire March 5, 2027.

## **South Mountain Village Planning Committee**

Councilwoman Hodge Washington recommends the following for appointment:

Ralph Thompson II

Mr. Thompson is the Director of Conduct and Care at South Mountain Community College and a resident of District 8. He fills a vacancy for a term to expire March 5, 2027.



## Liquor License - Homeland Brew Co. - District 1

Request for a liquor license. Arizona State License Application 323592.

### Summary

#### Applicant

Michael Bielawski, Agent

#### License Type

Series 7 - Beer and Wine Bar

#### Location

4225 W. Fortune Drive, Ste. 100

Zoning Classification: C-2 PCD

Council District: 1

This request is for a new liquor license for a beer and wine bar. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in April 2025.

The 60-day limit for processing this application is March 14, 2025.

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 bring extensive experience in managing and responsible alcohol service, backed by a thorough understanding of all relevant local and state regulations. I have implemented clear policies and staff training programs to prevent underage sales, promote responsible consumption, and ensure a secure environment for patron and the community. With a solid track record in understanding compliance, I am fully prepared to uphold all legal requirements and foster a positive, responsible establishment."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "My establishment will provide a safe, welcoming space while strictly following all regulations. I plan to support and be an advocate for veterans, military members, first responders and my community. Fostering positive connections, creating local jobs, and contributing to the overall economic and well-being of the area, I will maintain the highest standards of responsible service."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Homeland Brew Co. - Data

Attachment B - Homeland Brew Co. - Map

**Responsible Department**

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

# Liquor License Data: HOMELAND BREW CO. LLC

## Liquor License

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

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	18.36	66.13
Violent Crimes	12.31	1.03	2.97

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

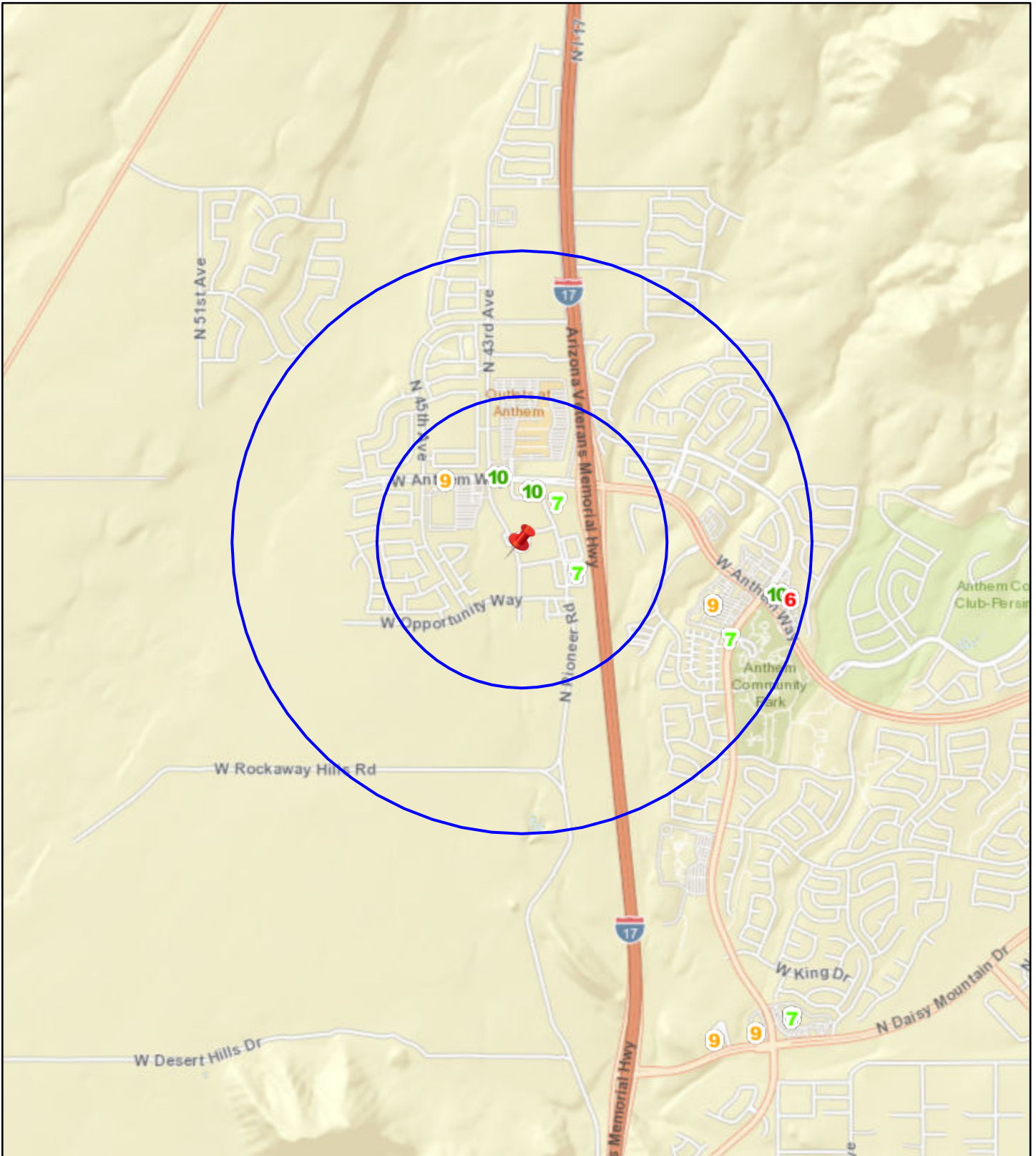
Description	Average	1/2 Mile Average
Parcels w/Violations	43	2
Total Violations	74	3

## Census 2010 Data 1/2 Mile Radius

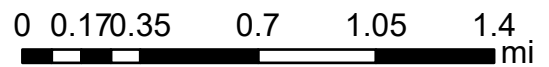
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6100003	1546	54	25	3
6100004	2234	70	6	4
6102003	1703	53	21	5
Average	0	61	13	19

# Liquor License Map: HOMELAND BREW CO. LLC

4225 W FORTUNE DR



Date: 2/13/2025





**Liquor License - Special Event - Phoenix Children's Hospital Foundation - District 2**

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

**Summary**

Applicant

Jillian Absalom

Location

7000 E. Mayo Boulevard  
Council District: 2

Function

Pickleball Tournament

Date(s) - Time(s) / Expected Attendance

March 22, 2025 - 9 a.m. to 6:30 p.m. / 500 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.



**Liquor License - Special Event - Tepeyac Leadership, Inc. - District 2**

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

**Summary**

Applicant

Cristofer Pereyra

Location

3801 E. Greenway Road  
Council District: 2

Function

Dinner

Date(s) - Time(s) / Expected Attendance

April 12, 2025 - 5 p.m. to 10 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

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



## Liquor License - M Catering Main Course - District 2

Request for a liquor license. Arizona State License Application 324739.

### Summary

#### Applicant

Andrea Lewkowitz, Agent

#### License Type

Series 9 - Liquor Store

#### Location

20645 N. 28th Street

Zoning Classification: CP/GCP

Council District: 2

This request is for an acquisition of control of an existing liquor license for a catering company. This location is currently licensed for liquor sales. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is March 8, 2025.

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: “Applicant is an experience 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.”

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.



**Liquor License - Special Event - Phoenix Harley Owners Group Charities, Inc. - District 3**

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

**Summary**

Applicant

Frank Stubbs

Location

13850 N. Cave Creek Road

Council District: 3

Function

Community Event

Date(s) - Time(s) / Expected Attendance

April 5, 2025 - 11 a.m. to 7:30 p.m. / 4,000 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.



## Liquor License - Brian's Discount Market - District 3

Request for a liquor license. Arizona State License Application 328001.

### Summary

#### Applicant

Ashor Haron, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

13648 N. 19th Avenue

Zoning Classification: C-2

Council District: 3

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 March 14, 2025.

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

One letter protesting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from the Shaw Butte Neighborhood Alliance. They feel that there are too many liquor licenses in the area and that adding another liquor license will have a negative impact on the neighborhood. They believe the establishment currently focuses on tobacco sales. They are concerned with the location and its proximity to schools, churches, and a local substance use disorder facility. They do not support the issuance of this liquor license.

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 hold a certificate for 'The Basic Liquor Law Training'. This training provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. 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 beer and wine. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be safe, secure and convenience place for the customers to purchase quality 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. Staff gave careful consideration to the protest letter received; however, after reviewing the application in its entirety, staff is recommending approval of this application.

Attachments

- Attachment A - Brian's Discount Market - Data
- Attachment B - Brian's Discount Market - Map

**Responsible Department**

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

# Liquor License Data: BRIANS DISCOUNT MARKET

## Liquor License

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

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	105.99	130.99
Violent Crimes	12.31	18.36	27.17

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

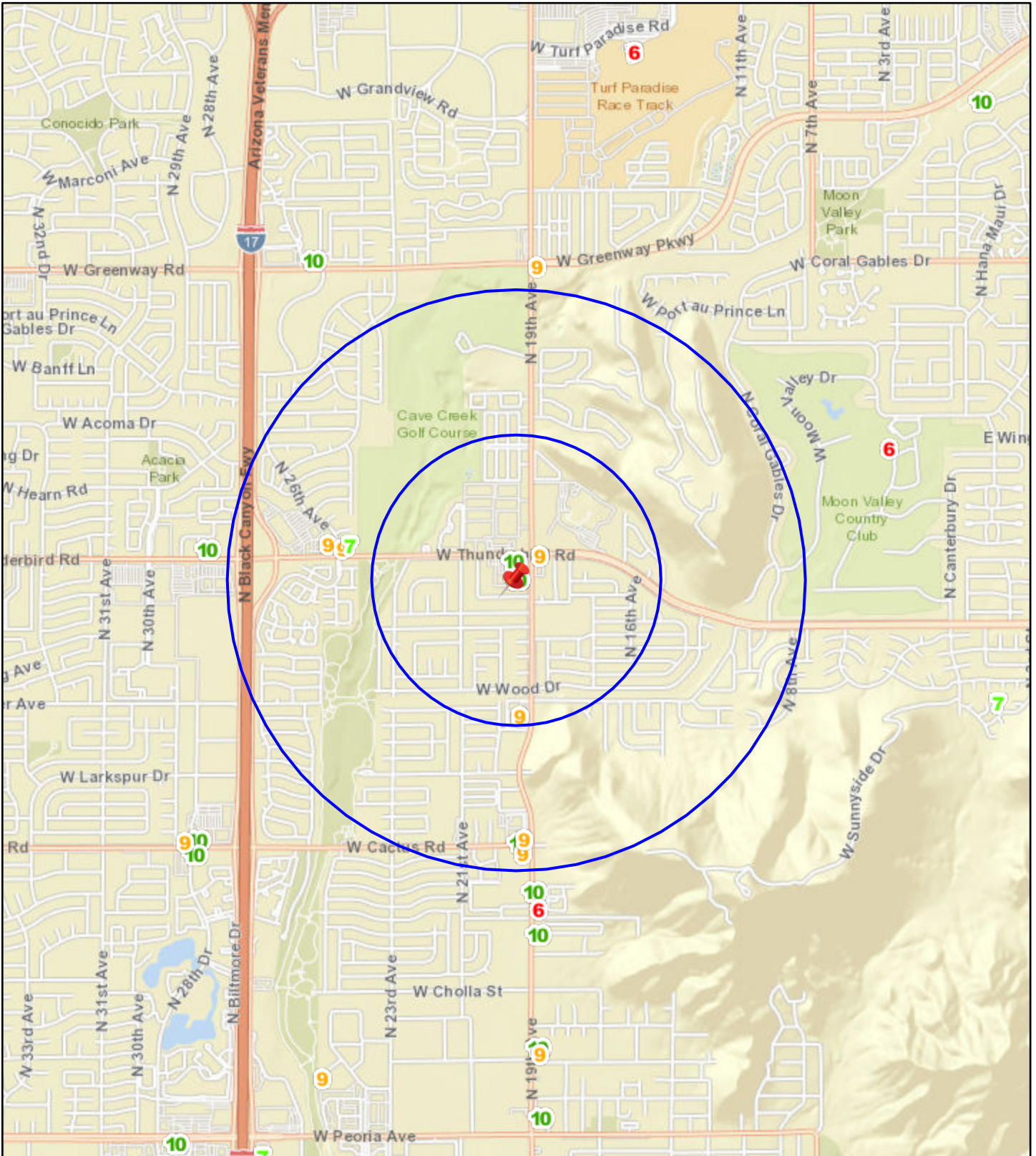
Description	Average	1/2 Mile Average
Parcels w/Violations	43	116
Total Violations	74	211

### Census 2010 Data 1/2 Mile Radius

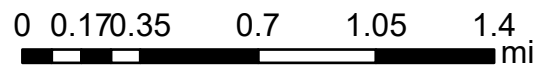
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036051	2033	100	6	0
1036091	1106	80	9	2
1036093	1696	0	5	20
1036094	1550	0	21	50
1036141	2505	91	10	4
1036151	906	52	16	12
1039001	1271	83	16	20
1039003	1903	43	0	22
1039004	1522	83	0	5
Average	0	61	13	19

# Liquor License Map: BRIANS DISCOUNT MARKET

13648 N 19TH AVE



Date: 2/11/2025





## Liquor License - One Stop Store - District 3

Request for a liquor license. Arizona State License Application 328089.

### Summary

#### Applicant

Mohammed Hamideh, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

12839 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

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 March 14, 2025.

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 held a liquor license previously. I’m an extremely responsible individual and a family person.”

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 great convenience to our community and the public as the store offers a big variety of products that each household needs. A walking distance from our neighbors.”

Staff Recommendation

Staff recommends approval of this application.

Attachments

- Attachment A - One Stop Store - Data
- Attachment B - One Stop Store - Map

**Responsible Department**

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

## Liquor License Data: ONE STOP STORE

### Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	1
Bar	6	1	0
Liquor Store	9	1	1
Beer and Wine Store	10	3	2

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	55.73	121.12
Violent Crimes	12.31	7.64	20.7

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

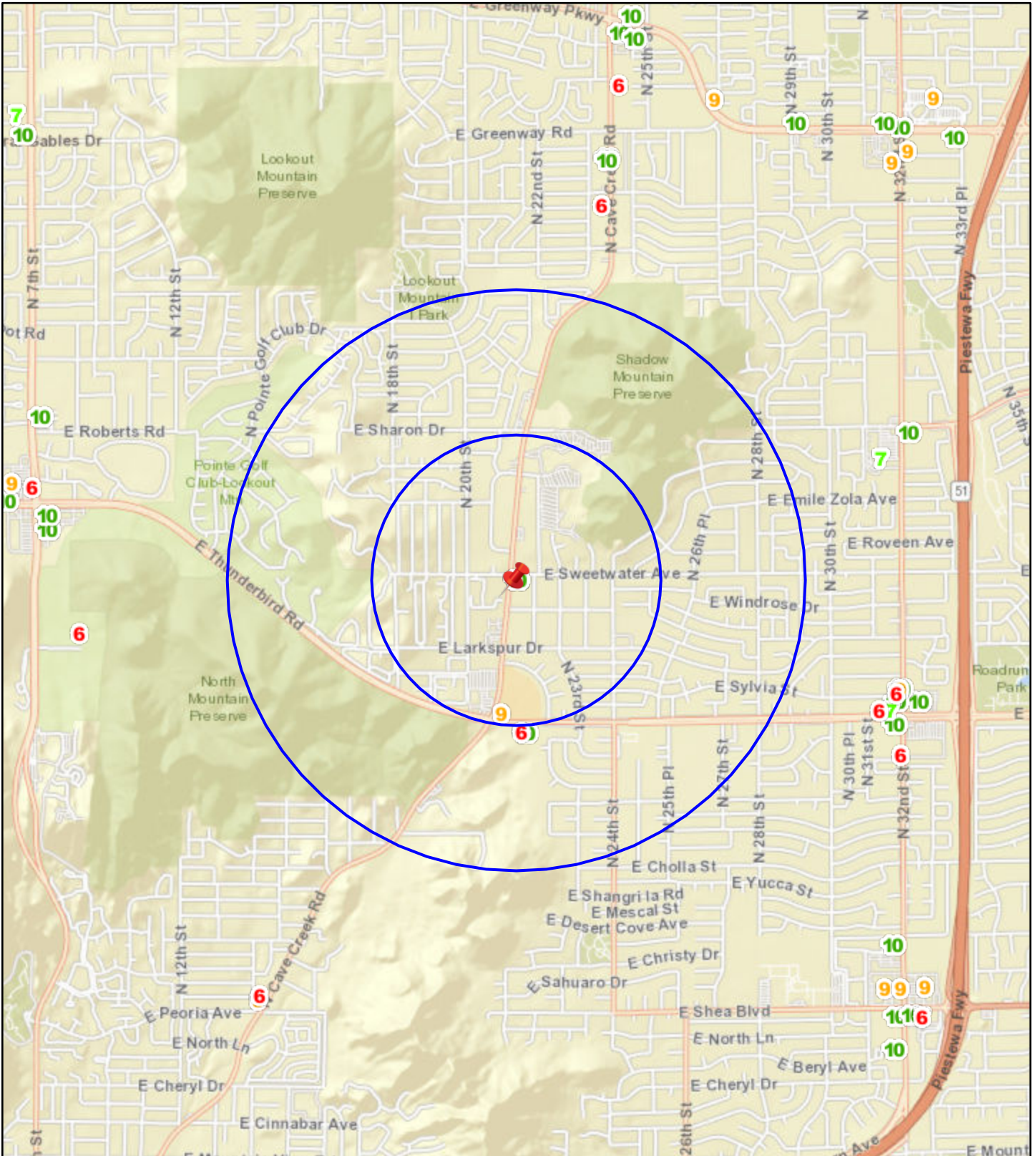
Description	Average	1/2 Mile Average
Parcels w/Violations	43	82
Total Violations	74	140

### Census 2010 Data 1/2 Mile Radius

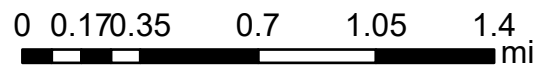
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1035022	816	79	4	8
1035024	884	66	13	5
1035025	1744	70	0	4
1037011	968	37	20	12
1037012	1871	58	17	5
1037013	1355	42	20	23
1037023	1050	23	4	11
1048024	1057	65	0	29
Average	0	61	13	19

# Liquor License Map: ONE STOP STORE

12839 N CAVE CREEK RD



Date: 1/23/2025





## Liquor License - Thomas Liquor - District 4

Request for a liquor license. Arizona State License Application 324679.

### Summary

#### Applicant

Lauren Merrett, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

2807 N. 35th Avenue

Zoning Classification: C-2

Council District: 4

This request is for an acquisition of control of an existing liquor license for a convenience store that does not sell gas. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is March 16, 2025.

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: “I am confident in my ability to responsibly manage and operate a business with a liquor license, supported by a track record of reliability and qualifications. My experience, commitment to compliance, and understanding of regulatory requirements make me a suitable candidate for holding a liquor license in the city of Phoenix.”

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.



**Liquor License - Special Event - Knights of Columbus Cathedral Council 12708 - District 5**

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

**Summary**

Applicant

Richard Garrison

Location

6351 N. 27th Avenue

Council District: 5

Function

Dinner and Concert

Date(s) - Time(s) / Expected Attendance

April 26, 2025 - 6 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.



## Liquor License - M2J Beer Wine & Mart - District 5

Request for a liquor license. Arizona State License Application 323826.

### Summary

#### Applicant

Omer Muradi, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

2651 W. Glendale Avenue

Zoning Classification: C-2

Council District: 5

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 March 17, 2025.

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

Three valid letters protesting the issuance of this license have been received and are on file in the Office of the City Clerk. The letters are from North Glen Square Neighborhood Association, Lane Avenue Block Watch, and Ocotillo Glen Community Alliance. They feel that there are sufficient liquor licenses in the area and the area has experienced an increase in crime; therefore, they believe that adding another liquor license will not add to, or benefit, the community's quality of life.

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 project manager in construction with Maricopa county and managed multiple multiple million project, was in communication with city of phoenix during construction."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"There are not many general stores, for the public's convenience it is very near to the residen on south of the mentioned property."

Staff Recommendation

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

Attachments

Attachment A - M2J Beer Wine & Mart - Data

Attachment B - M2J Beer Wine & Mart - Map

**Responsible Department**

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

# Liquor License Data: M2J BEER WINE AND MART

## Liquor License

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

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	201.72	225.26
Violent Crimes	12.31	57.32	71.12

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

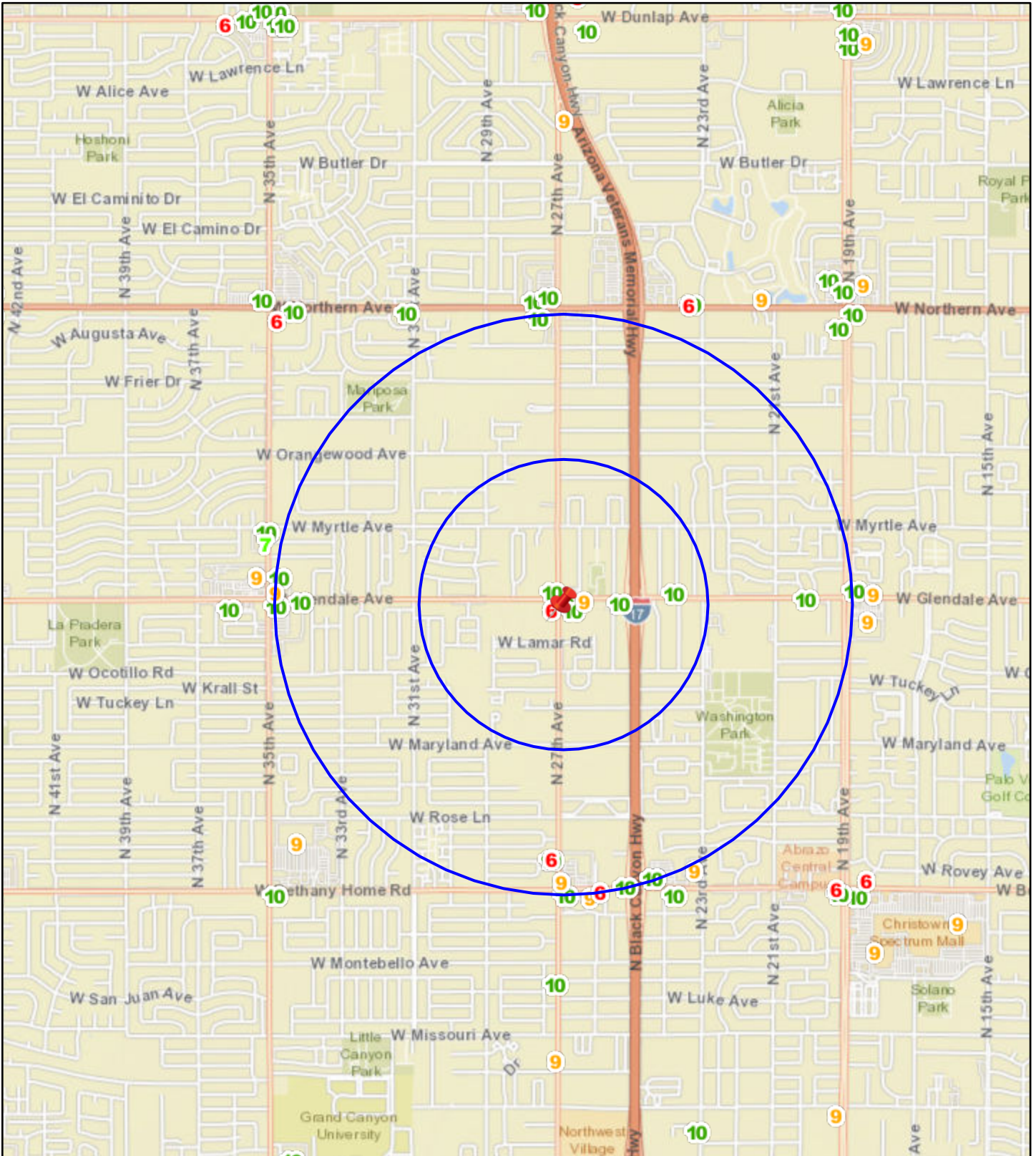
Description	Average	1/2 Mile Average
Parcels w/Violations	43	99
Total Violations	73	191

### Census 2010 Data 1/2 Mile Radius

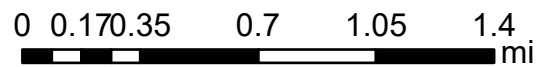
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1059003	1609	59	5	25
1060011	1487	31	17	50
1060032	1673	52	15	25
1068011	1652	2	12	52
1068012	1670	5	28	55
1068021	1099	60	0	9
1069001	1043	81	11	4
1069002	2629	71	5	22
Average	0	61	13	19

# Liquor License Map: M2J BEER WINE AND MART

2651 W GLENDALE AVE



Date: 2/12/2025





## Liquor License - LA Crab Shack - District 6

Request for a liquor license. Arizona State License Application 324094.

### Summary

#### Applicant

Alan Nguyen, Agent

#### License Type

Series 12 - Restaurant

#### Location

4803 E. Ray Road, Ste. 103

Zoning Classification: C-2

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.

The 60-day limit for processing this application is March 7, 2025.

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: "This is our third location also I have basic training and management of liquor law training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"It will provides a positive contribution to the local community and it implies that the community would be better off with this establishment serving alcohol available to them."

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 A - LA Crab Shack - Data

Attachment B - LA Crab Shack - Map

**Responsible Department**

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

# Liquor License Data: LA CRAB SHACK

## Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	3	1
Beer and Wine Bar	7	7	3
Liquor Store	9	10	2
Beer and Wine Store	10	8	2
Hotel	11	1	0
Restaurant	12	45	12
Club	14	1	0

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	89.94	165.71
Violent Crimes	12.31	10.21	11.35

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

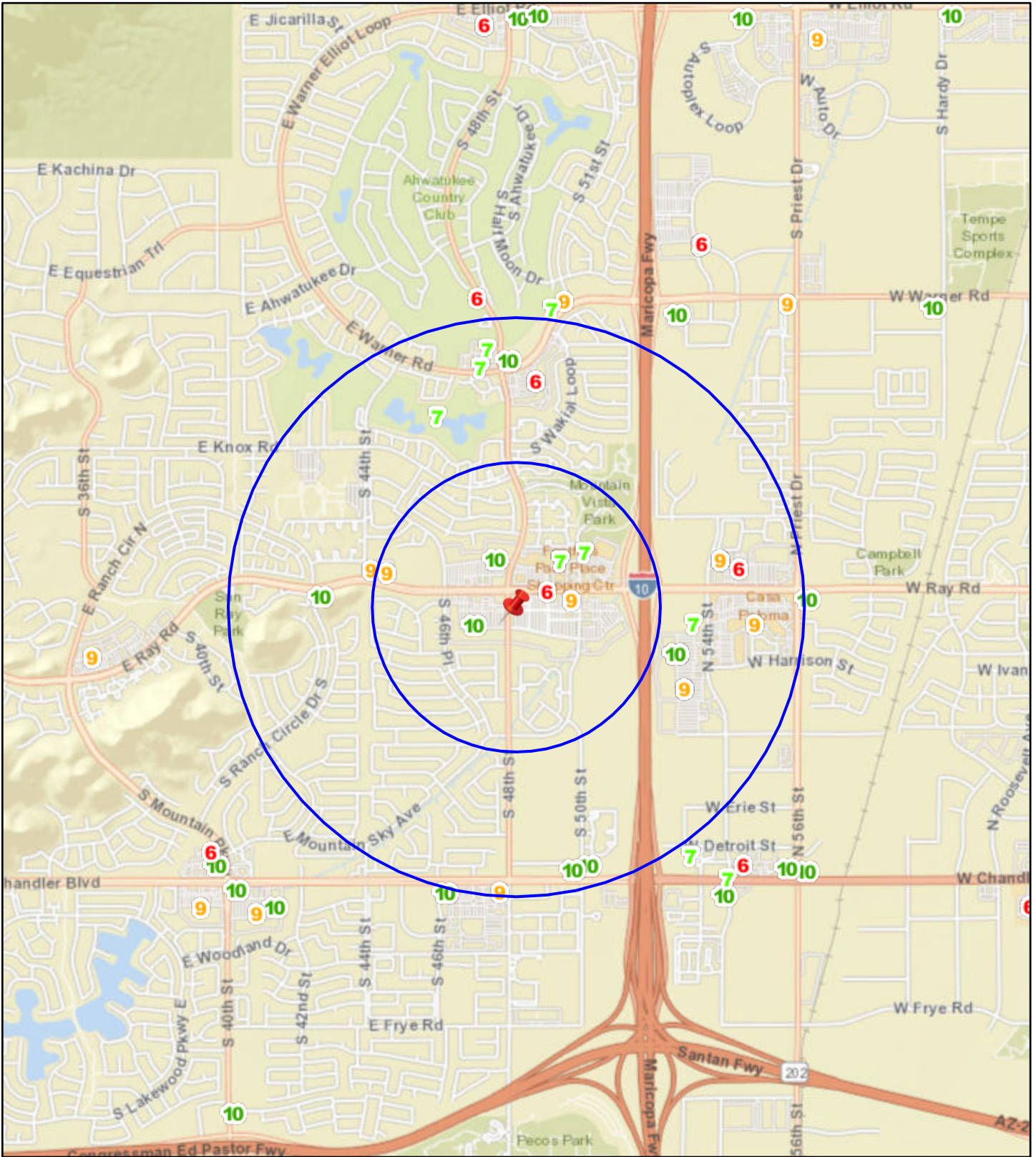
Description	Average	1/2 Mile Average
Parcels w/Violations	43	6
Total Violations	74	9

### Census 2010 Data 1/2 Mile Radius

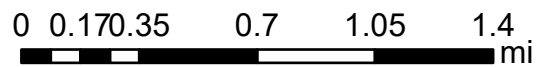
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167171	1769	0	25	11
1167181	2685	40	10	9
1167191	1679	87	3	2
1167192	1023	3	7	22
1167193	1688	72	17	14
8104002	314	3	25	12
Average	0	61	13	19

# Liquor License Map: LA CRAB SHACK

4803 E RAY RD



Date: 1/8/2025





**Liquor License - Special Event - Cowtown S.K.A.T.E. - District 7**

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

**Summary**

Applicant

Laura Martin

Location

67 W. Culver Street  
Council District: 7

Function

Concert

Date(s) - Time(s) / Expected Attendance

March 22, 2025 - 7:30 p.m. to 11:30 p.m. / 1,500 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.



**Liquor License - Special Event - St. Patrick's Day Parade Committee and Irish Society of Arizona, Inc. - District 7**

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

**Summary**

Applicant

Vicki Champion

Location

67 W. Culver Street

Council District: 7

Function

Cultural Festival

Date(s) - Time(s) / Expected Attendance

March 15, 2025 - 10 a.m. to 5 p.m. / 2,500 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.



**Liquor License - Special Event - Evans Churchill Community Association - District 8**

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

**Summary**

Applicant

Sean Johnson

Location

907 N. 5th Street  
Council District: 8

Function

Block Party

Date(s) - Time(s) / Expected Attendance

April 11, 2025 - 2 p.m. to 10 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.



**Liquor License - Special Event - Forty Eight Foundation - District 8**

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

**Summary**

Applicant

Ernest Hickman

Location

401 S. 1st Avenue  
Council District: 8

Function

Motorcycle Show

Date(s) - Time(s) / Expected Attendance

April 4, 2025 - 8 p.m. to 2 a.m. / 5,000 attendees  
April 5, 2025 - 8 p.m. to 2 a.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.



Report

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**Agenda Date: 3/5/2025, Item No. 20**

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**LinkedIn Corporation**

For \$63,000 in payment authority to purchase a three-year license for LinkedIn recruitment software for the Community and Economic Development Department. This software will support employers more effectively by providing access to better qualified job candidates and promoting job openings for partner employers.



**Rounds Consulting Group, Inc.**

For \$75,000 in payment authority for a new contract, for a term of one year for economic development consulting services for the Community and Economic Development Department. These services will include an economic impact study for the area surrounding 7th Avenue and Washington Street, in anticipation of a future solicitation for the disposition of City-owned property at this intersection, as well as a retail demand study for South Phoenix.



**MG Trust Investments, LLC dba American Bindery & Mailing**

For \$165,000 in payment authority for a new contract, entered on or about March 1, 2025, for a term of five years for Outside Bindery Services for the City Clerk Department. The City Clerk Department's Print Shop uses the services to provide post-printing finishing for all printed materials for various citywide departments and programs on an as-needed basis. Examples include special folding, cutting, laminating, and binding for public awareness and training initiatives, including pocket-sized brochures on domestic violence safety plans, transit route schedules, large reference guides, manuals, and other unique items.



Report

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**Agenda Date: 3/5/2025, Item No. 23**

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**UKG, Inc.**

For \$154,000 in payment authority for UKG Telestaff workforce management system software support and Cloud hosting for the Phoenix Fire Department. UKG Telestaff is an industry standard product used by the Phoenix Fire Department to schedule first responders and emergency dispatchers. This application is widely used by public safety agencies across the country to ensure required daily staffing levels are met.



### **Voyager Fleet Systems, Inc. Fuel Cards**

For \$1,150,000 in payment authority to process monthly invoices from Voyager Fleet Systems, Inc., a disregarded entity of US Bank NA, for a term of five years for the Police Department. The Department requires Voyager Fleet Program fuel credit cards when traveling outside the City limits or to purchase premium fuel that is not available at City fueling stations. Funding is available in the Police Department's budget.



Report

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Agenda Date: 3/5/2025, Item No. 25

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**Settlement of Claim(s) Diosdado v. City of Phoenix**

To make payment of up to \$3,000,000 in settlement of claim(s) in *Diosdado v. City of Phoenix*, CV2024-015694, 23-0673, AU, BI, for Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Public Works Department that occurred on February 15, 2024.



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**Employee Group Life, Accidental Death and Dismemberment and Occupational Life insurance - RFP HR 20-106 - Amendment (Ordinance S-51684) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 152644 with Minnesota Life Insurance Company to extend the contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$5,000,000.

**Summary**

This contract is for Employee Group Life, Accidental Death and Dismemberment and Occupational Life insurance. The contract provides a variety of life insurance plans for City of Phoenix employees and their dependents. An amendment is needed to extend the contract term and secure additional funds in order to have additional time to conduct a procurement process. This extension will provide City employees continuous access to insurance products offered by Minnesota Life Insurance Company.

**Contract Term**

Upon approval the contract will be extended through December 31, 2026.

**Financial Impact**

Upon approval of \$5,000,000 in additional funds, the revised aggregate value of the contract will not exceed \$27,000,000. Funds are available in the Human Resources Department's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Employee Group Life, Accidental Death and Dismemberment and Occupational Life insurance Contract 152644 (Ordinance S-46758) on June 17, 2020.

**Responsible Department**

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



**Fence Supply and Services - RFQu 23-0170 - Amendment (Ordinance S-51685) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 159628 with L.P. Steel Industries, LLC, Contract 159630 with Phoenix Fence Company, and Contract 159629 with Western Fence Co., Inc. for the purchase of fence supply and services for Citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$12,182,000.

**Summary**

These contracts will provide all materials, labor, equipment, permits, and services necessary for the new construction, repairs, and maintenance of existing fences throughout the City. Additionally, services will include installing permanent and temporary fencing; replacing, furnishing, fabricating, and installing fencing; and repairing block, ornamental, chain-link, or any combination of fencing Citywide on an as-needed basis. In addition, fencing provided through these contracts will also be used to secure City-operated construction sites and to routinely protect the City's facilities from vandalism and theft.

**Contract Term**

The contracts' term remains unchanged, ending on December 14, 2028.

**Financial Impact**

Upon approval of \$12,182,000 in additional funds, the revised aggregate value of the contracts will not exceed \$18,682,000. Funds are available in the various departments' budgets.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Fence Supply and Services - Contracts 159628, 159629, and 159630 (Ordinance S-50352) on November 15, 2023.

**Responsible Department**

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



**Traffic Signal Poles and Components - CO-OP 20-083 - Amendment (Ordinance S-51693) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under the following contracts for the purchase of traffic signal poles and components for the Street Transportation Department: 152961 with Sierra Transportation & Technologies, LLC; 152993 with Iteris, Inc.; 152991 with Advanced Traffic Products, Inc.; 152971 with Econolite Control Products, Inc.; 152962 with Solar Traffic Controls, LLC; 152959 with Wesco Distribution Inc. dba Brown Wholesale Electric CO.; and 152955 with AM Signal, LLC. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$3,000,000.

**Summary**

These contracts supply traffic signal poles and components necessary for the maintenance of over 1,200 traffic signalized intersections. The additional funds will be used to purchase traffic signal related components required for capital improvement and grant-funded projects, intersection upgrades and remodels, and replacement of existing poles due to aging and damage.

**Contract Term**

The contracts term will remain unchanged, ending on June 30, 2025.

**Financial Impact**

Upon approval of \$3,000,000 in additional funds, the revised aggregate value of the contracts will not exceed \$10,000,000. Funds are available in the Street Transportation Department's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, 152961, 152962, and 152959 (Ordinance S-46788) on June 24, 2020.
- Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, 152961, 152962, and 152959 (Ordinance S-50630) on March 6, 2024.

**Responsible Department**

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



**Acceptance and Dedication of a Deed for Roadway Purposes (Ordinance S-51694) - District 4**

Request for the City Council to accept and dedicate a deed for roadway purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

**Summary**

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

Deed (a)

MCR: 20250029104

Applicant and Grantor: Alhambra School District No. 68; its successor and assigns

Date: January 17, 2025

Purpose: Roadway

Location: 5330 N. 23rd Avenue

APN: 153-21-002

File: 240103

Council District: 4

**Responsible Department**

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



**Janitorial and Sanitation Supplies, Equipment and Related Services -  
Amendment (Ordinance S-51695) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 153697 with WAXIE Sanitary Supply for additional expenditures and an entity name change to Waxie's Enterprises, LLC dba WAXIE Sanitary Supply, a BradyPLUS company and disregarded entity of Brady Acqco., LLC. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$6,245,535.

**Summary**

This contract provides janitorial, sanitation supplies and equipment for departments Citywide. The contract allows for departments Citywide to purchase janitorial and sanitation supplies required for the daily operational needs of each department. Approval is requested to amend the contract accordingly and continue receiving janitorial supplies and equipment from Waxie's Enterprises, LLC dba WAXIE Sanitary Supply, a BradyPLUS company and disregarded entity of Brady Acqco., LLC.

**Contract Term**

The contract term remains unchanged, ending on November 30, 2025.

**Financial Impact**

Upon approval of \$6,245,535 in additional funds, the revised aggregate value of the contract will not exceed \$22,545,535. Funds are available in the various departments' budgets.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Janitorial Supplies for City Departments - Contract 153697 (Ordinance S-47033) on November 4, 2020.

**Responsible Department**

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



**Fleet Management Technologies with Related Software Solutions for Heavy-Duty Vehicles COOP 23-042 - Amendment (Ordinance S-51699) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 158354 with Rubicon Global, LLC for an assignment from Rubicon Global, LLC to Wastech Corp. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using ordinance S-49672.

**Summary**

This contract provides specialized solid waste collections software platform and Smart Cities capabilities. Utilizing this technology, the Public Works Department receives confirmation on collections, turn-by-turn routing, route optimization, and equipment records compliance (pre-trip and post-trip inspections) and provides citywide problem log recording capabilities, eliminating paper driver logs.

The assignment from Rubicon Global, LLC to Wastech Corp., is due to a change in ownership. The assignment allows the City to continue receiving the necessary services to maintain these critical operations.

**Contract Term**

The contract term remains unchanged, ending on May 2, 2028.

**Financial Impact**

The aggregate value of the contract will not exceed \$3,780,000 and no additional funds are needed.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Fleet Management Technology for Heavy Duty Vehicles, Contract 158354 (Ordinance S-49672) on May 3, 2023.

**Responsible Department**

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



**Acceptance of Easements for Drainage Purposes (Ordinance S-51702) - District 2**

Request for the City Council to accept easements for drainage purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

**Summary**

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

Easement (a)

MCR: 20250047307

Applicant and Grantor: LDR-Sonoran Parkway, L.L.C.; its successor and assigns

Date: January 28, 2025

Purpose: Drainage

Location: 31200 N. North Valley Parkway

APN: 204-13-612

File: 240102

Council District: 2

Easement (b)

MCR: 20250068347

Applicant and Grantor: CWS Bronco Butte MF, L.P; CWS Bronco Placeholder, LLC; their successor and assigns

Date: February 7, 2025

Purpose: Drainage

Location: 31925 N. 29th Avenue

APN: 204-11-010

File: 240071

Council District: 2

**Responsible Department**

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

Development and Finance departments.



**Office Supplies and Service Contract - COOP-25-0513 Request for Award (Ordinance S-51703) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with ODP Business Solutions, LLC and Wist Supply & Equipment Co. dba Wist Business Supplies & Equipment to provide office supplies and service for the Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$8,300,000.

**Summary**

These contracts will provide the City with office supplies, which support the needs of the City's employees, facilities, and warehouses and the public. Office supplies include but are not limited to adhesives, binders, book cases, garbage bags, dusters, notebooks, pens, and other miscellaneous supplies set forth in the contracts and required for the City to remain operational on a daily basis.

**Procurement Information**

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Alternative Competition. The contracts were awarded through a competitive process consistent with the City's procurement processes, as outlined in Phoenix City Code, Chapter 43. By utilizing the State of Oregon's National Association of State Procurement Officials Master Agreement (NASPO), the City benefits from the NASPO cooperative contract rates adopted through the State of Arizona Participating Agreement.

**Contract Term**

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

**Financial Impact**

The aggregate value of the contracts will not exceed \$8,300,000 for the five-year aggregate term.

Funding is available in the various departments' operating budgets.

**Responsible Department**

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



## **Signage - COOP 20-061 - Amendment (Ordinance S-51705) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 151898 with Duncor, L.L.C. dba Summit West Signs for the purchase of signage for Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$75,000.

### **Summary**

This contract will provide exterior and interior signage and fulfill the needs of all Citywide departments. Signs include, but are not limited to: ADA-compliant signage, room and directional signage, indoor and outdoor building signage, letters of all types, logs, plaques, and banners. The primary departments utilizing the contract are Public Works, Fire, and Planning and Development. Additional funds are needed due to usage that has been higher than anticipated.

### **Contract Term**

The contract term remains unchanged, ending on March 31, 2025.

### **Financial Impact**

Upon approval of \$75,000 in additional funds, the revised aggregate value of the contract will not exceed \$275,000. Funds are available in the budgets of various departments.

### **Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Signage Contract 151898 (Ordinance S-46405) on March 4, 2020.

### **Responsible Department**

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



**Uninterruptible Power Supply Equipment, Service and Maintenance - IFB 17-171 - Amendment (Ordinance S-51709) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 145554 with Titan Power, Inc. and Contract 145555 with Gruber Technical, Inc. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$580,000.

**Summary**

This contract will provide uninterruptible power supply (UPS) equipment and associated services and maintenance, which are vital for the City's various services that require constant, uninterrupted power. The UPS units supply power in the event of an outage, which allows continued operations until power resumes. Some critical operations include 911 call centers, Citywide data rooms, and water production and distribution functions. The additional funds will be used by the City's various departments for the remainder of the contract term.

**Contract Term**

The contract term remains unchanged, ending on June 30, 2025.

**Financial Impact**

Upon approval of \$580,000 in additional funds, the revised aggregate value of the contract will not exceed \$5,970,000. Funds are available in the various departments' budgets.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555 Ordinance S-43740 on June 28, 2017.
- Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555 Ordinance S-45948 on August 28, 2019.
- Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555 Ordinance S-48753 on June 15, 2022.
- Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555 Ordinance S-49753 on May 31, 2023.

•Uninterruptible Power Supply Equipment, Service and Maintenance 145554, 145555 Ordinance S-49995 June 28, 2023.

**Responsible Department**

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



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**Maintenance, Repair and Operating Supplies and Services - 16154RFP - Amendment (Ordinance S-51713) - Citywide**

Request to authorize the City Manager, or his designee, to execute amendment(s) to contract 146367 with HD Supply Facilities Maintenance, Ltd. to extend the contract term and allow additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$2,600,000.

**Summary**

This contract provides building materials, hardware, plumbing supplies, metals, tools, electrical, and other facility operation products and equipment on an as-needed basis. The contract is available for Citywide use with primary users being Housing, Parks and Recreation, and Public Works departments.

**Contract Term**

Upon approval, the contract will be extended through December 31, 2026, with a one-year option to extend.

**Financial Impact**

Upon approval of \$2,600,000 in additional funds, the revised aggregate value of the contract will not exceed \$7,600,000. Funds are available in the various departments' budgets.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-43967 on October 18, 2017;
- Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-49093 on October 26, 2022;
- Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-50274 on October 18, 2023;
- Maintenance, Repair and Operating Supplies and Services, Contract 146367, Ordinance S-51322 on October 16, 2024.

**Responsible Department**

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



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**Firefighter Equipment Contracts RFP 24-0108 - Request for Award (Ordinance S-51719) - Citywide**

Request to authorize the City Manager, or his designee, to enter into contracts with 15 vendors as listed in Attachment A to provide firefighter equipment and other related products and services for the Phoenix Fire Department and various departments Citywide. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$25,350,000.

**Summary**

These contracts will supply essential firefighting equipment and other related products and services, including extraction/attack tools, fire extinguishers, search and rescue equipment, apparel, hoses, and personal protective equipment. By providing cutting-edge solutions to the Phoenix Fire Department, and various other departments, these contracts will bolster the City's operational capabilities by enabling effective responses to diverse emergencies and outfitting seven new fire stations with required commodities to embark on service. These contracts allow access to products and services required for the ongoing safety and well-being of both City staff and the Phoenix community.

**Procurement Information**

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Twenty-two vendors submitted proposals deemed responsive and responsible. An evaluation committee evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

- Method of Approach - 350 points
- Capacity - 300 points
- Experience - 200 points
- Price - 150 points

After reaching consensus, the evaluation committee recommends award to 15 vendors. The Offerors selected for award are included in **Attachment A**.

**Contract Term**

The contracts will begin on or about March 15, 2025, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contracts value will not exceed \$25,350,000.

Funding is available in various departments' operating budgets.

**Responsible Department**

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



## ATTACHMENT A

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**Legistar File No.: 25-0281**

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### **Firefighter Equipment Citywide– Requirements Contract RFP 24-0108 – Request for Award**

After reaching consensus, the evaluation committee recommends award to the following vendor(s):

#### VENDOR

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030530 Uniforms, LLC

Atlas Packs, LLC

Extrication Concepts LLC

Ferno Washington, INC

FSN Utah, LLC

Galls, LLC

Flight Suits dba Gibson & Barnes

Life-Assist, Incorporated

L.N. Curtis & Sons, INC.

Matlick Enterprises, INC.

Municipal Emergency Services, INC.

Philips Healthcare LLC

Safeware Safety Supplies INC

Sea-Western, INC.

Skaggs Companies, INC.



## **Intergovernmental Agreement for Phoenix Radio Shop Services to the City of Tolleson (Ordinance S-51712) - District 7**

Request to authorize the City Manager, or his designee, to execute an intergovernmental agreement (IGA) with the City of Tolleson to provide public safety subscriber equipment maintenance services on an as-needed basis. Further request to authorize the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item. This agreement will have no financial impact on the City of Phoenix.

### **Summary**

The cities of Tolleson and Phoenix have agreed to enter into an intergovernmental agreement to provide radio equipment maintenance and repair services. This agreement will incur no financial impact to Phoenix as Tolleson agrees to pay the cost for all services and parts. Tolleson will pay the costs for services rendered on each unit repaired on a time and material basis. This IGA will authorize Phoenix to charge a labor fee to Tolleson for any radio equipment maintenance and repair services. Additionally, Tolleson will reimburse Phoenix at a fair market rate for the cost of any materials or parts necessary to repair the unit.

### **Contract Term**

This agreement will commence on or about March 14, 2025, and thereafter will be automatically renewed each year for successive one-year terms. The cities of Phoenix and Tolleson may discontinue the agreement upon reasonable notice.

### **Financial Impact**

There is no financial impact to the City of Phoenix.

### **Location**

The City of Phoenix will perform services on site at the service center located at 2441 S. 22nd Avenue.

Council District: 7

### **Responsible Department**

This item is submitted by Assistant City Manager Inger Erickson and the Information

Technology Services Department.



**Request for Reconsideration of Item 37 from the February 19, 2025 Formal Council Meeting - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-15673) - District 7**

Request for reconsideration of Item 37 - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-15673) to be placed on the agenda for the Formal City Council meeting on March 5, 2025.

**Summary**

At the February 19, 2025 Formal City Council meeting, Item 37 - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-15673) was continued to the April 9, 2025 Formal City Council meeting by a vote of 9-0.

Pursuant to the Rules of Council Proceedings Rule 7(n), this reconsideration is being placed on the March 5, 2025 agenda in accordance with a memo requesting reconsideration from Councilman Galindo-Elvira (**Attachment A**) filed with the City Clerk on February 26, 2025.

If this request is approved, the City Council will reconsider this item. If this request is not approved, the City Council will not reconsider this item and the original action on the item will stand.

**Responsible Department**

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



**City of Phoenix**  
OFFICE OF THE CITY COUNCIL

**CARLOS GALINDO-ELVIRA**  
COUNCILMEMBER  
DISTRICT 7

602-262-7492  
Fax: 602-534-4816  
TTY: 7-1-1  
council.district.7@phoenix.gov

February 26, 2025

Ms. Denise Archibald  
City Clerk  
City of Phoenix  
200 W. Washington St., 15<sup>th</sup> Floor  
Phoenix, AZ 85003

2025 FEB 26 P 12:49  
CITY CLERK  
RECEIVED

Dear Ms. Archibald, Phoenix City Clerk:

Pursuant to Rule 7(n) of the Rules of Council Proceedings, I am submitting a Request to Reconsider the following items previously agendized on the February 19, 2025, and continued to the April 9, 2025 Formal City Council meeting:

- Item 37, Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance – S-51673) – District 7
- Item 79, Amend City Code – Ordinance Adoption – Rezoning Application PHO-2-24—Z-58-19-7 – Northeast Corner of 6<sup>th</sup> Avenue and Broadway Road (Ordinance G-7362) – District 7

I would further request that these items be scheduled for reconsideration by the City Council at the next Formal City Council Meeting scheduled for March 5, 2025.

Sincerely,

Councilman Carlos Galindo-Elvira  
City of Phoenix, Council District 7



**Reconsideration of Item 37 from the February 19, 2025 Formal Council Meeting - Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-51673) - District 7**

Request to authorize the City Manager, or his designee, to grant a temporary access easement to CPLC Broadway and Central LIHTC, LLC (CPLC) for ingress and egress to the Pueblo Apartments for consideration in the amount of the appraised value and other consideration. Further request to authorize the City Treasurer to accept all funds related to this item.

**Summary**

CPLC's Pueblo Apartment project at 316 W. Broadway Road is inaccessible from Broadway Road because of an open SRP irrigation ditch. The Planning and Development Department has stipulated that the project (KIVA 18-830) relocate and pipe the open irrigation ditch for permanent direct access from Broadway Road. The City will convey a temporary access easement across the adjacent City-owned property to the east for ingress and egress to the apartments during reconstruction of the SRP facilities. The temporary access does not negatively impact the use of the City-owned property. This easement will be an approximate two-year duration and will be terminated upon completion of the permanent driveway.

The temporary access easement is located within City-owned property, identified by Maricopa County Assessor parcel number 113-07-124.

**Location**

Near the northwest corner of S. Central Avenue and W. Broadway Road.  
Council District: 7

**Responsible Department**

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



**(CONTINUED FROM DECEMBER 4, 2024 AND FEBRUARY 19, 2025) - Loan Federal HOME-ARP Funds for Tanner Thomas Village Affordable Housing Development Project (Ordinance S-51500) - District 8**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$2,365,349 in federal U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships American Rescue Plan (HOME-ARP) program funds with Tanner Community Development, or a City-approved nominee, for the Tanner Thomas Village affordable housing development project, and to take all actions and execute all documents to complete the loan. Authorization is also requested for the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

**Summary**

On June 6, 2024, the Housing Department issued a HOME-ARP Notice of Funding Opportunity (NOFO) for Non-Congregate Shelter and Rental Housing acquisition, rehabilitation, and/or new construction projects to reduce homelessness and increase housing stability. A NOFO Pre-Submittal Workshop was held on July 11, 2024. Applications were due on August 30, 2024.

**Procurement Information**

Three proposals for Rental Housing acquisition were received and reviewed by an evaluation committee comprised of the City's staff members representing various departments. The proposals were evaluated on a 1,000-point scale based on the following criteria: Operations; How Well the Project Addressed the Strategies to Address Homelessness Plan; Organization Capacity; and Project Readiness. The following were recommended for funding:

- St. Catherine Manor (Housing for Hope, LLC/Catholic Charities) - 870 points
- Tanner Thomas Village (Tanner Community Development) - 803 points
- Senior Bridge (Steel+Spark) - 790 points

Tanner Thomas Village, located at 1803 E. Broadway Road (District 8), consists of 37 permanent supportive housing units for previously homeless veterans. The 37 permanent supportive housing units will serve veterans with Area Median Income

(AMI) levels at or below 30 percent. Residents will receive supportive services through Tanner Community Development's on-site Community Resource Center, where health care navigation and equity, supplemental nutrition support, human and social services, economic self-sufficiency, and workforce development services will be provided. Additional project funding in the following amounts have been secured by the developer:

- HUD Economic Development Initiative - \$2,883,950
- State of Arizona Governor's Office - \$271,851

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing, and availability of federal funds. The overall loan structure will be consistent with the terms listed in the NOFO and HOME-ARP Program requirements.

### **Financial Impact**

There is no impact to the General Fund. HOME-ARP is a federally funded program. Funding for this NOFO is made available from HOME-ARP funds. Funding is budgeted in the Housing Department's Capital Improvement Program (CIP) budget. Loan execution is anticipated for Fiscal Year 2024-25, and the loan will be paid to the developer during the construction period.

### **Public Outreach**

As part of the HOME-ARP Allocation Plan's process, HUD required extensive public outreach to formulate the plan. Housing staff conducted six virtual listening sessions for community stakeholders and interviewed numerous service agencies and housing providers directly. More than 66 agencies participated in interviews and listening sessions during this process. This public input was used to draft the HOME-ARP Allocation Plan and inform the design of the NOFO to address the most critical needs of the community.

As part of the formal adoption process, the HOME-ARP Allocation Plan was made public, providing for a 15-day public comment period. The City published a 15-day comment period and public hearing notice in the Arizona Republic on August 29, 2022. A virtual public hearing was held to provide an opportunity for public comment on September 12, 2022. The public comment period was open from September 13 to September 27, 2022. City Council approved the HOME-ARP Allocation Plan on November 16, 2022. The HOME-ARP Allocation Plan was approved by HUD on February 6, 2023.

**Location**

1803 E. Broadway Road  
Council District: 8

**Responsible Department**

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



## City of Phoenix

**To:** Gina Montes  
Deputy City Manager

**Date:** 2/10/2025

**From:** Titus Mathew <sup>TM</sup>  
Housing Director

**Subject:** ITEM 38 ON THE DECEMBER 4, 2024, FORMAL AGENDA - LOAN FEDERAL HOME-ARP FUNDS FOR TANNER THOMAS VILLAGE AFFORDABLE HOUSING DEVELOPMENT PROJECT (ORDINANCE S-51500)

This item was continued from December 4, 2024, City Council Formal meeting to February 19, 2025, to provide the proposed awardee time to return with the information requested by the Mayor and City Council. The proposed awardee is to return with detailed information on the scope (services) and to conduct community outreach.

### Services

- An articulated supportive service plan with written commitments from the service providers and the specific services they will be providing to Veterans living at Tanner Thomas Village for Veterans. This plan needs to be in place before the community meeting.

### Community Outreach

- Complete outreach and advertise to the neighborhood/residents: Include agenda, meeting dates, and time.
- Community meetings must have sign-in sheets (proof of meeting), and the support services plan needs to be discussed and included in the agenda.
- Awardee to provide a summary of meaningful feedback.

### APPLICANT RESPONSE

Tanner Community Development Corporation (TCDC) provided the following information in response to Council's request:

### Services

- Faithland Recovery Center - On **January 17**, TCDC entered into a Memorandum of Understanding (MOU) with Faithland Recovery Center to provide trauma-informed, evidence-based clinical and holistic support services.
- Arizona Elk Society—On **January 16**, TCDC entered into a MOU with the Arizona Elk Society to provide job readiness, vocational training, and

recreational therapy services through team sports, creative art sessions, and outdoor activities.

- Phoenix Interventional Naloxone Network (PINN) – On **January 16**, PINN. Global committed to providing overdose prevention services to the residents and staff of Tanner Thomas Village through Narcan training and distribution directly to residents and throughout the project site.
- Desert Veterans LLC- On **January 9**, TCDC entered into a MOU with Desert Veterans LLC to recruit and employ displaced veterans living at Tanner Thomas Village. Desert Veterans LLC will offer on-the-job training and career development support in various fields to enhance veterans' employability and career prospects.
- Additionally, TCDC will provide on-site case management and resources housed in the Tanner Thomas Village Veterans' Resource Center. The case management staff will serve as a bridge to services offered by the Arizona Elk Society and Faithland Recovery Center.

#### Community Outreach

- TCDC canvassed the neighborhood and engaged with approximately 550 households by going door-to-door for two weeks, meeting with residents individually, sharing information about the project, and asking them to take part in a community survey about the project. TCDC received 203 community survey responses.  
*Survey Question:* "How do you feel this project will affect the neighborhood?" **Over 90% of respondents selected neutral to very positive.**
- On **January 21**, TCDC presented the Tanner Thomas for Veterans project at the People Fight Back Watch Association meeting held at 2405 E. Broadway Road. Twenty-three community members were present, and information on the service plan and the results of the community survey were shared.
- TCDC agreed to return to the next People Fight Back Watch Association meeting, scheduled for **February 18**, to continue engaging with the community and presenting the project scope.

Approved:   
Gina Montes, Deputy City Manager



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**Office of Heat Response and Mitigation Tree Stewards Program (Ordinance S-51715) - Citywide**

Request authorization for the City Manager, or his designee, to enter into one grant agreement with one grantee to disburse funds for a new Tree Stewards Program. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available from the U.S Department of Agriculture (USDA) Forest Service through the Urban and Community Forestry (UCF) Grant allocated to the City under the Inflation Reduction Act (IRA). The aggregate expenditures will not exceed \$2 million.

**Summary**

Increasing urban tree canopy cover is an important public health strategy that supports the core value of the 2025 General Plan to build the most sustainable desert city. In November 2024, City Council unanimously adopted the Shade Phoenix Plan, which guides the implementation of more than 30 unique strategies and programs to provide more tree and shade coverage throughout the city. Several actions in the Shade Phoenix Plan are funded by a \$10 million Urban and Community Forestry Grant awarded to the City by the USDA. On October 4, 2023, City Council authorized the distribution of \$10 million from the USDA's Forest Service Urban and Community Forestry Grant through the IRA to the City's Office of Heat Response and Mitigation (OHRM) for the creation of grant and community impact programs.

To increase the tree shade canopy in disadvantaged neighborhoods, OHRM is seeking authorization to use up to \$2 million of USDA grant funds to implement a grant to start a new Tree Stewards Program. With the increased number of trees being planted throughout the City of Phoenix, a reliable, long-term solution for maintenance is paramount. The program will hire, train, and pay at least 10 tree stewards, who will coordinate education, planting, and maintenance efforts to communities in grant eligible neighborhoods for five years. It will provide workforce training and jobs to residents of diverse backgrounds and provide tree maintenance assistance to community members. The benefit to the community will be evaluated yearly and the findings will be used to fine tune the program as it continues. No more than \$2 million will be committed for the Tree Stewards Program.

The Tree Steward Grant will be open to existing organizations, including but not limited to nonprofits with relevant experience with tree planting projects and maintenance in underserved neighborhoods. The Tree Stewards Program created through the City's IRA grant will be designed in coordination with related efforts in neighboring municipalities. OHRM will closely coordinate with the granted organization in order to administer this program. OHRM staff will accept and review applications, award the organization best suited to implement this grant, and ensure that all funding will be spent by the end of June 2029 to comply with IRA requirements.

**Financial Impact**

Funding for this program will not exceed \$2 million. There is no impact to the General Fund. Funding is available through the IRA from the USDA Forest Service.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Office of Heat Response and Mitigation.



**Authorization to Amend Contract with Vision Building Rentals, LLC to Extend the Term and Increase Pay Authority (Ordinance S-51707) - District 7**

Request authorization for the City Manager, or his designee, to increase funding in the amount of \$250,000 for Contract 160860 with Vision Building Rentals, LLC for a total new contract value not to exceed \$2,750,000 and to extend the term of the contract through April 21, 2025, to allow for administrative closeout of the contract. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funds are available from the City's allocation of the American Rescue Plan Act (ARPA) funds.

**Summary**

The City of Phoenix Office of Homeless Solutions (OHS) seeks to provide additional contract funding to Vision Building Rentals, LLC for the continued rental of various equipment, including a temporary shelter structure to provide congregate shelter for up to 100 individuals experiencing homelessness while the permanent shelter structure and larger portion of the 71st Avenue Navigation Center is completed. This temporary structure allows for the City to offer respite, sleeping quarters, and services infrastructure for individuals experiencing homelessness within the City and will continue to support the City of Phoenix in offering a regional approach to providing emergency shelter and homeless services.

**Contract Term**

Upon approval, the term of the contract will be extended through April 21, 2025, to allow for administrative closeout of contract.

**Financial Impact**

The total value of this contract shall not exceed \$2,750,000. Funding is available through the City's ARPA allocation.

**Concurrence/Previous Council Action**

The City Council approved Contract 160860 with Ordinance S-50943 on May 29, 2024.

**Location**

11 S. 71 Avenue  
Council District: 7

**Responsible Department**

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



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**Authorization to Amend Contract 160325 with Human Services Campus, Inc. dba Keys to Change to Increase Authority (Ordinance S-51710) - District 7**

Request authorization for the City Manager, or his designee, to amend Contract 160325 with Human Services Campus, Inc. dba Keys to Change to increase funding up to \$250,000 for overflow shelter operations. The new total contract value will not exceed \$2,375,000. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funds are available from the Office of Homeless Solutions's general funds.

**Summary**

Keys to Change provides essential services and homeless program operations for unsheltered individuals experiencing homelessness, 365 days per year, 7 days per week, and 24 hours per day, including holidays. Directly and through its 16 partners, the Keys Campus provides shelter, food, navigation, case management, postal services, workforce development, and housing, among other services. Keys to Change recognizes the urgent need for providing essential services to individuals experiencing homelessness and is committed to providing services aligned with the City of Phoenix's Strategies to Address Homelessness Plan. The agency's programs include services for the homeless that serve thousands each day and provide general assistance for individuals in need. The additional funding will be used for expenses related to the operations of overflow shelter beds in the Lodestar Day Resource Center and St. Vincent de Paul dining hall on campus.

**Contract Term**

The contract term remains unchanged.

**Financial Impact**

The new total value of this contract shall not exceed \$2,375,000. The additional \$250,000 is available in the Office of Homeless Solutions' general fund budget.

**Concurrence/Previous Council Action**

The City Council approved Contract 160325 with Ordinance S-50614 on February 21, 2024.

**Location**

220 S. 12th Avenue

District: 7

**Responsible Department**

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



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**Request to Enter into an Agreement with Housing for Hope, Inc. (Ordinance S-51717) - Citywide**

Request to authorize the City Manager, or his designee, to enter into an agreement with Housing for Hope, Inc. to fund the acquisition and supporting improvements of a safe house for pregnant women experiencing abuse. The total value of the agreement will not exceed \$600,000. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available from Community Development Block Grant (CDBG) entitlement. There is no impact to the General Fund.

**Summary**

The Neighborhood Services Department's (NSD) Neighborhood Enhancement and Infrastructure Program, funded by the U.S. Department of Housing and Urban Development (HUD), provides grant funds to non-profit organizations for critical projects that provide a public benefit to Phoenix residents with low-and-moderate incomes.

Housing for Hope, Inc., a subsidiary of Catholic Charities Community Services, requested funds to acquire a single-family residential home to use as a safe house for pregnant women. The safe house will be an emergency resource for pregnant women leaving an unstable or unsafe environment due to emotional and/or physical domestic violence. Additionally, the safe house will provide wrap-around services, including meals, clothing, supplies, counseling, and referrals to community services. The safe house will assist in preventing homelessness by offering a short-term stay, 30 to 90 days, while permanent housing is arranged.

The project will support the City's responses to domestic violence and homelessness by providing an additional solution that prevents homelessness that could otherwise be experienced by pregnant women, and their children, escaping domestic violence.

**Contract Term**

The 12-month agreement term will begin on or about March 15, 2025, with an option to extend for six months, that may be exercised at the discretion of the City Manager, or designee.

**Financial Impact**

Funding is available in the Neighborhood Services Department's Neighborhood Enhancement and Infrastructure Program Budget using HUD CDBG funds. There is no impact to the General Fund.

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



## **Regency Garage - Authorization to Issue Disposition and Redevelopment Solicitation - District 7**

Request to authorize the City Manager, or his designee, to issue a Request for Proposals (RFP) for the disposition and redevelopment of the City-owned Regency Garage located at the southwest corner of 2nd and Adams streets for a mixed-use development project and authorization to begin negotiations with the recommended proposer.

### **Summary**

The City owns the Regency Parking Garage located at the southwest corner of 2nd and Adams streets (Site), on a property comprised of approximately 0.95 acres in Downtown Phoenix. The Site is zoned Downtown Code - Business Core. This parking garage was built in 1972 and contains 506 parking spaces with 22,753 square feet (SF) of leasable ground floor commercial space. Currently, the Arizona Latino Arts & Cultural Center occupies approximately 8,000 SF of commercial/storage space on a month-to-month agreement. The Site also is subject to three active parking agreements.

On March 20, 2019, the City Council authorized a solicitation for the disposition and development of the Site; however, negotiations with the recommended proposer were mutually terminated in 2020 due to market uncertainty resulting from the COVID-19 Pandemic. In 2019, the Greater Phoenix Convention and Visitors Bureau (Visit Phoenix) and the Phoenix Convention Center Department commissioned the consulting firm of Convention Sports and Leisure (CS&L) to assess the market feasibility for the Phoenix Convention Center (PCC) and surrounding hospitality assets. The study was updated in 2022 to account for the Pandemic's impact on the tourism and hospitality industry. The consultant outlined three key recommendations necessary to support the long term needs of the PCC, one of which was to increase the surrounding convention hotel inventory by 800 - 1,200 hotel rooms. In 2024, Visit Phoenix commissioned a study to analyze downtown hotel room needs. The study acknowledges the near-term need for full service hotel rooms. Staff recommends disposition of the Site as it is not necessary for PCC operations and can be redeveloped into a mixed-use, full-service hotel development to support continued growth of the City's convention business.

With approval, the Community and Economic Development Department will issue a solicitation seeking proposals for redevelopment of the Site. Proposers will be required to propose a hotel development and demonstrate experience successfully completing at least one vertical, mixed-use development of at least seven stories within the last five years. Proposers may offer a combination of public benefit or cash compensation for the fair market value of the Site. The RFP will seek proposals that:

- Provide a full-service hotel with no fewer than approximately 400 guest rooms.
- Capitalize on the Site's prominent downtown location and proximity to the PCC.
- Support the long term expansion needs of the PCC and the City's convention and visitor industry.
- Implement the Adams Street Activation Study recommendations and other relevant City plans.
- Are consistent with the Downtown Strategic Plan goals.

**Procurement Information**

Responsive proposals will be evaluated by a panel including City staff and community representatives. The evaluation criteria will be:

Concept to Activate the Site	0-375 points
Return to the City	0-350 points
Proposer's Qualifications and Experience	0-275 points

Following negotiations with the recommended proposer, staff will present business terms to the Economic Development and Housing Subcommittee for review and recommendation and subsequently to the full City Council for approval.

**Financial Impact**

There is no impact to the General Fund as a result of this action.

**Concurrence/Previous Council Action**

This item was recommended for approval at the Economic Development and Housing Subcommittee meeting on February 12, 2025, by a vote of 3-0.

**Public Outreach**

Staff presented information to the Downtown Core Community Association on January 5, 2025, and has offered information to the Downtown Voices Coalition and the Downtown Phoenix Inc. Stakeholders Open House.

**Location**

Southwest corner of 2nd and Adams streets.  
Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager John Chan, the Community and Economic Development and Phoenix Convention Center departments.



**Amend Contracts with Gordon C. James Public Relations, Inc. and Phoenix IG, LLC - Contracts 160200 and 162011 - Metro District (Ordinance S-51708) - District 1**

Request to authorize the City Manager, or his designee, to amend the not to exceed amount of Contract 160200 with Gordon C. James Public Relations, Inc. (Consultant) to \$375,000. Consultant provides community organizing services for the Metro District Community Collaboration (Metro District) 501(c)(3) organization. Staff also requests further authorization to amend Contract 162011 with Phoenix IG, LLC (Developer), or its designee, for cost sharing purposes and authorization to receive and disburse funds related to this item. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. There is no impact to the General Fund.

**Summary**

In March 2024, City Council authorized staff to contract with the Consultant for a one-year contract, with two one-year renewal options, for a maximum value of \$125,000 (Ordinance S-50656). With the same action, City Council also authorized staff to receive funding from the Developer to equally share the costs of the Consultant's contract. This funding was intended for the initial year of the contract.

The Consultant has satisfactorily performed the scope of work included in the contract to enhance public safety and build business relationships as well as market and promote the Metro District. Furthermore, the Consultant has filed a 501(c)(3) application for the Metro District with the U.S. Internal Revenue Service, which should be finalized this year allowing for tax deductible contributions to the non-profit. For these reasons, staff and the Developer wish to exercise the option for the next year of the Consultant's contract, beginning April 8, 2025, and receive authorization to add \$250,000 of payment authority for a new \$375,000 total aggregate contract amount. The original contract authority and renewal options will remain the same, with all contract options expiring April 7, 2027. The Developer will continue to share 50 percent of the contract costs with the City under the funding agreement.

Over the final two option years of the contract, the Consultant will work to execute a fundraising plan with the goal of making the non-profit financially self-sufficient without

City support.

**Contract Term**

The initial one-year term of the contract expires on April 7, 2025. There are two one-year renewal options.

**Financial Impact**

The aggregate contract value will not exceed \$375,000. A total of 50 percent of the funds are available in the Downtown Community Reinvestment Fund, with an additional 50 percent of funds contributed by the Developer. Developer will pay its contribution directly to the City.

**Concurrence/Previous Council Action**

City Council approved contracts 160200 and 162011 (Ordinance S-50656) on March 6, 2024.

**Location**

The Metro District boundaries are: Peoria Avenue, Interstate 17, Dunlap Avenue and 31st Avenue  
Council District: 1

**Responsible Department**

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



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**Authorization to Amend Development Agreement with PV Land SPE, LLC  
(Ordinance S-51714) - District 3**

Authorize the City Manager, or his designee, to amend Contract 154095 with PV Land SPE, LLC (Developer), or its City-approved designee, to extend the term of the reimbursement period.

**Summary**

The City and Developer entered into a development agreement (Agreement) in 2021 to facilitate the demolition and redevelopment of the former Paradise Valley Mall into a mixed-use development (Project). The Agreement allows for reimbursement by the City of certain public improvements constructed by the Developer utilizing the general fund (GF) share of Project-generated transaction privilege tax (TPT).

Following the completion of demolition and commencement of construction in 2022, a new state law, SB 1131, was passed in 2023 prohibiting municipalities from collecting a residential rental tax, effective January 1, 2025. Reimbursement of the residential rental tax was forecasted over a period of 25 years under the Agreement and was part of the Developer's financial assumptions for constructing the Project.

In 2024, City Council authorized an amendment to allow the use of restricted Non-GF share of TPT generated on-site to reimburse for public infrastructure constructed on the site. The parties would like to extend the reimbursement term of the Agreement from 25 years to 30 years to make up for additional lost revenue from the elimination of the residential rental tax. All other terms and conditions of the Agreement will remain in full force and effect.

**Financial Impact**

Project-generated TPT is only available for actual public infrastructure and amenities completed by the Developer and accepted by the City for a 30-year term.

**Concurrence/Previous Council Action**

On February 17, 2021, City Council approved Contract 154095 (Ordinance S-47323). On June 26, 2024, City Council approved an amendment authorizing Non-GF TPT as reimbursable (Ordinance S-51125).

**Location**

4500 - 4610 East Cactus Road  
Council District: 3

**Responsible Department**

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



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**Amendment to the Downtown Redevelopment Area Boundary (Resolution 22280)  
- District 7**

Request to adopt a resolution to amend the Downtown Redevelopment Area boundary by removing a City-owned parcel.

**Summary**

The Downtown Redevelopment Area (RDA) was established on January 30, 1979, by Resolution 15128 and has been amended multiple times, most recently on June 8, 2020, by Resolution 21832. The RDA Plan provides a broad framework for the development of the area and lists specific redevelopment objectives. These basic redevelopment objectives include:

1. Remove substandard, deteriorating and obsolescent buildings.
2. Encourage physical and economic growth of Downtown Phoenix.
3. Assemble land into parcels for disposition and redevelopment.
4. Provide safe, efficient and attractive circulation and access systems to Downtown Phoenix.
5. Increase the housing supply.
6. Provide adequate public services and facilities to meet the needs of the downtown area, the City and region.

The City has taken many actions over the years to achieve these objectives. Downtown Phoenix has seen a significant increase in residential housing and new educational and employment opportunities, and is home to many cultural venues and events. One City-owned parcel within the RDA, as depicted in Attachment A and legally described in Attachment B, has met these objectives and can now be removed from the RDA. The removal of this parcel is a minor amendment to the RDA boundary and will not impact any other parcel/property owner.

**Financial Impact**

There is no impact to the General Fund as a result of this action.

**Public Outreach**

Public notice is not statutorily required under Arizona Revised Statute 36-1473.

**Location**

Northeast corner of Central Avenue and Portland Street. Assessor's Parcel Number (APN): 111-36-081A.

Council District: 7

**Responsible Department**

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

**ATTACHMENT A**

**Site Map**



## ATTACHMENT B

### Legal Description of Site to be Removed

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

Lots 1, 2, 3, 4, 5, the South half of Lot 6, and Lots 11, 12, 13, 14, 15, and 16, Block 6, EVERGREEN PLACE, according to Book 3 of Maps, Page 15, records of Maricopa County, Arizona;

Together with that part of the alley in Block 6, EVERGREEN PLACE, according to Book 3 of Maps, Page 15, lying between a line which extends from the Northeast corner of Lot 6 to the Northwest corner of Lot 11, and a line which extends from the Southeast corner of Lot 1 to the Southwest corner of Lot 16, as abandoned in Resolution recorded in Docket 12249, page 1472, records of Maricopa County, Arizona; excepting therefrom any portion lying within the West half of the alley adjacent to the North half of Lot 6;

EXCEPT any portion of Lots 4, 5 and 6, Block 6, EVERGREEN PLACE, according to Book 3 of Maps, page 15, as condemned by State of Arizona by instrument recorded in Document No. 920678326, records of Maricopa County, Arizona.

Parcel No. 2:

That portion of Lots 7, 8 and the North half of Lot 6, Block 6, EVERGREEN PLACE, according to Book 3 of Maps, page 15, records of Maricopa County, Arizona, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 8;

thence South 00°04'49" West, 124.99 feet along the East line of said Lots 6,7 and 8 to the Southeast corner of said North half of Lot 6;

Unofficial Document

thence North 89°43'07" West, 122.03 feet along the South line of said North half of Lot 6 to the East line of the West 13.00 feet of said North half of Lot 6;

thence departing said South line of the North half of Lot 6, North 00°04'54" East, 16.43 feet along said East line of the West 13.00 feet of the North half of Lot 6;

thence departing said East line of the West 13.00 feet of the North half of Lot 6, South 89°55'06" East, 31.68 feet;

thence North 00°04'54" East, 43.09 feet;

thence North 45°04'54" East, 12.59 feet;

thence North 00°04'54" East, 28.98 feet;

thence North 45°04'54" East, 20.24 feet;

thence North 00°04'54" East, 13.08 feet to the North line of said Lot 8;

thence South 89°43'32" East, 67.14 feet along said North line to the point of beginning.

Together with that part of the abandoned alley as more fully described in Resolution No.14822 recorded in Docket 12249, page 1472.

(Affects the North half of Lot 6)

72C101A (6/06)

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ALTA Commitment – 2006

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**Authorization to Enter into an Agreement with U.S. Department of Agriculture for Police Services (Ordinance S-51718) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Police Department to enter into an agreement with the U.S. Department of Agriculture - Office of Inspector General (OIG) to reimburse the Police Department up to \$12,000 for police services. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

**Summary**

The purpose of this agreement is to receive reimbursement for police services associated with joint law enforcement operations involving Supplemental Nutrition Assistance Program (SNAP) fraud. The goal is to identify and locate individuals and businesses involved in SNAP fraud, conduct investigations, and effectuate prosecution. In turn, the OIG will reimburse the Police Department for police overtime incurred in support of the investigations. The OIG will not reimburse fringe benefits associated with the overtime; therefore, the Police Department will absorb those expenditures.

**Contract Term**

Date of execution through September 30, 2025.

**Financial Impact**

The U.S. Department of Agriculture - Office of Inspector General will reimburse the Police Department up to \$12,000. The Police Department's budget will absorb the fringe benefits associated with the overtime related to the investigations.

**Responsible Department**

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



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**Authorization to Apply For, Accept and Enter Into an Agreement for the Arizona State Crisis Intervention Program (AzSCIP) Grant Program (Ordinance S-51720) - Citywide**

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement for state grant funds through the Arizona Criminal Justice Commission's Arizona State Crisis Intervention Program (AzSCIP). Funding provided under this grant will not exceed \$500,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

**Summary**

The purpose of this Program is to prevent or reduce gun-related crime and violence, as well as improve the functioning of the criminal justice system, by supporting innovative and evidence-based practices, more effective information sharing, and multi-agency collaboration. Funding will support projects that will create and implement state crisis intervention court proceedings and related gun violence reduction programs and initiatives. All projects must have a direct connection to crisis intervention, which is focused on identifying risk and intervening before harm occurs. Through financial support for innovative, evidence-based projects at all levels of the state, AzSCIP will work to mitigate gun violence, preserve lives by diminishing gun-related fatalities, and decrease the frequency of gun-related injuries.

The Police Department will use this grant funding to mitigate gun violence in Phoenix by partnering with an external mental health service provider to provide peer support navigation services to high-risk individuals, which will increase the availability and accessibility of crisis intervention services. This community-based firearm death and injury reduction effort will focus on identifying risk and intervening before harm occurs. The funding will help in decreasing the occurrences of gun-related homicides and incidents of gun-related injuries resulting from deliberate shootings, while minimizing the instances of gun-involved suicides and occurrences of accidental injuries due to firearms. In addition, the funding would allow the City to offer training on mental health, substance use, and suicide intervention for internal staff as well as caregivers and general community members.

The grant application is due on March 14, 2025. If approved, the Police Department will move forward with submitting the application.

**Contract Term**

The term of the contract will be two years, beginning on July 1, 2025, with two one-year extension options.

**Financial Impact**

No matching funds are required.

**Responsible Department**

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



## **Request to Issue Revenue Contract Solicitations for Terminal 3 North 2 Concourse Concessions - District 8**

Request the City Manager, or his designee, to authorize the Aviation Department to issue Revenue Contract Solicitations (RCS) for food and beverage concessions, retail concessions, and an airport lounge concession in the new North 2 Concourse in Terminal 3 at Phoenix Sky Harbor International Airport.

### **Summary**

The new Terminal 3 North 2 Concourse (T3N2) will be operational in 2027. With the addition of the N2 concourse, the Aviation Department has developed a concession leasing strategy to guide the procurement of contracts for food and beverage, retail, and airport lounge concessions. This strategy is designed to ensure the airport offers diverse, high-quality options that meet the needs of our passengers.

The strategic concession planning process included reviewing enplanement forecasts and concourse construction schedules, determining the optimal concession square footage, programming the concession spaces, identifying contracting opportunities, and developing a timeline for the solicitations. This timeline also incorporates industry discussions and outreach to small businesses to ensure broad participation.

The goals of this RCS are to foster healthy competition while increasing local and small business participation, reflect current airport retail market trends, and optimize sales and revenue. Additionally, the solicitations aim to elevate the quality and uniqueness of souvenir, gifts, and retail merchandise offerings and showcase food and beverage offerings that authentically reflect the local community's culinary heritage. The solicitation opportunities will also include requirements for participation in the Aviation Department's sustainability and airport concession marketing programs, and requirements to support the Aviation Department's workplace initiatives and customer experience programs.

### **Procurement Information**

The Aviation Department intends to issue three separate solicitation packages that will result in a total of six contract awards in accordance with the City of Phoenix Administrative Regulation 3.10 as follows:

Food and beverage concession package:

- One full-service restaurant with bar;
- Two quick-serve restaurants and cafe bar; and
- One coffee cafe designated for a small business operator

Retail concession package:

- One retail convenience, news, and gift store; and
- One specialty retail boutique-style store

Airport lounge concession package:

- One airport lounge

Packages will allow contracting opportunities for companies of all sizes, including opportunity for subleasing, joint ventures, licensing agreements, and the inclusion of small businesses. One package will provide the opportunity for small business operators to compete and contract directly with the Aviation Department.

Responsive and responsible respondents will be evaluated according to the following criteria:

- Proposed Concept(s) and Menu / Merchandising Plan
- Design and Quality of Tenant Improvements
- Management, Marketing, Operations, and Technology Plans
- Experience and Qualifications of Respondent and Partners (if any)
- Proposed Business Plan
- Financial Return to the City (Airport Lounge Concession Package only)

The highest-ranked respondent for each opportunity will be recommended for the concessions lease awards. The Aviation Department intends to issue these solicitations on or about July 2025, with an estimated contract award on or about July 2026. The City's Transparency Policy will be in effect with the release of the RCS and throughout the process.

### **Public Outreach**

This process will include all standard and required outreach efforts. The Aviation Department will conduct targeted outreach efforts to attract interest.

### **Contract Term**

The proposed aggregate primary contract term for the airport lounge and food and beverage concepts will be between 12 to 15 years, and for the retail concepts will be between 10 to 12 years, which will be negotiated based on the respondent's planned capital investment.

**Financial Impact**

Rent for the food and beverage and retail concessions will be a percentage of gross sales. The percentage will be finalized upon RCS publication and will range between 8 percent to 18 percent depending on the concession category. Rent for the airport lounge concession will be a Minimum Annual Guarantee (MAG). The MAG will be finalized upon RCS publication.

**Concurrence/Previous Council Action**

The Phoenix Aviation Advisory Board Business Development Subcommittee recommended approval of this item by a vote of 3-0 on January 2, 2025.

The Phoenix Aviation Advisory Board recommended approval of this item by a vote of 7-0 on January 16, 2025.

The Transportation, Infrastructure, and Planning Subcommittee recommended approval of this item by a vote of 4-0 on February 19, 2025.

**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.



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**Solar-Powered Electric Vehicle Charging Systems Contract RFA 25-0557 - Request for Award (Ordinance S-51692) - District 8**

Request to authorize the City Manager, or his designee, to enter into a five-year contract with Beam Global (Beam) to provide transportable solar-powered electric vehicle charging systems for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to \$425,000.

**Summary**

This contract will provide four EV ARC™ solar-powered electric vehicle charging systems for deployment across the Phoenix Sky Harbor International Airport (PHX, Airport) campus. These fully autonomous and transportable charging systems can be strategically placed and relocated as needed, enabling PHX to support City-owned electric vehicle operations. Portability is critical for meeting the electric vehicle fleet's charging demands while accommodating multiple ongoing construction projects at the Airport. These charging systems provide a construction-free solution to charge the Aviation Department's electric vehicle fleet operation during ongoing construction projects requiring the movement of personnel and equipment. Additionally, these systems provide a clean, renewable energy sourcing aligning with the City of Phoenix's greenhouse gas reduction and sustainability goals.

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

**Procurement Information**

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: **Special Circumstances Without Competition.** Beam is the sole manufacturer of the EV ARC™ solar powered systems that are transportable and do not require disassembly to relocate.

**Contract Term**

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

**Financial Impact**

The aggregate contract value for this contract will be up to \$425,000 for the five-year aggregate term.

Funding is available in the Aviation Department's operating budget.

**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.



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**Security Access Controls RFA 25-FMD-008 - Amendment (Ordinance S-51689) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 162215 with Everon, LLC, formerly known as ADT Commercial LLC, to provide parts and services for the Phoenix Convention Center Department (PCCD) and allow additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditure will not exceed \$5,000,000.

**Summary**

This contract provides parts and services for a Citywide security access control upgrade project. This amendment is necessary to add PCCD as an authorized user and to request additional payment authority to support a PCCD project, which will include: upgrading all wiring between the access control panels and card readers and/or keypads, replacing all existing access control and intrusion detection hardware and software, adding approximately 150 card readers, and implementing interactive remote access using the City's existing network infrastructure.

**Contract Term**

The contract term remains unchanged, ending on November 30, 2029.

**Financial Impact**

Upon approval of \$5,000,000 in additional funds, the revised aggregate value of the contract will not exceed \$26,520,000. Funds are available in the Public Works and Convention Center departments' budgets.

**Previous Council Action**

The City Council previously reviewed this request: Security Access Control Cooperative Agreements 162215 (Ordinance S-50893) on May 29, 2024.

**Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and John Chan and the Public Works and Phoenix Convention Center departments.



**Airport Custodial and Floor Care Services RFP 23-032 - Amendment (Ordinance S-51700) - Districts 1, 7, 8 & Out of City**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 160028 with JanCo FS 3, LLC dba Velociti Services to provide custodial and floor care services for the Phoenix Convention Center Department (PCCD). Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$250,000.

**Summary**

This contract will provide staff, equipment, supplies, and supervision necessary to furnish custodial and floor care services to the Phoenix Convention Center, Orpheum Theatre, Symphony Hall, and Herberger Theater. This amendment is necessary to add PCCD as an authorized user and to request additional payment authority for PCCD.

**Contract Term**

The contract term remains unchanged, ending on March 3, 2029.

**Financial Impact**

Upon approval of \$250,000 in additional funds, the revised aggregate value of the contracts will not exceed \$224,250,000. Funds are available in the Aviation and Phoenix Convention Center departments' budgets.

**Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- Request to issue Request for Proposals (RFP) for Airport Custodial and Floor Care Services on May 31, 2023; and

The Phoenix Aviation Advisory Board Business and Development Subcommittee:

- Recommended approval of this item on November 2, 2023, by a vote of 3-0; and

The Phoenix Aviation Advisory Board:

- Recommended approval of this item on November 16, 2023, by a vote of 6:0; and

The Transportation, Infrastructure and Planning Subcommittee:

- Recommended approval of this item on January 31, 2024, by a vote of 4-0; and

The City Council previously reviewed this request:

- Airport Custodial and Floor Care Services Contract 160028 (Ordinance S-50535) on February 7, 2024.

**Location**

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

Phoenix Deer Valley Airport, 702 W. Deer Valley Road

Goodyear Airport, 1658 S. Litchfield Road, Goodyear, AZ

Phoenix Convention Center Department, 100 N. Third Street

Council Districts: 1, 7, 8, and Out of City

**Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and John Chan, and the Aviation and Phoenix Convention Center departments.



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**Emergency Medical Services and Fire Equipment Accessories and Parts IFB 25-FSD-031 - Recommendation for Award (Ordinance S-51716) - Citywide**

Request to authorize the City Manager, or his designee, to enter into separate contracts with Fire Truck Solutions, LLC; L.N. Curtis and Sons, Inc.; Matlick Enterprises, Inc. dba United Fire Equipment Company; and Freightliner of Arizona, LLC dba Velocity Truck Centers to provide emergency medical services (EMS) vehicles and fire equipment accessories and parts for emergency fleet vehicles 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 contracts will not exceed \$1,508,175.

**Summary**

The Public Works Department is responsible for acquisition and maintenance of a variety of EMS vehicles and fire apparatus. Malfunctioning EMS and fire apparatus parts require equipment to be placed out of service. These contracts will allow Public Works Department to expedite vehicle repairs, maintain equipment availability for emergency response, and ensure emergency medical services and parts are available as needed to avoid disruption to operations.

**Procurement Information**

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on various discounts on multiple product lines, the procurement officer recommends award to the following vendors:

Selected Bidders

Fire Truck Solutions, LLC

L.N. Curtis and Sons, Inc.

Matlick Enterprises, Inc. dba United Fire Equipment Company

Freightliner of Arizona, LLC dba Velocity Truck Centers

See **Attachment A**.

**Contract Term**

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

**Financial Impact**

The value of the contracts will not exceed \$1,508,175.

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.



**ATTACHMENT A**  
IFB 25-FSD-031

## Emergency Medical Services and Fire Equipment Accessories and Parts

Item No.	Manufacturer/Description	Fire Truck Solutions, LLC % DISC.	L.N Curtis and Sons -Corporation % DISC.	Matlick Enterprises, Inc. dba United Fire Equipment Company % DISC.	Velocity Fire Equipment Sales, LLC DBA Freightliner of Arizona LLC. % DISC.
1	Akron Brass	25%	30%	30%	27%
2	AMDOR	10%	NO BID	NO BID	8%
3	American LaFrance	NO BID	NO BID	NO BID	0%
4	Bauer	NO BID	NO BID	5%	NO BID
5	Class One	20%	2%	22%	8%
6	Elkhart	25%	23%	30%	25%
7	Fire Research Corp	10%	2%	8%	13%
8	Hale	10%	2%	22%	8%
9	Hypro	NO BID	NO BID	8%	5%
10	Iota Engineering	NO BID	NO BID	NO BID	0%
11	Kussmaul Electronics	10%	10%	18%	8%
12	Tomar	10%	5%	NO BID	NO BID
13	ROM CORP.	10%	2%	NO BID	0%



**Kitchen Hood Systems Maintenance and Repairs Contract IFB 25-FMD-033 - Request for Award (Ordinance S-51690) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with A P Fire Protection LLC to provide inspection, testing, maintenance, and repair of kitchen hood fire suppression systems for multiple departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$2,500,000.

**Summary**

This contract will provide inspection, testing, maintenance, and repair of kitchen hood suppression systems for multiple departments. The Public Works Department is responsible for maintaining these systems for various departments, including the Fire, Parks and Recreation, and Human Services departments.

**Procurement Information**

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10. Four vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder:

A P Fire Protection LLC: \$6,390

Other Bidders:

RCI Systems, LLC: \$6,995

Hiller Companies, LLC: \$7,995

Fire Protection Service Corp dba Copperstate Fire Protection: \$23,550

**Contract Term**

The contract will begin on or about March 5, 2025, for a three-year term, with two one-year options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$2,500,000. Funding is available in the Public Works Department's operating budget.

**Responsible Department**

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



**Reciprocal Services Intergovernmental Agreement with the City of Glendale for Disposal of Solid Waste (Ordinance S-51701) - Out of City**

Request to authorize the City Manager, or his designee, to enter into a Reciprocal Services Intergovernmental Agreement with the City of Glendale for Disposal of Solid Waste to manage solid waste materials delivered for processing or disposal at City facilities. This agreement will be conducted as a true balanced reciprocal agreement on a ton-for-ton basis with no monetary exchange required. Further request to authorize the City Treasurer to accept and for the City Controller to disburse funds related to this item, in the event of an emergency that requires either party to exceed the agreed upon amount of tonnage.

**Summary**

The City of Phoenix and the City of Glendale mutually agree it is beneficial and good business for each party to use the transfer station owned by the other on a reciprocal basis to support operations. This agreement allows business efficiency for managing refuse collection and disposal with vehicle routing that reduces excessive travel time and distances, reduces air pollution, and maximizes fuel economy.

**Contract Term**

The initial one-year contract shall begin on or about March 5, 2025, with four one-year options to extend.

**Financial Impact**

This agreement will be conducted as a ton-for-ton exchange with no monetary value. In the event of an emergency that requires either party to exceed the agreed upon amount of tonnage, the exceeding party will compensate the receiving party by paying the disposal associated gate rate or price per ton.

**Responsible Department**

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



## **Avenida de las Mujeres del Movimiento Ceremonial Sign Topper - District 8**

Request City Council approval to install a ceremonial sign topper honoring a group of women who formed the farm worker movement in Arizona during the period of 1967-1973. The ceremonial sign topper will be installed at the intersection of 10th Place and Hadley Street.

### **Summary**

In the 1960s, Santa Rita Hall served as the hub of the Chicano movement aimed at addressing the social, political, and community disparities in advocating for the Latino community. During the period of 1967-1973, a group of women from the community helped form the farmer worker movement in Arizona. These women demonstrated their support by participating in marches, rallies, and assisting with Cesar Chavez's fast in 1972 at Santa Rita Hall. **Attachment A** identifies a group of women who helped form the farm worker movement.

The ceremonial sign topper will be flag mounted on the existing signpost at the intersection of 10th Place and Hadley Street. See **Attachment B** for an illustration of the proposed sign topper.

### **Financial Impact**

The fabrication and installation costs of the ceremonial sign topper will be funded by Council District 7.

### **Location**

10th Place and Hadley Street  
Council District: 8

### **Responsible Department**

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

## ATTACHMENT A

This list represents a group of women who helped form the farm worker movement in Arizona during the period of 1967-1973. They demonstrated their support by way of activism participating in marches, rallies and assisted with Cesar Chavez's fast in 1972 at Santa Rita Hall in Phoenix, voter registration, and some were farm worker women and members of the United Farm Workers.

Rita Aguilar\*  
Georgia Álvarez  
Celia Horton Arámbula  
Olga Aros  
Marcelina Beltrán  
Socorro Bernasconi  
Catalina Broyles  
Anna Chávez  
Maria Luisa Chávez\*  
Nancy Chávez\*  
Tilli Varela Corrales\*  
Terry Cruz  
Esther Díaz  
Elisa Durán\*  
Estella Leyba Espinoza  
Cecilia Esquer  
Petra Leija Falcón  
Rosie Galindo García  
Yvonne Garrett  
Rita Gómez  
Raquel Gutiérrez  
Shole Guzmán\*  
Athia Hardt  
Eulogia Heredia  
Carolina Hernández  
Lori Hernández  
Yolanda Collazos Kizer  
Bessie López\*  
Juana López  
Honorable Nellie Soto  
Guadalupe Sosa Valencia  
Nancy Washburn  
Hazel Washburn  
Mary Rose Garrido Wilcox

Rita López  
Rosie López  
Rita Ojeda\*  
Barbara Valencia  
Adela Serrano  
Jerri Trujillo Pastor  
Maggie Rojas\*  
Hilda Ortega Rosales  
Belén Servín  
Christine Marín  
María Martínez  
Francisca Montoya  
María Montoya\*  
Alicia Morado  
Josie Ojeda\*  
Mary Ojeda\*  
Rita Ojeda\*  
Barbara Valencia  
Adela Serrano  
Jerri Trujillo Pastor  
Maggie Rojas\*  
Hilda Ortega Rosales  
Belén Servín  
Honorable Nellie Soto  
Guadalupe Sosa Valencia  
Nancy Washburn  
Hazel Washburn  
Mary Rose Garrido Wilcox

\* Farm Worker Women

**ATTACHMENT B**





**Happy Valley Road: 67th Avenue to 35th Avenue Roadway Improvements - Design-Bid-Build Services - ST85100437 (Ordinance S-51687) - District 1**

Request to authorize the City Manager, or his designee, to accept Haydon Companies, LLC as the lowest-priced, responsive and responsible bidder and to enter into an agreement with Haydon Companies, LLC for Design-Bid-Build Services for the Happy Valley Road: 67th to 35th avenues Roadway Improvements project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$37,475,767.77.

**Summary**

The purpose of this project is to upgrade Happy Valley Road to include three through lanes and one buffered bike lane in each direction with raised median islands.

Haydon Companies, LLC 's services include, but are not limited to: roadway widening, installation of Americans with Disability Act sidewalk and curb ramps, scenic trails, raised medians, new bus bays, pads and stops, drainage improvements, new street lighting, upgrading traffic signals, mill and overlay, new striping and signage, and landscaping.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. Three bids were received on November 19, 2024, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements.

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

- Opinion of Probable Cost: \$28,238,854.37
- Haydon Companies, LLC: \$37,475,767.77
- Combs Construction Company, Inc.: \$37,482,442.20
- Pulice Construction, Inc.: \$41,782,699.30

Although the bid exceeds the Engineer's Opinion of Probable Cost by more than 10

percent, it has been determined the bid represents a fair and reasonable price for the required work scope. Additionally, the bid award amount is within the total budget for this project.

**Contract Term**

The term of the agreement is 660 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

**Financial Impact**

The agreement value for Haydon Companies, LLC will not exceed \$37,475,767.77, including all subcontractor and reimbursable costs.

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

**Location**

Happy Valley Road from 67th to 35th avenues  
Council District: 1

**Responsible Department**

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



**Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Services Cave Creek Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant - Amendment - WS90300011, WS90400023, and WS90500299 (Ordinance S-51696) - Districts 2 & 7**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 146957 with RFI Consultants, L.L.C. to provide continuous construction administration and inspection services for the Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Services Cave Creek Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved authority as provided below.

**Summary**

The purpose of this Project is to conduct an assessment and inspection services for the application of protective coatings, piping, and manholes for collection systems, lift stations, and the Cave Creek Water Reclamation Plant.

This amendment is necessary due to the remaining fund capacity on the contract, as the project was put on hold due to COVID-19 restrictions. This amendment will provide additional time to the agreement.

**Contract Term**

The term of the agreement amendment is three 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**

There is no financial impact to this Project.

**Location**

General Location: Cave Creek and Deer Valley roads and 22nd Avenue and W. Lower Buckeye Road.

Districts: 2 and 7

**Concurrence/Previous Council Action**

The City Council approved:

- Construction Administration and Inspection Services Agreement 146957 (Ordinance S-44261) on February 21, 2018; and
- Construction Administration and Inspection Services Agreement 146957 Amendment (Ordinance S-49661) on May 3, 2023.

**Responsible Department**

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the Water Services Department and the City Engineer.



**Reinforced Concrete Pipe Main Inspection and Assessment Program - Engineering Services Amendment - WS85508001 (Ordinance S-51697) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 151695 with Black & Veatch Corporation to provide additional engineering services for the Reinforced Concrete Pipe Main Inspection and Assessment Program Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved authority as provided below.

**Summary**

The purpose of this Project is to continue with a multi-year inspection and assessment program to inspect and assess the condition of approximately 228 miles of reinforced concrete, cast iron, concrete cylinder ductile iron pipes, and other material types of water transmission mains that vary in age throughout the conveyance system.

This amendment is necessary to understand condition, improve system resilience, and identify leaks before major breaks occur. Extending the contract will allow for the continuation of the program using already encumbered funds and hold the program in place until there is a budget for a new inspection and assessment program. This amendment will provide additional time to the agreement.

**Contract Term**

The term of the agreement amendment is two 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**

No additional funding is needed for this amendment.

**Concurrence/Previous Council Action**

The City Council approved:

- Engineering Services Agreement 151695 (Ordinance S-46395) on March 4, 2020; and
- Engineering Services Agreement 151695 Amendment (Ordinance S-49725) on May

31, 2023.

**Responsible Department**

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the Water Services Department and the City Engineer.



**Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Services Cave Creek Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant - Amendment - WS90200056, WS90200053, WS90300009, and WS90300011 (Ordinance S-51698) - Districts 2 & 7**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 146955 with Arcadis U.S., Inc. to provide continuous construction administration and inspection services for the Specialized Equipment, Piping, and Infrastructure Coatings Construction Administration and Inspection Cave Creek Water Reclamation Plant and 23rd Avenue Wastewater Treatment Plant Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved authority as provided below.

**Summary**

The purpose of this Project is to conduct an assessment and inspection services for the application of protective coatings, piping, and manholes for collection systems, lift stations, and at the Cave Creek Water Reclamation Plant.

This amendment is necessary due to the remaining fund capacity on the contract as the Project was put on hold due to COVID-19 restrictions. This amendment will provide additional time to the agreement.

**Contract Term**

The term of the agreement amendment is three 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**

There is no financial impact to this project.

**Location**

General Location: Cave Creek and Deer Valley roads and 22nd Avenue and W. Lower Buckeye Road.

Districts: 2 and 7

**Concurrence/Previous Council Action**

The City Council approved:

- Construction Administration and Inspection Agreement 146955 (Ordinance S-44261) on February 21, 2018; and
- Construction Administration and Inspection Agreement 146955 Amendment (Ordinance S-49660) on May 3, 2023.

**Responsible Department**

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the Water Services Department and the City Engineer.



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**Portland Cement Concrete Repair - 2-Step Job Order Contracting Services - JOC232 (Ordinance S-51704) - Citywide**

Request to authorize the City Manager, or his designee, to enter into separate master agreements with the four contractors listed in **Attachment A**, to provide portland cement concrete repair job order contracting (JOC) services Citywide for the Street Transportation Department. 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 total fee for all services will not exceed \$65 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 contractors' JOC services will be used on an as-needed basis to provide portland cement concrete repair services, including but not limited to: setting up and taking down traffic control devices in accordance with the City of Phoenix Traffic Barricade Manual; excavating, preparing subgrade, setting concrete forms to match existing grade and drainage elevations, and pouring and finishing concrete valley gutters with and without aprons, curb and gutter, alley and driveway entrances, and sidewalk to match existing elevations and drainage; forming to fit field conditions, and pouring and finishing American Disabilities Act compliant concrete sidewalk ramps, including the installation of detectable warnings; replacing asphalt concrete pavement to match existing asphalt pavement and new concrete; adjusting utility junction boxes and manhole and hand hole covers; and performing other services as may be required in

accordance with the Maricopa Association of Governments (MAG), Phoenix Supplement to MAG, and/or field designated to retrofit existing conditions within the dedicated public right-of-way on major arterial, collector, local, and industrial streets within Phoenix's city limits. Additionally, the JOC contractors will be responsible for fulfilling requirements of the Small Business Enterprise Program.

### **Procurement Information**

The selections were made using a two-step qualifications and price-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. Eleven firms submitted proposals and are listed in **Attachment A**.

### **Contract Term**

The term of each master agreement is for up to five years, or until an aggregate expenditure of up to \$16,250,000, 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 \$16,250,000, including all subcontractor and reimbursable costs. The total fee for all services will not exceed \$65 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to \$3 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 Street Transportation Department's Capital Improvement Program budget. 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.

### **Public Outreach**

The public will be notified on each project, if notification is required.

### **Responsible Department**

This item is submitted by Assistant City Manager Inger Erickson, the Street

Transportation Department and the City Engineer.

## **Attachment A**

### **Selected Firms**

- Rank 1: Michael J Valente Contracting, Inc.
- Rank 2: TALIS Construction Corporation
- Rank 3: Temcon Concrete Construction, LLC
- Rank 4: ViaSun Corporation

### **Additional Proposers**

- Rank 5: S&S Paving & Construction, Inc.
- Rank 6: Nesbitt Contracting Co., Inc.
- Rank 7: Sunland Asphalt and Construction, LLC
- Rank 8: Degan Construction, LLC
- Rank 9: Lincoln Constructors, Inc.
- Rank 10: NORC Concrete, LLC

### **Proposers who were deemed non-responsive are listed below, in alphabetical order**

- Rank 11: Gonzalez Asphalt, Inc.



**Aquifer Storage and Recovery Wells 303 and 301 - Construction Manager at Risk Construction Services Amendment - WS85010051 (Ordinance S-51686) - District 2**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 144845 with MGC Contractors, Inc. to provide additional Construction Manager at Risk Construction Services for the Aquifer Storage and Recovery Wells 303 and 301 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 additional fee for services included in this amendment will not exceed \$8,557,839.98.

**Summary**

The purpose of this project is to augment Phoenix's potable water resources during times of long-term water shortages and emergency outages and to meet potable system demand balancing.

This amendment is necessary to meet agency requirements because of increased scope of work, as well as to add funds for construction. This amendment will provide additional time and money to the agreement.

**Contract Term**

The term of the agreement amendment is two 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 initial agreement for Construction Manager at Risk Construction Services was approved for an amount not to exceed \$24,720, including all subcontractor and reimbursable costs.
- Amendment 1 increased the agreement by an additional \$6,342,000, for a new total amount not to exceed \$6,366,720.
- This amendment will increase the agreement by an additional \$8,557,839.98, for a

new total amount not to exceed \$14,944,559.98, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Water Services Department's Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

### **Concurrence/Previous Council Action**

The City Council approved:

- Design Services Agreement 144844 (Ordinance S-43430) on April 19, 2017;
- Design Services Agreement 144850 (Ordinance S-43436) on April 19, 2017;
- Construction Manager at Risk Construction Phase Services Agreement 144845 (Ordinance S-43431) on April 19, 2017;
- Construction Manager at Risk Design Phase Services Agreement 144946 (Ordinance S-43507) on May 10, 2017;
- Construction Manager at Risk Design Phase Services Agreement 145054 (Ordinance S-43532) on May 31, 2017;
- Construction Manager at Risk Construction Phase Services Agreement 145055 (Ordinance S-43535) on May 31, 2017;
- Construction Administration and Inspection Services Agreement 147305 (Ordinance S-44464) on April 19, 2018; and
- Construction Manager at Risk Construction Phase Services Agreement 144845 Amendment (Ordinance S-44667) on June 6, 2018.

### **Location**

4902 E. Asher Hills Drive  
Council District: 2

### **Responsible Department**

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the Water Services Department and the City Engineer.



## **HVAC Maintenance and Repair Services - Amendment (Ordinance S-51688) - Citywide**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Agreement 152364 with HACI Service, LLC to provide HVAC maintenance and repair services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1,500,000.

### **Summary**

The purpose of this amendment is to request additional funds for providing preventative maintenance services, repairs, and replacement parts on all heating, ventilation, and air conditioning (HVAC) units and replacement units on an as-needed basis for the Water Services Department.

Based on asset replacement schedules and condition assessments, HVAC units and cabinets at treatment plants and related facilities are due for replacement. Furthermore, additional funds are needed for the ongoing preventative maintenance and repairs. This amendment is necessary to ensure continued preventative maintenance, repair, and replacement of HVAC equipment.

### **Contract Term**

The agreement term remains unchanged, ending June 30, 2025.

### **Financial Impact**

This amendment will increase the authorization for the agreement by an additional \$1,500,000, for a new total not-to-exceed agreement value of \$11,573,000.

Funding is available in the Water Services Department's operating budget.

### **Concurrence/Previous Council Action**

The City Council previously reviewed this request:

- HVAC Maintenance and Repair Services for Water Services Department - Contracts 152361, 152375, 152362, 152363, and 152364 (Ordinance S-50978) on June 12, 2024, for an additional \$750,000.

- HVAC Maintenance and Repair Services for Water Services Department - Contracts 152375, 152362, and 152364 (Ordinance S-50730) on April 3, 2024, for an additional \$1,823,000.
- HVAC Maintenance and Repair Services for Parks and Recreation Department - Contracts 152361, 152375, 152362, 152363, and 152364 (Ordinance S-46664) on June 3, 2020.

**Responsible Department**

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



**Water Pipe and Miscellaneous Fittings - IFB 2021-WDD-436 - Amendment (Ordinance S-51706) - Citywide**

Request to authorize the City Manager, or his designee, to execute an amendment to consent the assignment of Water Pipe and Miscellaneous Fittings Contract 154214 with Dana Kepner Company, LLC to Core & Main LP.

**Summary**

The purpose of this amendment is to consent to assignment of the agreement with Dana Kepner Company, LLC to Core & Main LP (which has completed its acquisition of Dana Kepner Company, LLC). This amendment would allow for Water Services to continue to purchase the products to complete repairs and new installations of critical infrastructure.

The contract provides water pipe and miscellaneous fittings equipped with valves and pack joints, ball style and full port, for various locations throughout the Water Services Department. Contractor is responsible for providing fittings that are manufactured in compliance with the Environmental Protection Agency, Arizona Department of Environmental Quality, Maricopa County, and local requirements impacting the treatment and delivery of potable drinking water.

**Contract Term**

The contract term remains unchanged, ending on April 30, 2026.

**Financial Impact**

There is no requested change to the existing spending authorization for this contract as part of this amendment.

**Concurrence/Previous Council Action**

City Council previously reviewed and approved the original ordinance authorizing the contract to Dana Kepner Company, LLC, Water Pipe and Miscellaneous Fittings Contract 154214 (Ordinance S-47514) on May 5, 2021.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the Water

Services Department.



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**Utility Optimization Roadmap Contract RTO 2425-WAD-671 - Request for Award (Ordinance S-51711) - Citywide**

Request to authorize the City Manager, or his designee, to enter into a contract with Arcadis U.S., Inc. to provide a Utility Optimization Roadmap for the Water Services 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 \$995,455.

**Summary**

This contract will provide the Water Services Department with consulting services to assist with creating a Utility Optimization Roadmap to move the organization forward with data collection, data management, and data optimization for business processes and prioritizing water-owned systems to efficiently and effectively manage the future state of the utility.

**Procurement Information**

A Request for Qualifications procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted proposals. Three vendors were deemed to be responsive to the posted specifications and responsible to provide the required services. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1000:

- Method of Approach (0-480 points)
- Experience (0-315 points)
- Cost (0-205 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

Arcadis U.S., Inc., 816.50 points

**Contract Term**

The contract will begin on or about March 1, 2025, for a five-year term with no options

to extend.

**Financial Impact**

The aggregate contract value will not exceed \$995,455.

Funding is available in the Water Services Department's operating budget.

**Responsible Department**

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



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**Support for Formation of Palatial Gardens Irrigation Water Delivery District (Resolution 22277) - District 6**

Request to adopt a resolution to support formation of the Palatial Gardens Irrigation Water Delivery District (IWDD) through Maricopa County. The proposed IWDD includes the single-family residential properties generally bounded by Glendale Avenue to the south, 625 feet north of Glendale Avenue to the north, 12th Street to the west, and 16th Street to the east. This action has no financial impact to the City of Phoenix.

**Summary**

Under the provisions of Arizona Revised Statutes chapter 20, title 48, Irrigation Water Delivery Districts, when the majority of the lot or parcel owners who are entitled to or capable of receiving irrigation water from the same system want irrigation water delivered to their lands, they may propose organization of an IWDD. Maricopa County requires that applicants for an IWDD within the City's boundaries obtain the City Council's support before the County will start the process of forming or re-establishing an IWDD.

If approved by the City Council, landowning neighbors seeking an IWDD then complete a special taxation impact statement and submit this document to the Maricopa County Board of Supervisors. The Board of Supervisors, along with Salt River Project (SRP), will decide if a petition to organize an IWDD may be circulated. See **Attachment A** for the consent from SRP to the Board of Supervisors and a map of the SRP delivery system.

This request has been reviewed by the Street Transportation and Water Services departments.

**Financial Impact**

This action has no financial impact to the City of Phoenix.

**Public Outreach**

On December 12, 2024, the City received a formal written request from one of its residents to pursue the City Council's approval to form an IWDD with Maricopa County

**(Attachment B).**

**Location**

The proposed IWDD includes the single-family residential properties generally bounded by Glendale Avenue to the south, 625 feet north of Glendale Avenue to the north, 12th Street to the west, and 16th to the east.

Council District: 6

**Responsible Department**

This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, and the Street Transportation and Water Services departments.

EXHIBIT "C".

BEFORE THE BOARD OF SUPERVISORS OF MARICOPA COUNTY

In the Matter of the Application and )	<b>CONSENT OF SALT RIVER PROJECT</b>
Petition for the Formation of an Irrigation )	<b>AGRICULTURAL IMPROVEMENT</b>
Water Delivery District to be known as: )	<b>AND POWER DISTRICT AND SALT</b>
<b>Palatial Gardens</b> Irrigation Water )	<b>RIVER VALLEY WATER USERS'</b>
Delivery District of Maricopa County )	<b>ASSOCIATION, COLLECTIVELY</b>
	<b>REFERRED TO AS SRP.</b>

TO: THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, STATE OF ARIZONA

Erica Trapp, being first duly sworn upon her oath, deposes and says:

That she is the Director of Water Delivery Services of the SRP.

That the lands to be included within the Palatial Gardens Irrigation Water Delivery District are within the Salt River Project Agricultural Improvement and Power District and the Salt River Valley Water Users' Association.

That the Board of Directors of the Salt River Project Agricultural Improvement and Power District and the Board of Governors of the Salt River Valley Water Users' Association consent to the formation of said Irrigation Water Delivery District and said action was duly authorized by resolutions dated March 5, 2001.

That she has read this Consent and knows the content thereof and that the matters and things contained herein are true and correct to the best of her own knowledge, information, and belief.

*Erica Trapp*

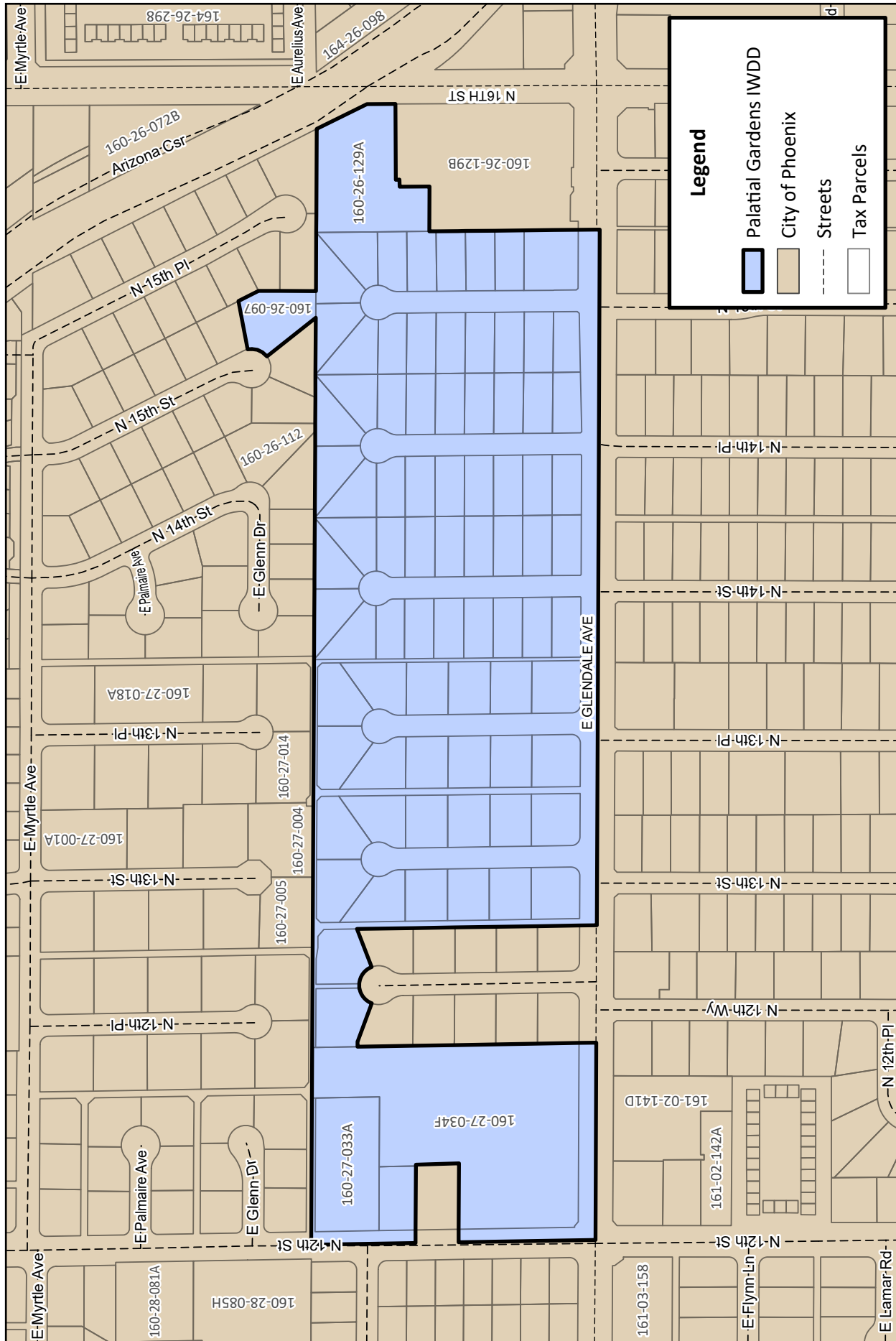
SUBSCRIBED AND SWORN TO before me this 12<sup>th</sup> day of December, 2021

My commission expires: March 2 2026

*Stephanie Jo-Ann Berry*  
Notary Public



# Palatial Gardens IWDD



## **Attachment B - Request Letter and Map Submitted by Palatial Gardens**

To: City of Phoenix  
CC: Salt River Project  
December 12, 2024

From: Cindy Spencer  
RE: Request for Formation of Irrigation Water Delivery District

Dear City of Phoenix,

We as a neighborhood **Palatial Gardens**, are requesting consent to form an Irrigation Water Delivery District (IWDD) from the **City of Phoenix**. The purpose of an IWDD is to create an equitable distribution of costs associated with the use and maintenance of the private neighborhood irrigation system. This is accomplished using an annual Maricopa County property assessment. We are asking the **City of Phoenix** to pass this request of resolution, authorizing the formation of **Palatial Gardens IWDD**.

Enclosed you will find Salt River Project's approval along with maps of the proposed district, legal description, and the homeowner list. I will be the representative for the proposed IWDD. Once we receive approval from the **City of Phoenix**, an Impact Statement to form will be sent to the Maricopa County Board of Supervisors to move the process forward. We appreciate your attention to this request. For questions please contact me at the number below.

Sincerely,

Cindy Spencer  
7026 N. 13<sup>th</sup> Place  
Phoenix, AZ 85020-5407  
clspencer7026@gmail.com  
602-430-7372

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Lots 1 through 18, of PATIO DEL SOL, a Subdivision of the Southeast Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 46 of Maps, Page 48;

TOGETHER WITH

Lots 19 through 36, of PATIO DEL SOL UNIT ONE, a Subdivision of the Southeast Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 47 of Maps, Page 45;

TOGETHER WITH

Lots 37 through 54, of PATIO DEL SOL UNIT TWO, a Subdivision of the Southeast Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 48 of Maps, Page 32;

TOGETHER WITH

Lot 22, of NORTHWOOD ESTATES, a Subdivision of the Southeast Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 111 of Maps, Page 1;

TOGETHER WITH

That part of Lot 1, SQUAW PEAK PROMENADE, a Subdivision of the Southeast Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 361 of Maps, Page 27; more particularly described as follows:

COMMENCING at the Southeast corner of said Section 4;

Thence North 89 degrees 59 minutes 07 seconds West along the South line of said Section 4, a distance of 333.53 feet to a point;

Thence North 00 degrees 49 minutes 48 seconds West a distance of 50.01 feet to a point on the North right of way line of Glendale Avenue also being the Southwest corner of Patio Del Sol Unit 3 Subdivision as recorded in Book 48, Page 33 and amended in Book 53, Page 14;

Thence continuing along the West line of said Patio Del Sol Subdivision North 00 degrees 49 minutes 58 seconds West, a distance of 345.67 feet to the True Point of Beginning;

Thence continuing North 00 degrees 49 minutes 58 seconds West along the West line of said Patio Del Sol Subdivision a distance of 262.28 feet

Thence South 89 degrees 58 minutes 59 seconds East along the North line of said Patio Del Sol Subdivision, a distance of 238.99 feet;

Thence South 27 degrees 06 minutes 38 seconds East, a distance of 130.68 feet;

Thence South 00 degrees 28 minutes 51 seconds East, a distance of 66.07 feet;

Thence South 89 degrees 10 minutes 02 seconds West, a distance of 177.41 feet;

Thence South 00 degrees 49 minutes 58 seconds East, a distance of 8.50 feet;

Thence South 89 degrees 10 minutes 02 seconds West, a distance of 16.50 feet;

Thence South 00 degrees 49 minutes 58 seconds East, a distance of 67.00 feet;

Thence South 89 degrees 10 minutes 02 seconds West, a distance of 102.50 feet to the True Point of Beginning.

TOGETHER WITH

Lots 23 through 34, of PALATIAL GARDENS TWO, a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 69 of Maps, Page 35;

TOGETHER WITH

Tract 1 and the West 118 Feet of Tract 2, of SQUAW PEAK TRACT, a Subdivision of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 17 of Maps, Page 22;

EXCEPT the South 100 Feet of the North 341.50 Feet of the West 153 Feet of said Tract 1 of SQUAW PEAK TRACT.

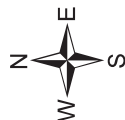
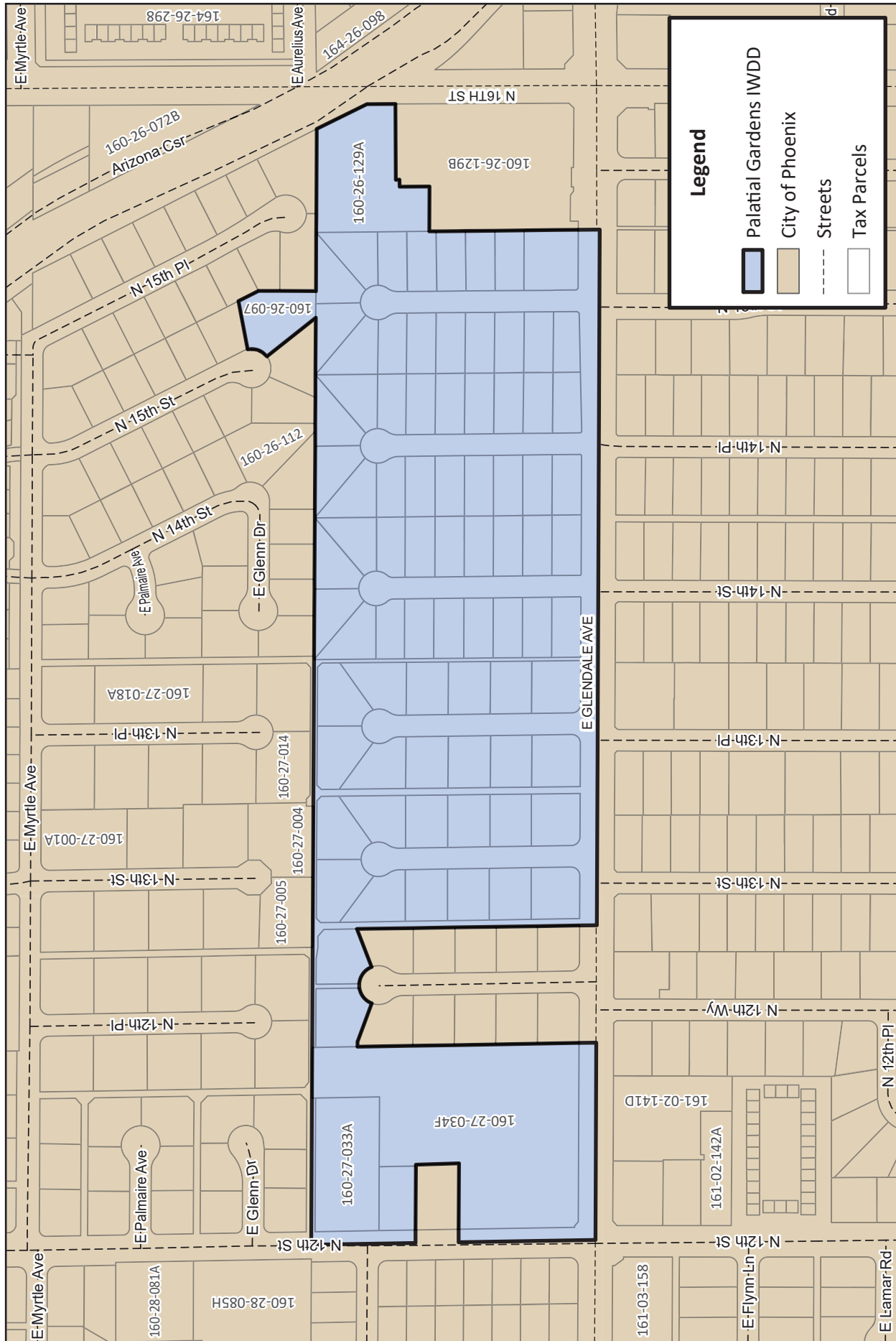
TOGETHER WITH

Lots 35 through 46, of PALATIAL GARDENS THREE, a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 75 of Maps, Page 33;

TOGETHER WITH

Lots 6 and 7, of VICKI LYNN MANOR, a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 3 East, of the Gila and Salt River Base and Meridian according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 112 of Maps, Page 41.

# Palatial Gardens IWDD



Count	Parcel Number	Tax Year	Owner Name	In Care Of	Mailing Address	City State Zip	Country	Situs Address	Situs City Zip	Exempt Status	Exempt Type	Net Assessed Value LPV	Total Acreage	Average Lot Size
1	160-26-006	2025	ARMAN FAMILY TRUST				USA					20,789	0.218	
2	160-26-053A	2025	BARBER CHAD/ALESHA				USA					24,923	0.404	
3	160-26-002	2025	BATEMAN DANIEL				USA					22,501	0.219	
4	160-27-025	2025	BELL FAMILY TRUST				USA					32,284	0.314	
5	160-26-040	2025	BELL SHAINERIKKA TR				USA					28,033	0.222	
6	160-26-045	2025	BERNARD CLINTON HIMELANIE J				USA					20,225	0.252	
7	160-26-032	2025	BLACKBURN REGINA C/NOAH J				USA					21,974	0.216	
8	160-27-023	2025	BODWIN VALLES LIVING TRUST				USA					35,746	0.274	
9	160-27-049	2025	CAMPBELL JEFFREY JONTAMMY SUZANNE				USA					25,700	0.308	
10	160-26-013	2025	CANTWELL NATHEN WEBSTER				USA					24,324	0.218	
11	160-26-049	2025	CBB TRUST				USA					25,022	0.219	
12	160-26-010A	2025	CORBETT-PORTON DERBA				USA					14,788	0.213	
13	160-26-003	2025	CORSMEIER SCOTT/CLARE				USA					33,096	0.223	
14	160-26-016	2025	COX MEGHAN E				USA					29,103	0.225	
15	160-26-039	2025	CRAWLEY JAMES/BICHLER JESSICA				USA					27,090	0.223	
16	160-27-022	2025	DEGEWIS MICHAEL P/RIANNA M				USA					45,314	0.286	
17	160-27-030	2025	DRW & JCW FAMILY TRUST				USA					38,850	0.271	
18	160-27-044	2025	EAKERNS FAMILY TRUST				USA					34,712	0.322	
19	160-26-047	2025	EGARDEN LLC				USA					22,106	0.256	
20	160-27-031	2025	ELLIS JEROME/MARGARET				USA					22,483	0.318	
21	160-26-008	2025	FISHER DONALD C/HANNAH O				USA					29,228	0.260	
22	160-26-062	2025	FLYNN MARGARET M				USA					21,542	0.224	
23	160-26-037A	2025	FUNG JUNE				USA					16,970	0.193	
24	160-26-014	2025	GALLIGER BONNIE TR				USA					13,050	0.215	
25	160-26-007	2025	GAZIER DAVID/KRISTEN				USA					27,675	0.212	
26	160-26-018A	2025	GUZMAN JESUS				USA					25,718	0.217	
27	160-26-024	2025	HALDIMAN DAVID AKEL SEY W				USA					21,316	0.218	
28	160-27-038	2025	HANSEN SARAH/CAZARES ALLEN				USA					30,019	0.310	
29	160-27-043	2025	HAYNES PATRICIA J				USA					34,015	0.323	
30	160-27-039	2025	HAYNES PATRICIA J				USA					30,911	0.270	
31	160-26-030	2025	JACKA DANIEL/KAITLYN				USA					19,943	0.202	
32	160-26-009	2025	KNIGHTS BRADFORD/VICKI				USA					33,045	0.262	
33	160-27-026	2025	KNOBBE MARK F/MARY E				USA					35,238	0.323	
34	160-26-029	2025	LARUE KARI				USA					23,047	0.258	
35	160-27-041	2025	LAIURA S SCOTT LIVING TRUST				USA					39,884	0.275	
36	160-27-024	2025	LEMON KARIDARIN				USA					29,669	0.283	
37	160-27-047	2025	LPAL LLC				USA					35,174	0.266	
38	160-26-028	2025	LUCAS KATHRYN C/HICKEY/ROBERT CORY				USA					49,243	0.289	
39	160-27-021	2025	MACKEY FAMILY TRUST				USA					27,562	0.267	
40	160-27-040	2025	MCWENIE MATTHEW W/KERRI L				USA					29,029	0.272	
41	160-27-028	2025	MIKE & CINDY SPENCER TRUST				USA					22,972	0.276	
42	160-26-015	2025	MUELLER JAMES/MGNEAL HANNAH				USA					19,811	0.223	
43	160-26-012	2025	MARDINE BRENT ALLEN				USA					15,917	0.214	
44	160-26-041	2025	NELSON CALEY K				USA					34,854	0.213	
45	160-26-025	2025	NELSON MICHAEL S/STEPHANIEL				USA					16,669	0.213	
46	160-26-021	2025	NORMAN WOODIMANSEE JR LIVING TRUST				USA					22,958	0.221	
47	160-26-038	2025	OSTERBAUER MARK J				USA					25,963	0.217	
48	160-27-034F	2025	OSTERBAUER MARK J				USA					117,381	4.324	
49	160-26-083A	2025	PATRICK RICK J				USA					44,965	0.344	
50	160-26-048	2025	PATRICK ROLANDO LEBRIAN A/ROLANDO ADAM V				USA					22,213	0.217	
51	160-26-034	2025	PERRONE JONATHAN EDWARD/VERONICA BROWN				USA					23,009	0.214	
52	160-26-010	2025	POONAWALA AMIR KHOZEM				USA					21,673	0.259	
53	160-26-011	2025	POONAWALA ZAHIR/MARIE				USA					21,937	0.254	
54	160-27-092	2025	PRICE CHARLES STEVEN/ROMA JO				USA					45,855	0.320	
55	160-26-097	2025	PIAK KATHRYN RAE/PATRICK				USA					27,769	0.212	
56	160-26-097	2025	REED VIRIKI TERESA TR				USA					48,830	0.437	
57	160-27-032	2025	RICHARDSON LISA JEKSTROM CHRISTOPHER A				USA					28,395	0.295	
58	160-26-043	2025	RIDINGS INVESTMENTS LLC				USA					22,501	0.214	
59	160-27-046	2025	RODNEY AND LINDA TESCH TRUST				USA					35,182	0.269	
60	160-26-035	2025	SABZON ESTHER/SOFIEV JOSEPH				USA					45,650	0.209	
61	160-27-027	2025	SCHAFER DRAYD/ROHAR/ANABEL MALISSA				USA					30,140	0.289	
62	160-26-031	2025	SCHUM CORY				USA					16,029	0.213	
63	160-26-046	2025	SHIHA SAMIR				USA					20,225	0.247	
64	160-26-027	2025	SIRI DARTAR S/KHALISA TRUST				USA					19,303	0.310	
65	160-27-020	2025	SIRI DARTAR S/KHALISA TRUST				USA					19,303	0.310	
66	160-26-027	2025	SINKNER KATHRYN C				USA					19,303	0.257	

Count	Parcel Number	Tax Year	Owner Name	In Care Of	Mailing Address	City State Zip	Country	Situs Address	Situs City Zip	Exempt Status	Exempt Type	Net Assessed Value LPV	Total Acreage	Average Lot Size
65	160-26-051	2025	SMOOGES AND OXES FAMILY TRUST	ANSEL THOMAS O'CARLY J TR			USA					26,152	0.214	
66	160-26-019A	2025	SOLCITO INVESTMENTS LLC				USA					20,451	0.212	
67	160-26-017	2025	SPANG PETER A TR				USA					34,757	0.219	
68	160-26-129A	2025	SQUAW PEAK PROMENADE II LLC	IRWIN G PASTERNAK & ASSOCIATES			USA					431,914	1.361	
69	160-26-044	2025	SULLIVAN GWYNNE/ALBER SHAY				USA					26,521	0.263	
70	160-27-048	2025	TEEL FAMILY TRUST	TEEL DENNIS MUREL/RHONDA ANNETTE TR			USA					27,769	0.266	
71	160-26-026	2025	THOMAS NATHAN/LEANNE R				USA					25,323	0.256	
72	160-26-020	2025	THURBER DEREK WOODREYNOLDS EMILY MELISSA				USA					22,520	0.215	
73	160-26-042	2025	TRUSH THOMAS/MICHELLE				USA					20,131	0.221	
74	160-27-045	2025	VAN HOP/WEGEN THOMAS/RACHEL				USA					39,984	0.285	
75	160-26-004	2025	WATKO FAMILY TRUST	WATKO GERHARD ALINDA S TR			USA					30,572	0.221	
76	160-26-036A	2025	WEISSE ANGELA				USA					19,604	0.203	
77	160-27-029	2025	WILLIAMS IRVINE DECKER IV				USA					31,569	0.274	
78	160-27-042	2025	WINTON/LISA				USA					33,827	0.299	
79	160-26-033	2025	YAGUDAEV ROBERT/SHELYN IRINA				USA					17,873	0.211	
80	160-26-022	2025	YAGUDAEV RONY				USA					33,070	0.220	
81	160-26-005	2025	YAGUDAEV DANIEL				USA					24,364	0.215	
E	160-27-033A	2025	YESHIVA HIGH SCHOOL OF ARIZONA INC				USA					0	1.054	
												2,757,993	27,195	0.324



**Request for Reconsideration of Item 79 from the February 19, 2025 Formal Council Meeting - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24-Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) - District 7**

Request for reconsideration of Item 79 - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24-Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) to be placed on the agenda for the Formal City Council meeting on March 5, 2025.

**Summary**

At the February 19, 2025 Formal City Council meeting, Item 79 - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24-Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) was continued to the April 9, 2025 Formal City Council meeting by a vote of 9-0.

Pursuant to the Rules of Council Proceedings Rule 7(n), this reconsideration is being placed on the March 5, 2025 agenda in accordance with a memo requesting reconsideration from Councilman Galindo-Elvira (**Attachment A**) filed with the City Clerk on February 26, 2025.

If this request is approved, the City Council will reconsider this item. If this request is not approved, the City Council will not reconsider this item and the original action on the item will stand.

**Responsible Department**

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



**City of Phoenix**  
OFFICE OF THE CITY COUNCIL

**CARLOS GALINDO-ELVIRA**  
COUNCILMEMBER  
DISTRICT 7

602-262-7492  
Fax: 602-534-4816  
TTY: 7-1-1  
council.district.7@phoenix.gov

February 26, 2025

Ms. Denise Archibald  
City Clerk  
City of Phoenix  
200 W. Washington St., 15<sup>th</sup> Floor  
Phoenix, AZ 85003

2025 FEB 26 P 12:49  
CITY CLERK  
RECEIVED

Dear Ms. Archibald, Phoenix City Clerk:

Pursuant to Rule 7(n) of the Rules of Council Proceedings, I am submitting a Request to Reconsider the following items previously agendized on the February 19, 2025, and continued to the April 9, 2025 Formal City Council meeting:

- Item 37, Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance – S-51673) – District 7
- Item 79, Amend City Code – Ordinance Adoption – Rezoning Application PHO-24—Z-58-19-7 – Northeast Corner of 6<sup>th</sup> Avenue and Broadway Road (Ordinance G-7362) – District 7

I would further request that these items be scheduled for reconsideration by the City Council at the next Formal City Council Meeting scheduled for March 5, 2025.

Sincerely,

Councilman Carlos Galindo-Elvira  
City of Phoenix, Council District 7



**Reconsideration of Item 79 from the February 19, 2025 Formal Council Meeting - Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24--Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) - District 7**

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on January 15, 2025.

**Summary**

Application: PHO-2-24--Z-58-19-7

Existing Zoning: PUD RSIO

Acreage: 10.9

Owner: Chicanos Por La Causa Broadway and Central LIHTC LLC

Applicant/Representative: Prince Twumasi, Chicanos Por La Causa Inc.

**Proposal:**

1. Request to delete Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.

VPC Action: The South Mountain Village Planning Committee heard this request on January 14, 2025, and recommended denial as filed and approval with a modification by a vote of 11-3.

PHO Action: The Planning Hearing Officer took the case under advisement. On January 23, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed with a modification.

**Location**

Northeast corner of 6th Avenue and Broadway Road

Council District: 7

Parcel Address: 356 W. Broadway Road

**Responsible Department**

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

Development Department.

## ATTACHMENT A

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

### ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO  
REZONING APPLICATION Z-58-19-7 PREVIOUSLY APPROVED BY  
ORDINANCE G-6716.

---

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

SECTION 1. The zoning stipulations applicable located approximately  
Northeast corner of 6th Avenue and Broadway Road in a portion of Section 20,  
Township 1 North, Range 3 East, as described more specifically in Attachment "A",  
are hereby modified to read as set forth below.

#### STIPULATIONS:

##### STIPULATIONS:

1. An updated Development Narrative for the Broadway and Central PUD reflecting the changes approved through this request shall be submitted to the Planning and Development within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 24, 2020 as modified by the following stipulations.
  - a. Page 1:
    - 1) Add "Hearing Draft: April 24, 2020"
    - 2) Add "City Council adopted: [Insert Adoption date]"
  - b. Page 7:

- 1) Replace text with the following: Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.
- c. Pages 6 and 7:
- 1) Add the following text in Section 1304 General Site Development Standards: The western most paseo may deviate from the 3rd Avenue alignment up to 175 feet if the deviation is marked by pedestrian oriented wayfinding; the southern most connection to Broadway Road shall be constructed after the SRP facility is buried an easements issues resolved, no later than the development of the townhomes depicted on Exhibit E.
- d. Page 8:
- 1) Replace text in Section 1309 Landscape Standards, 6th Avenue and Pueblo Avenue frontage, with the following: Shall be planted with large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings installed between the sidewalk and buildings. The trees allowed in the planting area may be adjusted or removed based on input from SRP or the Water Services Department.
  - 2) Replace text in Section 1309 Landscape Standards, Broadway Road, with the following: The sidewalk and tree diagram contained in Exhibit C of this PUD shall apply. Planting details are provided in Section 1312 character areas of this table. The trees allowed in the planting area may be adjusted based on input from SRP or the Water Services Department; however, the requirement for trees shall not be removed.
- e. Replace Exhibit E with the Site Plan date stamped May 21, 2020.
2. The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the “out parcel” (APN 113-05-045). If the developer is unable to procure the “out parcel” for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for one combined access point for emergency and refuse collection only at the easter limit of the property, as determined by Planning and Development and Street Transportation Department.
  3. The developer shall dedicate 25 feet of right-of-way for the south half of Pueblo Avenue, as approved by the Planning and Development Department.

4. The developer shall dedicate a 14-foot Sidewalk Easement along Broadway Road, for the entire length of the development, to accommodate a detached sidewalk and shade trees adjacent to the sidewalk, as approved by the Planning and Development and Street Departments.
5. The developer shall dedicate 5 feet of right-of-way for the east half of 6<sup>th</sup> Avenue, as approved by the Street Transportation Department.
6. Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining a certificate of occupancy for PHASE 2 OF the development.
7. The developer shall provide enhanced internal pedestrian circulation with a primary access point at the intersection of 6th Avenue and Broadway Road. The access point shall be enhanced with a minimum of 700 square foot landscaped area planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover and bollard light path or lighted area element visible from the perimeter of the site. The above shall be approved by the Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners of tenants of the property.
11. In the event archaeological materials are encountered during construction the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. Prior to preliminary site plan approval, the landowner shall execute a

Proposition 207 Waiver of Claims form. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6716 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6716 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

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 19th day of February 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

DRAFT

## EXHIBIT A

### LEGAL DESCRIPTION FOR PHO-2-24—Z-58-19-7

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

#### **EAST PARCEL**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;  
THENCE SOUTH 89°55'23" WEST (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1127.63 FEET; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 112.04 FEET; THENCE SOUTH 89°39'26" WEST, A DISTANCE OF 440.83 FEET; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 298.80 FEET TO THE SOUTH LINE OF PUEBLO AVENUE, ACCORDING TO BOOK 31 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS; THENCE NORTH 89°39'26" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.83 FEET; THENCE SOUTH 00°21'14" EAST, A DISTANCE OF 411.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD; THENCE SOUTH 89°55'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 187,225 SQ.FT. OR 4.2981 ACRES, MORE OR LESS.

#### **WEST PARCEL**

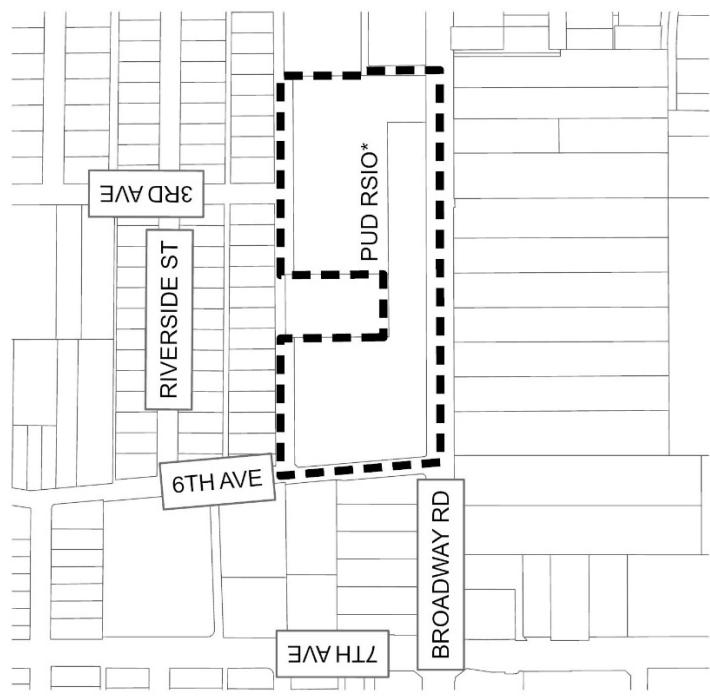
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;  
THENCE SOUTH 89°55'23" WEST (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1127.63 FEET; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE SOUTH 89°55'23" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 964.39 FEET; THENCE NORTH 47°34'27" WEST, A DISTANCE OF 7.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF 6<sup>TH</sup> AVENUE; THENCE NORTH 05°04'17" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 402.73 FEET TO THE SOUTH LINE OF PUEBLO AVENUE, ACCORDING TO BOOK 31 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS; THENCE NORTH 89°39'26" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 379.48 FEET; THENCE SOUTH 00°21'14" EAST, A DISTANCE OF 298.80 FEET; THENCE NORTH 89°39'26" EAST, A DISTANCE OF 623.43 FEET; THENCE SOUTH 00°21'14" EAST, A DISTANCE OF 112.04 FEET TO THE **POINT OF BEGINNING**. CONTAINING 216,602 SQ.FT. OR 4.9725 ACRES, MORE OR LESS.

EXHIBIT B

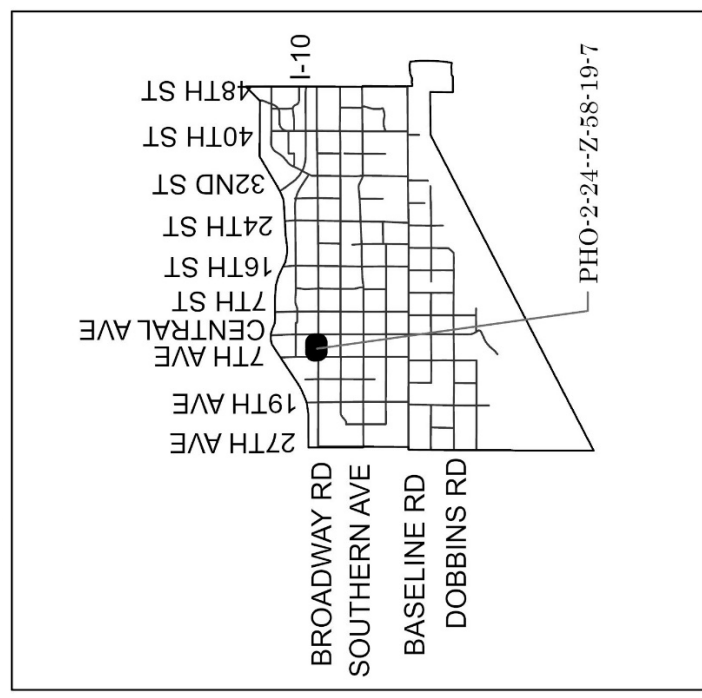
ORDINANCE LOCATION MAP

Zoning Case Number: PHO-2-24-Z-58-19-7  
Zoning Overlay: Rio Salado Interim Overlay District  
Planning Village: South Mountain

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■■■■ ■



NOT TO SCALE



Drawn Date: 1/24/2025

\\narrapid\Shared\Department Share\Information Systems\PL GIS\GIS\_Team\Core\_Functions\Zoning\Supp\Maps\_Ordn\Map2025\_Ordn19-2025-19-2025.aprx



**Enter into a Development Agreement Related to the Construction and Operation of Water and Sewer Facilities Necessary to Serve the Verdin Development (Ordinance S-51721) - District 2**

Request to authorize the City Manager, or his designee, to negotiate and enter into a three-party development agreement between the City of Phoenix (City) and Taylor Morrison/Arizona, Inc., and MacEwen Ranch, LLC (collectively, Developer), outlining the parties' obligations related to repayment, impact fee credit, reimbursement, and other financial considerations associated with the construction and operation of water and sewer facilities required to serve the Verdin Development. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, funds related to this item.

**Summary**

Pursuant to approved water and sewer master plans, the Developer is required to construct water and sewer facilities necessary to serve the Verdin Development. Several of the required facilities may be subject to Water or Sewer Repayment Agreements (Repayment), Water or Wastewater Development Impact Fee Credit Agreements (Credit), or reimbursement from the Verdin Community Facilities District (Reimbursement). The three-party development agreement will outline the terms and conditions by which the Developer may qualify for Repayment, Credit, or Reimbursement. Additionally, the Developer will be required to construct a public lift station and dual-force main. This agreement will establish the terms by which the Developer shall cover temporary revenue shortfalls related to the operation and maintenance of the lift station and dual-force main.

The following major deal points have been accepted by the Developer.

**1. WASTEWATER LIFT STATION SHORTFALL**

(a) The City conducted an in-depth financial analysis to calculate the estimated operational shortfall created by the timing of the Verdin lift station completion and planned buildout of the community (Shortfall Study).

(b) The agreement will specify the Verdin Developer's obligation to fund the City's operational and maintenance shortfall costs for the Verdin lift station upon the

completion of construction and final acceptance of the lift station by the City. The shortfall obligation will be paid by the Developer in amounts covering a period of 10 years as estimated in the Shortfall Study, subject to payment terms to be defined in the agreement.

## 2. WASTEWATER CAPACITY

(a) The agreement will acknowledge that wastewater planned capacity allocation for Verdin will be estimated in accordance with City of Phoenix Water Services Department Engineering Policy P-103, dated November 19, 2004, as may be amended by the City, subject to Phoenix City Code requirements.

## 3. REPAYMENT AGREEMENTS

(a) The agreement will specify the share of capital costs associated with oversizing sewer facilities to be constructed by the Developer (meaning those facilities providing excess capacity over that required to serve Verdin) that are not reimbursed from the Verdin Community Facilities District (Verdin CFD) but would, notwithstanding Section 28-23 Parts D and E of the Phoenix City Code, otherwise qualify for the Sewer Repayment Program as provided in Phoenix City Code Chapter 28, including terms as set forth in Section 28-23 Part G. Repayment Program eligible capital costs will be calculated as a percentage of the Title 34 compliant Guaranteed Maximum Price (GMP) of the sewer facilities, using the acreage of the benefited parcels outside of the Verdin CFD divided by the total benefited acreage (Verdin CFD and the benefited parcels outside of the Verdin CFD).

(b) The agreement will identify the water facilities that qualify for impact fee credit as provided in Phoenix City Code Chapter 29 and specify the requirement to enter into separate water Impact Fee Credit Agreements as applicable.

(c) The agreement will include a "Reimbursement Matrix" exhibit created by the City and Developer to serve as a guideline regarding the Repayment Program and Impact Fee Credit Agreements.

### **Financial Impact**

There is no negative financial impact to the City.

### **Location**

Council District: 2

### **Responsible Department**

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



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**Approval of Historic Preservation Exterior Rehabilitation Grants (Ordinance S-51691) - Districts 4 & 7**

Request for approval of 24 Historic Preservation Exterior Rehabilitation Grants for Fiscal Year (FY) 2024-25 totaling \$385,320.89. In exchange for receiving grant funds, the property owners agree to sell to the City a 15- or 20-year conservation easement to protect the historic character of the property's exterior. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

Applications for the Exterior Rehabilitation Grant Program for FY 2024-25 were due on November 15, 2024. A total of 35 property owners submitted applications; one of these was disqualified because the request was less than the \$5,000 minimum grant amount. The remaining 34 applications were forwarded to the Exterior Rehabilitation Grant panel for evaluation. The panel consisted of three staff members, a member of the Historic Preservation Commission, and a neighborhood representative/past grant recipient.

The panel met on December 13, 2024, to review the applications. Scoring criteria included assessment of whether the application: followed historic preservation standards; addressed the physical needs of the property; reflected a logical sequence or logical planning of an overall rehabilitation project; resulted in a positive visual impact on the historic appearance of the property and streetscape; addressed a critical maintenance issue; and returned a vacant building to productive use. Additional points were awarded for projects that were individually listed or located in a priority historic district (Brentwood, East Evergreen, Garfield, Idylwilde Park, North Garfield, Oakland, Phoenix Homesteads, Roosevelt Park, Villa Verde and Woodland), as well as for the significance and integrity of the property, the adequacy of the proposed bids and budget, and the overall quality of the application.

The panel recommended the 24 grant applications listed below for a total of \$385,320.89. Panel members agreed that the next highest application, which received a score of 33.1, as well as those that scored lower, should not be funded. Applicants who are not recommended for funding will be encouraged to meet with staff to improve their application and resubmit it during a future round.

- 5 ANGEL TRUST (James C. Aten and Luz Marina Aten); 1134 W. Culver Street; FQ Story - install new wood shingle roof. Score: 44.4. Amount: \$20,000.
- Robert Clement Fleury; 508 W. Portland Street; Roosevelt - install new wood shingle roof. Score: 42.5. Amount: \$20,000.
- Bushu-Dang Family Trust; 502 W. Vermont Avenue; Medlock Place - repair steel windows and picture window. Score: 41.8. Amount: \$20,000.
- Jennifer L. Wadsworth Trust; 2014 N. Laurel Avenue; Fairview Place - install new asphalt shingle roofs, reinstall terracotta ridge caps. Score: 41.5. Amount: \$16,236.50.
- Japril Trust (Tess Calvert and Christian Peterson); 712 W. Palm Lane; Encanto-Palmcroft - install new wood shingle roof. Score: 41.3. Amount: \$20,000.
- Brown Family Trust (Blanca Brown); 1715 N. 17th Avenue; Fairview Place - replace windows, masonry repairs, exterior stucco, exterior paint. Score: 41.2. Amount: \$20,000.
- Jennifer R. Delgado; 232 E. Oregon Avenue; Windsor Square - repair steel windows. Score: 40.9. Amount: \$20,000.
- Richard A. and Cindi L. Schuster; 918 W. Willetta Street; FQ Story - repair wood windows. Score: 39.1. Amount: \$17,125.
- David A. and Alisha R. Solheim; 215 E. Oregon Avenue; Windsor Square - repair steel windows. Score: 39.0. Amount: \$20,000.
- Pavella-Rieger Family Trust (Janice Pavella and Sharon Rieger); 78 W. Culver Street; Roosevelt - install new asphalt shingle roof, remove existing porch on top of carport, replace roof support. Score: 38.7. Amount: \$13,540.84.
- Hart Diffley Trust; 1842 N. Laurel Avenue; Fairview Place - repair steel windows. Score: 38.6. Amount: \$20,000.
- William R. and Ann M. Skanadore; 318 W. Roma Avenue; Yapple Park - masonry repair, foundation repair, exterior paint. Score: 38.5. Amount: \$9,596.53.
- Paul M. and Karen A. Nakata; 530 W. Coronado Road; Willo - foundation repair, replace flooring. Score: 38.5. Amount: \$16,311.39.
- Travis D. Bradley and Jessica L. Suworoff; 918 W. Heatherbrae Drive; Woodlea - repair steel windows, foundation repair, masonry repair, exterior paint, exterior door repair or replacement. Score: 38.3. Amount: \$12,566.64.
- Will and Asuka James; 602 W. Turney Avenue; Yapple Park - repair steel windows. Score: 37.9. Amount: \$20,000.
- Jeffrey D. Critchley; 2037 N. 12th Street; Coronado - repair steel windows. Score: 37.7. Amount: \$14,664.
- Stacey M. Newman Living Trust; 1622 W. Wilshire Drive; Del Norte Place - foundation and masonry repair. Score: 37.2. Amount: \$6,834.34.

- Miguel Montes III and Kelly Kissman; 3024 N. 16th Drive; North Encanto - porch slab and post repair, repair steel windows. Score: 36.7. Amount: \$5,750.
- Mandy Lee Cornelius; 48 W. Lewis Avenue; Willo - repair or replace exterior siding, repair framing as needed. Score: 36.7. Amount: \$13,795.65.
- Ian White and Samuel Wilkes; 1114 W. Heatherbrae Drive; Woodlea - restore wood shingle roof, replace exterior siding, repair steel windows. Score: 36.2. Amount: \$20,000.
- Tiffany Ly and Cayley McDowell; 1611 N. 11th Avenue; Encanto-Palmcroft - install new dimensional asphalt shingle roof. Score: 36.1. Amount: \$8,750.
- Jeff and Gail Willmore; 10 E. Orange Avenue; Windsor Square - repair steel windows. Score: 35.8. Amount: \$20,000.
- Seabosxi Trust (Jeff and Betty Brewitt); 3034 N. 17th Avenue; North Encanto - foundation and masonry repair. Score: 34.9. Amount: \$20,000.
- Andrew W. Fiese; 342 W. Cambridge Avenue; Willo - replace ceiling joists, replace wall studs, repair steel windows. Score: 34.4. Amount: \$10,150.

In exchange for the grant funds, the property owners agree to sell to the City a conservation easement to protect the historic character of the properties' exteriors. The term of the easement will be 15 years for grant amounts of \$10,000 or less and 20 years for grant amounts between \$10,001 and \$20,000. The conservation easement will be recorded on the property's title and will run with the land.

### **Financial Impact**

The 24 grant awards total \$385,320.89. Funds in the amount of \$200,000 are available in the General Fund Historic Preservation operating budget and \$185,320.89 from the 2023 General Obligation Bond Program - Historic Preservation.

### **Concurrence/Previous Council Action**

The Historic Preservation Commission recommended approval of this item on January 13, 2025, by a 9-0 vote.

The Transportation, Infrastructure and Planning Subcommittee recommended approval of this item on February 19, 2025, by a 4-0 vote.

### **Location**

Twenty-two of the residential property addresses above are located in District 4 and two are in District 7.

Council Districts: 4 and 7

### **Responsible Department**

The item is submitted by Deputy City Manager Alan Stephenson and the Planning and

Development Department.



**Abandonment of Right-of-Way - ABND 240023 - Located between 7833 South 36th Street and parcel immediately west of APN: 301-23-003C (Resolution 22278) - District 8**

Abandonment: 240023

Project: 23-1343

Applicant: Porchlight Homes

Request: To abandon a twenty-five foot right of way (ROW) that totals to 3,211 square feet.

Date of Hearing: June 13, 2024

**Location**

Generally located between 7833 South 36th Street and parcel immediately west of APN: 301-23-003C

Council District: 8

**Financial Impact**

A fee was also collected as part of this abandonment in the amount of \$771.10.

**Responsible Department**

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



**Abandonment of Easement - ABND 240040 - 3444 North 27th Avenue (Resolution 22281) - District 4**

Abandonment: 240040

Project: 04-2042

Applicant: Jeffrey L. Williams

Request: To abandon an existing irregular shaped drainage easement. The drainage easement was recorded within the Final Plat for Milo Generations AZ1 (Recording No. 20110302825, 4/8/2011, Book 1082, Page 11).

Date of Decision: October 24, 2024

**Location**

Generally located at 3444 North 27th Avenue

Council District: 4

**Financial Impact**

Pursuant to Phoenix City Code ch. 31, art. V, sec. 31-64(e), the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, and also the replatting of the area with alternate roadways and new development, to be sufficient and appropriate consideration in this matter.

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

**Responsible Department**

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



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**Amend City Code - Official Supplementary Zoning Map 1279 (Ordinance G-7365) - District 2**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1279. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-117-05-2 and the entitlements are fully vested.

**Summary**

To rezone a site located approximately 875 feet east and 284 feet south of the southeast corner of the North Valley Parkway alignment and Carefree Highway.

Application No.: Z-117-05-2

Zoning: FH PCD NBCOD

Owner: Arizona State Land Department

Acreage: 23.03

**Location**

Located approximately 875 feet east and 284 feet south of the southeast corner of the North Valley Parkway alignment and Carefree Highway

Address: N/A

Council District: 2

**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 SECTION 601 OF THE CITY OF  
PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL  
SUPPLEMENTARY ZONING MAP 1279.

\_\_\_\_\_

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

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is  
hereby amended by adopting Official Supplementary Zoning Map 1279, which  
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 19th day of February,  
2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_ City Clerk

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

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

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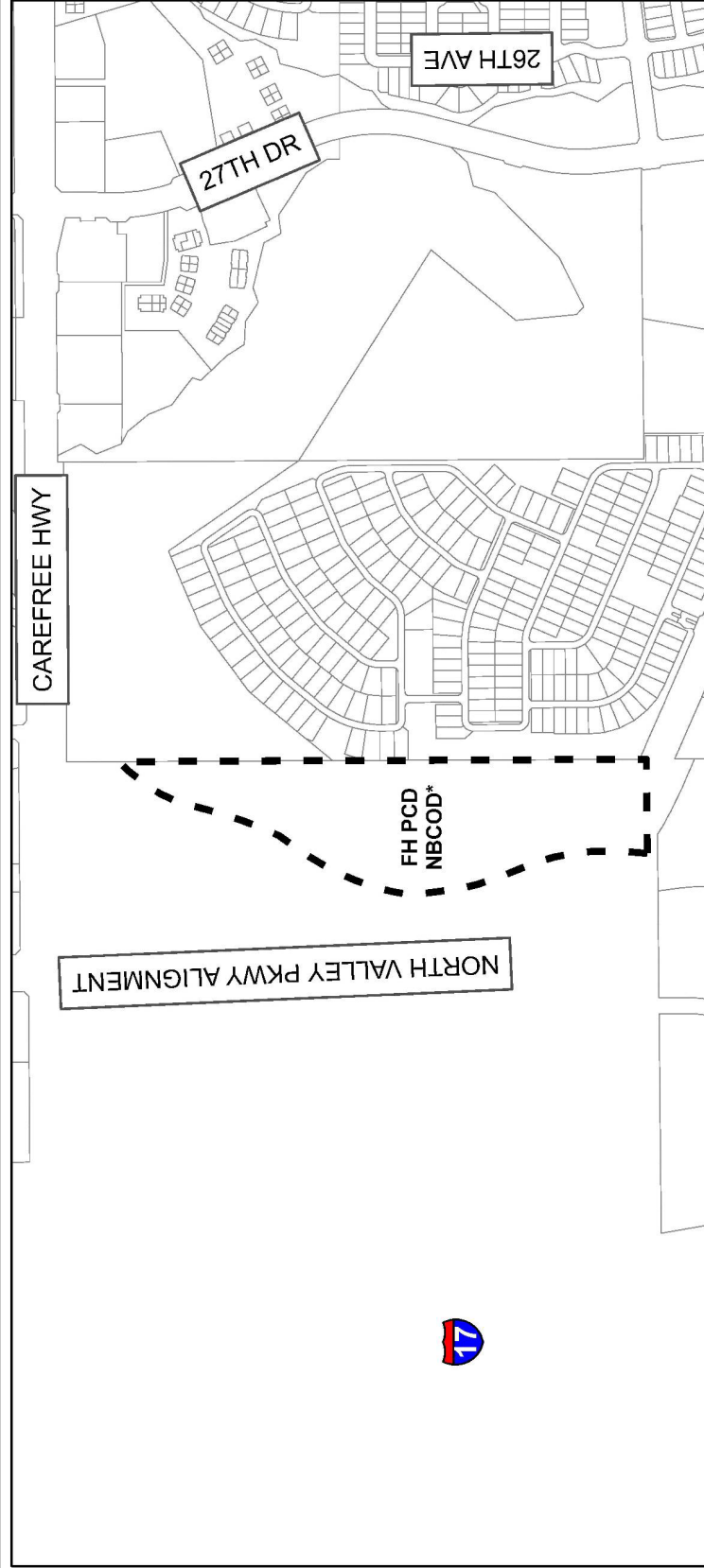
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# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1279

Sheet 1 of 1

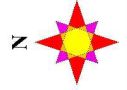
ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 19th day of February 2025.



A Portion of Z-117-05

Drawn by: KS



ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■



**Amend City Code - Official Supplementary Zoning Map 1281 (Ordinance G-7366) - District 1**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1281. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-65-06-1 and the entitlements are fully vested.

**Summary**

To rezone a parcel located approximately 1,100 feet north of the northeast corner of 31st Avenue and Sweetwater Avenue.

Application No.: Z-65-06-1

Zoning: R-4

Owner: Thunderbird Developers Holding Company, LLC

Acreage: 9.51

**Location**

Located approximately 1,100 feet north of the northeast corner of 31st Avenue and Sweetwater Avenue

Address: 13404 N. 30th Avenue

Council District: 1

**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 SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1281.

\_\_\_\_\_

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

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1281, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 5th day of March, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

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

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

DI: arm: LF25-0219:03-05-2025

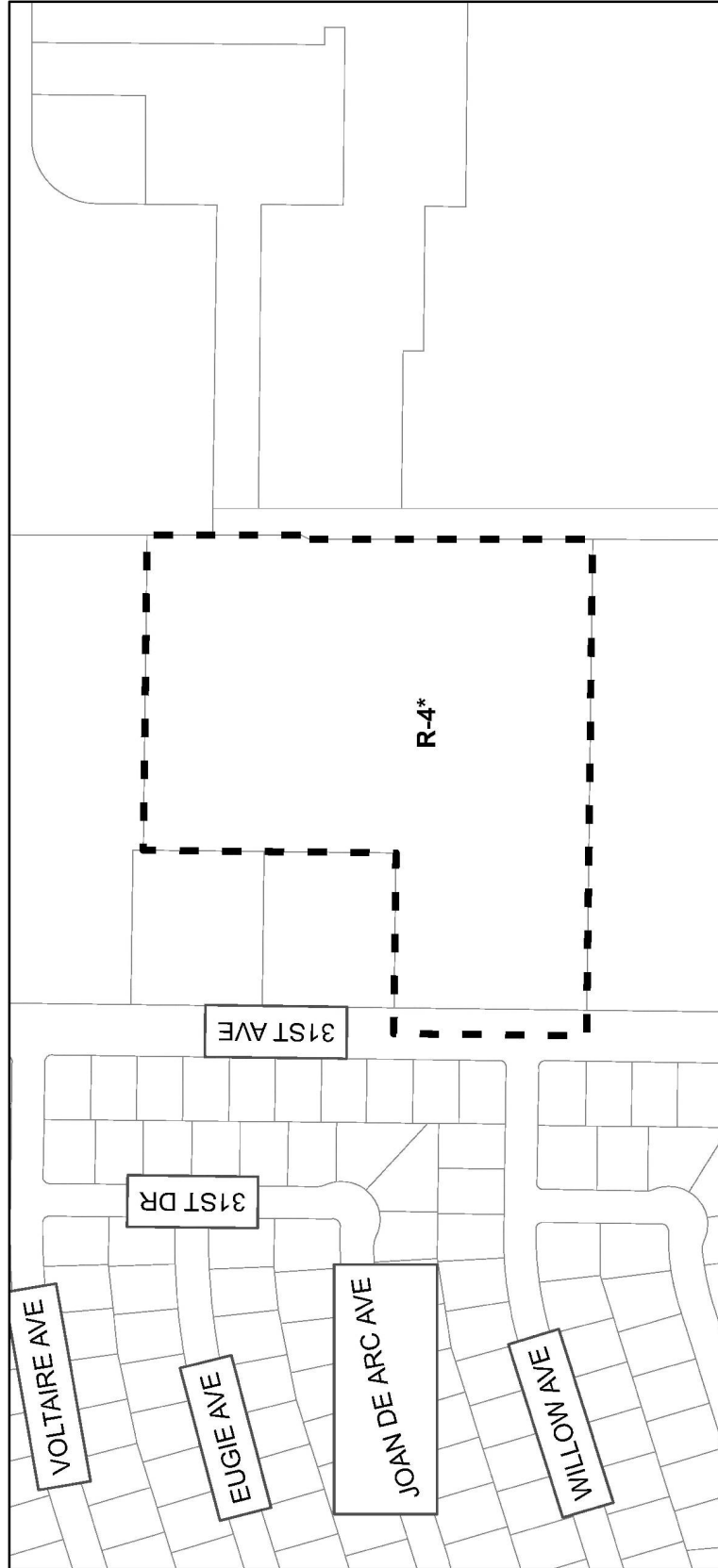
DRAFT

# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1281

Sheet 1 of 1

ORDINANCE NO. AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 5th day of March 2025.



Z-65-06



ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■

Drawn by: KS



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**Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-24--Z-60-23-2 - Approximately 375 Feet East of the Southeast Corner of 25th Place and Rose Garden Lane (Ordinance G-7364) - District 2**

Request to authorize the City Manager, or his designee, to approve the Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on December 18, 2024, and the Planning Commission on February 6, 2025.

**Summary**

Application: PHO-1-24--Z-60-23-2

Existing Zoning: A-1

Acreage: 5.02

Applicant: Creation RE, LLC

Owner: JJX3, LLC

Representative: Stephen Anderson, Gammage & Burnham, PLC

Appellant: Stephen Anderson, Gammage & Burnham, PLC

**Proposal:**

1. Request to modify Stipulation 4 regarding a minimum landscape strip.
2. Request to delete Stipulation 11 regarding minimum green infrastructure techniques.
3. Request to delete Stipulation 14 regarding overhead utilities in the public right-of-way.

VPC Action: The Paradise Valley Village Planning Committee (VPC) was scheduled to hear this request on December 2, 2024, but did not have a quorum. The VPC heard this request on January 6, 2025, and recommended approval to Stipulation 4, by a vote of 13-0; and approval to Stipulation 14, by a vote of 12-1. Stipulation 11 was withdrawn by the applicant.

PHO Action: The Planning Hearing Officer recommended denial as filed, approval with modifications, and an additional stipulation.

PC Action: The Planning Commission recommended denial as filed, approval with modifications, and an additional stipulation, per the Planning Hearing Officer recommendation, with a deleted stipulation, by a vote of 9-0.

**Location**

Approximately 375 feet east of the southeast corner of 25th Place and Rose Garden Lane

Council District: 2

Parcel Address: 2601 and 2615 E. Rose Garden Lane

**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 STIPULATIONS APPLICABLE TO  
REZONING APPLICATION Z-60-23-2 PREVIOUSLY APPROVED BY  
ORDINANCE G-7223.

---

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

SECTION 1. The zoning stipulations applicable located approximately  
375 feet east of the southeast corner of 25th Place and Rose Garden Lane in a  
portion of the northwest quarter of Section 23, Township 4 North, Range 3 East, as  
described more specifically in Attachment "A", are hereby modified to read as set  
forth below.

#### STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped September 8, 2023, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped November 15, 2023, as approved by the Planning and Development Department.
3. The landscape setback along the north side of the property, adjacent to Rose Garden Lane, shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.

4. A minimum 5-foot-wide landscape strip shall be provided DIRECTLY ADJACENT TO ~~along~~ the north, west, and south ~~sides~~ of the building, and shall be planted with ~~minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers~~ to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
5. A MINIMUM 5-FOOT-WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE EAST PROPERTY LINE PLANTED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, DROUGHT-TOLERANT, SHADE TREES, PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS, AND SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS EVENLY DISTRIBUTED THROUGHOUT THE LANDSCAPE AREA TO ACHIEVE A MINIMUM OF 50% LIVE COVERAGE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND AS SHOWN ON THE LANDCAPE PLAN DATE STAMPED DECEMBER 18, 2024.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by the Planning and Development Department.
- ~~5.~~ 7. All pedestrian pathways, including sidewalks, shall be shaded by the structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
- ~~6.~~ 8. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, approved by the Planning and Development Department.
9. Bicycle parking spaces shall be provided per the requirements of Section 1207.H of the Phoenix Zoning Ordinance through Inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
- ~~8.~~ 10. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
- ~~10.~~ 12. A minimum of two green infrastructure (GI) techniques for stormwater

14. management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
13. One outdoor employee resting area of no less than 400 square feet, or two  
12. 200-square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
14. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-  
13. wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Rose Garden Lane, adjacent to the development, planted to the following standards and as approved by the Planning and Development Department.
- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.
  - b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 75% live coverage.
15. ~~All existing overhead utilities, within the public right of way shall be~~  
14. ~~undergrounded, adjacent to the development. The developer shall coordinate with all affected utility companies for their review and permitting.~~
15. All streets within and adjacent to the development shall be constructed with  
14. paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
16. In the event archaeological materials are encountered during construction, the  
17. developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
17. Prior to preliminary site plan approval, the landowner shall execute a  
18. Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-7223 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-7223 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

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 5th day of March, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

---

Jeffrey Barton, City Manager

Exhibits:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION  
MARICOPA COUNTY ASSESSOR PARCEL NO. 213-11-014

A parcel of land situated in a portion of the Northwest quarter of Section 23, Township 4 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Said parcel also being a portion of that certain property as described in Document 1999-0040550 and more particularly described as follows:

Lot 14 MOHAWK PARK, according to Book 58 of Maps, Page 48, records of Maricopa County, Arizona.

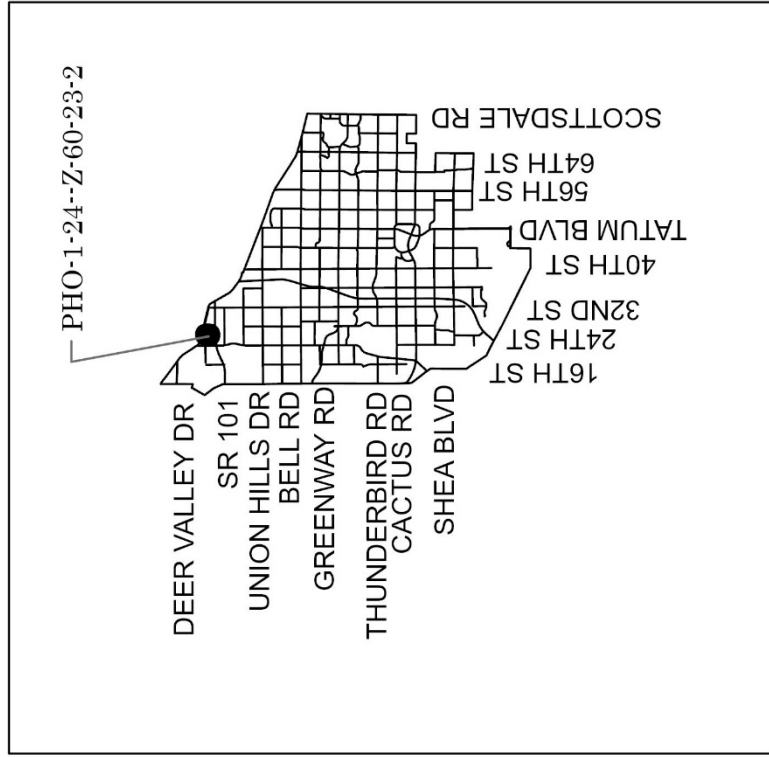
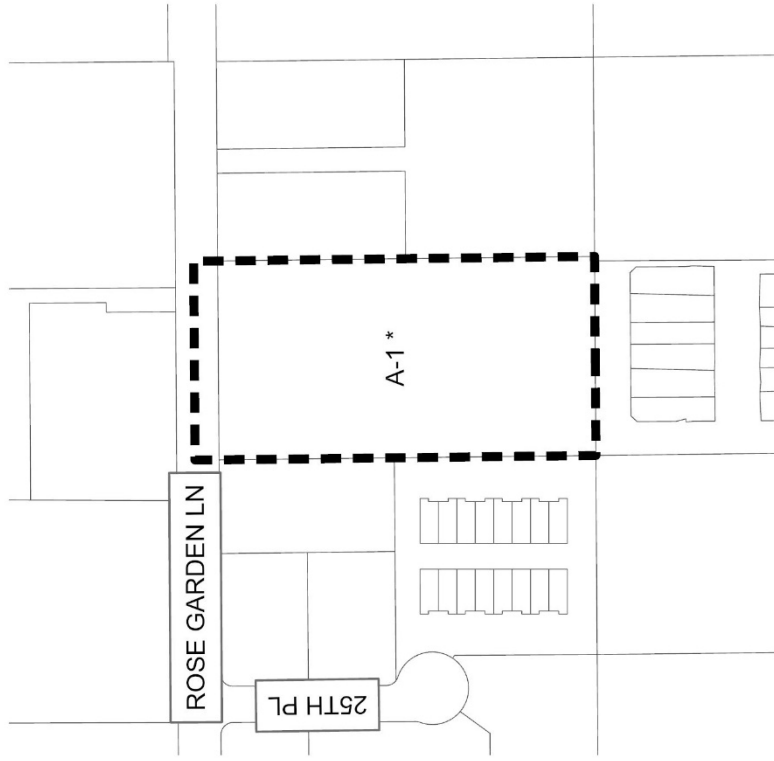
DRAFT

# ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: PHO-1-24--Z-60-23-2  
 Zoning Overlay: N/A  
 Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 2/3/2025

\\one\pdd\Shared\Department\Share\Information\Systems\PL\_GIS\IS\_Team\Core\_Functions\Zoning\Supp\Maps\_Ord\19-5-2025\3-5-2025.aprx



**Public Hearing and Resolution Adoption - General Plan Amendment GPA-CC-2-24-7 - 7th Avenue Between Washington Street and Jefferson Street (Resolution 22279) - District 7**

Request to hold a public hearing on a General Plan Amendment for the following item to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) to update the 7th Avenue / Washington Street / Jefferson Street station area Place Type classification from Medium Urban Center to Downtown Core. This item is a companion case to Z-TA-6-24-7 and must be heard first, followed by Z-TA-6-24-7.

**Summary**

Application: GPA-CC-2-24-7

Current Designation: Medium Urban Center Place Type

Proposed Designation: Downtown Core

Proposal: General Plan Amendment to update the Place Type in the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) for the 7th Avenue / Washington Street / Jefferson Street station area from Medium Urban Center to Downtown Core

Owner: City of Phoenix

Applicant: City of Phoenix, Planning Commission

Representative: Jeff Stapleton, Community and Economic Development Department

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

VPC Information Only: The Central City Village Planning Committee heard this item on December 9, 2024, for information only.

VPC Action: The Central City Village Planning Committee heard this item on January 13, 2025, and recommended approval, per the staff recommendation, by a vote of 10-1.

PC Action: The Planning Commission heard this item on February 6, 2025, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 9-0.

**Location**

7th Avenue between Washington Street and Jefferson Street

Council District: 7

Parcel Address: N/A

**Responsible Department**

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

## ATTACHMENT A

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

### RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2025 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-CC-2-24-7, CHANGING THE PLACETYPE CLASSIFICATION FOR THE STATION DESCRIBED HEREIN.

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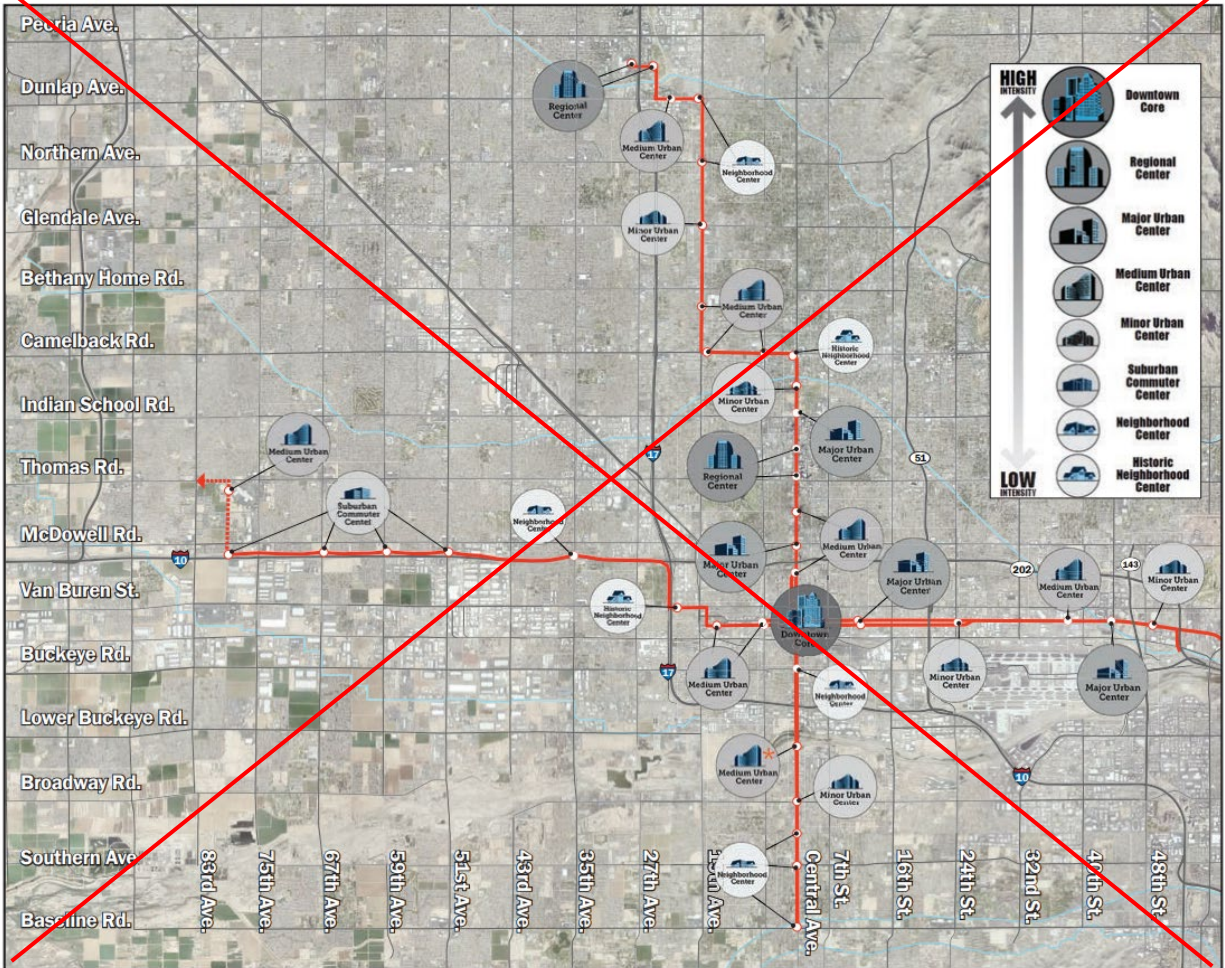
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2025 Phoenix General Plan, which was adopted by Resolution 22191, is hereby amended by adopting GPA-CC-2-24-7. The 7th Avenue / Washington Street / Jefferson Street station area is designated as the Downtown Core Place Type in the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan).

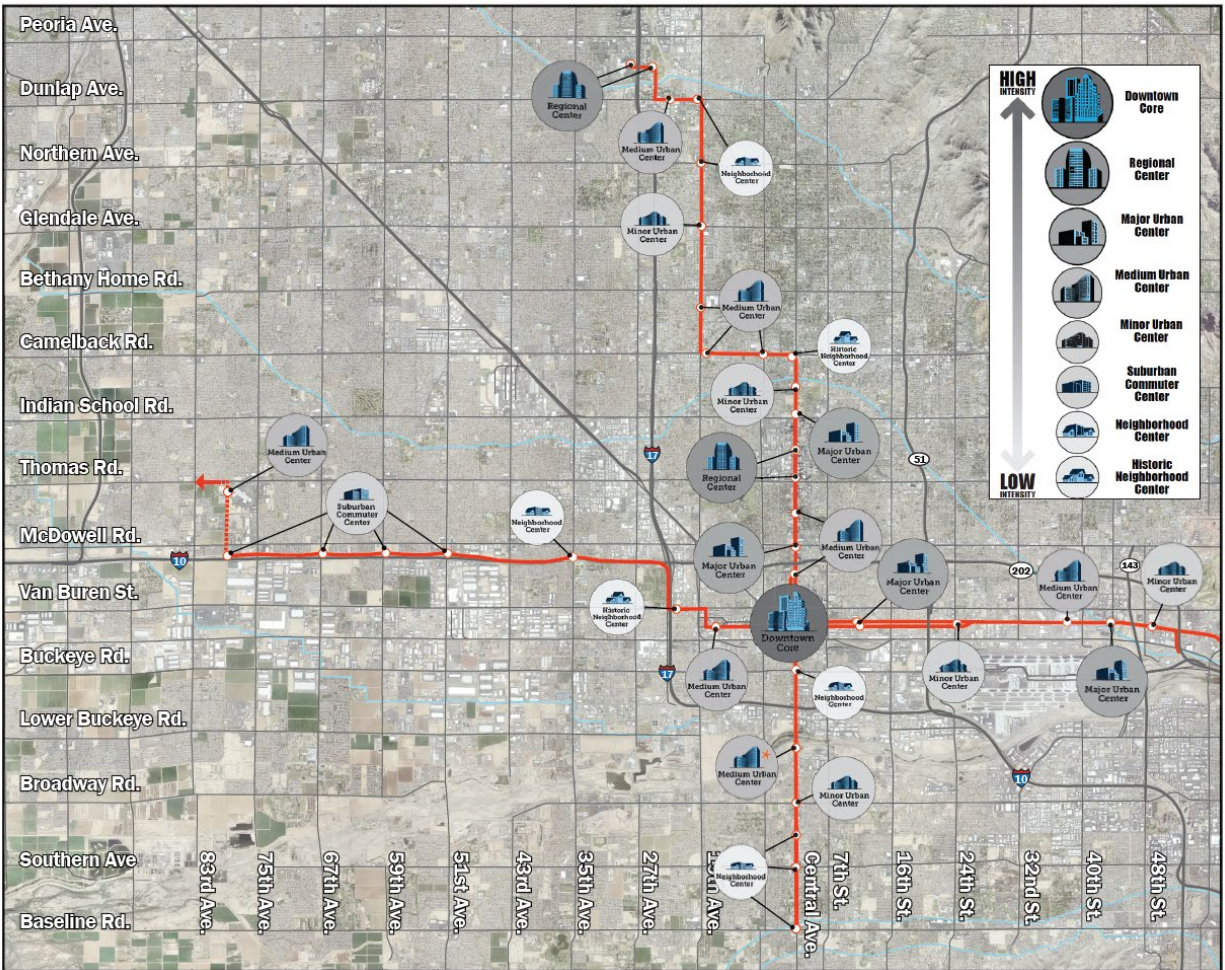
SECTION 2. The Planning and Development Director is instructed to modify the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) to reflect this Place Type classification change as shown below:

Amend the TOD Typology Map on page 14 of the ReinventPHX Transit Oriented Development Strategic Policy Framework by removing the old map and inserting the new map as follows:

### TOD Typology Map



# TOD Typology Map














\*\*\*

Amend page 18 of the ReinventPHX Transit Oriented Development Strategic Policy Framework by removing the old page and inserting the new page as follows:

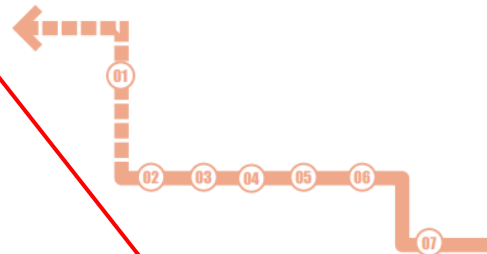
## Phoenix TOD Place Types

### WEST EXTENSION








\*Station locations still under study

STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
01	79th Ave / Desert Sky Mall	Medium Urban Center	
02	79th Ave / Interstate 10	Suburban Commuter Center	
03	67th Ave / Interstate 10	Suburban Commuter Center	
04	59th Ave / Interstate 10	Suburban Commuter Center	
05	51st Ave / Interstate 10	Suburban Commuter Center	
06	35th Ave / Interstate 10	Neighborhood Center	
07	22nd Ave / Van Buren	Historic Neighborhood Center	
08	18th Ave / Van Buren	Medium Urban Center	
09	State Capitol / Jefferson	Medium Urban Center	
10	7th Ave / Washington 7th Ave / Jefferson	Medium Urban Center	
11	3rd Ave / Washington 3rd Ave / Jefferson	Downtown Core	

### WEST EXTENSION



### SOUTH EXTENSION












STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
01	Lincoln Street	Downtown Core	
02	Buckeye Road	Neighborhood Center	
03	Audubon Center	Medium Urban Center *	
04	Broadway Road	Minor Urban Center	
05	Roeser Road	Neighborhood Center	
06	Southern Avenue	Neighborhood Center	
07	Baseline Road	Neighborhood Center	

\*SEE AUDUBON CENTER STATION PROFILE SHEET AND APPENDIX H FOR ADDITIONAL POLICIES

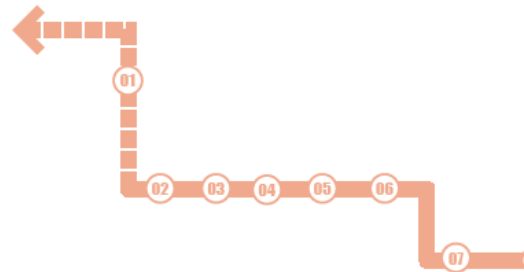
## Phoenix TOD Place Types

### WEST EXTENSION








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08	18th Ave / Van Buren	Medium Urban Center	
09	State Capitol / Jefferson	Medium Urban Center	
10	7th Ave / Washington 7th Ave / Jefferson	Downtown Core	
11	3rd Ave / Washington 3rd Ave / Jefferson	Downtown Core	

### WEST EXTENSION



### SOUTH EXTENSION

STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
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07	Baseline Road	Neighborhood Center	

\*SEE AUDUBON CENTER STATION PROFILE SHEET AND APPENDIX H FOR ADDITIONAL POLICIES

\*\*\*

PASSED by the Council of the City of Phoenix this 5th day of March 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

### GENERAL PLAN AMENDMENT STAFF ANALYSIS November 27, 2024

<u>Application:</u>	GPA-CC-2-24-7
<u>Applicant:</u>	City of Phoenix Planning Commission
<u>Location:</u>	7th Avenue between Washington Street and Jefferson Street
<u>Proposal:</u>	General Plan Amendment to update the Place Type in the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) for the 7th Avenue / Washington and 7th Avenue / Jefferson station location from Medium Urban Center to Downtown Core
<u>Staff Recommendation:</u>	Approval, as shown in the recommended text in Exhibit A

#### **BACKGROUND**

In 2013, the Phoenix City Council adopted the Transit Oriented Development Strategic Policy Framework (Framework) via GPA-1-09. The Framework added additional policy guidance to the Phoenix General Plan regarding growth and redevelopment within the city's light rail corridors. The City Council approved an update to the Framework in 2016 via GPA-CE-CC-SM-1-15-6-7-8, which incorporated the South Central light rail extension and the new 50th Street light rail station. In 2018, the City Council approved GPA-3-17 to update additional station area designations based on analysis of multiple factors, including transportation connections and employment.

One of the prominent policy elements of the Framework is the establishment of Center Place Types for each of the light rail station areas (0.25-mile radius from the station). Place Types are planning typologies that describe an area and help avoid a "one-size-fits-all" approach for future growth and redevelopment. A Center is a term used to describe a concentration of activities within a location. The Framework's Centers provide policy guidance for the scale (building height) and intensity (density and mix of uses) of development within the light rail station areas. The Framework contains eight Center Place Types, each with its own unique recommendations for scale and intensity of development or redevelopment. The table below summarizes the Framework's Center Place Types.

Center	Scale	Intensity
Downtown Core	6+ Stories	Highest Intensity
Regional Center	5-10 stories (Incentive 20 stories)	High Intensity
Major Urban Center	4-8 stories (Incentive 15 stories)	Medium to High Intensity
Medium Urban Center	3-6 stories (Incentive 10 stories)	Medium Intensity
Minor Urban Center	2-5 stories (Incentive 7 stories)	Medium to Low Intensity
Suburban Commuter Center	2-4 stories (Incentive 7 stories)	Medium to Low Intensity
Neighborhood Center	2-4 stories (Incentive 5 stories)	Low Intensity
Historic Neighborhood Center	2-4 stories (Incentive 5 stories)	Low Intensity

The Planning and Development Department partnered with the Village Planning Committees to assign one of the eight Center Place Types to each of the light rail station areas. This initial collaboration with the Village Planning Committees combined staff’s analysis of each station area’s land use pattern, zoning, employment, housing and transit density with the Village Planning Committee members’ perspectives regarding the type of scale and intensity that would be appropriate for the station area. In November 2024, Phoenix voters approved the PlanPHX 2025 General Plan, which incorporated the Transit Oriented Communities Place Types on page 80 of the plan.

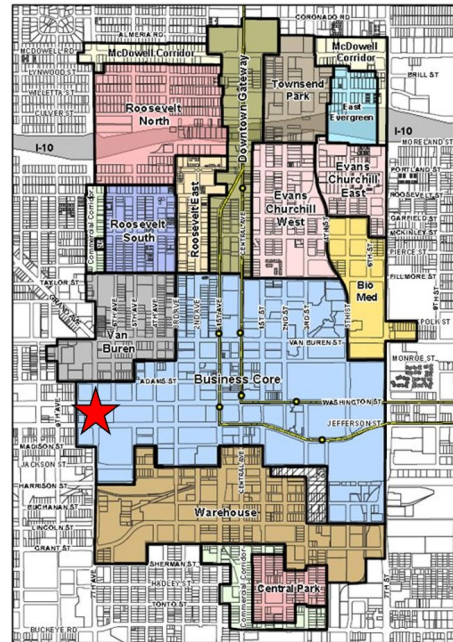
This request is to revise the designation of the Center Place Type for the 7th Avenue / Washington Street / Jefferson Street station area from Medium Urban Center to Downtown Core. This request is a companion case to Z-TA-6-24-7, a text amendment to the Downtown Code to increase the maximum height and density allowed for an area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west.

**ANALYSIS**

The planned light rail stations at 7th Avenue / Washington Street and 7th Avenue / Jefferson Street are located within the Business Core Character Area of the Downtown Code. The Business Core is intended to function as a strong regional center for employment, entertainment, conventions, tourism, and cultural institutions, drawing visitors from around the country and attracting residents from throughout the region. The greatest development intensity within the region should be located within this Character Area. New development should be innovative and incorporate small public spaces that promote pedestrian movement and comfort. The Business Core

should have vibrant pedestrian activity and be served frequently by multiple modes of high quality public transit. Designating the station area at 7th Avenue / Washington Street / Jefferson Street as Downtown Core will better reflect the fact that the location is within the core of downtown and will enhance the ability of the surrounding area to meet the goals of the Business Core Character Area of the Downtown Code.

Since the previous designation of a station area Place Type at this location, additional planning work has been done for the Capitol Extension project with specific station locations identified. The map below indicates the most up-to-date route and station location proposal.



*Downtown Code Character Areas Map, Source: City of Phoenix*



**LEGEND**

- Capitol Extension
- Valley Metro Rail
- South Central Extension/ Downtown Hub
- South Central Special Use Platform
- Capitol Extension Station
- Existing Station
- South Central Station

*Capitol Extension Route Map, Source: Valley Metro*

**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of the General Plan Amendment as shown in Exhibit A. The updated Center Place Type will serve as a policy guide for future land use decisions and investments within the station area.

**Writer**

Anthony Grande  
 November 27, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

A: *ReinventPHX Transit Oriented Development Strategic Policy Framework* revisions

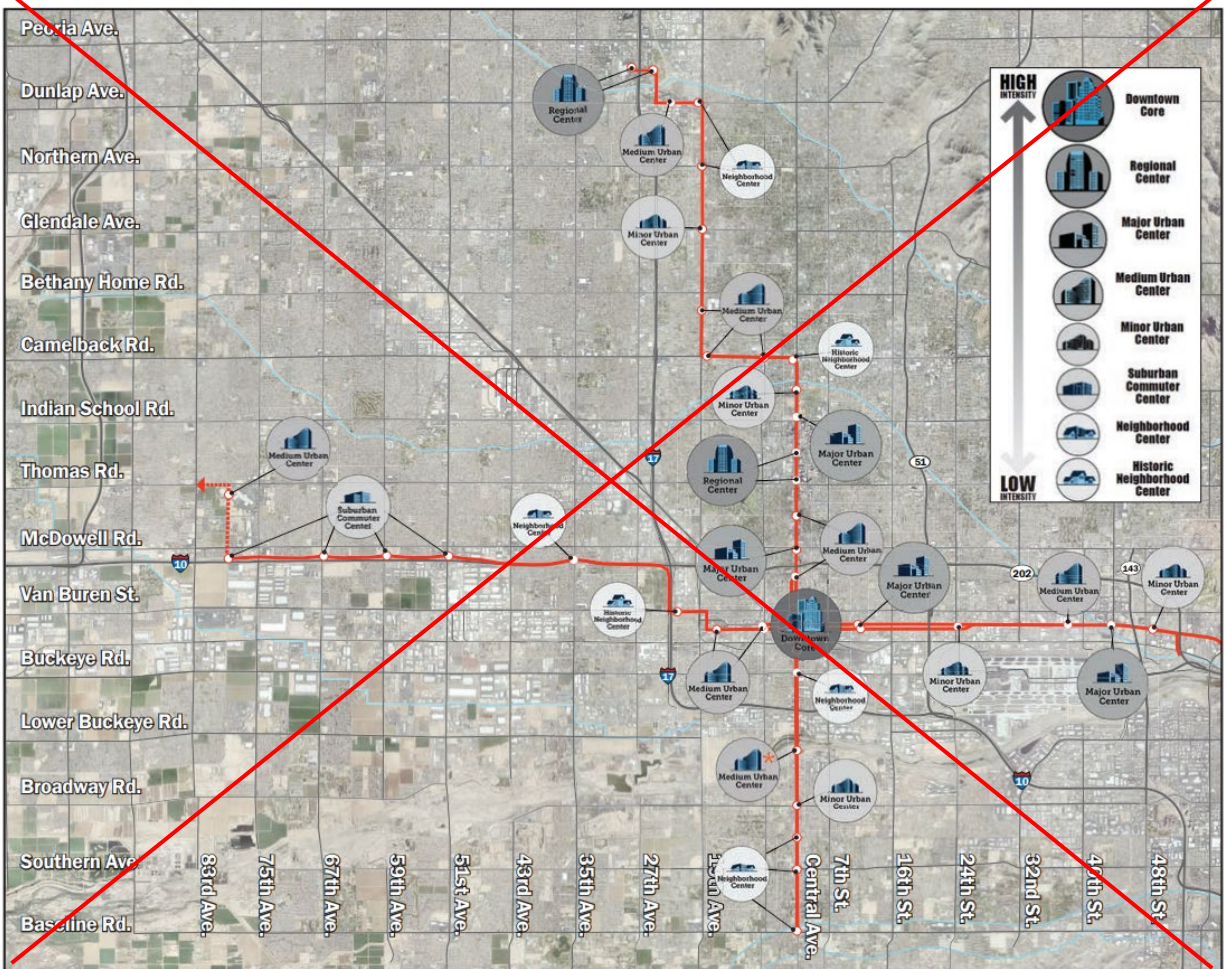
## EXHIBIT A

**Application No. GPA-CC-2-24-7:** General Plan Amendment to update the Place Type in the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) for the 7th Avenue / Washington and 7th Avenue / Jefferson station location from Medium Urban Center to Downtown Core

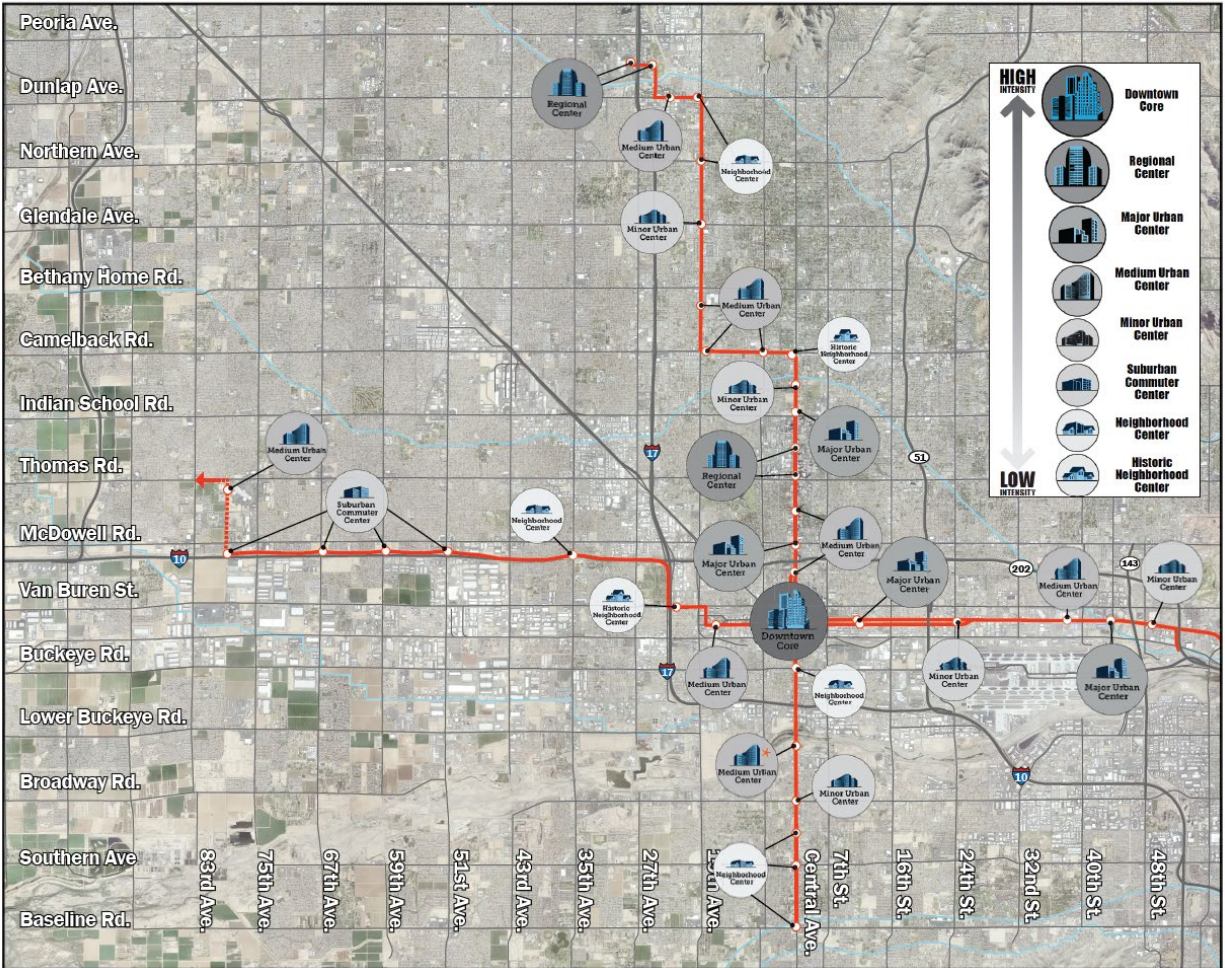
Staff Proposed Language That May Be Modified During the Public Hearing Process is as follows:

**Amend the TOD Typology Map on page 14 of the ReinventPHX Transit Oriented Development Strategic Policy Framework by removing the old map and inserting the new map as follows:**

### TOD Typology Map



# TOD Typology Map














Amend page 18 of the ReinventPHX Transit Oriented Development Strategic Policy Framework by removing the old page and inserting the new page as follows:

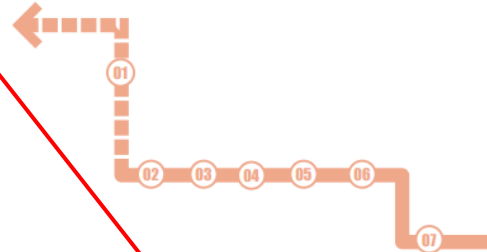
### Phoenix TOD Place Types

#### WEST EXTENSION








\*Station locations still under study

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#### WEST EXTENSION



#### SOUTH EXTENSION












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\*SEE AUDUBON CENTER STATION PROFILE SHEET AND APPENDIX H FOR ADDITIONAL POLICIES

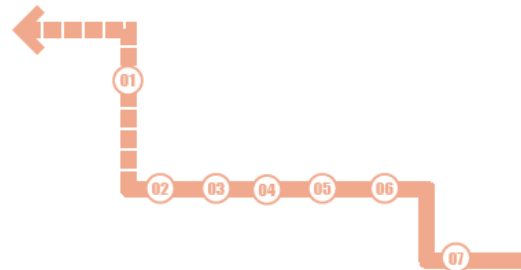
## Phoenix TOD Place Types

### WEST EXTENSION








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### WEST EXTENSION



### SOUTH EXTENSION

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\*SEE AUDUBON CENTER STATION PROFILE SHEET AND APPENDIX H FOR ADDITIONAL POLICIES



## Village Planning Committee Meeting Summary GPA-CC-2-24-7

<b>Date of VPC Meeting</b>	January 13, 2025
<b>Request From</b>	Medium Urban Center Place Type
<b>Request To</b>	Downtown Core Place Type
<b>Proposal</b>	General Plan Amendment to update the Place Type in the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) for the 7th Avenue / Washington and 7th Avenue / Jefferson station location from Medium Urban Center to Downtown Core
<b>Location</b>	7th Avenue between Washington Street and Jefferson Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-1

### VPC DISCUSSION:

*Item No. 7 (GPA-CC-2-24-7) and Item No. 8 (Z-TA-6-24-7) are companion cases and were heard together.*

*No members of the public registered to speak on this item.*

### STAFF PRESENTATION

**Samuel Rogers**, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

**Committee Member Rachel Frazier Johnson** inquired about the communication with the community to determine if there was support or opposition. **Mr. Rogers** explained that the Text Amendment followed the same requirements as the rezoning process, including mailing notices, posting on the property, and meeting with the neighborhood. **Committee Member Frazier Johnson** asked whether the mailings were provided in both English and Spanish and asked about considerations for non-English-speaking community members. **Jeff Stapleton**, staff, stated that the notification was sent out in

English per the rezoning packet and stated that Spanish speakers were considered at the neighborhood meeting, but the mailers were not bilingual.

**Committee Member Janey Pearl Starks** asked how many attendees were present at the neighborhood meeting. **Mr. Stapleton** stated that there was one attendee.

**Committee Member Nate Sonoskey** asked how many people were notified. **Mr. Stapleton** stated that approximately 60 people were notified, but the area is not heavily populated, with most notices going to property owners and businesses.

**Chair Gaughan** noted that the issue of English-only notices has been raised before and suggested that the City adopt a policy requiring all meeting notices to be in both English and Spanish.

#### APPLICANT PRESENTATION

**Mr. Stapleton** provided an overview of the subject site and surrounding area, the purpose of the request, the RFP process, desired projects, Capitol Mall development opportunities, and the RFP/development schedule.

#### QUESTIONS FROM COMMITTEE

**Committee Member Zach Burns** asked whether there would be three RFPs or one and what would happen with the existing police station. **Mr. Stapleton** stated that the number of RFPs has not been determined and stated that discussions are ongoing.

**Committee Member Rachel Frazier Johnson** asked whether parking would be self-contained and stated she understood what the maximum number of units allowed would be but would like to know the number of units the RFP will seek. **Mr. Stapleton** responded that the RFP would pursue 20% and explained that parking would meet code requirements and be self-contained.

**Committee Member Patrick Panetta** asked about the private ownership of the adjacent property. **Mr. Stapleton** confirmed that the adjacent property owner wanted to be included in the request.

**Committee Member Panetta** questioned the reasoning behind the 250-foot entitlement when a 600-foot entitlement is nearby. **Mr. Stapleton** explained that the entitlement request was intended to match the adjacent state property and align with the Downtown Code, which emphasizes step-downs on the perimeter of 7th Avenue.

#### PUBLIC COMMENTS

None.

#### MOTION

**Committee Member Patrick Panetta** made a motion to recommend approval of GPA-CC-2-24-7 per the staff recommendation. **Committee Member Zach Burns** seconded the motion.

**VOTE**

**10-1**; Motion to recommend approval of GPA-CC-2-24-7 per the staff recommendation passed; Committee Members Ban, Burns, Burton, Greenman, Frazier Johnson, Panetta, Sonoskey, Vargas, Martinez, and Gaughan in favor and Committee Member Starks in opposition.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.

**Village Planning Committee Meeting Summary**  
**GPA-CC-2-24-7**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	December 9, 2024
<b>Request From</b>	Medium Urban Center Place Type
<b>Request To</b>	Downtown Core Place Type
<b>Proposal</b>	General Plan Amendment to update the Place Type in the ReinventPHX Transit Oriented Development Strategic Policy Framework (and the PlanPHX 2025 General Plan) for the 7th Avenue / Washington and 7th Avenue / Jefferson station location from Medium Urban Center to Downtown Core
<b>Location</b>	7th Avenue between Washington Street and Jefferson Street

**VPC DISCUSSION:**

*Item No. 5 (GPA-CC-2-24-7) and Item No. 6 (Z-TA-6-24-7) are companion cases and were heard together.*

*No members of the public registered to speak on this item.*

**STAFF PRESENTATION**

**Jeff Stapleton** with the Community and Economic Development Department provided a presentation regarding the proposal, reviewing the surrounding context, policy background, the proposed zoning text and place type designation, and the proposed timeline.

**QUESTIONS FROM COMMITTEE**

**Chair O’Grady** asked for clarification on the proposed station locations. **Mr. Stapleton** showed a map and discussed station locations.

**Committee Member Martinez** stated that the area for the new police headquarters is a very dense area. **Mr. Stapleton** noted that some buildings have been revived in that area.

**Committee Member Sonoskey** asked if there would be a rationale for including more of the surrounding properties. **Mr. Stapleton** described the surrounding parcels and stated it would not be feasible on any adjacent parcels.

**Ms. Martinez** asked for clarification on the location of the elections building. **Mr. Stapleton** showed the location on a map.

**Committee Member Rachel Frazier Johnson** asked if the elections office will be staying in their location. **Mr. Stapleton** provided additional background.

**Committee Member Ban** asked if the requested height increase would be a by-right height, what would be the affordable housing ratio, and if there would be types of retail uses prohibited. **Mr. Stapleton** replied that the height would be by-right and there is not a specific number for the affordable housing ratio at this time. **Xandon Keating** with the Community and Economic Development Department stated that there are some uses CED doesn't allow in the RFP.

**Committee Member Sonoskey** asked about the community outreach conducted. **Mr. Stapleton** replied that the required notifications have been sent, and a neighborhood meeting was held, adding that they have also met with several neighborhood organizations.

#### PUBLIC COMMENTS

None.

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION February 6, 2025

ITEM NO: 3	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-CC-2-24-7 (Companion Case Z-TA-6-24-7)
Location:	7th Avenue / Washington Street / Jefferson Street station area
From:	Medium Urban Center
To:	Downtown Core
Proposal:	General Plan Amendment to update the Place Type in the Reinvent PHX Transit Oriented Development Strategic Policy Framework to allow for more height and density to meet the City's Transit Oriented Development (TOD) goals
Applicant:	City of Phoenix, Planning Commission
Representative:	Jeff Stapleton, City of Phoenix, Community and Economic Development Department

### **ACTIONS:**

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

**Central City** 12/9/2024 Information only.

1/13/2025 Approval, per the staff recommendation. Vote: 10-1.

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve GPA-CC-2-24-7, per the Central City Village Planning Committee recommendation.

Maker: Vice-Chairperson Boyd

Second: Jaramillo

Vote: 9-0

Absent: None

Opposition Present: No

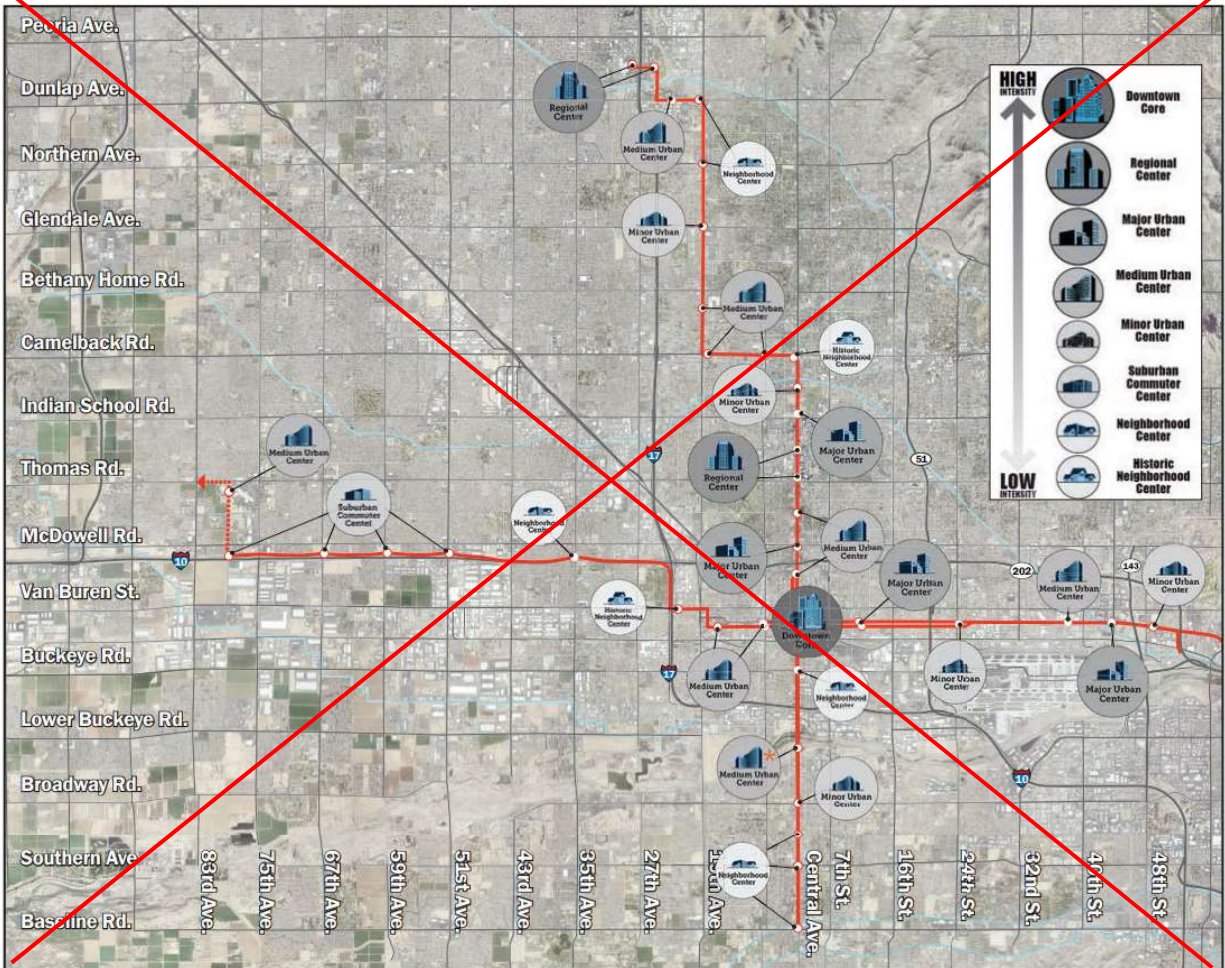
### **Findings:**

1. The proposed General Plan Amendment will support greater scale and intensity, consistent with the Business Core Character Area of the Downtown Code.
2. The updated Center Place Type will serve as a policy guide for future land use decisions and investments within the station area.

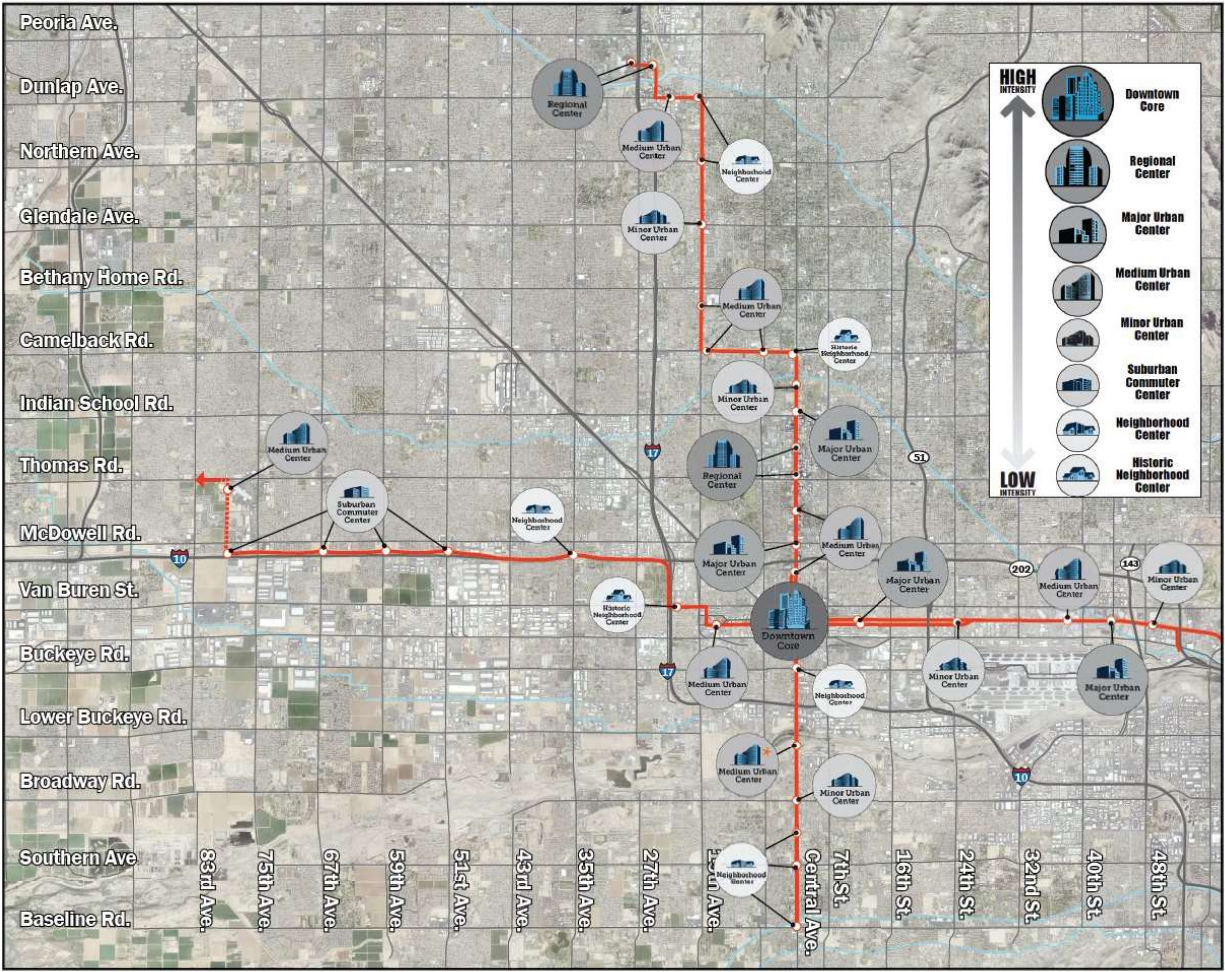
Proposed language:

Amend the TOD Typology Map on page 14 of the ReinventPHX Transit Oriented Development Strategic Policy Framework by removing the old map and inserting the new map as follows:

**TOD Typology Map**



# TOD Typology Map














Amend page 18 of the ReinventPHX Transit Oriented Development Strategic Policy Framework by removing the old page and inserting the new page as follows:

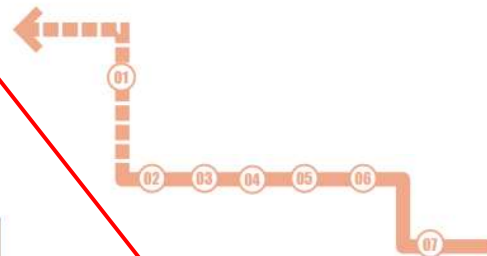
## Phoenix TOD Place Types

### WEST EXTENSION

\*Station locations still under study

STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
01	79th Ave / Desert Sky Mall	Medium Urban Center	
02	79th Ave / Interstate 10	Suburban Commuter Center	
03	67th Ave / Interstate 10	Suburban Commuter Center	
04	59th Ave / Interstate 10	Suburban Commuter Center	
05	51st Ave / Interstate 10	Suburban Commuter Center	
06	35th Ave / Interstate 10	Neighborhood Center	
07	22nd Ave / Van Buren	Historic Neighborhood Center	
08	18th Ave / Van Buren	Medium Urban Center	
09	State Capitol / Jefferson	Medium Urban Center	
10	7th Ave / Washington 7th Ave / Jefferson	Medium Urban Center	
11	3rd Ave / Washington 3rd Ave / Jefferson	Downtown Core	

### WEST EXTENSION



### SOUTH EXTENSION

STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
01	Lincoln Street	Downtown Core	
02	Buckeye Road	Neighborhood Center	
03	Audubon Center	Medium Urban Center *	
04	Broadway Road	Minor Urban Center	
05	Roeser Road	Neighborhood Center	
06	Southern Avenue	Neighborhood Center	
07	Baseline Road	Neighborhood Center	

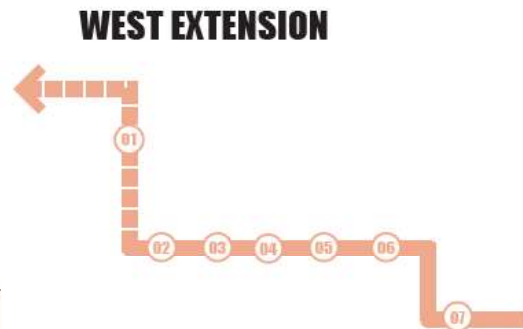
\*SEE AUDUBON CENTER STATION PROFILE SHEET AND APPENDIX H FOR ADDITIONAL POLICIES

## Phoenix TOD Place Types








### WEST EXTENSION

\*Station locations still under study

STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
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09	State Capitol / Jefferson	Medium Urban Center	
10	7th Ave / Washington 7th Ave / Jefferson	Downtown Core	
11	3rd Ave / Washington 3rd Ave / Jefferson	Downtown Core	



### SOUTH EXTENSION

STATION NUMBER	STATION LOCATION	PLACE TYPE	PLACE TYPE ICON
01	Lincoln Street	Downtown Core	
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03	Audubon Center	Medium Urban Center *	
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07	Baseline Road	Neighborhood Center	

\*SEE AUDUBON CENTER STATION PROFILE SHEET AND APPENDIX H FOR ADDITIONAL POLICIES

\*\*\*

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.



**Public Hearing - Amend Downtown Code - Ordinance Adoption - Text  
Amendment Application Z-TA-6-24-7 (Ordinance G-7368) - District 7**

Request for a public hearing on a proposed text amendment to the Phoenix Zoning Ordinance, Text Amendment Z-TA-6-24-7 to amend Chapter 12, Section 1202.B (Downtown Code, Regulating Maps, Height Map) to amend the Downtown Code Height Map and to amend the Downtown Code Density Map, for an area bounded by Adams Street to the north, 7th Avenue to the east, Jefferson Street to the south, and 8th Avenue to the west. This is a companion case to GPA-CC-2-24-7 and should be heard after GPA-CC-2-24-7.

**Summary**

The intent of the proposed text amendment is to amend Chapter 12, Section 1202.B (Downtown Code, Regulating Maps, Height Maps) to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and Section 1202.C (Downtown Code, Regulating Maps, Density Map) to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre for an area bounded by Adams Street to the north, 7th Avenue to the east, Jefferson Street to the south, and 8th Avenue to the west.

Owner: Mark Victor Dye, Dye Capital LLC and City of Phoenix

Applicant: City of Phoenix, Planning Commission

Representative: Jeff Stapleton, City of Phoenix, Community and Economic Development Department

Staff Recommendation: Approval, as shown in Exhibit A of the Addendum A Staff Report.

VPC Information Only: The Central City Village Planning Committee heard this item on December 9, 2024, for information only.

VPC Action: The Central City Village Planning Committee heard this item on January 13, 2025, and recommended approval, per the staff recommendation, by a vote of 10-1.

PC Action: The Planning Commission heard this item on February 6, 2025, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 9-0.

**Location**

An area bounded by Adams Street to the north, 7th Avenue to the east, Jefferson Street to the south, and 8th Avenue to the west

Council District: 7

Parcel Addresses: 18 S. 7th Avenue; 701 and 704 W. Adams Street; 701 and 713 W. Washington Street; 702, 706, 714, and 718 W. Jefferson Street

**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-**

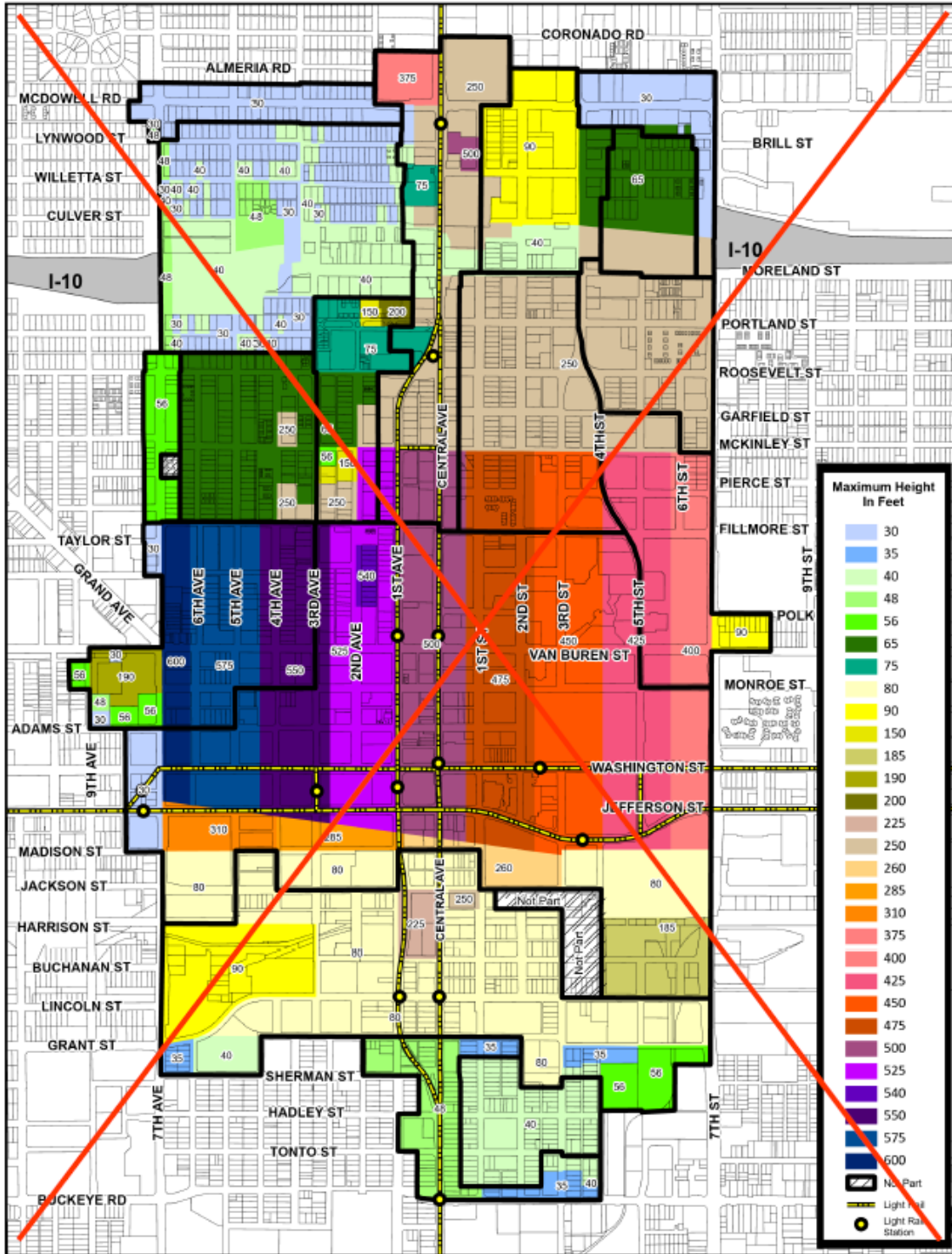
AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY AMENDING CHAPTER 12, SECTION 1202.B (DOWNTOWN CODE, REGULATING MAPS, HEIGHT MAP) TO AMEND THE DOWNTOWN CODE HEIGHT MAP FROM A MAXIMUM OF 30 FEET TO A MAXIMUM OF 250 FEET AND SECTION 1202.C (DOWNTOWN CODE, REGULATING MAPS, DENSITY MAP) TO AMEND THE DOWNTOWN CODE DENSITY MAP FROM 14.5 MAXIMUM DWELLING UNITS PER ACRE TO 218 MAXIMUM DWELLING UNITS PER ACRE, FOR AN AREA BOUNDED BY ADAMS STREET TO THE NORTH, 7TH AVENUE TO EAST, JEFFERSON STREET TO THE SOUTH, AND 8TH AVENUE TO THE WEST.

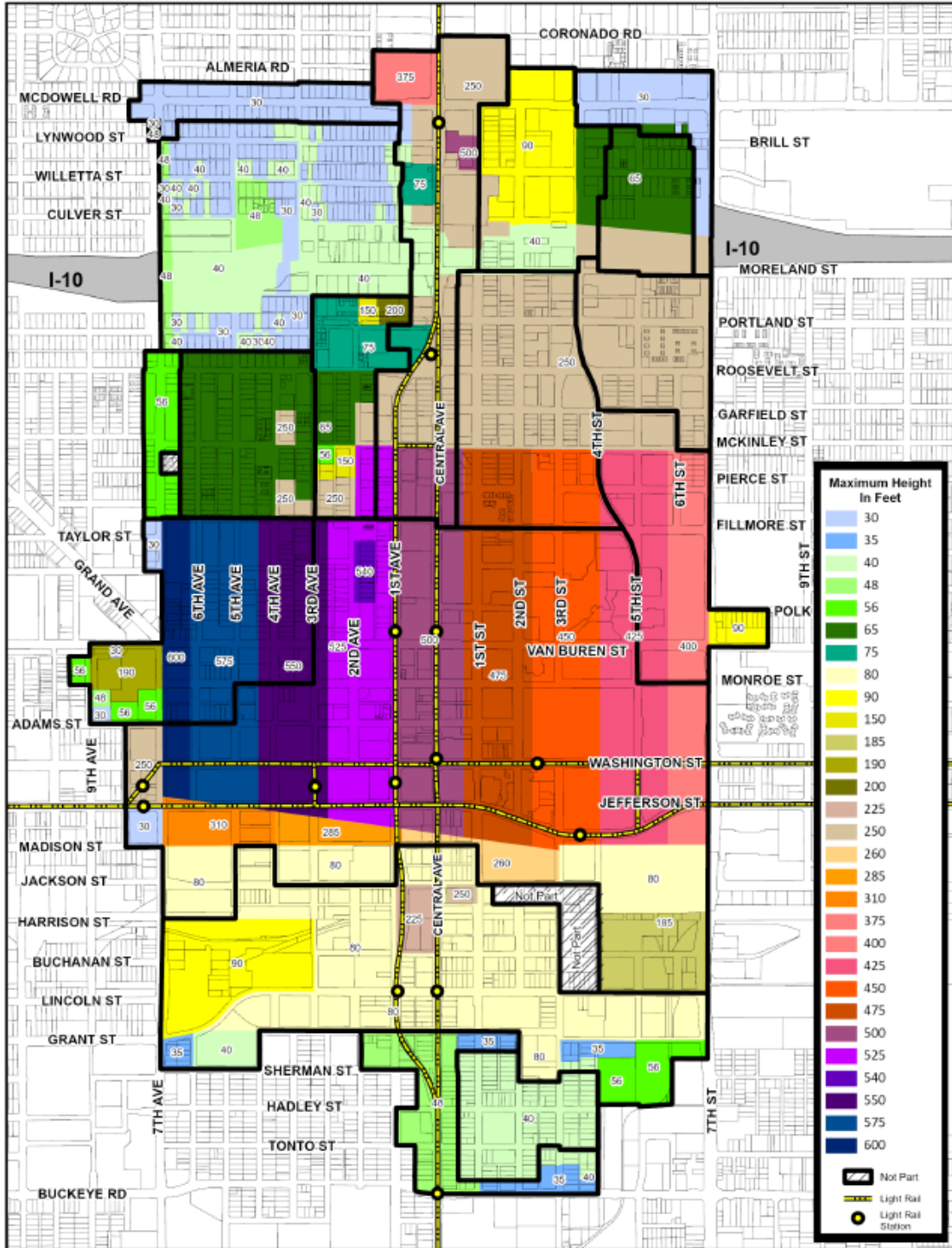
BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: That Chapter 12, Section 1202 (Regulating Maps) to remove the old maps, and insert new maps, is amended to read as follows:

\* \* \*

- B. **Maximum Building Height.** This map designates maximum building heights within Downtown.
1. The height limits shown on the following map are the base requirements and do not include any height bonuses which may be allowed per other sections of this Chapter. Additional setbacks may apply at the boundary between different height zones, per Section 1207.E.
  2. No building height may exceed the Airport Height Limits provided in Chapter 4, Article XIII of the Phoenix City Code.

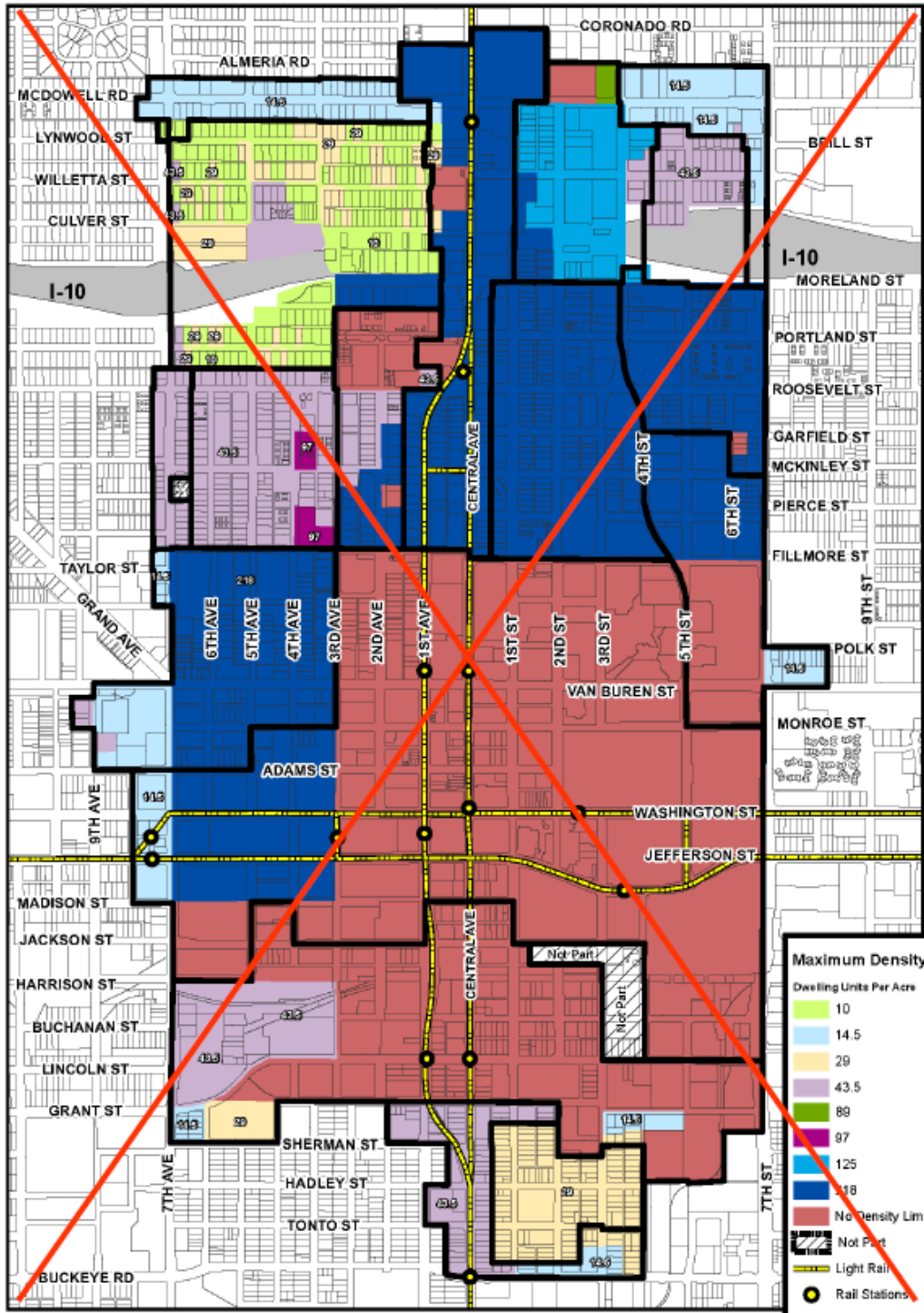


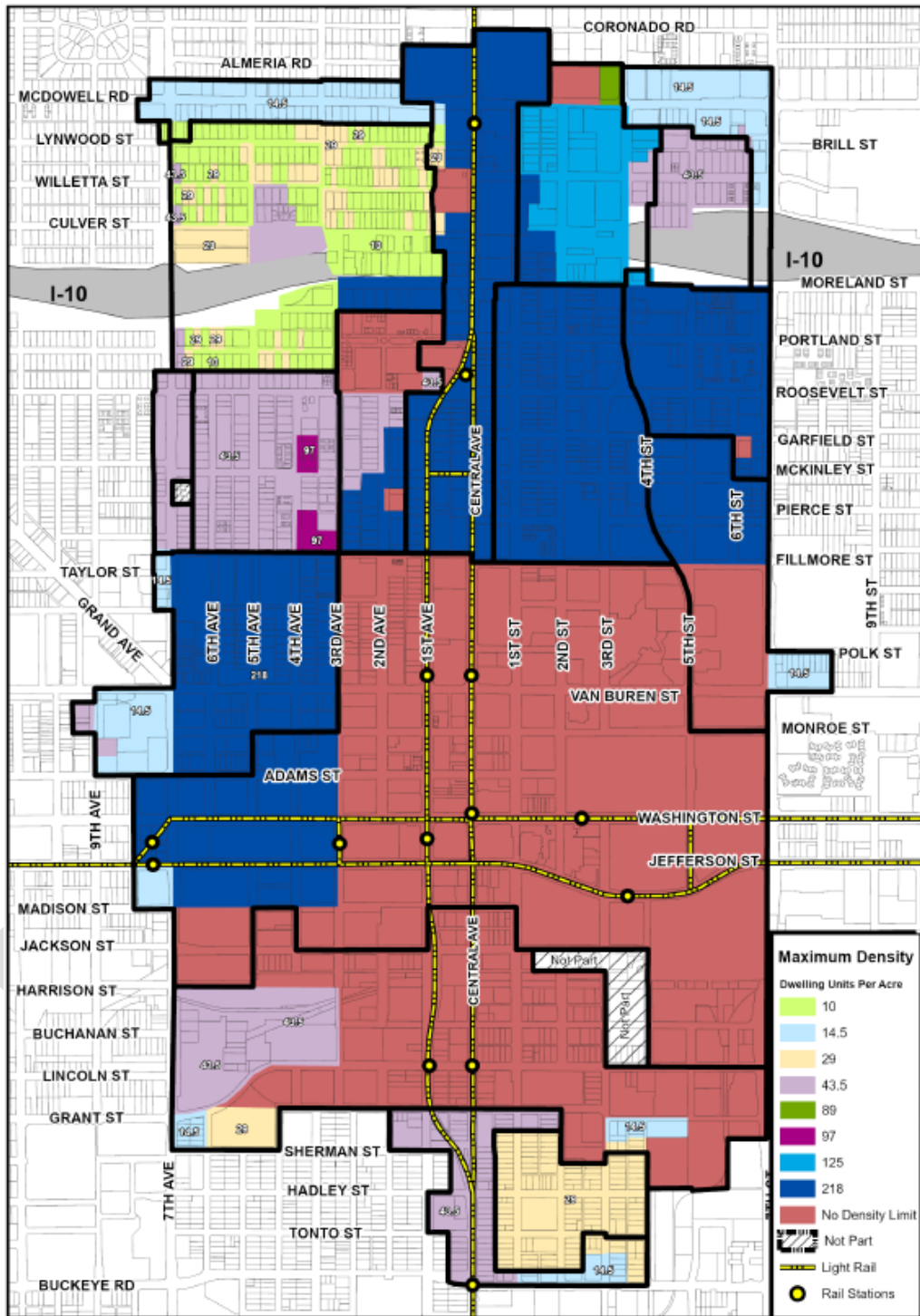


\*\*\*

C. **Maximum Density.** This map designates maximum density limits within Downtown.

1. The density limits shown on the following map are the base requirements and do not include any density bonuses which may be allowed per other sections of this Chapter.





\*\*\*

PASSED by the Council of the City of Phoenix this 5th day of March, 2025

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report**  
**Zoning Ordinance Text Amendment**  
**Z-TA-6-24-7**  
**November 27, 2024**

**Application No. Z-TA-6-24-7:** Amend Section 1202.C. (Downtown Code, Regulating Maps, Height Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and amend Section 1202.D. (Downtown Code, Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre, for an area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west.

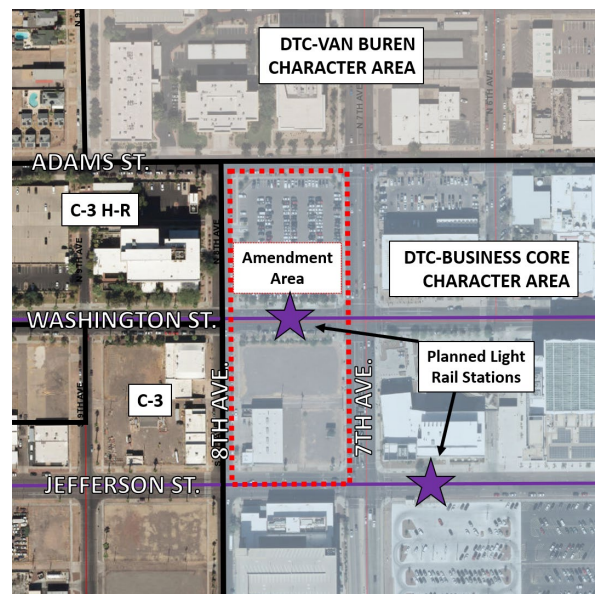
**Staff Recommendation:** Staff recommends approval of Z-TA-6-24-7 as shown in the recommended text in Exhibit A.

### **Background**

This request is to amend the regulating maps in the Downtown Code in the portion of the Business Core Character Area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west as follows:

- Amend the maximum height from 30 feet to 250 feet.
- Amend the maximum density from 14.5 dwelling units per acre to 218 dwelling units per acre.

The Business Core Character Area is intended to function as a strong regional center for employment, entertainment, conventions, tourism, and cultural institutions, drawing visitors from around the country and attracting residents from throughout the region. The greatest development intensity within the region should be located within this Character Area. New development should be innovative and

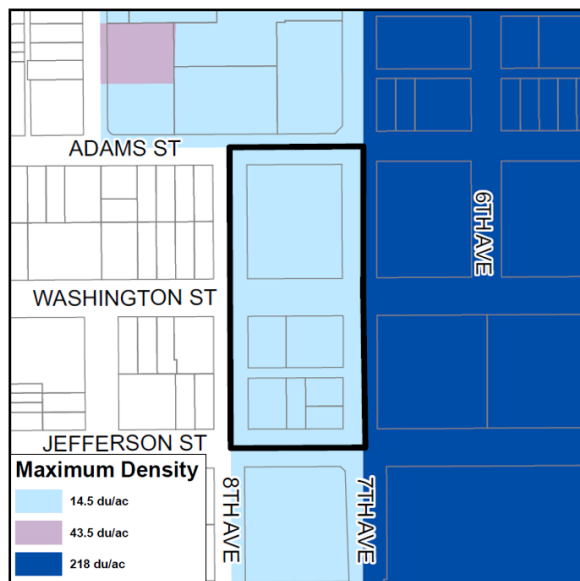


*Downtown Code Character Areas Map,  
Source: Planning and Development  
Department*

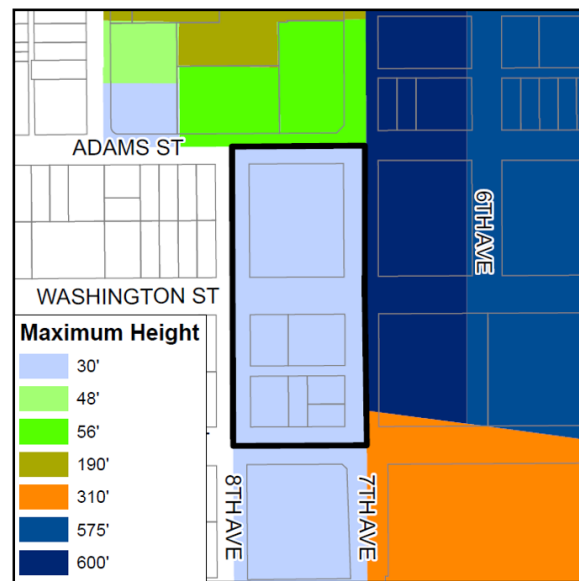
incorporate small public spaces that promote pedestrian movement and comfort. The Business Core should have vibrant pedestrian activity and be served frequently by multiple modes of high quality public transit.

The area affected by the proposed text amendment contains surface parking lots, vacant land, and a one-story building used by an auto repair business. The majority of the amendment area is owned by the City of Phoenix. The Planning Commission initiated this text amendment at the request of the Community and Economic Development Department to increase the height and density allowed within the area in order to prepare the sites for future development. There is no specific proposal at this time.

The regulating maps of the Downtown Code currently permit a maximum height of 30 feet and a maximum density of 14.5 dwelling units per acre within the amendment area, matching the allowance of the C-3 zoning that was on the site prior to the adoption of the Downtown Code. The maps below indicate the permitted height and density within the amendment area and the surrounding portions of the Downtown Code. West of the amendment area is property zoned C-3 and C-3 H-R allowing a maximum density of 14.5 dwelling units per acre and a maximum height of 30 feet and 250 feet respectively.



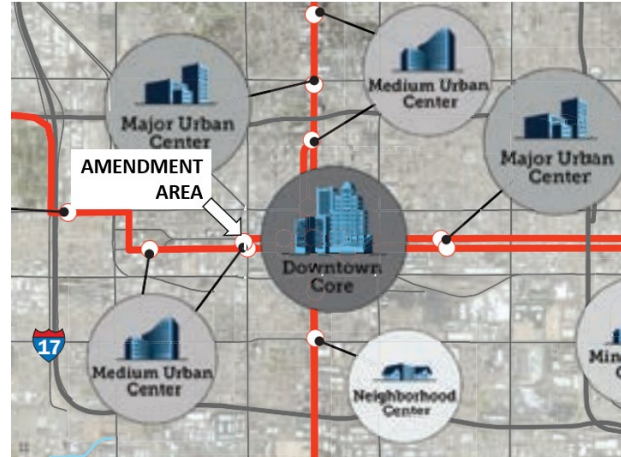
Downtown Code Maximum Density Map, Source: City of Phoenix



Downtown Code Maximum Height Map, Source: City of Phoenix

### **Background: Reinvent Phoenix Transit Oriented Development Strategic Policy Framework**

The amendment area is located directly adjacent to the planned light rail stations at 7th Avenue / Washington Street / Jefferson Street. The station area is identified as a Medium Urban Center Place Type in the Reinvent Phoenix Transit Oriented Development Strategic Policy Framework. Companion case GPA-CC-2-24-7 proposes to modify the station area to a Downtown Core Place Type.

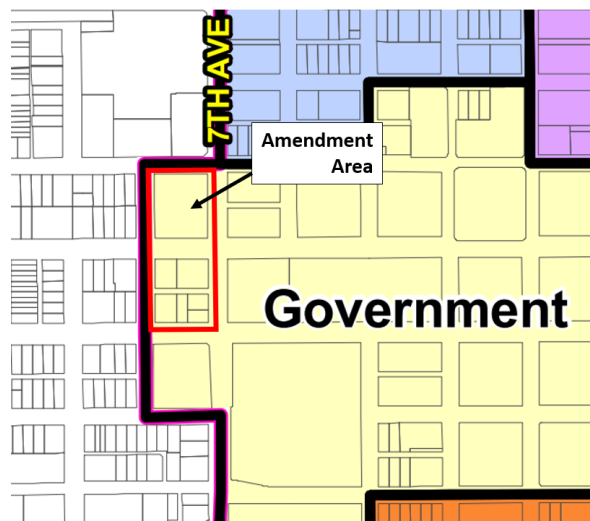


*TOD Strategic Policy Framework Placetypes, Source: City of Phoenix*

### **Background: Urban Form Project and the Downtown Code**

The Downtown Urban Form Project was initiated in 2006. The Downtown Phoenix Plan is a product of the Downtown Phoenix Urban Form Project and was prepared to provide direction for implementation of the community vision for an active, pedestrian-oriented and sustainable Downtown. The Downtown Phoenix Plan was adopted by City Council in 2008 and served as a precursor to the Downtown Code, adopted in 2010, which is now Chapter 12 of the Phoenix Zoning Ordinance.

The area affected by the proposed text amendment is within the Government Character Area in the Downtown Phoenix Plan. The plan states that the Government Character Area will continue to be an area of compatible agency campuses occupied by Federal, County, and City Governments. One of the challenges noted in the plan is a lack of services and amenities such as coffee shops and restaurants for workers and visitors. Policy 3-33 is to identify amenities and improvements that will help reinforce the civic identity of the Government Character Area (pg. 3-40).



*Downtown Phoenix Plan Character Area Map, Source: Planning and Development Department*

### **Staff Analysis**

The proposal increases the intensity of future development directly adjacent to the planned light rail stations at 7th Avenue / Washington Street / Jefferson Street while providing a transition to lower intensity development west of downtown. The proposal acknowledges that this location is within the Business Core of downtown, which is envisioned as having the greatest development intensity in the region, and the proposal will help address the challenges identified in the Downtown Phoenix Plan, as well as Policy 3-33, by providing new opportunities for amenities for residents and workers in the area.

Directly to the east of the amendment area is a portion of the Downtown Code that allows 310 and 600 feet in height, and a density 218 dwelling units per acre. Under this proposal, the amendment area would allow 250 feet in height and a density of 218 dwelling units per acre. While the density matches the adjacent properties, the proposed height steps down and forms a transition to the lower height entitlements west of the area.

The proposed height and density are consistent with the proposed station area Place Type of Downtown Core in the Reinvent Phoenix TOD Strategic Policy Framework (Companion Case GPA-CC-2-24-7).

### **Conclusion**

Staff recommends approval of Z-TA-6-24-7 to amend the permitted height and density maps of the Downtown Code, as shown in Exhibit A of the staff report. The proposal will allow an appropriate scale of development within the amendment area, considering the excellent transit access and the location with the Business Core of Downtown Phoenix.

### **Writer**

Anthony Grande

November 27, 2024

### **Team Leader**

Racelle Escolar

### **Exhibits**

Exhibit A: Proposed Language

Exhibit B: Sketch Maps

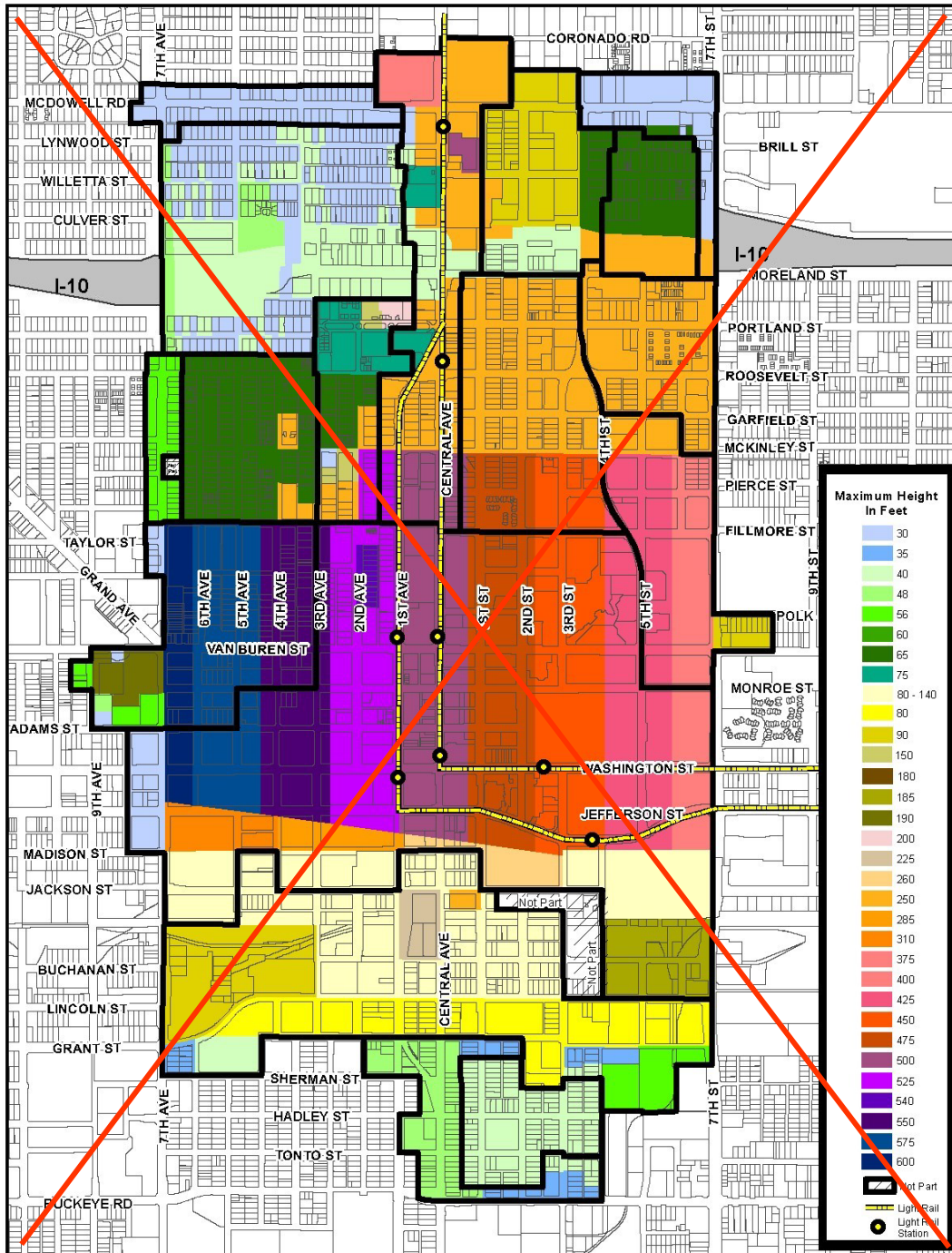
## EXHIBIT A

### Proposed Language:

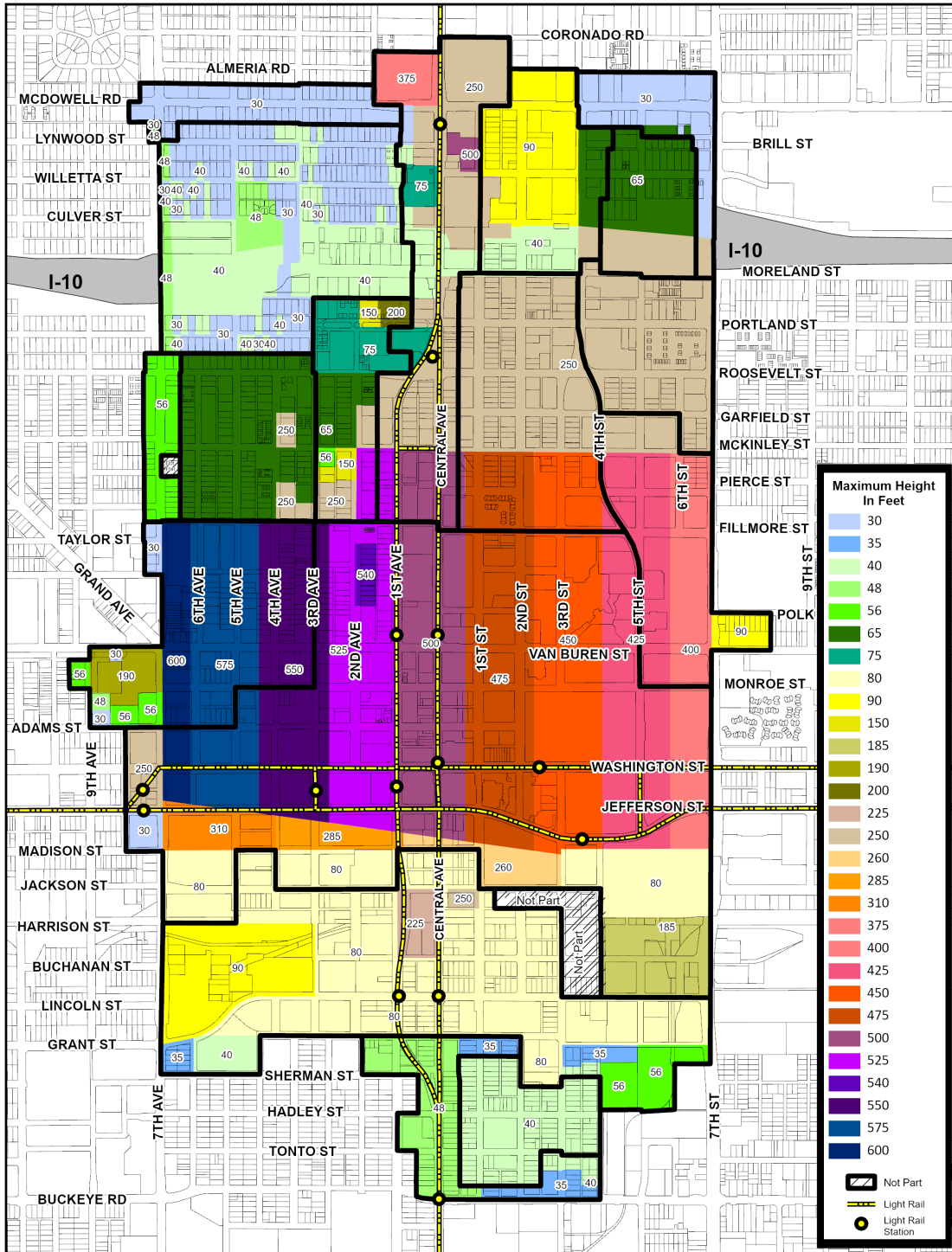
**Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old maps, and inserting the new maps as follows:**

\*\*\*

- C. The height for any property in the Downtown Area shall not exceed the following unless a height bonus is allowed by the Character Area and approved by Planning and Development Department staff, or an appeal is approved by the Design Review Committee (DRC). In no event can the height exceed the airport height limit:

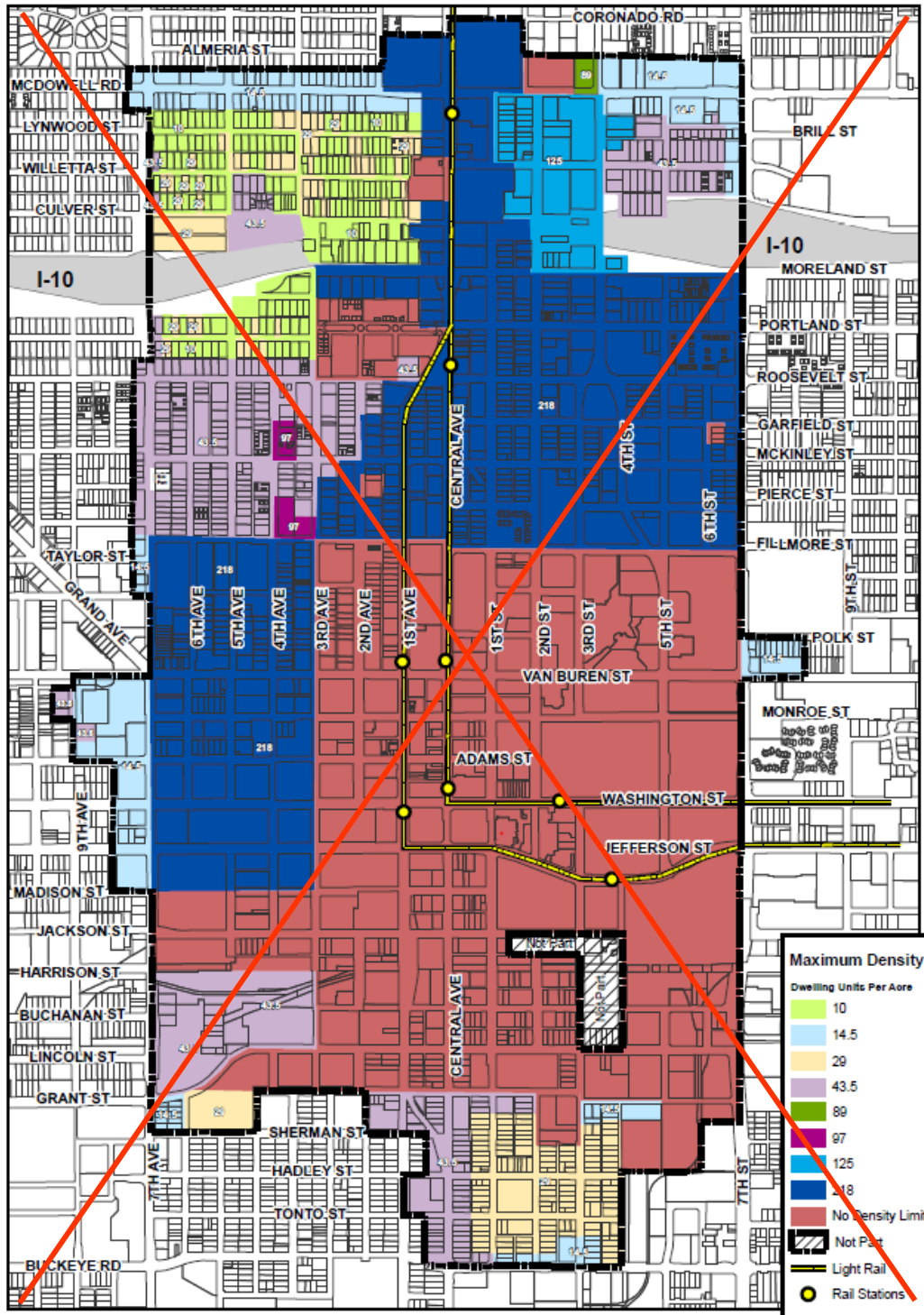


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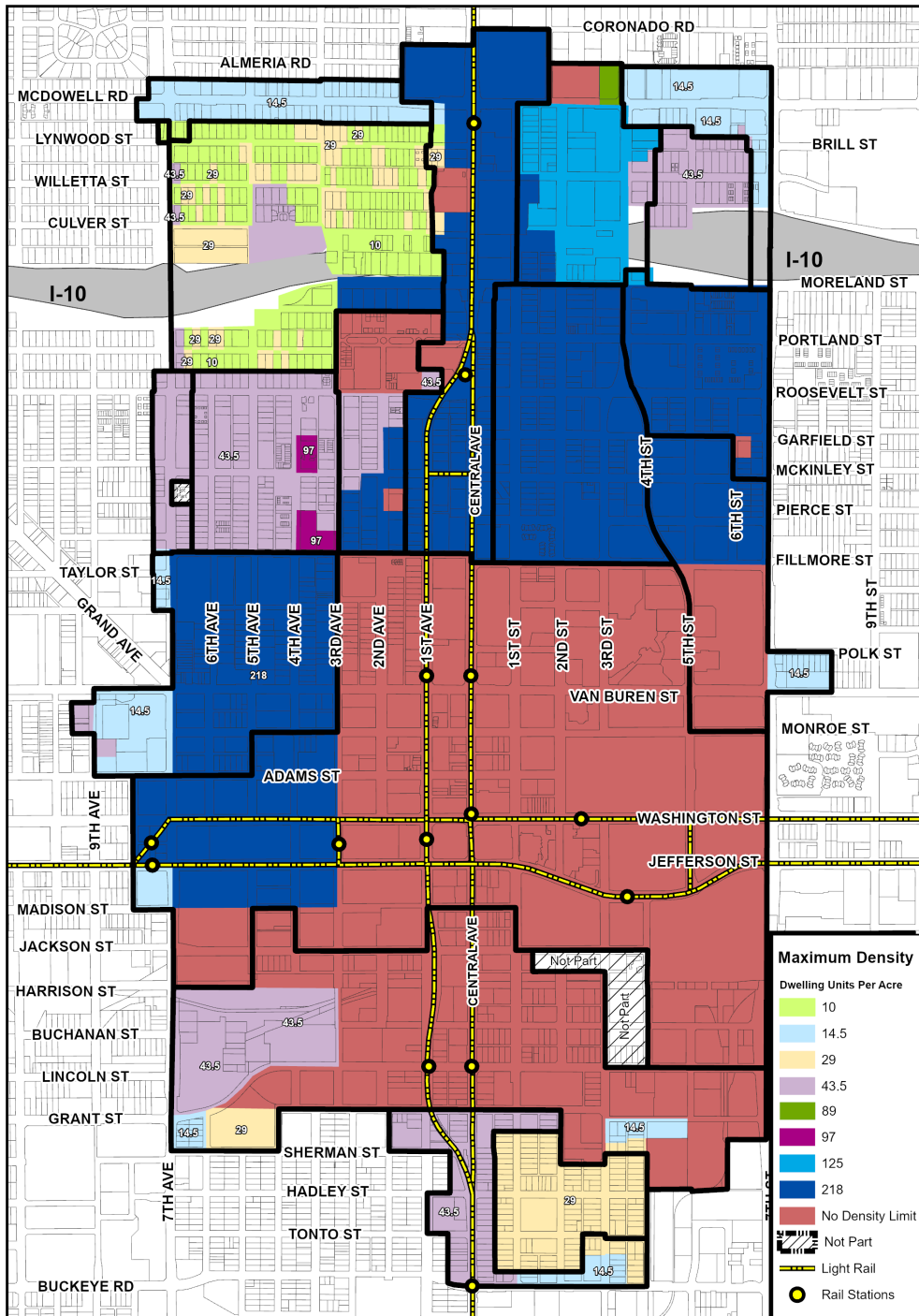


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- D. The density for any parcel in the Downtown Area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC) pursuant to Section 1223 requirements:



\*\*\*



\*\*\*


# TEXT AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882








APPLICATION NO: Z-TA-6-24-7	ACRES: 6.47 +/-	REVISION DATE:
VILLAGE: CENTRAL CITY	COUNCIL DISTRICT: 7	
APPLICANT: CITY OF PHOENIX		

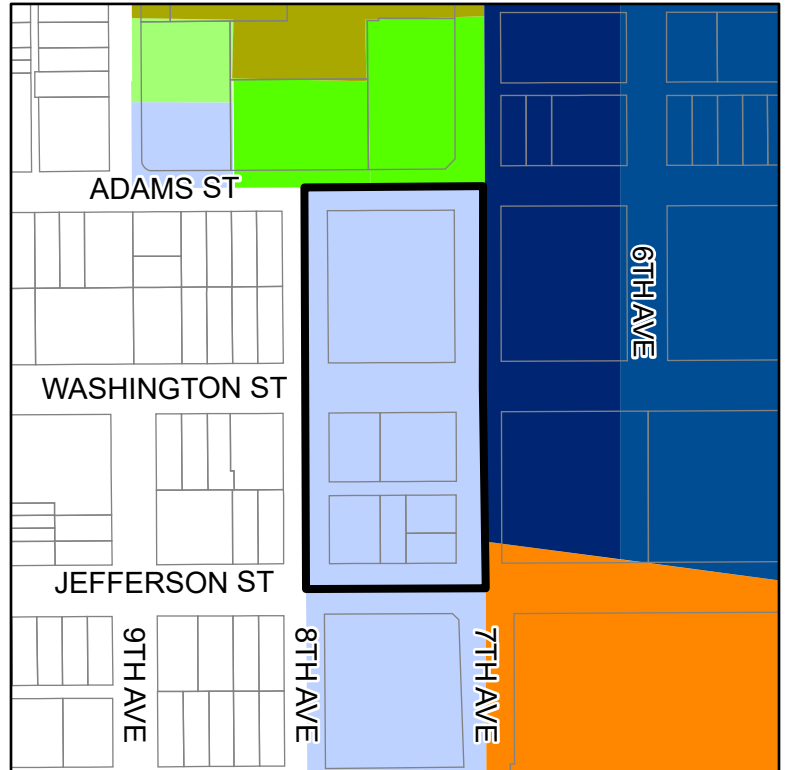
## EXISTING:

Maximum Height 30' ( 6.47 +/- Acres)

 Proposed Change Area

### Maximum Height

-  30'
-  48'
-  56'
-  190'
-  310'
-  575'
-  600'

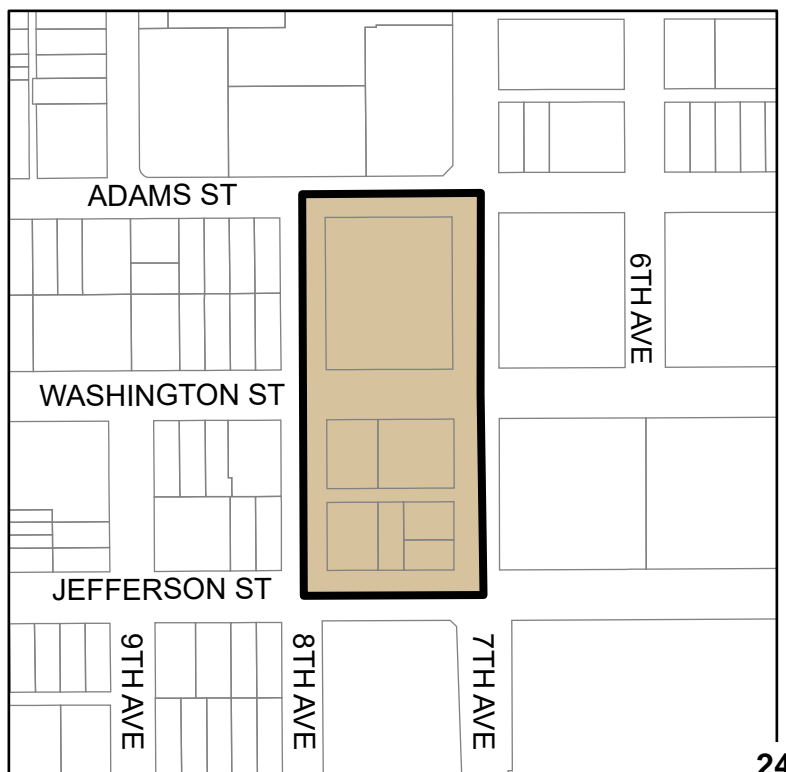


## PROPOSED CHANGE:

Maximum Height: 250' ( 6.47 +/- Acres)

 Proposed Change Area

 250'



# TEXT AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882




APPLICATION NO: Z-TA-6-24-7	ACRES: 6.47 +/-	REVISION DATE:
VILLAGE: CENTRAL CITY	COUNCIL DISTRICT: 7	
APPLICANT: CITY OF PHOENIX		

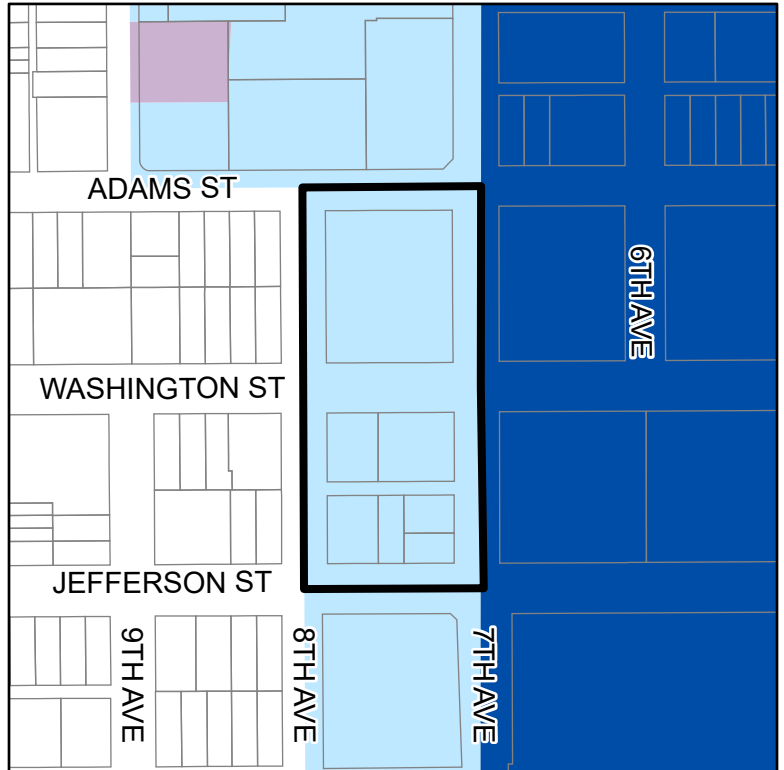
## EXISTING:

Maximum Density 14.5 du/ac ( 6.47 +/- Acres)

 Proposed Change Area

### Maximum Density


-  14.5 du/ac
-  43.5 du/ac
-  218 du/ac

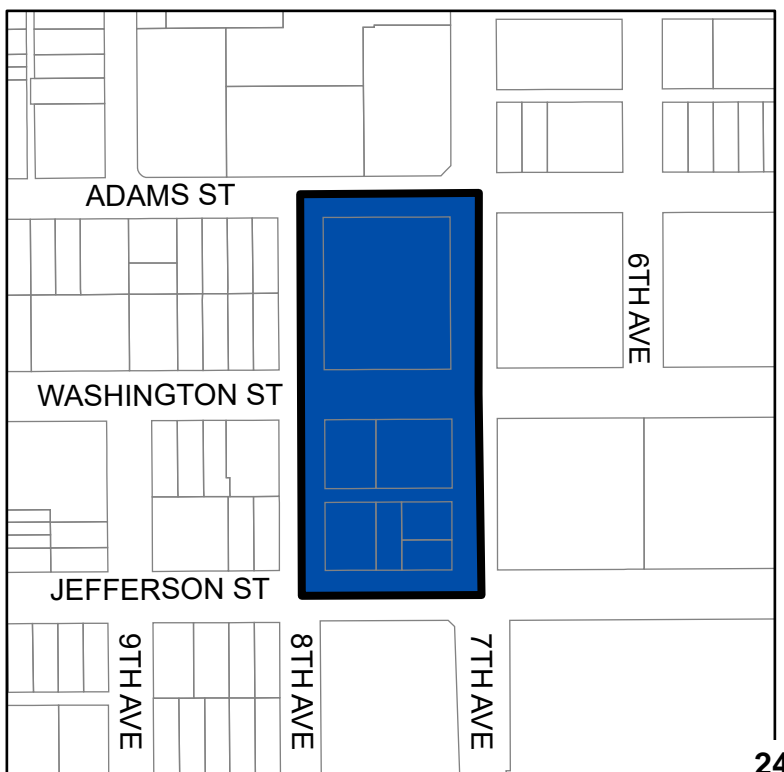


## PROPOSED CHANGE:

Maximum Density 218 du/ac ( 6.47 +/- Acres)

 Proposed Change Area

 218 du/ac





## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM A**

#### **Staff Report**

#### **Zoning Ordinance Text Amendment**

**Z-TA-6-24-7**

**December 31, 2024**

**Application No. Z-TA-6-24-7:** Amend Section 1202.B. (Downtown Code, Regulating Maps, Height Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and amend Section 1202.C. (Downtown Code, Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre, for an area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west.

**Staff Recommendation:** Staff recommends approval of Z-TA-6-24-7 as shown in the recommended text in Exhibit A.

### **Background**

The purpose of this addendum is to revise section numbers and the existing text and maps in the Downtown Code to reflect the recent update from Text Amendment No. Z-TA-5-22-4-7-8, which was approved by City Council on December 4, 2024. Relevant updates to the Downtown Code from that amendment include revisions to section numbers and associated language. Therefore, this addendum will update the proposed language (Exhibit A) to reflect the new section numbers being amended and the new existing maps that are being replaced, in addition to unchanged text. There are no new changes to the proposed height or density. Staff recommends approval of Z-TA-6-24-7, as shown in Exhibit A of the staff report.

### **Writer**

Anthony Grande  
December 31, 2024

### **Team Leader**

Racelle Escolar

### **Exhibits**

Exhibit A: Proposed Language  
Exhibit B: Sketch Maps

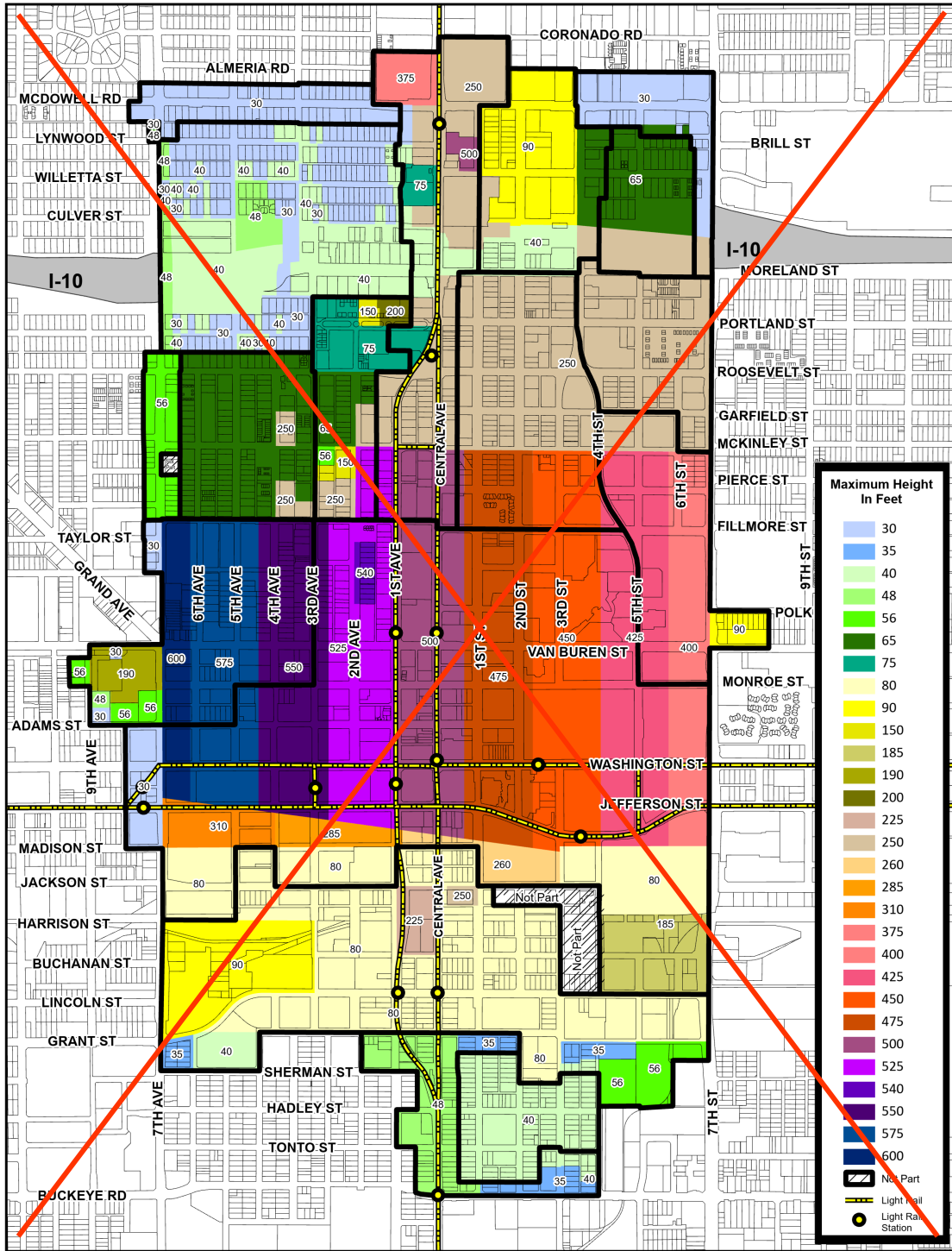
## EXHIBIT A

### Proposed Language:

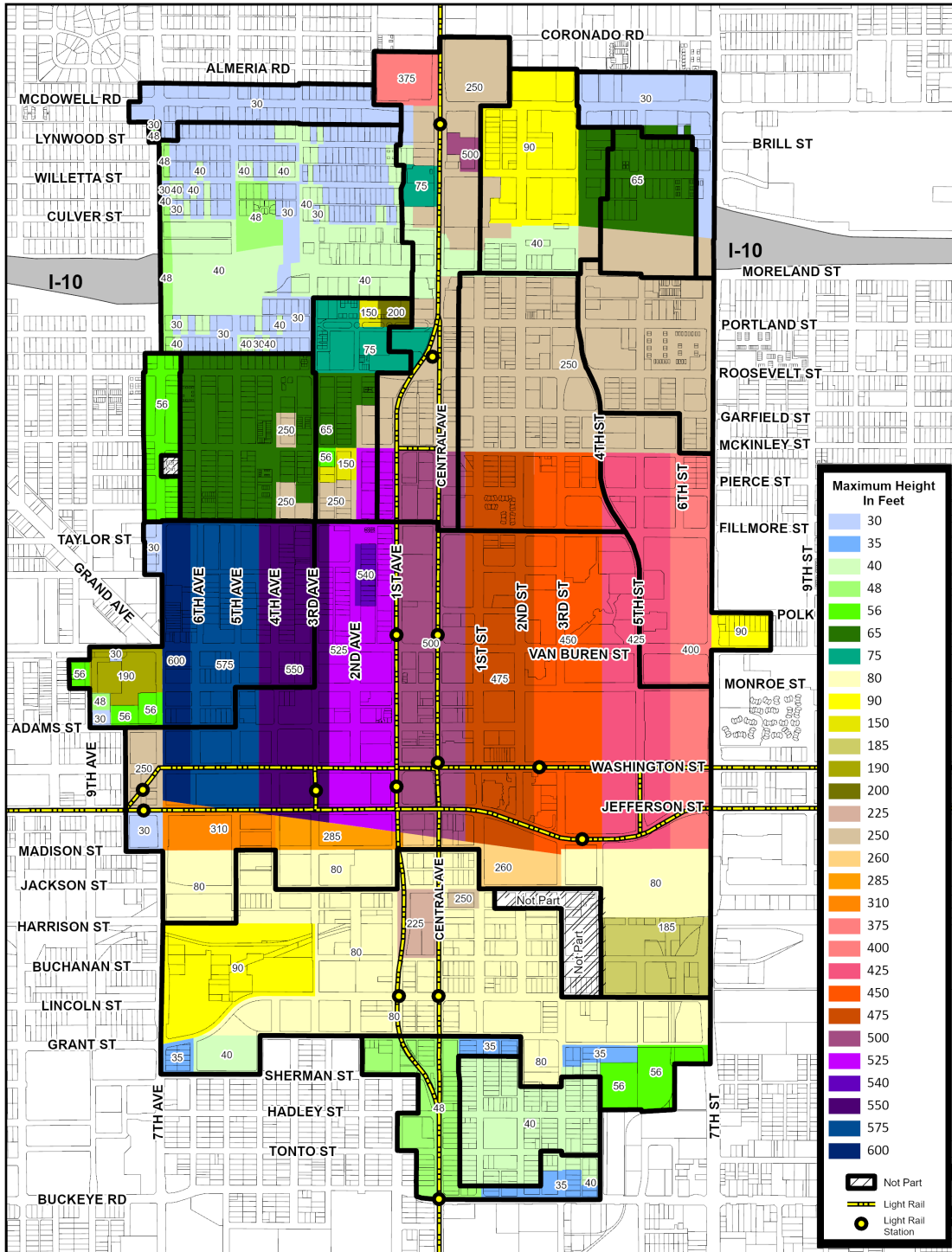
**Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old maps, and inserting the new maps as follows:**

\*\*\*

- B. **Maximum Building Height.** This map designates maximum building heights within Downtown.
1. The height limits shown on the following map are the base requirements and do not include any height bonuses which may be allowed per other sections of this Chapter. Additional setbacks may apply at the boundary between different height zones, per Section 1207.E.
  2. No building height may exceed the Airport Height Limits provided in Chapter 4, Article XIII of the Phoenix City Code.



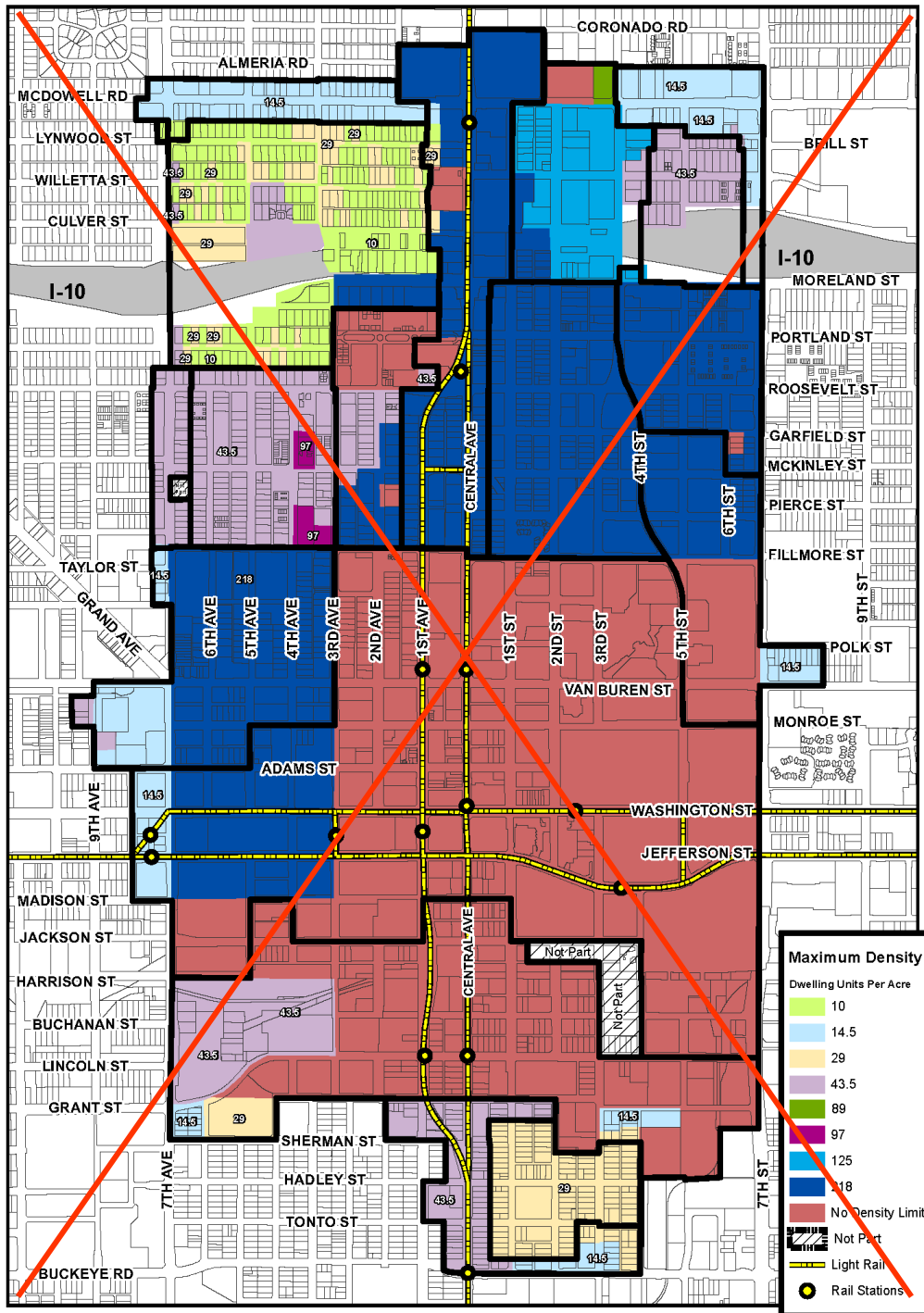
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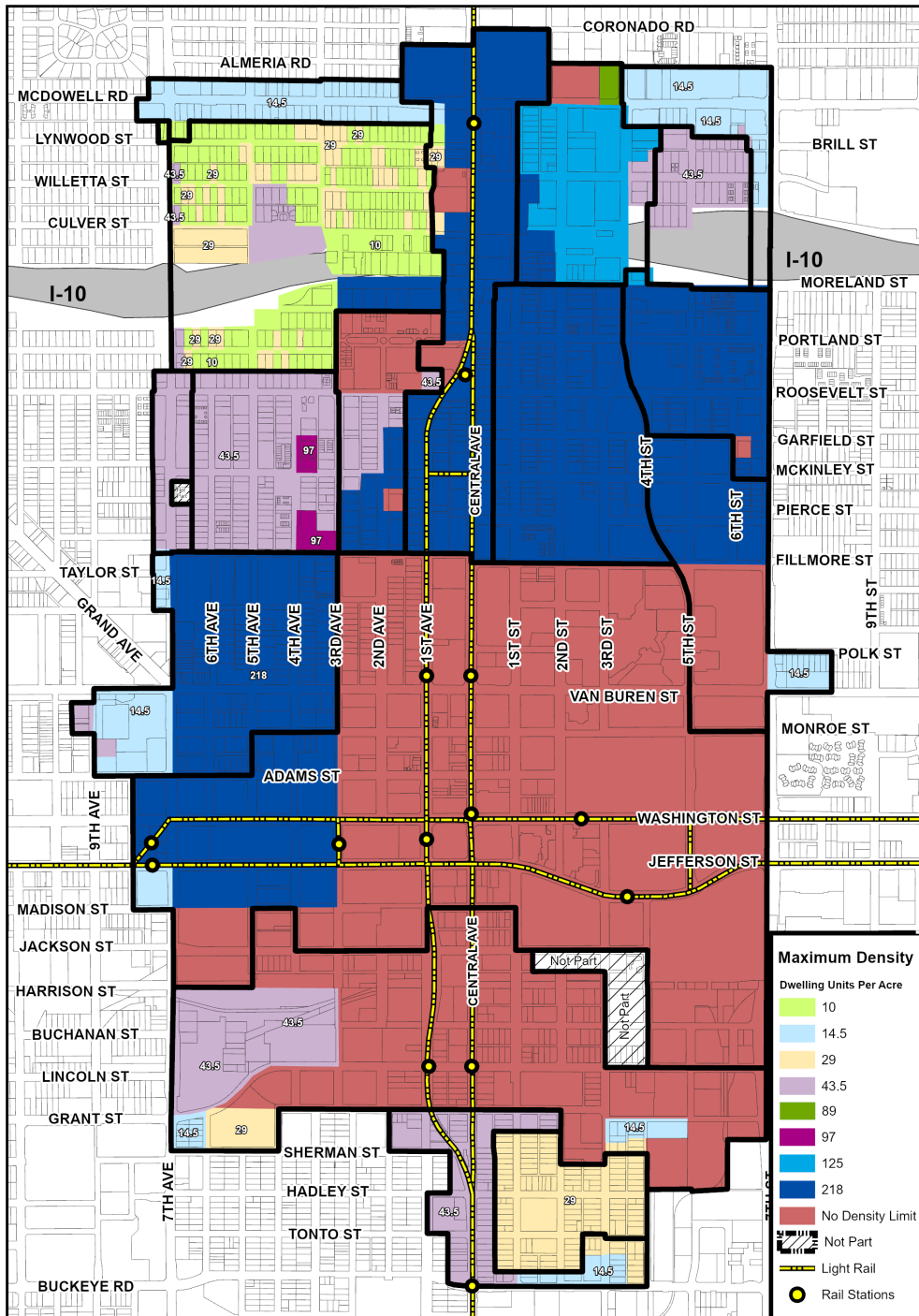
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C. **Maximum Density.** This map designates maximum density limits within Downtown.

1. The density limits shown on the following map are the base requirements and do not include any density bonuses which may be allowed per other sections of this Chapter.



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## Village Planning Committee Meeting Summary Z-TA-6-24-7

<b>Date of VPC Meeting</b>	January 13, 2025
<b>Request</b>	Amend Section 1202.B. (Downtown Code, Regulating Maps, Height Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and amend Section 1202.C. (Downtown Code, Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre
<b>Location</b>	An area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-1

### **VPC DISCUSSION:**

*Item No. 7 (GPA-CC-2-24-7) and Item No. 8 (Z-TA-6-24-7) are companion cases and were heard together.*

*No members of the public registered to speak on this item.*

### **STAFF PRESENTATION**

**Samuel Rogers**, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

**Committee Member Rachel Frazier Johnson** inquired about the communication with the community to determine if there was support or opposition. **Mr. Rogers** explained that the Text Amendment followed the same requirements as the rezoning process, including mailing notices, posting on the property, and meeting with the neighborhood.

**Committee Member Frazier Johnson** asked whether the mailings were provided in both English and Spanish and asked about considerations for non-English-speaking community members. **Jeff Stapleton**, staff, stated that the notification was sent out in English per the rezoning packet and stated that Spanish speakers were considered at the neighborhood meeting, but the mailers were not bilingual.

**Committee Member Janey Pearl Starks** asked how many attendees were present at the neighborhood meeting. **Mr. Stapleton** stated that there was one attendee.

**Committee Member Nate Sonoskey** asked how many people were notified. **Mr. Stapleton** stated that approximately 60 people were notified, but the area is not heavily populated, with most notices going to property owners and businesses.

**Chair Gaughan** noted that the issue of English-only notices has been raised before and suggested that the City adopt a policy requiring all meeting notices to be in both English and Spanish.

#### APPLICANT PRESENTATION

**Mr. Stapleton** provided an overview of the subject site and surrounding area, the purpose of the request, the RFP process, desired projects, Capitol Mall development opportunities, and the RFP/development schedule.

#### QUESTIONS FROM COMMITTEE

**Committee Member Zach Burns** asked whether there would be three RFPs or one and what would happen with the existing police station. **Mr. Stapleton** stated that the number of RFPs has not been determined and stated that discussions are ongoing.

**Committee Member Rachel Frazier Johnson** asked whether parking would be self-contained and stated she understood what the maximum number of units allowed would be but would like to know the number of units the RFP will seek. **Mr. Stapleton** responded that the RFP would pursue 20% and explained that parking would meet code requirements and be self-contained.

**Committee Member Patrick Panetta** asked about the private ownership of the adjacent property. **Mr. Stapleton** confirmed that the adjacent property owner wanted to be included in the request.

**Committee Member Panetta** questioned the reasoning behind the 250-foot entitlement when a 600-foot entitlement is nearby. **Mr. Stapleton** explained that the entitlement request was intended to match the adjacent state property and align with the Downtown Code, which emphasizes step-downs on the perimeter of 7th Avenue.

#### PUBLIC COMMENTS

None.

**MOTION**

**Committee Member Zach Burns** made a motion to recommend approval of Z-TA-6-24-7 per the staff recommendation. **Committee Member Rachel Frazier Johnson** seconded the motion.

**VOTE**

**10-1;** Motion to recommend approval of Z-TA-6-24-7 per the staff recommendation passed; Committee Members Ban, Burns, Burton, Greenman, Frazier Johnson, Panetta, Sonoskey, Vargas, Martinez, and Gaughan in favor and Committee Member Starks in opposition

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.

**Village Planning Committee Meeting Summary**  
**Z-TA-6-24-7**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	December 9, 2024
<b>Request</b>	Amend Section 1202.B. (Downtown Code, Regulating Maps, Height Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and amend Section 1202.C. (Downtown Code, Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre
<b>Location</b>	An area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west

**VPC DISCUSSION:**

*Item No. 5 (GPA-CC-2-24-7) and Item No. 6 (Z-TA-6-24-7) are companion cases and were heard together.*

*No members of the public registered to speak on this item.*

**STAFF PRESENTATION**

**Jeff Stapleton** with the Community and Economic Development Department provided a presentation regarding the proposal, reviewing the surrounding context, policy background, the proposed zoning text and place type designation, and the proposed timeline.

**QUESTIONS FROM COMMITTEE**

**Chair O’Grady** asked for clarification on the proposed station locations. **Mr. Stapleton** showed a map and discussed station locations.

**Committee Member Martinez** stated that the area for the new police headquarters is a very dense area. **Mr. Stapleton** noted that some buildings have been revived in that area.

**Committee Member Sonoskey** asked if there would be a rationale for including more of the surrounding properties. **Mr. Stapleton** described the surrounding parcels and stated it would not be feasible on any adjacent parcels.

**Ms. Martinez** asked for clarification on the location of the elections building. **Mr. Stapleton** showed the location on a map.

**Committee Member Rachel Frazier Johnson** asked if the elections office will be staying in their location. **Mr. Stapleton** provided additional background.

**Committee Member Ban** asked if the requested height increase would be a by-right height, what would be the affordable housing ratio, and if there would be types of retail uses prohibited. **Mr. Stapleton** replied that the height would be by-right and there is not a specific number for the affordable housing ratio at this time. **Xandon Keating** with the Community and Economic Development Department stated that there are some uses CED doesn't allow in the RFP.

**Committee Member Sonoskey** asked about the community outreach conducted. **Mr. Stapleton** replied that the required notifications have been sent, and a neighborhood meeting was held, adding that they have also met with several neighborhood organizations.

#### PUBLIC COMMENTS

None.

# ATTACHMENT E

## REPORT OF PLANNING COMMISSION ACTION February 6, 2025

ITEM NO: 4	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-TA-6-24-7 (Companion Case GPA-CC-2-24-7)
Request:	Text Amendment to Chapter 12 of the Phoenix Zoning Ordinance to update the height and density maps.
Location:	An area bounded by Adams Street to the north, 7th Avenue to east, Jefferson Street to the south, and 8th Avenue to the west.
Proposal:	Amend Section 1202.B. (Downtown Code, Regulating Maps, Height Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Height Map from a maximum height of 30 feet to a maximum height of 250 feet and amend Section 1202.C. (Downtown Code, Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to amend the Downtown Code Density Map from 14.5 maximum dwelling units per acre to 218 maximum dwelling units per acre.
Applicant:	City of Phoenix, Planning Commission
Owner:	City of Phoenix and Mark Victor Dye, Dye Capital, LLC
Representative:	Jeff Stapleton, City of Phoenix, Community and Economic Development Department

### **ACTIONS:**

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Addendum A Staff Report.

Village Planning Committee (VPC) Recommendation:

Central City 12/9/2024 Information only.

1/13/2025 Approval, per the staff recommendation. Vote: 10-1.

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve Z-TA-6-24-7, per the Central City Village Planning Committee recommendation.

Maker: Vice-Chairperson Boyd

Second: James

Vote: 9-0

Absent: None

Opposition Present: No

### Findings:

1. The proposed height and density are consistent with the proposed station area Place Type of Downtown Core in the Reinvent Phoenix TOD Strategic Policy Framework (Companion Case GPA-CC-2-24-7).

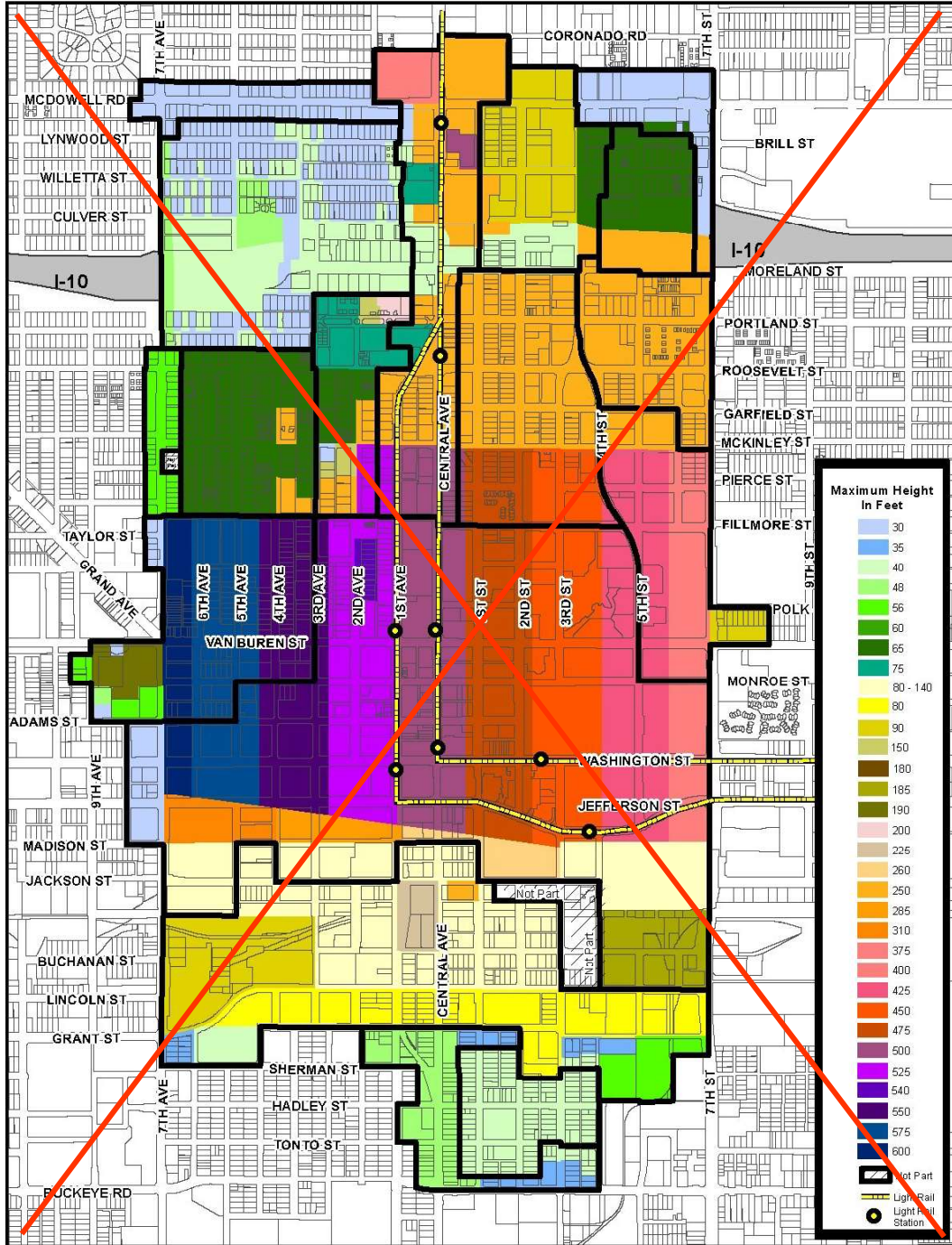
2. The proposal will allow an appropriate scale of development within the amendment area, considering the excellent transit access and the location with the Business Core of Downtown Phoenix.

Proposed language:

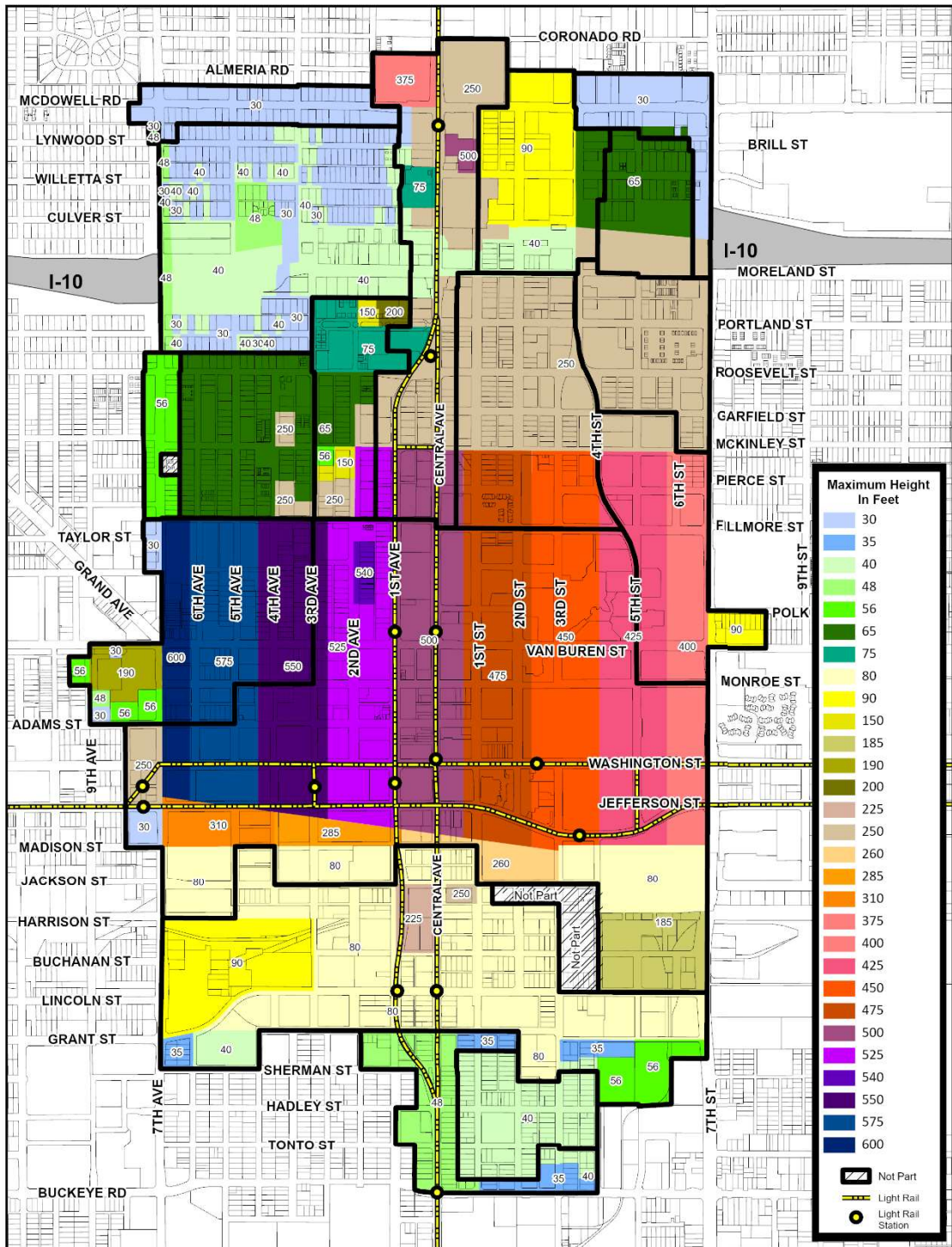
**Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old maps, and inserting the new maps as follows:**

\*\*\*

- B. **Maximum Building Height.** This map designates maximum building heights within Downtown.
  1. The height limits shown on the following map are the base requirements and do not include any height bonuses which may be allowed per other sections of this Chapter. Additional setbacks may apply at the boundary between different height zones, per Section 1207.E.
  2. No building height may exceed the Airport Height Limits provided in Chapter 4, Article XIII of the Phoenix City Code.



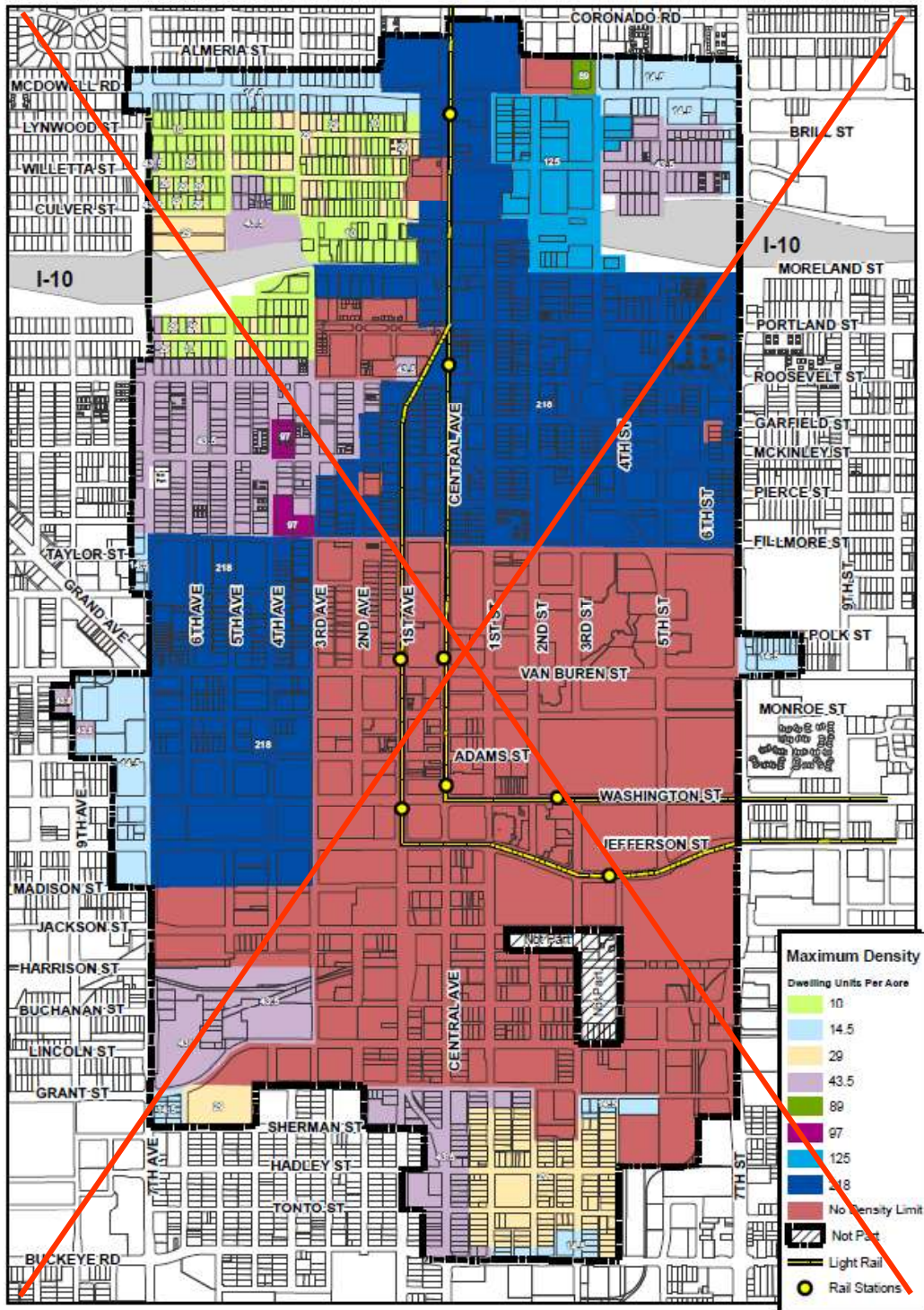
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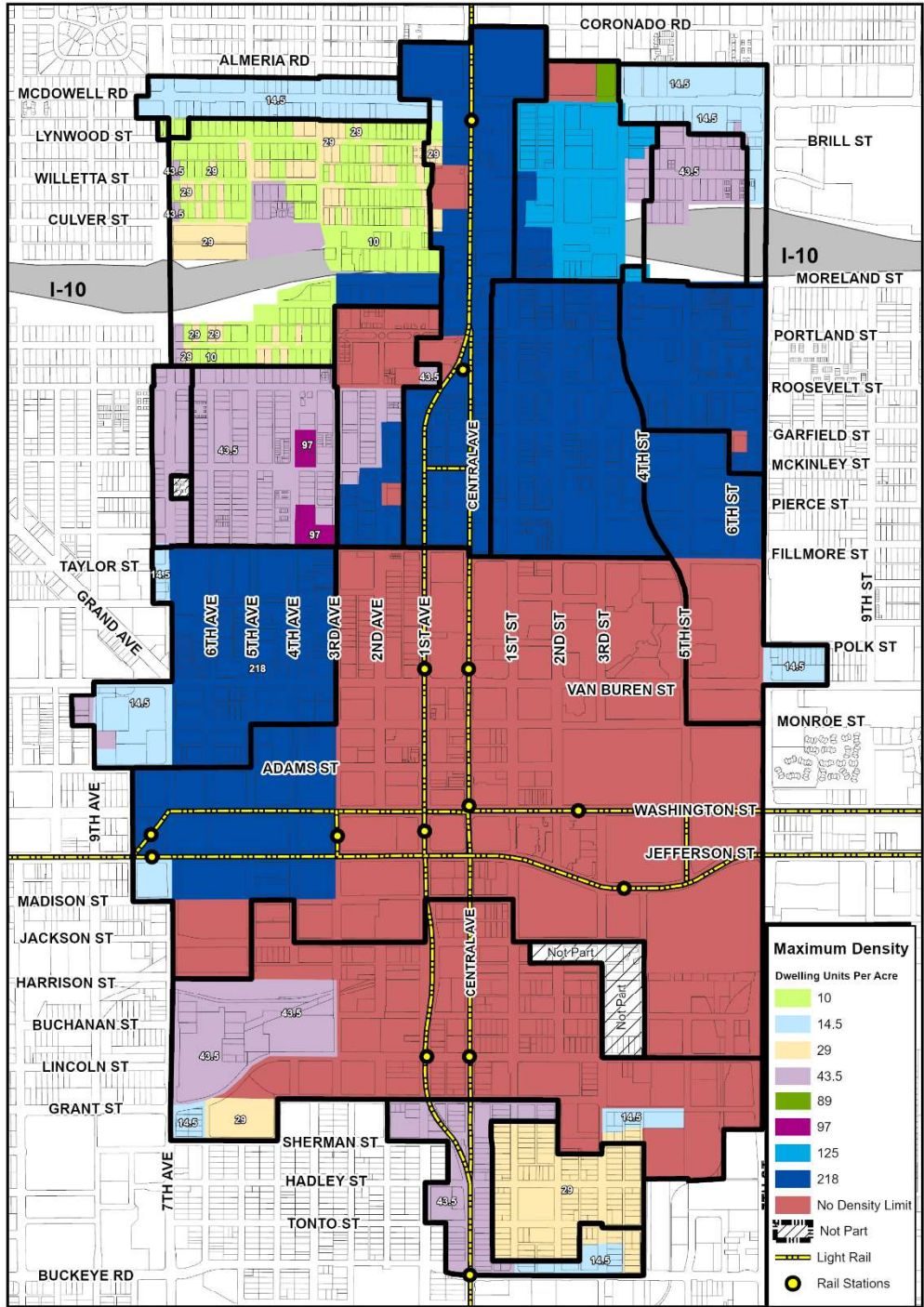
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C. **Maximum Density.** This map designates maximum density limits within Downtown.

1. The density limits shown on the following map are the base requirements and do not include any density bonuses which may be allowed per other sections of this Chapter.



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This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.



**(CONTINUED FROM FEBRUARY 5, 2025) - Public Hearing and Ordinance Adoption - Rezoning Application Z-119-24-2 - Southeast Corner of 56th Street and Shea Boulevard (Ordinance G-7359) - District 2**

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-119-24-2 and rezone the site from RE-43 (One-Family Residence) to C-O/G-O (Restricted Commercial, General Office Option) to allow office.

**Summary**

Current Zoning: RE-43  
Proposed Zoning: C-O/G-O  
Acreage: 2.59  
Proposal: Office

Owner: Ronald Urman, 56 & Shea Holdings, LLC  
Applicant/Representative: Jason Morris, Withey Morris Baugh P.L.C.

Staff Recommendation: Approval, subject to stipulations.  
VPC Action: The Paradise Valley Village Planning Committee was scheduled to hear this item on December 2, 2024, for recommendation; however, there was no quorum.  
PC Action: The Planning Commission heard this item on January 2, 2025, and recommended approval, per the staff recommendation, with two additional stipulations, by a vote of 6-2.

**Location**

Southeast corner of 56th Street and Shea Boulevard  
Council District: 2  
Parcel Address: 10425, 10433, 10437, and 10455 N. 56th Street

**Responsible Department**

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

## ATTACHMENT A

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

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-119-24-2) FROM RE-43 (ONE-FAMILY RESIDENCE) TO C-O/G-O (RESTRICTED COMMERCIAL, GENERAL OFFICE OPTION).

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

SECTION 1. The zoning of a 2.59-acre property located at the southeast corner of 56th Street and Shea Boulevard in a portion of Section 28, Township 3 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "RE-43" (One-Family Residence) to "C-O/G-O" (Restricted Commercial, General Office Option).

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

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere

to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

9. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.

19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings.
  - b. Shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
25. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

- 26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- 27. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder’s Office and delivered to the City to be included in the rezoning application file for record.
- 28. The location(s) of any driveway accessing the property from 56th Street shall be per the accepted Traffic Impact Analysis by the Street Transportation Department.
- 29. A traffic control device and signage shall be provided to discourage left-out turning movements from the property on to 56th Street.

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

PASSED by the Council of the City of Phoenix this 5th day of February, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 page)

B – Ordinance Location Map (1 page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-119-24-2

A PORTION OF COUNTRY CLUB ACRES RECORDED IN BOOK 70, PAGE 21 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY LOCATED IN SECTION 28, TOWNSHIP 3 NORTH AND RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28;

THENCE SOUTH 87 DEGREES 47 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 337.59 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 09 WEST, A DISTANCE OF 337.46' TO THE SOUTHEAST CORNER OF LOT 37 OF SAID COUNTRY CLUB ACRES;

THENCE NORTH 87 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 337.57 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28;

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 337.66 FEET TO THE POINT OF BEGINNING;

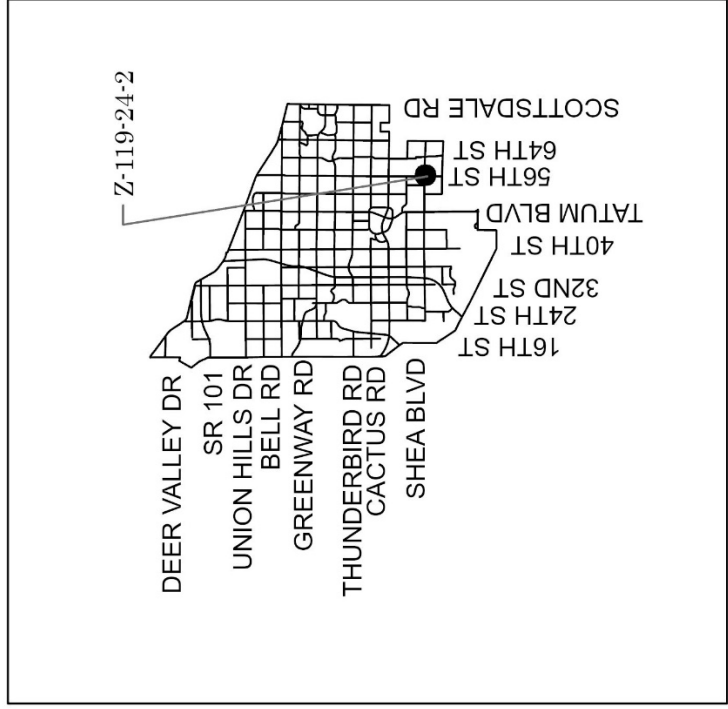
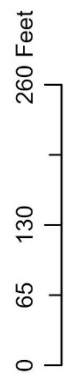
DESCRIBED PARCEL CONTAINING, 2.6141 ACRES.

DRAFT

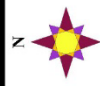
# ORDINANCE LOCATION MAP

Zoning Case Number: Z-119-24-2  
Zoning Overlay: N/A  
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 1/6/2025

\\nrc\pdc\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\Supp\Maps\_Ord\Z-5-2025\Z-5-2025.aprx

# ATTACHMENT B



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-119-24-2**  
November 22, 2024

**Paradise Valley Village Planning Committee Meeting Date:** December 2, 2024  
**Planning Commission Hearing Date:** January 2, 2025

**Request From:** RE-43 (One-Family Residence) (2.59 acres)  
**Request To:** C-O/G-O (Restricted Commercial, General Office Option) (2.59 acres)

**Proposal:** Office  
**Location:** Southeast corner of 56th Street and Shea Boulevard  
**Owner:** Ronald Urman, 56 & Shea Holdings, LLC  
**Applicant/Representative:** Jason Morris, Withey Morris Baugh, PLC  
**Staff Recommendation:** Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Classification Map Designation</u>	Shea Boulevard	Major Arterial	40-foot south half street
	56th Street	Minor Collector	40-foot east half street
<p><b><i>CONNET PEOPLE &amp; PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b></p> <p>The proposal for an office use is a reasonable level of increased intensity and as stipulated, will be respectful of local conditions and surrounding neighborhoods. The building elevations will be residential in character, and there will be an enhanced buffer adjacent to the single-family residentially zoned properties.</p>			
<p><b><i>CONNECT PEOPLE &amp; PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></b></p> <p>As stipulated, the proposal will provide bicycle parking. This bicycle parking will provide employees and visitors with an alternative mode of transportation to the site.</p>			

***BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

As stipulated, the proposal will provide tree-shaded sidewalks along both street frontages, will plant trees within perimeter landscape setbacks and surface parking areas, and will shade bicycle parking, pedestrian walkways, the transit stop along Shea Boulevard, and surface parking areas.

**Applicable Plan, Overlays, and Initiatives**

[Tree and Shade Master Plan](#): See Background Item No. 6.

[Complete Streets Guiding Principles](#): See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8.

[Zero Waste PHX](#): See Background Item No. 9.

[Transportation Electrification Action Plan](#): See Background Item No. 10.

[Phoenix Climate Action Plan](#): See Background Item No. 11.

[Conservation Measures for New Development](#): See Background Item No. 12.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Sports field, basketball court, and playground	RE-43
<b>North (across Shea Boulevard)</b>	Golf resort and single-family residence	RH and RE-35
<b>South</b>	Vacant	RE-43
<b>East</b>	Church and monopalm	RE-43
<b>West (across 56th Street)</b>	Church and private school	RE-43

<b>C-O/G-O (Restricted Commercial, General Office Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Minimum Gross Lot Area	1 acre	2.59 acres (Met)
Maximum Lot Coverage	40%, exclusive of carports; 10% for open carports, not counted towards lot coverage	39.56% (Met)
Maximum Building Height	25 feet	25 feet (Met)
<i>Minimum Building Setbacks</i>		
Front Yard (North, Shea Boulevard)	20 feet	20 feet – approx. 27 feet (Met)
Street Side Yard (West, 56th Street)	10 feet	10 feet (Met)
Side Yard (East)	10 feet	80 feet, 6 inches – approx. 156 feet (Met)
Rear Yard (South)	25 feet	Approx. 29 feet – approx. 34 feet (Met)
Minimum Parking	136 spaces required 1 space per 200 square feet of gross floor area between exterior walls 27,107 square feet gross floor area proposed	136 spaces (Met)

*\*Site plan modification or variance required*

**Background/Issues/Analysis**

**SUBJECT SITE**

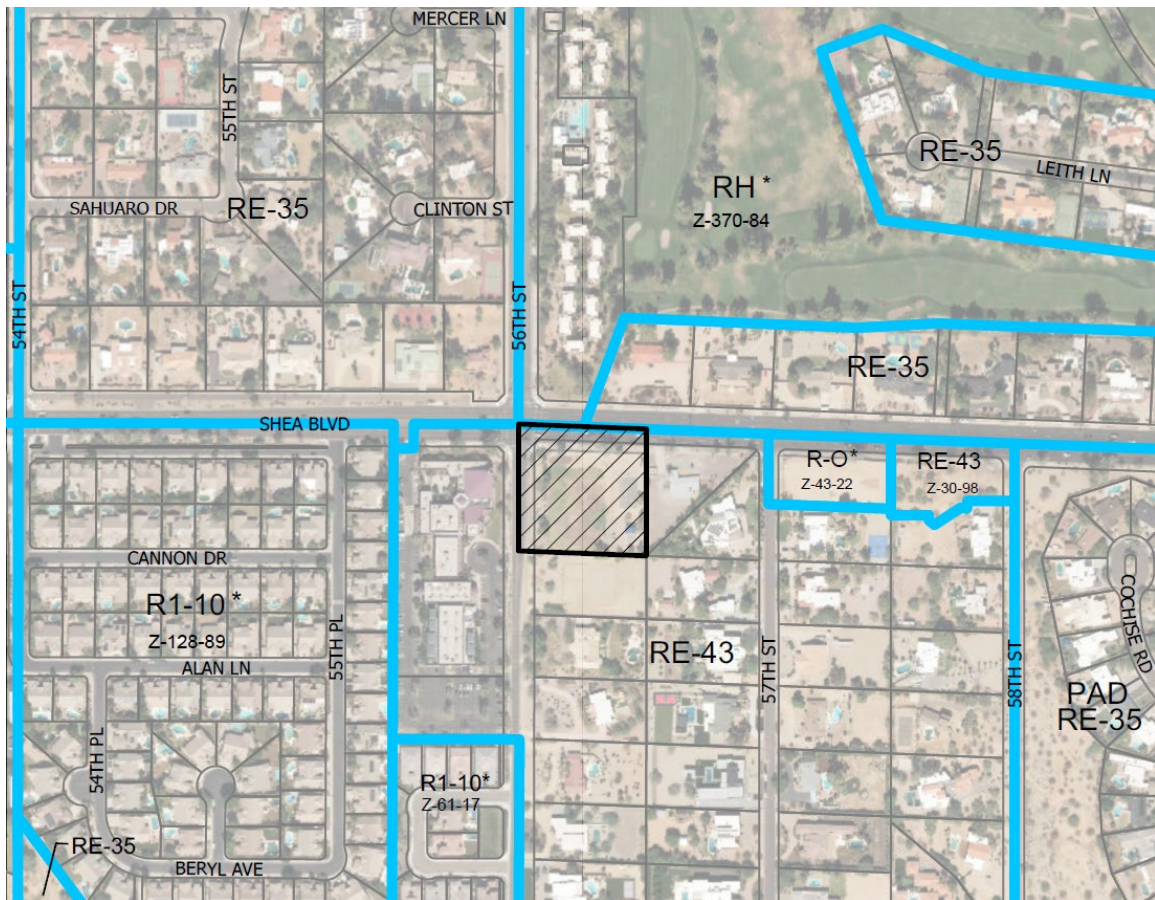
1. This request is to rezone 2.59 acres located at the southeast corner of 56th Street and Shea Boulevard from RE-43 (One-Family Residence) to C-O/G-O (Restricted Commercial, General Office Option) to allow office uses.

**GENERAL PLAN LAND USE MAP DESIGNATION**

2. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The proposal is inconsistent with the General Plan Land Use Map designation; however, a minor General Plan Amendment is not required since the site is less than 10 gross acres in size.

The General Plan Land Use Map designation is also Residential 1 to 2 dwelling units per acre to the north, east, and south of the subject site.





Zoning Sketch Map

Source: Planning and Development Department

## PROPOSAL

### 4. Site Plan

The site plan, attached as an exhibit, proposes two medical office buildings with a total building footprint of 34,957 square feet. Vehicular access is proposed along 56th Street and Shea Boulevard. A total of 136 parking spaces are proposed, including six accessible parking spaces and 44 underground parking spaces. Two pedestrian pathways are proposed to connect to the sidewalk along 56th Street and one pedestrian pathway to connect to the sidewalk along Shea Boulevard. An 18-foot-wide pedestrian walkway is proposed to connect the north and south buildings across the drive aisle. Bicycle parking is proposed near the north building.

To enhance the streetscape along Shea Boulevard, and to be more compatible with surrounding land uses and zoning, staff recommends that a minimum 20-foot landscape setback be provided along the north property line, adjacent to Shea Boulevard, planted with minimum two-inch caliper shade trees 20 feet on center, and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 2.

To enhance the streetscape along 56th Street to be consistent with the streetscape along Shea Boulevard, and to be more compatible with surrounding land uses and zoning, staff recommends that the west 25 feet of the property measured from the west property line (the 25-foot right-of-way easement) be landscaped with minimum two-inch caliper shade trees 20 feet on center and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 3.

To provide an enhanced buffer adjacent to single-family residentially zoned properties to the east and south, staff recommends that a minimum 10-foot landscape setback be provided along the south and east property lines, planted with minimum two-inch caliper shade trees 20 feet on center, and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 4.

To enhance surface parking lot area landscaping and shading, staff recommends that a minimum of 10 percent of surface parking areas, exclusive of landscape required/stipulated setbacks, be landscaped and achieve a minimum of 25 percent shade with minimum two-inch caliper shade trees. This is addressed in Stipulation No. 5.

To enhance pedestrian safety, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed with a material or pavement treatment that visually contrasts the pathway with the parking and drive aisle surfaces. This is addressed in Stipulation No. 6.

To enhance bicyclist, pedestrian, and transit rider comfort, staff recommends that all bicycle parking spaces, pedestrian pathways, and transit stops be shaded a minimum of 75 percent. This is addressed in Stipulation No. 7.

Since the existing landscape strip between the back of curb and detached sidewalk along Shea Boulevard has missing landscape plantings, staff recommends the streetscape be replenished with minimum two-inch caliper shade trees 20 feet on center and a minimum of 75 percent live coverage, in order to increase pedestrian comfort and safety. This is addressed in Stipulation No. 20.

5. **Elevations**

The building elevations and renderings, attached as an exhibit, proposes a contemporary building design with a maximum building height of 25 feet.

To ensure the proposal remains in character with the surrounding residentially zoned area, staff recommends that the elevations contain design elements of residential character. This is addressed in Stipulation No. 1.

## PLANS, OVERLAYS, AND INITIATIVES

### 6. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, including perimeter landscape setbacks with minimum two-inch caliper shade trees 20 feet on center, surface parking lot areas to be planted with minimum two-inch caliper shade trees to achieve 25 percent shade, bicycle parking spaces, pedestrian pathways, and transit stops to be shaded a minimum of 75 percent, and detached tree-shaded sidewalks along both street frontages. These are addressed in Stipulation Nos. 2 through 5, 7, 20, and 21.

### 7. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles and to enhance the streetscape, staff recommends the following:

- Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces.
- All bicycle parking, pedestrian pathways (including sidewalks) and transit stops shall be shaded a minimum of 75 percent.
- The streetscape along the south side of Shea Boulevard be replenished with minimum two-inch caliper shade trees 20 feet on center and a minimum of 75 percent live coverage.
- A minimum six-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape strip be constructed on the east side of 56th Street, adjacent to the development, planted with minimum two-inch caliper shade trees 20 feet on center and 75 percent live coverage.
- An enhanced pedestrian connection be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop.

These are addressed in Stipulation Nos. 6, 7, and 20 through 22.

### 8. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-

term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, located near building entrances and installed per the requirements in the City's Walkable Urban (WU) Code. This is addressed in Stipulation No. 8.

9. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that the proposal will provide dedicated recycling containers in each refuse enclosure throughout the site and dedicated recycling bins in all common areas.

10. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. The Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. To enforce the goals of the Plan, staff recommends a minimum of 10 percent of the required bicycle parking spaces include electrical receptacles for electric bicycle charging capabilities, that a minimum of five percent of the required vehicle parking spaces include EV Installed infrastructure, and that a minimum of 20 percent of the vehicle parking spaces within the underground parking garage include EV Capable infrastructure. This is addressed in Stipulation Nos. 9 and 10.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation,

waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to be implemented in this development.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 11 through 17, which addresses the following:

- A minimum of two green stormwater infrastructure (GSI) elements to be implemented.
- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List are to be utilized.
- Natural turf is to only be utilized in required retention areas (at the bottom of the basin, and only allowed on slopes if required for slope stabilization) and functional turf areas.
- Pressure regulating sprinkler heads and drip lines are to be utilized in any turf areas to reduce water waste.
- Landscaping is to be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- A landscape irrigation plan to be provided that includes zoned to establish the amount of irrigation to apply based on maturity and type of landscaping. Irrigation to be applied efficiently based on the maturity and need for the vegetation.
- Prior to final site plan approval, documentation is to be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years.

**COMMUNITY INPUT SUMMARY**

13. At the time this staff report was written, staff had not received any letters of opposition or support.

#### INTERDEPARTMENTAL COMMENTS

14. **Public Transit Department**

The Public Transit Department commented that the bus pad on eastbound Shea Boulevard shall be retained. This is addressed in Stipulation No. 18.

15. **Street Transportation Department**

The Street Transportation Department requested the following:

- A minimum of 65 feet of right-of way be dedicated and constructed for the south half of Shea Boulevard.
- A minimum six-foot-wide detached sidewalk separated by a minimum eight-foot-wide landscape area be constructed on the east side of 56th Street, adjacent to the development.
- An enhanced pedestrian connection be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop.
- That all existing overhead utilities within the public right-of-way, adjacent to the development, and on-site be undergrounded.
- That any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced, and that all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 19 and 21 through 25.

#### OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 26.

17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 27.

18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. As stipulated, the proposal increases shade tree canopy coverage along public sidewalks, bicycle parking, pedestrian pathways, and transit stops.
2. As stipulated, the proposal is compatible with adjacent land uses and zoning and provides an increased buffer adjacent to single-family residential zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

### **Stipulations**

1. The elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.

6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.

15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.
19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings.
  - b. Shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
25. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
27. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Adrian Zambrano

November 22, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

Zoning Sketch Map

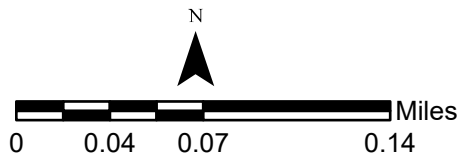
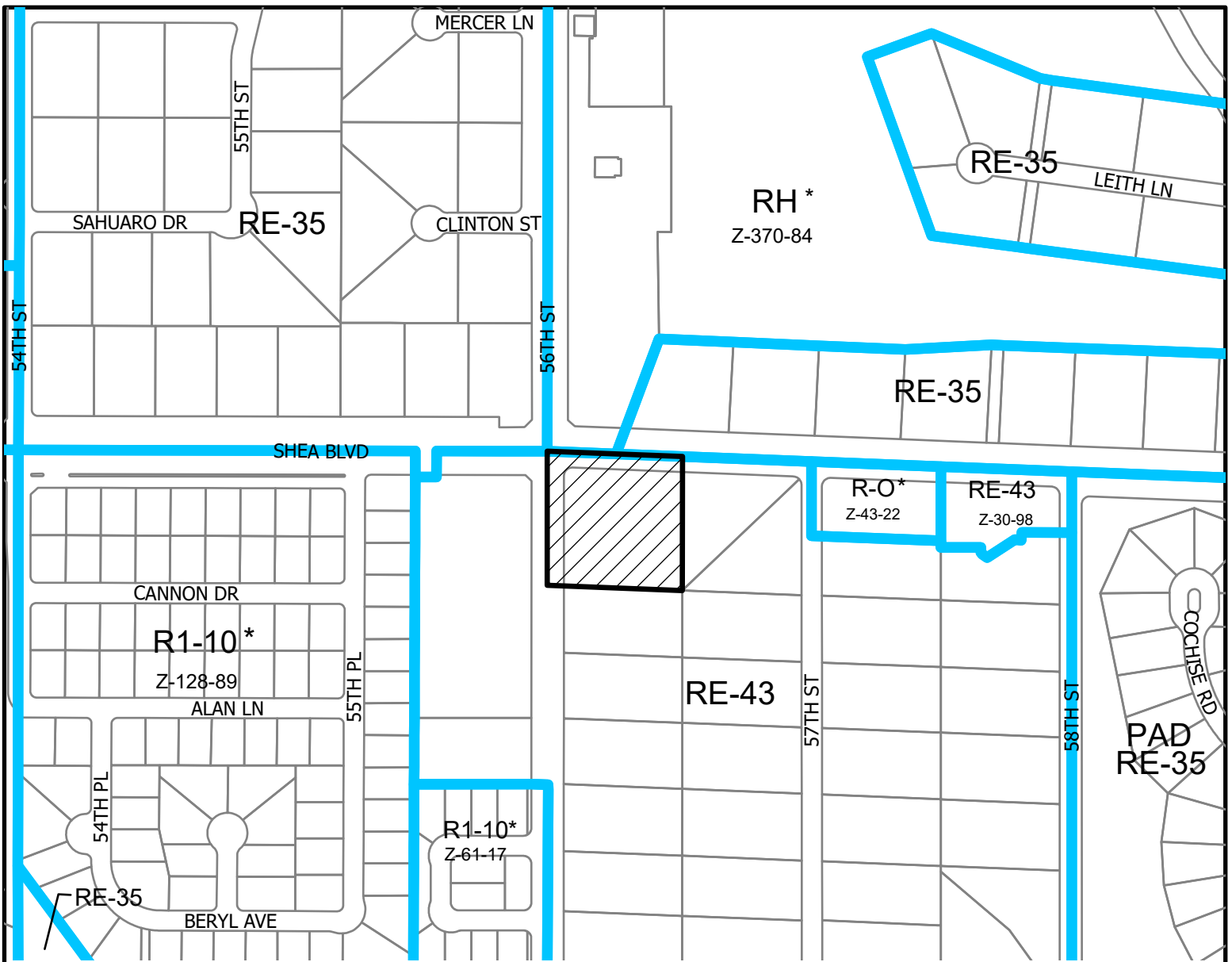
Aerial Sketch Map

Site Plan date stamped November 8, 2024

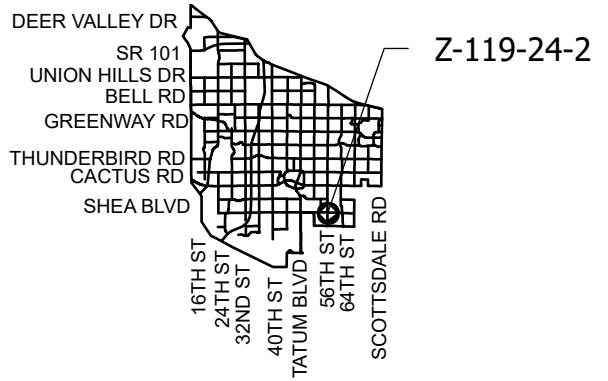
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Staff Report: Z-119-24-2  
November 22, 2024  
Page 15 of 15

Rendering date stamped November 7, 2024

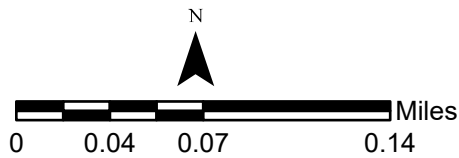
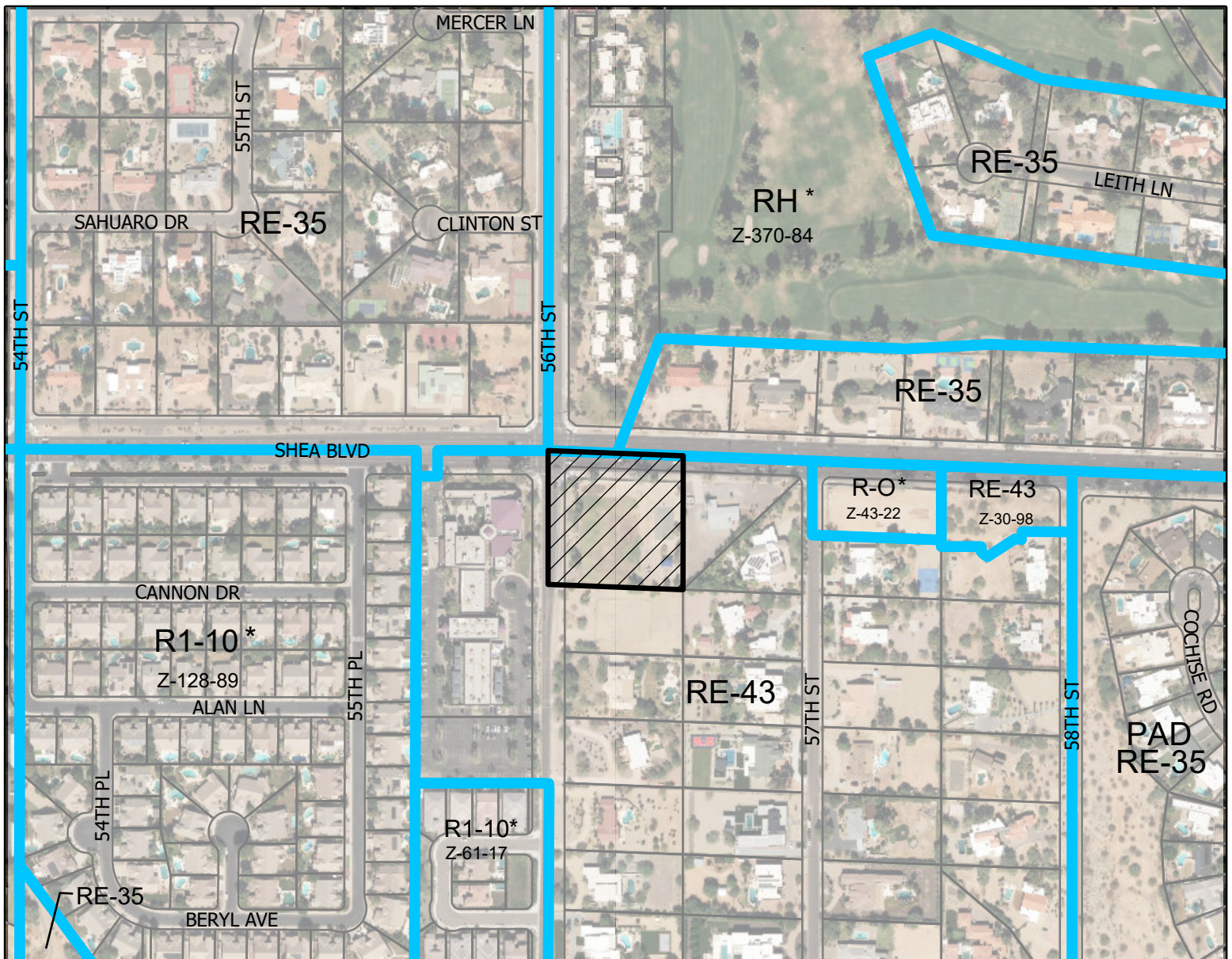


**PARADISE VALLEY VILLAGE**  
COUNCIL DISTRICT: 2

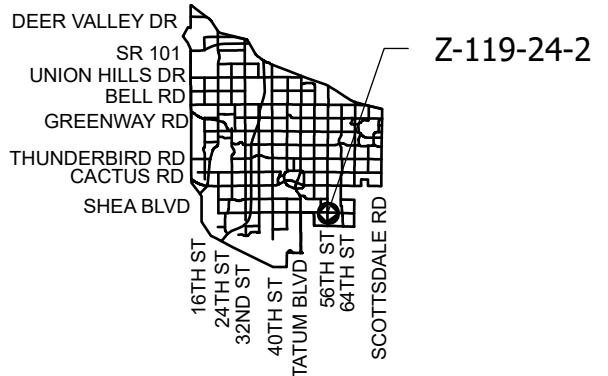


APPLICANT'S NAME: <b>Withey Morris Baugh, PLC</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-119-24-2</b>	DATE: <b>8/28/2024</b>	FROM: <b>RE-43 ( 2.59 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>2.59 Acres</b>	REVISION DATES:		TO: <b>C-O/G-O ( 2.59 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 28-41</b>	ZONING MAP <b>K-11</b>	
MULTIPLES PERMITTED <b>RE-43</b> <b>C-O/G-O</b>	CONVENTIONAL OPTION <b>2</b> <b>N/A</b>		* UNITS P.R.D OPTION <b>N/A</b> <b>N/A</b>

\* Maximum Units Allowed with P.R.D. Bonus



**PARADISE VALLEY VILLAGE**  
COUNCIL DISTRICT: 2



APPLICANT'S NAME: <b>Withey Morris Baugh, PLC</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-119-24-2</b>		FROM: <b>RE-43 ( 2.59 ac.)</b>	
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<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>2.59 Acres</b>			
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 28-41</b>		<small>ZONING MAP</small> <b>K-11</b>	
<small>MULTIPLES PERMITTED</small> <b>RE-43</b> <b>C-O/G-O</b>		<small>CONVENTIONAL OPTION</small> <b>2</b> <b>N/A</b>	
<small>* UNITS P.R.D OPTION</small> <b>N/A</b> <b>N/A</b>			

\* Maximum Units Allowed with P.R.D. Bonus







**MATERIAL LEGEND**

MECH PANEL
GLASS
TRANSLUCENT GLASS PANEL
STEEL
VENEER W/ TERAL
ARCHITECTURAL CONCRETE



**OWNER**  
 96 & SHEA HOLDINGS LLC  
 7900 SCOTTSDALE AVENUE, SUITE 200  
 SCOTTSDALE, AZ 85261  
 (602) 950-1048

**DESIGN**  
 DREWETT WORKS ARCHITECTURE  
 7144 SCOTTSDALE AVENUE, SUITE 104  
 SCOTTSDALE, AZ 85261  
 (602) 975-8888

**PROJECT NARRATIVE**  
 PROPOSED PROJECT CONSISTS OF ONE (1) BUILDING ENLARGEMENT TO PROVIDE A HIGH-END MEDICAL OFFICE WITH LUXURY SPACES AND MATERIALS.

**LEGAL DESCRIPTION**  
 A PORTION OF COUNTRY CLUB ACRES OFFICIAL RECORDS OF MARICOPA COUNTY, MARICOPA COUNTY, ARIZONA, COMMENCE WITH THE BEGINNING OF THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SOUTH 87 DEGREES 47 MINUTES 04 SECONDS EAST AN ALMOST EQUAL DISTANCE OF 137.91 FEET TO THE WEST LINE OF SAID SECTION 28, THENCE SOUTH 87 DEGREES 49 MINUTES 04 SECONDS WEST A DISTANCE OF 137.91 FEET TO THE SOUTHEAST CORNER OF LOT 27 OF SAID SECTION 28, THENCE SOUTH 87 DEGREES 49 MINUTES 04 SECONDS WEST A DISTANCE OF 137.91 FEET TO THE WEST LINE OF SAID SECTION 28, THENCE NORTH 87 DEGREES 49 MINUTES 04 SECONDS EAST A DISTANCE OF 137.91 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 2.6141 ACRES

- ELEVATION NOTES**
1. MAG ONE-COAT STUCCO COMPLIANCE WITH ALL ONE COAT STUCCO SYSTEMS. ALL ONE COAT STUCCO APPROVED INSTALLERS AN APPROVED APPLIED OVER ALL FRAMING AND WOOD SYSTEM (SEER #807). THIS ONE COAT SYSTEM IS TO BE APPLIED OVER A WATER RESISTIVE BARRIER COMPLYING WITH ALL MANUFACTURER'S REQUIREMENTS.
  2. EXTERIOR WALL PENETRATIONS, VENTS PER R703.8.
  3. STUCCO TO MATCH EXISTING MATERIAL TO MATCH.
  4. R703.6.2.1. NEED TO BE INSTALLED PER IRC.
  5. STUCCO TO BE PER R703.6.2.

**MATERIAL LEGEND**

MECH PANEL
GLASS
TRANSLUCENT GLASS PANEL
STEEL
VENEER W/ TERAL
ARCHITECTURAL CONCRETE

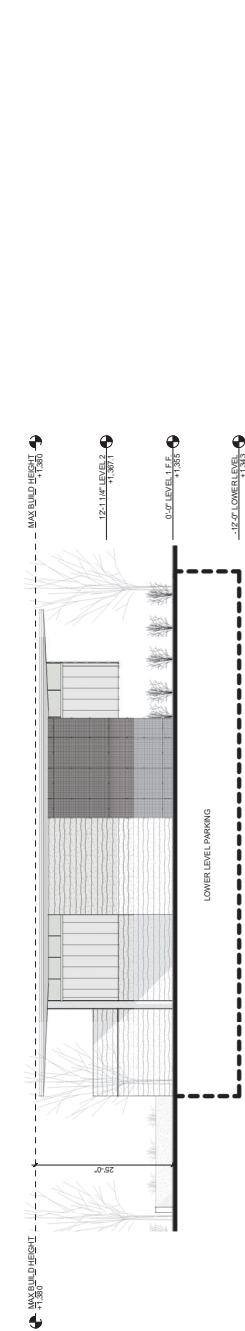
**APN & LEGAL ADDRESS**  
 198-04-020  
 1007 N 56TH ST  
 PARADISE VALLEY, AZ 85023

**SITE INFORMATION**  
 NET AREA: 88,338 SF (2.0 ACRES)  
 GROSS AREA: 113,046 SF (2.62 ACRES)

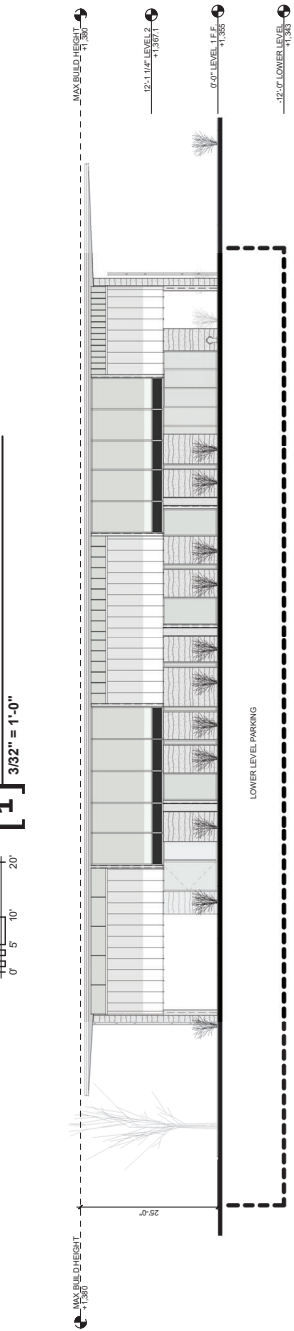
**ZONING REQUIREMENTS**  
 CURRENT ZONING: R6-43  
 PROPOSED REZONING: C-0  
 45% REQUIRED  
 LOT COVERAGE: 39.24% (88,338 SF)

**SETBACKS:**  
 FRONT: 20'-0"  
 REAR: 25'-0"  
 BUILDING HEIGHT: 25'-0"

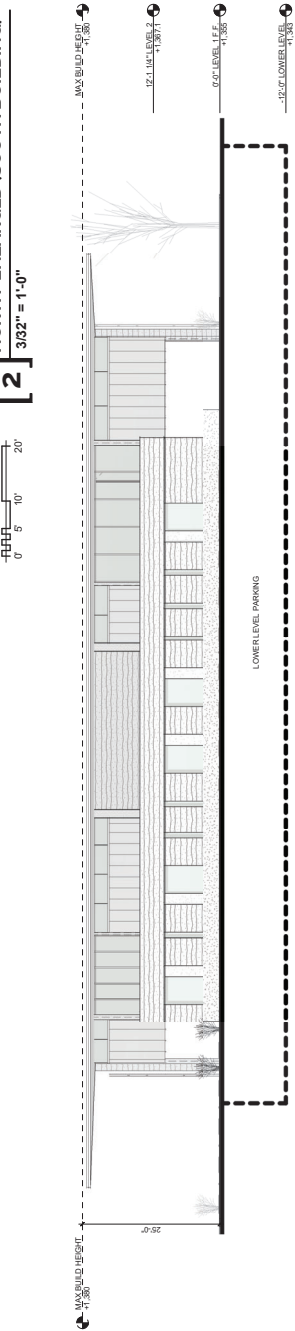
5'x5' APPROVAL COP STAMP AREA



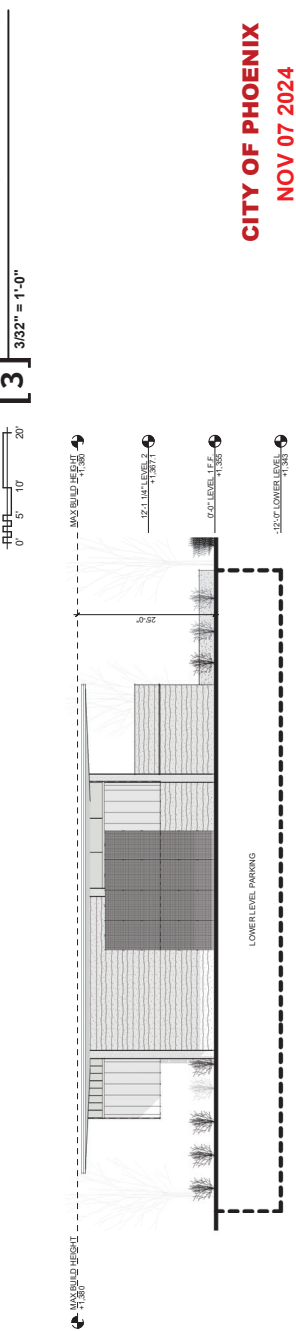
**[ 1 ] EAST ENLARGED (SOUTH BUILDING)**  
 3/32" = 1'-0"



**[ 2 ] NORTH ENLARGED (SOUTH BUILDING)**  
 3/32" = 1'-0"



**[ 3 ] SOUTH ENLARGED (SOUTH BUILDING)**  
 3/32" = 1'-0"



**[ 4 ] WEST ENLARGED (SOUTH BUILDING)**  
 3/32" = 1'-0"

**CITY OF PHOENIX**  
 NOV 07 2024  
 Planning & Development  
 Department

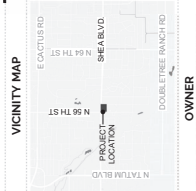
**56TH & SHEA**  
 10497 N 56TH ST  
 PARADISE VALLEY AZ 85253

**DREWETT WORKS**  
 7144 E REDDEN DR. SUITE 100  
 SCOTTSDALE, AZ 85260  
 PH: 480-230-4599 | FAX: 480-230-4599



**REVENUE**  
 07-23-2024

**NO. 1070**



**OWNER**  
 96 & SHEA HOLDINGS LLC  
 7900 SCOTTSDALE AVENUE SUITE 207  
 SCOTTSDALE, AZ 85260  
 (602) 950-1048

**DESIGN**  
 DREWETT WORKS ARCHITECTURE  
 7144 E REDDEN DR. SUITE 100  
 SCOTTSDALE, AZ 85261  
 (480) 230-4599

**PROJECT NARRATIVE**  
 PROPOSED PROJECT CONSISTS OF ONE (1) BUILDING TO PROVIDE A HIGH END MEDICAL OFFICE WITH LUXURY SPACES AND MATERIALS.

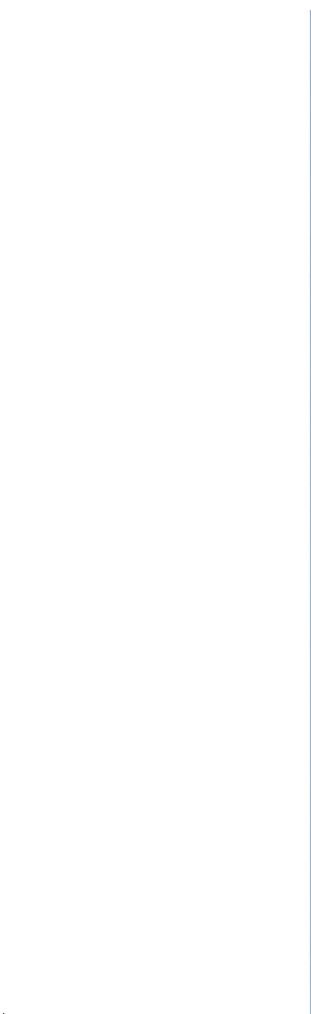
**LEGAL DESCRIPTION**  
 A PORTION OF COUNTRY CLUB ACRES OFFICIAL RECORDS OF MARICOPA COUNTY, MARICOPA COUNTY, ARIZONA, TRACT AND PARTS OF TRACTS 1 AND 2, 1/4 SECTION 28, T10N, R10E, S04, BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 87 DEGREES 47 MINUTES 00 SECONDS WEST 1/4 SECTION 28, A DISTANCE OF 137.50 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS WEST 1/4 SECTION 28, A DISTANCE OF 137.50 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 00 SECONDS WEST 1/4 SECTION 28, A DISTANCE OF 137.50 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 00 SECONDS WEST 1/4 SECTION 28, A DISTANCE OF 137.50 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 00 SECONDS WEST 1/4 SECTION 28, A DISTANCE OF 137.50 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 2.6141 ACRES.

**APN & LEGAL ADDRESS**  
 198 041020  
 10497 N 56TH ST  
 PARADISE VALLEY, AZ 85023

**SITE INFORMATION**  
 NET AREA: 88,338.82 SQ. FEET (2.0 ACRES)  
 GROSS AREA: 113,004.45 SQ. FEET (2.62 ACRES)

**ZONING REQUIREMENTS**  
 CURRENT ZONING: R6-43  
 PROPOSED REZONING: C-O  
 LOT COVERAGE: 45% REQUIRED  
 39,368.89 SQ. FEET  
 SETBACKS:  
 FRONT: 20'-0"  
 REAR: 25'-0"  
 BUILDING HEIGHT: 25'-0"



**CITY OF PHOENIX**  
**NOV 07 2024**  
 Planning & Development  
 Department



**Village Planning Committee Meeting Summary  
Z-119-24-2**

<b>Date of VPC Meeting</b>	December 2, 2024
<b>Request From</b>	RE-43
<b>Request To</b>	C-O/G-O
<b>Proposal</b>	Office
<b>Location</b>	Southeast corner of 56th Street and Shea Boulevard
<b>VPC Recommendation</b>	No quorum
<b>VPC Vote</b>	No quorum

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

No quorum.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

No quorum.

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION January 2, 2025

ITEM NO: 7	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-119-24-2
Location:	Southeast corner of 56th Street and Shea Boulevard
From:	RE-43
To:	C-O/G-O
Acreage:	2.59
Proposal:	Office
Applicant:	Jason Morris, Withey Morris Baugh, PLC
Owner:	Ronald Urman, 56 & Shea Holdings, LLC
Representative:	Jason Morris, Withey Morris Baugh, PLC

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:  
**Paradise Valley** 12/2/2024 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation with two additional stipulations.

### Motion Discussion:

There was discussion amongst the commissioners regarding the appropriateness of including two new additional stipulations, requested by the applicant, without a recommendation from the Village Planning Committee and whether the case should be remanded back to the Village Planning Committee.

Motion details: Commissioner Matthews made a MOTION to approve Z-119-24-2, per the staff recommendation, with two additional stipulations as follows:

1. The location(s) of any driveway accessing the property from 56th Street shall be per the accepted Traffic Impact Analysis by the Street Transportation Department.
2. A traffic control device and signage shall be provided to discourage left-out turning movements from the property on to 56th Street.

Maker: Matthews  
Second: James  
Vote: 6-2 (Busching, Jaramillo)  
Absent: None  
Opposition Present: Yes

### Findings:

1. As stipulated, the proposal increases shade tree canopy coverage along public sidewalks, bicycle parking, pedestrian pathways, and transit stops.

2. As stipulated, the proposal is compatible with adjacent land uses and zoning and provides an increased buffer adjacent to single-family residential zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations:

1. The elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and shall be provided through Inverted U and/or artistic

racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

9. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.
19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape

area to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.

21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings.
  - b. Shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
25. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
27. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
28. **THE LOCATION(S) OF ANY DRIVEWAY ACCESSING THE PROPERTY FROM 56TH STREET SHALL BE PER THE ACCEPTED TRAFFIC IMPACT ANALYSIS BY THE STREET TRANSPORTATION DEPARTMENT.**
29. **A TRAFFIC CONTROL DEVICE AND SIGNAGE SHALL BE PROVIDED TO DISCOURAGE LEFT-OUT TURNING MOVEMENTS FROM THE PROPERTY ON TO 56TH STREET.**

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, [teleia.galaviz@phoenix.gov](mailto:teleia.galaviz@phoenix.gov), TTY: Use 7-1-1.

# ATTACHMENT E

## CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

<b>FORM TO REQUEST PC to CC</b>			
<b>I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON: 2/5/2025</b>			
<b>APPLICATION NO/ LOCATION</b>	Z-119-24-2 (Southeast corner of 56th Street and Shea Boulevard)	<i>(SIGNATURE ON ORIGINAL IN FILE)</i>	
		<b>opposition</b>	<b>X</b>
<b>APPEALED FROM:</b>	PC 01/02/2025	10210 North 57th Street Phoenix, AZ 85253	
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>	
<b>TO PC/CC HEARING</b>	CC 02/02/2025	Richard A. Pasquale 480-699-5683 <a href="mailto:Littlepegasus1@gmail.com">Littlepegasus1@gmail.com</a>	
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>	
<b>REASON FOR REQUEST:</b>			
Seeking a single modest stipulation on signage, see attached.			
<b>RECEIVED BY:</b>	Camryn Thompson	<b>RECEIVED ON:</b>	1/9/2025

Joshua Bednarek  
Tricia Gomes  
Racelle Escolar  
Sarah Stockham  
Adam Stranieri  
Stephanie Vasquez  
Heather Klotz  
Dalia Adams

Camryn Thompson  
Danny J. Inglese  
GIS  
Byron Easton (for PHO appeals only)  
Village Planner  
Applicant



JAN 09 2025

Planning & Development  
Department

The **PLANNING COMMISSION** agenda for January 2, 2025 is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. January 9, 2025.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., January 9, 2025.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. January 9, 2025.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. January 16, 2025.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

2-119-24-2

APPLICATION NO.

SE corner 56th St & Shea Blvd

LOCATION OF APPLICATION SITE

Jan 9, 2025 (Hearing Date 1/2/25 JWR)

DATE APPEALED FROM

OPPOSITION  
 APPLICANT

Camryn Thompson

PLANNER  
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Richard A. Pasquale

PRINTED NAME OF PERSON APPEALING

Richard Pasquale

SIGNATURE

10210 N. 57th St

STREET ADDRESS

Jan 9, 2025

DATE OF SIGNATURE

Phoenix, AZ 85253

CITY, STATE & ZIP CODE

480-699-5683

TELEPHONE NO.

Little Pegasus1@gmail.com

EMAIL ADDRESS

REASON FOR REQUEST

Seeking a single modest stipulation on signage, see attached.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

Z-119-24-2 appeal continued.

I am appealing rezoning case Z-119-24-2 for the sole purpose of seeking a single modest stipulation, a stipulation to limit signage.

This rezoning case is for the parcel at 56<sup>th</sup> St and Shea Blvd, within the residential subdivision Country Club Acres. The requested stipulation is identical to the stipulation for the closeby parcel at 57<sup>th</sup> St and Shea Blvd. It reads, ***“Signage shall be limited to one non-internally lit sign not to exceed 48 square feet, as approved by the Planning and Development Department”*** (see Ordinance G-7068, section 3, # 21).

Without a stipulation, the City of Phoenix sign ordinance 705 would allow ground signs, wall signs, awning signs, window signs, nearly a dozen different kinds of signs. However, for the nearly two miles from 54<sup>th</sup> Street eastward to 68<sup>th</sup> Street, Shea Blvd has been all residential, along with indistinguishable senior living facilities in homes with no signs, and several places of worship.

As these Country Club Acres parcels facing Shea are considered for medical, dental, and other offices, this signage stipulation is a modest limit ~~that~~ so that this increased intensity of land use is respectful of local conditions as opposed to the broad commercialization permitted under §705.

I would also point out that in considering the 57<sup>th</sup> and Shea rezoning, Councilman Waring urged similar signage limitations on future non-residential development in this neighborhood. See City Council Formal Meeting minutes of January 4, 2023 at page 89.

Richard Pasquale

NOV 26 2024

Planning & Development  
Department

Adrian Zambrano  
Paradise Valley Village Planner  
City of Phoenix  
Planning & Development Department  
200 West Washington Street  
Phoenix, AZ 85003

October 29, 2024

RE: Case Z-119-24 – Support for Rezoning at 56th Street and Shea Boulevard

Dear Members of the Zoning Board,

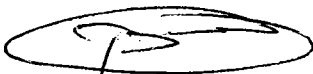
As a nearby resident of the property at the southeast corner of 56th Street and Shea Boulevard, I am writing to express my support for the proposed rezoning to allow medical office development at this location. After discussing the project with the developer and reviewing the plans, I believe this project is an excellent fit for the site. Given the property's location at a busy intersection, single-family residential development seems unlikely, making this proposed use a logical and compatible choice for the neighborhood.

I am especially impressed by the quality of the architectural and site design, particularly the thoughtful attention to building height and mass, which is respectful of the surrounding properties. The project renderings illustrate an appealing design that will bring both aesthetic value to the intersection and practical benefit to the community.

I also appreciate the developer's proactive outreach, which allowed me, as an impacted resident, to learn about and understand the project in advance. I fully support the approval of this rezoning request.

Thank you for your time and consideration.

Sincerely,



Todd Weiss  
10405 N 56th Street  
Paradise Valley, AZ 85253



**CITY OF PHOENIX**

**NOV 26 2024**

**Planning & Development  
Department**

Stephen I. Kahn  
Senior Rabbi  
  
Sara Mason-Barkin  
Rabbi and Executive Educator  
  
Robin Roeder  
Chief Communal & Executive Officer

Adrian Zambrano  
Paradise Valley Village Planner  
City of Phoenix  
Planning & Development Department  
200 West Washington Street  
Phoenix, AZ 85003

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**Jennifer Walker**

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Harry Stein

**Catherine Walls**

Controller

**Terry R. Taubman**

Executive Director Emeritus

October 29, 2024

*RE: Support for Rezoning case Z-119-24 Proposed Rezoning for Medical Office  
Development at 56th Street and Shea Boulevard*

*Dear Members of the Zoning Board,*

*On behalf of Congregation Beth Israel, I am writing to express our support for the  
proposed rezoning at the southeast corner of 56th Street and Shea Boulevard,  
intended to allow for a medical office development. As a longstanding member of  
this community, we believe this project would provide a valuable and  
complementary addition to our neighborhood.*

*The property's current residential zoning appears less suited to its prominent  
location at a signalized intersection. A medical office would bring a beneficial,  
low-impact use to the area, enhancing the site's purpose while maintaining the  
neighborhood's character. We are impressed by the proposed architectural  
design and landscaping, which promise a high-quality development that will serve  
as an effective buffer between our community and the traffic along Shea  
Boulevard.*

*Additionally, we appreciate the property owner's ongoing support of our  
congregation, especially in providing additional parking during peak times. We  
welcome this development and respectfully offer our full support for its approval.*

*Thank you for your time and consideration.*

*Sincerely,*

Steven Bandler  
Immediate Past President and Board Member  
Congregation Beth Israel

10460 North 56th Street, Scottsdale, AZ 85253 480.951.0323 cbiaz.org



**NOV 26 2024**

**Planning & Development  
Department**

Adrian Zambrano  
Paradise Valley Village Planner  
City of Phoenix  
Planning & Development Department  
200 West Washington Street  
Phoenix, AZ 85003

October 29, 2024

RE: Support for Rezoning case Z-119-24 Proposed Medical Office Development at 56th Street and Shea Boulevard

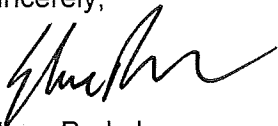
Dear Members of the Zoning Board,

On behalf of Scottsdale Country Day School, I am writing to express our support for the proposed medical office development at the southeast corner of 56th Street and Shea Boulevard. We believe that this development will be a compatible and beneficial addition to our school's surrounding neighborhood.

We appreciate the thoughtful attention given to the architecture and design of this project. It is clear that this will be a quality development, enhancing the visual appeal of the area. We are confident that this project will positively contribute to the community, and we respectfully offer our support.

Thank you for your consideration.

Sincerely,



Steve Prahcharov  
Co-Founder and Head of School  
Scottsdale Country Day School

# ATTACHMENT G

**From:** [Carol Dries](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Carol Dries](#)  
**Subject:** Application No Z-119-24-2  
**Date:** Sunday, November 24, 2024 3:00:35 PM

---

**CAUTION: This email originated outside of the City of Phoenix.**

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

To Adrian Zambrano and the Paradise Valley Village Planning Committee,  
I do hereby protest strongly against the proposed rezoning application with the City of Phoenix (Case No. Z-119-24-2) for the property at 56<sup>th</sup> Street and Shea.

We are current resident just 2 doors down from the proposed new project with the new proposed zoning. I am also a full-time Realtor with Russ Lyon Sotheby's International Realty for the past 20 years.

There is absolutely NO QUESTION that the rezoning of this parcel and the project proposed WILL SEVERELY HURT THE RESALE VALUE of the homes directly South of there, running along side the whole 56<sup>th</sup> Street to Mountain View. This is especially true for the few homes that are closest to the proposed project.

To allow the rezoning and the project to move forward would be a great injustice to us homeowners who have bought in this area with the intent to live and see our homes appreciate in value.

If you allow this rezoning and commercial building, then the future pricing appreciation of our homes will stall. That is not just and fair your homeowner residents and our neighborhood and community.

The project leaders comment that their proposed new building is already next to a church and across the street from a school/synagogue, so it should not matter to anyone that the zoning be changed from RE-43 to C-O.

However, they failed to point out that the entire adjoining rest of 56<sup>th</sup> Street going south is RESIDENTIAL, and the zoning change would really matter to all of us.

I have spoken to my family and many, many of my neighbors, and we are ALL OPPOSED to the proposed rezoning.

Please do not allow this parcel to be rezoned from RE-43 to C-O to accommodate the development of a medical office!!! There are plenty of other commercial spaces and parcels that would not necessitate the rezoning of RE-43.

This is my neighborhood and my home and I do NOT want a medical office 2 doors down from me!

I cannot state this strongly enough!!

We vote NO to the rezoning and new development!

Carol and Charlie Dries



[\[russlyon.com\]](http://russlyon.com)

**Carol Dries**

REALTOR®

Russ Lyon Sotheby's International Realty

[6900 E Camelback Road, Suite 110, Scottsdale, AZ 85251](https://www.google.com/maps/place/6900+E+Camelback+Road,+Suite+110,+Scottsdale,+AZ+85251) [\[goo.gl\]](#)

[\(602\) 618-6999](tel:6026186999) | [carol.dries@russlyon.com](mailto:carol.dries@russlyon.com) | [LinkedIn](#) [\[linkedin.com\]](#) |

[caroldries.com](http://caroldries.com) [\[caroldries.com\]](#)

**From:** [ROBERT GEORGE](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Case No. Z-119-24-2  
**Date:** Tuesday, November 26, 2024 12:32:12 PM

---

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To Mr. Zambrano and the Paradise Valley Village Planning Committee.

We are opposed to the rezoning for the property located at the Southwest Corner of Shea Blvd. and 56th St., Phoenix (Case No. Z-119-24-2) for several reasons.

1. It will devalue our property for resale significantly according to my sources. All properties south of Shea Blvd on 56th St except for the Jewish Synagogue are residential thus affecting a significant number of properties currently zoned I believe like Paradise Valley. One plus acre lots. We have lived here for 24 years and many other residents on 56th St. have been here many years.

2. It will increase traffic on 56th Street as well as Shea Blvd. There are already a number of accidents that occur at that intersection every year. The map provided by the lawyers for the zoning change request indicate the entrance to the medical building would be off of Shea Blvd east of the intersection. I am fairly certain cars approaching from the east on Shea will make a U-turn at 56th St to get to the entrance for the medical facility.

3. Why not use one of the vacated buildings on the north side of Shea Blvd. further to the west of 56th St. For example, the Honorhealth facility at 50th St and Shea I presume is vacant since they built the new Urgent Care and ER next to Mountainside Fitness. The urgent care facility that was at Tatum and Shea near the Chase Bank was vacated. Or how about the building where Whole Foods is vacating at Tatum and Shea, which all have traffic signals and multiple lanes in each direction to handle more traffic.

Please don't approve the rezoning request. Our neighborhood has already been degraded by allowing Mountainside Fitness and the ER/UC facility to build on Shea. A new medical facility will just make it worse and there are other options nearby.

Robert and Victoria George  
10227 N 56th St, Paradise Valley

**From:** [Doug Leventhal](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Racelle Escobar](#); [Council District 3 PCC](#)  
**Subject:** Re: Z-119-24-2 Objection  
**Date:** Monday, December 2, 2024 1:17:21 PM

---

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Hi Adrian,

I wanted to clarify one aspect of my letter of opposition that I'd like you to share with the respective parties.

I am in no way speaking on behalf of Congregation Beth Israel or Scottsdale Country Day School. My opposition to the project is solely as a resident of the community and the neighborhood south of it. The views expressed are mine only and do not represent any views of the Board of Directors of CBI or the school. I added the detail of my board seat solely to illustrate my involvement in the community and proximity to the project.

Thank you,  
Doug Leventhal

On Mon, Dec 2, 2024 at 9:04 AM Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)> wrote:

Hi Doug,

Thank you for your email. I have saved it to the case file and have shared it with the applicant and the Paradise Valley VPC.

Best regards,

**Adrian Zambrano**

Planner II - Village Planner

Phone: 602-534-6057

E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)  
City of Phoenix

► Planning & Development Department



Planning Division, Long Range Planning  
200 West Washington Street, 3<sup>rd</sup> Floor  
Phoenix, AZ 85003

**Mission:** Planning, Development and Preservation for a Better Phoenix

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**From:** Doug Leventhal <[doug.leventhal@gmail.com](mailto:doug.leventhal@gmail.com)>  
**Sent:** Sunday, December 1, 2024 9:19 PM  
**To:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>; Racelle Escolar <[racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov)>  
**Cc:** Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Subject:** Z-119-24-2 Objection

Hello Adrian and Racelle,

I am writing to express our objection to the proposed modification to the general plan amendment to allow a non-conforming commercial use on the currently residentially zoned and planned property. As a 21-year homeowner in Singletree Ranch (to the south) and a board member of Congregation Beth Israel (CBI) (immediately to the west) of this project, I am concerned about the proposed use on a number of levels and would ask the commission to recommend a denial of the proposed zone change. Those objections include traffic, incompatibility of the proposed use and pedestrian and cyclist safety. I will address each of these separately:

**Traffic:** The intersection of 56th St and Shea in its current design is most likely not configured to handle an additional commercial use that requires 160+ parking spaces. I would ask the applicant to produce a traffic study to demonstrate the on peak and off peak impact this use will add to this intersection. As it currently stands, when parents are dropping off students at both the Channen Preschool and Scottsdale Country Day School

(which operates out of CBI), northbound 56th Street traffic backs up to where all the cars cannot proceed through the intersection on one cycle. The cars invariably will also stack up past the proposed 56th Street curb cut entrance to the proposed project creating a conflict.

Keep in mind, all westbound and southbound traffic exiting the proposed project will have to funnel on to 56th Street since a left-out turning movement onto Shea is prohibited from the project's Shea curb cut due to the raised median (and proximity to the intersection).

**Recommendation to Mitigate Traffic:** We recommend that if this project is to proceed, to mitigate the northbound and southbound 56th Street congestion created, that the project's access to 56th Street is eliminated all-together and all traffic is directed to use the Shea Blvd access.

**Use:** The use is directly in violation of the existing zoning and General Plan. While a General Plan amendment is not required because the property is under 10 acres, that doesn't discredit or diminish the fact that a 2-story medical office building is inconsistent with the neighboring churches, schools and residences. We object to the proposed zone change because the use itself is not currently approved or allowed without this zoning action and would incorporate an incompatible use to the surrounding area. 56th Street is a quiet street that ends at Mountain View to the South (then heads east to Invergordon). This use does not contribute anything to the immediate and surrounding neighborhoods, nor bring amenities or add any value. While it's not the purview of the City process to restrict uses within permitted zones, *it is* in the purview to take actions that are *consistent* with the voter approved General Plan and uphold the existing residential zoning on this property.

**Recommendation to Mitigate Use:** We assume there is no control over what specific uses go into the medical office subject to C-O, but would propose a condition of approval prohibiting pain management clinics from the development due to concerns about the proximity to children in the school at CBI as well as the students of Scottsdale Country Day school which uses the CBI facility and the playground immediately south of the subject property.

**Pedestrian & Cyclist Safety:** 56th Street is a relatively quiet residential street used daily by many cyclist groups and pedestrian walkers and joggers. There is no dedicated bicycle lane on 56th street south of Shea like the one that exists immediately north of Shea, so the cyclists and joggers share the road with vehicular traffic. Congestion of the two builds at the crosswalk with the peak times of school and CBI functions. Adding more traffic to the intersection as a result of this use will create additional opportunities for conflict between those users, particularly the cyclists who do not, and cannot, use the sidewalk. Additionally, children cross 56th Street from CBI, Channen and the Scottsdale Country Day to go to the school's playground across the street. The additional traffic generated should not be

dismissed as an additional traffic risk for visitors not expecting the medical offices to be situated in a neighborhood setting. *Again, eliminating the 56th Street access would alleviate this concern.*

This proposed use is incompatible to the surrounding neighborhood (and existing General Plan and Zoning). It conflicts with existing community uses, creates an additional vehicular strain on the intersection, creates a potential conflict with the adjacent school's playground and compounds to an already unsafe condition for cyclists. Therefore, we respectfully request that the recommendation of the Village Planning Committee be to deny this zone change. Barring that recommendation, we request the Committee make the recommendations mentioned above.

Respectfully submitted,

Doug (and Stephanie) Leventhal

10021 N 55th Place

**11-24-24**

**To: Adrian Zambrano and the Paradise Valley Village Planning Committee**

We do hereby protest strongly against the proposed rezoning application with the City of Phoenix (Case No. Z-119-24-2) for the property at 56<sup>th</sup> Street and Shea.

We are current resident just 2 doors down from the proposed new project with the new proposed zoning. I am also a full-time Realtor with Russ Lyon Sotheby's International Realty for the past 20 years.

There is absolutely NO QUESTION that the rezoning of this parcel and the project proposed WILL SEVERELY HURT THE RESALE VALUE of the homes directly South of there, running along side the whole 56<sup>th</sup> Street to Mountain View. This is especially true for the few homes that are closest to the proposed project.

To allow the rezoning and the project to move forward would be a great injustice to us homeowners who have bought in this area with the intent to live and see our homes appreciate in value.

If you allow this rezoning and commercial building, then the future pricing appreciation of our homes will stall. That is not just and fair your homeowner residents and our neighborhood and community.

The project leaders comment that their proposed new building is already next to a church and across the street from a school/synagogue, so it should not matter to anyone that the zoning be changed from RE-43 to C-O.

However, they failed to point out that the entire adjoining rest of 56<sup>th</sup> Street going south is RESIDENTIAL, and the zoning change would really matter to all of us.

I have spoken to my family and many, many of my neighbors, and we are ALL OPPOSED to the proposed rezoning.

Please do not allow this parcel to be rezoned from RE-43 to C-O to accommodate the development of a medical office!!! There are plenty of other commercial spaces and parcels that would not necessitate the rezoning of RE-43. This is my neighborhood and my home and I do NOT want a medical office 2 doors down from me!

I cannot state this strongly enough!! We vote NO to the rezoning and new development!

Carol and Charlie Dries



10241 N. 56<sup>th</sup> Street

602-618-6999; carol.dries@russlyon.com

**CITY OF PHOENIX**

DEC 05 2024

**Planning & Development  
Department**

## Racelle Escolar

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**From:** Anay Kapadia <anayk@hotmail.com>  
**Sent:** Monday, December 30, 2024 9:37 PM  
**To:** PDD Planning Commission  
**Subject:** ITEM#7, Z-119-24-2

**CAUTION: This email originated outside of the City of Phoenix.**

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Hello,

This email is being sent as I have great concerns about the massive medical office complex to be built at this location of 56<sup>th</sup> street and Shea Blvd.

The ingress on 56<sup>th</sup> street is only one lane, there is a busy school and religious church right across the street which already causes traffic issues in the morning and evening during busy hours. There are toddlers with their teachers and classes that cross the street to play right next door to this project!

Now with medical offices there, this intersection south ON 56<sup>th</sup> street is too small and I am VERY VERY CONCERNED about this with the added traffic!

I live at the end of 56<sup>th</sup> street and there are constantly speeding cars up and down my street! I have kids that ride their bikes like my neighbors, and I feel it would be WRONG to approve such a big complex as it currently is planned. Besides the intersection in front of the subject property, it will increase speeding cars on my street as well.

At the current size of the complex, this is just too many cars coming in and out and on my street and I feel this is a safety hazard for my kids, THE KIDS THAT CROSS THE STREET AND PLAY ON THE FIELD NEXT TO THE SUBJECT PROPERTY UNDER CONSIDERATION, and my respected neighbors whom also live here.

Please take my neighbors and mine objections seriously and scale down the size of this medical complex due to series traffic concerns.

I approve this email and OBJECT TO THE CURRENT PLAN AS ITS CURRENT SIZE.

Anay B. Kapadia  
9809 N 56<sup>th</sup> Street  
Phoenix, AZ 85253  
847-975-2057.

## Racelle Escolar

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**From:** azinv@aol.com  
**Sent:** Monday, December 30, 2024 1:55 PM  
**To:** PDD Planning Commission  
**Subject:** Shea Blvd and 56th Street Planned Medical Building

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To the Planning Commission

I am a resident in Astoria, a 10 home subdivision, located immediately south of the project. Because of current traffic backups, Astoria already gets quite a few cars that speed thru our tiny U-shaped subdivision trying to get back to Shea. These frustrated drivers are searching for short cuts thru the neighborhood trying to get around the lengthy backups on Shea. With a large project at the intersection as proposed, the back up of cars on 56th street will ruin this residential neighborhood. Since Mountainside Fitness opened, I'm frequently unable to make a left turn (heading west) onto Shea because the traffic is baked up as far as the eye can see.

In addition, the parents that have children at Temple Beth that make multiple trips back and forth everyday will be negatively impacted.

Please reconsider the size and scope of this project. It should be scaled back.

Respectfully,  
Louis Chacopulos  
5535 E. Beryl Ave  
Paradise Valley 85253

**From:** [Matthew Karlovsky, M.D., F.A.C.S.](#)  
**To:** [PDD Long Range Planning](#)  
**Subject:** Shea and 56th rezoning  
**Date:** Sunday, December 29, 2024 10:38:42 PM

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Adrian and Racelle,

I live on 57th St south of Shea Blvd and was just made aware today of the rezoning attempt at Shea/56th St, Z-119-24-2 by a neighbor. I reviewed Adrian's report from Nov 22, 2024 about the proposed massive office building complex. We who live in this neighborhood did not receive any notices about this project.

If you recall, there was an organized neighborhood campaign against the rezoning of the corner property at 57th and Shea two years ago proposed by Regal American and despite fierce objection by hundreds of neighbors, the rezoning was pushed through by Regal's firm Whitney Morris. This large complex is now under construction. In real life now the building is large, overbearing and does not fit the appearance of the neighborhood and negatively impacts the landscape and will create a traffic danger. All these concerns were ignored and the project was approved by the city.

The new Urgent Care which is located at 52nd street and Shea has very severely impacted traffic congestion along Shea even during non-rush hour times these past 2 years. Since extra traffic signals were erected on Shea to assist the Urgent Care, westbound traffic now backs up from 56th/Shea all the way back to N. 61th Place, and east bound traffic backs up halfway to Tatum Blvd, *beginning at 2pm now*. It takes 3-4 cycles of the lights to get through the intersection of Shea/56th now. The Urgent Care alone has very badly impacted the traffic along Shea for all the hundreds of residents within 1 mile each way along Shea.

Now comes this brand-new proposal at 56th and Shea of a 2-story office complex by Ronny Urman, a colleague of Regal American's owner, with an underground garage and surface garage for a total of *136 parking spaces*. This is maddening and will undoubtedly further negatively impact traffic, during peak and off peak. This type of office complex is not meant to be in Paradise Valley. Traffic congestion will be severe.

All the proposed verbiage about bike paths, tree conservation, zero waste, climate action is the typical blather used by Whitney Morris to plump up the application to make it appear thoughtful and that it would somehow benefit the community by making it "fit in" to the landscape. This can't be further from the truth.

I invite you to stand on the corner of 56th St and Shea at 3pm and observe the traffic for 30 minutes. There is no place for this new proposal.

Please do not approve this.

Sincerely,

Matthew E. Karlovsky, M.D., F.A.C.S.

----- Forwarded Message -----

**From:** Adrian G Zambrano <adrian.zambrano@phoenix.gov>

**To:** Matthew Karlovsky, M.D., F.A.C.S. <karlovskym@yahoo.com>

**Sent:** Monday, December 30, 2024 at 07:34:42 AM GMT+2

**Subject:** Automatic reply: Shea and 56th rezoning

Hello,

City offices will close at 12:00 PM on December 24 in observance of the Christmas Eve holiday and will be closed on December 25 and January 1 in observance of the Christmas Day holiday and New Year's Day holiday. I will be out of office until Friday, January 3 and will return to office on Monday, January 6. If you need immediate assistance, please email [pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov). Otherwise, I will respond to your email upon my return on Monday, January 6.

Thank you,

Adrian Zambrano, Planner II - Village Planner

City of Phoenix

Planning and Development Department

Planning Division, Long Range Planning

## Racelle Escolar

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**From:** Tassie Phifer <tassie@heritagechurchaz.com>  
**Sent:** Monday, December 30, 2024 12:54 PM  
**To:** PDD Planning Commission  
**Subject:** Item #7, Z-119-24-2

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To whom it may concern,

My grandparents bought a property on 56th Street just south of Shea in the 1970's and it has remained in our family since then. We love this neighborhood and have enjoyed what my grandfather called, "Peaceful Street" for the last forty years. We were just informed that you are considering adding a medical complex to a residential area and are shocked that you would steal from a peaceful residential neighborhood by congesting our street with commercial traffic. In addition, we have watched traffic on Shea become more and more unmanageable with the new light at Mountainside Fitness. Driving on Shea in the evening is an absolute mess and this new build would exacerbate an already stressful traffic area.

We absolutely oppose this proposed building in our residential neighborhood.

Thank you,  
Tasmyn Phifer

## Racelle Escolar

---

**From:** Aimee Goldstein <dr.agoldstein2012@gmail.com>  
**Sent:** Tuesday, December 31, 2024 3:13 PM  
**To:** PDD Planning Commission  
**Subject:** Opposition to item #7, X-119-24-2

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Proposed project is too large and would create too much commercial traffic in a residential area. Please scale back this project to a more appropriate size.

Thank you, resident at 10228 N. 58th St., Phoenix, AZ, 85253

Aimee Goldstein, Ph.D.  
Licensed Psychologist  
11811 North Tatum Blvd, Ste 3031  
Phoenix, AZ 85028  
480-278-2953

## Racelle Escolar

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**From:** Robert Zimmerman <BobZ@HeffINS.com>  
**Sent:** Tuesday, December 31, 2024 12:51 PM  
**To:** PDD Planning Commission  
**Subject:** Item #7, Z-119-24-2

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To whom it may concern –

I wish to air my concerns about the abovementioned proposed project on Shea and 56<sup>th</sup> street. I have reviewed the rezoning packet and familiarized myself with the proposed project.

I live at 10209 N. 56<sup>th</sup> Steet (5 parcels south of the proposed project) and have been there since January 2020. I am intimately familiar with the community and traffic patterns on this street.

I do not see a traffic assessment in the rezoning packet and wonder how this could get to a Final Approval stage of the Planning Committee without one. With the addition of the Honor Health project, along with the existing Mountainside Fitness, and the home builder development you recently approved on 57<sup>th</sup> and Shea, the congestion on Shea from 64<sup>th</sup> Street (to the East) and almost Tatum (to the West) has been significant. Now, to add another high-volume project to that mile plus zone seems unmanageable.

On 56<sup>th</sup> Street, you already have the Congregation Beth Isreal that has school pick up and drop off, along with several events, that put strain on the coming and going from Shea on 56<sup>th</sup> Street. Now, immediately across from the temple, we are considering a project that would possibly quadruple the current volume of vehicles on this residential street.

I pose some serious hazards that this project would cause on 56<sup>th</sup> street, so close to Shea Blvd.:

- I am concerned about the effect that the traffic on Shea, heading east and turning south onto 56<sup>th</sup> will back up with cars trying to access the residential neighborhood, drop/pick up children off at the temple's school, and those trying to immediately make a left turn (once on 56<sup>th</sup>) to pull into the proposed projects entrance. This is further exaggerated by residents, temple cars and cars exiting the proposed project all stopped at the light at Shea and 56<sup>th</sup>, further making it even more difficult for through traffic, while cars may be backed up for those waiting to be able to access the proposed project via the previously described left turn. By the way, during drop off and pick up the Temple has the 15 mph signs out which will also clearly cause further back up. Also, they have a North access that they keep gated/blocked off, I assume because the proximity to Shea causes too much congestion if they use that as an access. Was there ever study done on this?
- I am concerned about the (likely) 12-15 month construction of the proposed project and the effect on 56<sup>th</sup> street. I have watched the home builder project that was previously approved on 57<sup>th</sup> street and how that construction is affecting that street. Several cars, trucks and mobile construction equipment on that street is disrupting the coming and going. That project wont even have car access to 57<sup>th</sup> street but it is still

a mess. This proposed project is significantly larger and proposed access to 56<sup>th</sup> and will be causing congestion right at a significant streetlight.

- I am concerned about the effect this higher traffic volume will have on the traffic partially caused by the security the Congregation has on sight. Congregation Beth Isreal currently has at least two armed security guards directing traffic into and out of their parking lot every day. I see that they aren't just directing traffic but are surveying cars attempting to enter the parking lot. I am completely in favor of the precautions that the Congregation takes for its security and how this provides additional (indirect) security for the entire community, so I would not want their process strained in any way. Their security process takes time, and a significantly higher volume of vehicles on 56<sup>th</sup> street would strain this process.
- Lastly, I am probably most concerned about the children and security at the Congregation's school. The children cross 56<sup>th</sup> street multiple times per day to access their playground. The significant additional traffic on 56<sup>th</sup> caused by this proposed project will exponentially increase the danger to these children both during the construction phase, and when the project is up and running. Cars pulling out of the proposed project's 56<sup>th</sup> street access, finding that the streetlight is all backed up (as already stated) will look to turn left (south) in to the residential neighborhood for another route. This puts them immediately into a 15 mph zone, and/or a security officer (privately hired by the Temple) trying to safely walk students/children across this NOW very busy street.

I sincerely hope you will take these comments seriously. I am all for progress, but this project poses significant challenges for the Congregation, and the community that already reside there.

Please let me know if you have any questions.

Bob Zimmerman

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## Racelle Escolar

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**From:** Charles Ferguson <charlesfergusoniv@gmail.com>  
**Sent:** Tuesday, December 31, 2024 10:11 AM  
**To:** PDD Planning Commission  
**Cc:** Charles Ferguson; My Love  
**Subject:** RE: #7, Z-119-24-2

### **CAUTION: This email originated outside of the City of Phoenix.**

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Dear Planning Commission or whom it may concern.

We are 12 year residents of Phoenix and when we moved to this home approximately 2 years go we specifically picked this location to raise our children due to the residential nature of the neighborhood. We researched the zoning and saw that this site (item #7) in particular was zoned single-family residential which would prohibit commercial development since any commercial development would change the character of our immediate neighborhood. We also prided ourselves and shared with friends that unlike other local municipalities the City of Phoenix is very well governed and resident's concerns are addressed appropriately.

We became aware of this large commercial development 3 homes away from our home and the change in zoning from single-family to high-density commercial and we are of course very concerned and surprised.

This will be detrimental to the residential nature of our street where our kids and other neighborhood children play. As the Commission may be aware, traffic backups on Shea are very frequent and guests of this facility will not only use the street on which we reside but also cut down residential side roads in order to access the facility in high-traffic times. These cut thru drivers and other visitors will not be aware of the residential child friendly area and will increase the harm and risk to our children and others. There is a church, a school and single-family homes on this street. How could one justify the dramatic change in use but only for profit without regard for impact to the nature and safety of the immediate area. This is a non-confirming change in use.

This application also significantly impacts our enjoyment of the neighborhood with increased traffic, illuminated signage, two-story steel buildings, asphalt parking areas, transient commercial visitors and a change from residential in nature to a commercial district with this one, new non-confirming use. This problem of zoning is self-created by the developer where ample profit could be made to develop as single-family residential as zoning currently allows where just like our home, where we have 30 and 40 ft set backs, ample grading and drainage, a maximum lot density the fraction of what is proposed and most importantly doesn't change the nature and character of the neighborhood.

Please deny this application due to its detrimental impact on our immediate community.

Thank you, Charles

--

Charles Ferguson  
10201 N. 56th Street  
847.687.1341

**Racelle Escolar**

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**From:** JOYCE COLLEY <jcolley755@gmail.com>  
**Sent:** Tuesday, December 31, 2024 3:28 PM  
**To:** PDD Planning Commission  
**Subject:** Item #7, Z-119-24-2

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IT WAS BROUGHT TO OUR ATTENTION, TODAY DEC 31, 2024, THAT A MEDICAL COMPLEX BLDG WILL BE BUILT ON 56TH ST AND SHEA. WE OPPOSE THIS BUILDING AS TRAFFIC IS ALREADY HORRIBLE IN OUR AREA. IT IS ALREADY A 2 MILE BACKUP GOING WEST FROM 64THST AND THIS NEW BUILDING AND ALL ITS PARKING WILL BE UNBELIEVABLE. IT WILL CAUSE MORE CARS GOING THRU OUR NEIGHBORHOODS AND MORE TRAFFIC ON SHEA WITH MORE ACCIDENTS DAILY. PLEASE REVIEW THIS PROPOSAL AND MAKE THE CORRECT CHOICES. WOULD YOU WANT THIS IN YOUR NEIGHBORHOOD??? THERE ARE SO MANY EMPTY BUILDINGS ALREADY, WHY CAN'T THEY USE THEM .

DAVID AND JOYCE COLLEY  
10210 N. 58TH ST  
P.V., AZ 85253

## Racelle Escolar

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**From:** ualwhite@aol.com  
**Sent:** Tuesday, December 31, 2024 1:01 PM  
**To:** PDD Planning Commission  
**Subject:** Planning commission #7-Z-119-24-2

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Email - [pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov) Subject: Planning Commission, #7 - Z-119-24-2

I live at 56th and Cholla and since Mountainside Fitness and HonorHealth built their facilities, it can take an extra 15 to 20 minutes in stop and go traffic just to get to 56th street to get home. Under no circumstances should there be another huge facility built in this area. Thank you.

Deborah White, MD  
11448 N 54th Place

## Racelle Escolar

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**From:** Jay Snyder <jay@brokerhotel.com>  
**Sent:** Tuesday, December 31, 2024 5:59 PM  
**To:** PDD Planning Commission  
**Cc:** Jay Snyder  
**Subject:** Item7,Z-119-24-2 rezone

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Dear Phoenix Commission Members

For the last 30 years, my wife and I have lived at 9591 N 56th Street 3 houses south of the proposed rezoning application. Our neighborhood is just South of Mountain View.

I **object strongly** to the request for a large medical office building on Shea and 56th Steet for the following reasons :

1. **Traffic issues** This rezoning will create terrible traffic issues on 56 Street. Cars already use 56 st and Shea to go south to Mountain View RD to avoid Shea . We have had several accidents at the left turn on 56 st and MTN View. Further, before the home was built on our Cul de sac there were 3 accidents, one involving a roll over and serious injury. South of Mountain View there are only 3 homes on each side of the street. Since drivers cannot see it is a dead end they travel through at a high rate of speed only to make a quick turn, in frustration and speed back towards Mountain View.
2. **Schools** The land is across the street from the proposed site has an elementary school.
3. **Paradise Valley residential community.** This development will disturb the residential neighborhood less than a mile south.
4. **Traffic study been completed?**

Jay G. Snyder  
Snyder Nationwide Real Estate  
8141 E. Indian Bend Road Suite 107  
Scottsdale, AZ 85250  
[Jay@brokerhotel.com](mailto:Jay@brokerhotel.com)  
480-344-7500 Office  
602-418-0282 Mobile

## Racelle Escolar

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**From:** Kathy Ketter <tubac11@gmail.com>  
**Sent:** Tuesday, December 31, 2024 2:57 PM  
**To:** PDD Planning Commission  
**Subject:** Plan for Medical Complex at 56th St & Shea

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To Whom It May Concern,

We strongly object to the approval of a 35,000 sq ft Medical Complex being built on the corner of Shea and 56th Street. We especially have concerns about the proposed size of the complex which includes 90 surface parking spots plus a parking garage. We also strongly object to having ingress/egress on 56th Street in part or in total.

The fairly recent developments along Shea including the Honor Health Urgent Care and Mountain Fitness Gym on Shea along with the already established Beth Tefillah Synagogue/School on 56th and Shea have greatly impacted traffic frequently in this area, causing long back-ups. The commercial building that is currently under construction on 60th and Shea will only add to that problem. We don't need yet another large commercial development in the area. This development ignores the quiet residential nature of 56th Street and the surrounding neighborhoods.

Sincerely,

Ken and Kathy Ketter  
9501 N 56th Street  
Paradise Valley, AZ 85253

Dec 31, 2024

Linda Killian

10210 N 57<sup>th</sup> St

Paradise Valley, AZ 85253

City of Phoenix Planning Commission

Re: item #7, rezoning request Z-119-24-2

I am writing to oppose the request as submitted. I do not oppose medical offices being placed on this property. However commercial zoning is not consistent with a transition to a neighborhood of single-family homes and the huge size of the proposed complex will bring a huge increase in traffic, an unreasonable increase in intensity.

- The complex will have over 90 surface parking spaces plus a 44 space parking garage.
- If each patient occupies a parking space an average of 30 minutes, that means two vehicles arrive and depart, per space, every hour. Even if patients only use half the parking spaces, that still amounts to over 200 vehicle trips per hour!
- As a direct result of the City of Phoenix approving zoning for the Mountain Fitness gym and Honor Health Urgent Care, there are now extensive traffic back-ups of west-bound traffic on Shea. Every weekday in the later afternoon, west-bound traffic backs up for more than 1 ½ miles from Tatum to beyond 60th Street. *A massive medical complex at 56th & Shea will greatly worsen an already horrible situation!*
- All patients to this facility will exit onto 56<sup>th</sup> Street if they wish to go west, since the now extremely heavy traffic on Shea prevents starting east and then trying to safely make a U-turn to go west. Those cars from such a large medical office complex are going to cause traffic to back up at times and 56<sup>th</sup> St.
- Also With the traffic back-ups on Shea, some patients of such a huge medical complex would undoubtedly meander through the neighborhood residential streets to reach Doubletree Ranch Rd as an alternate westerly street.

This massive development is an unreasonable level of increased intensity and ignores the residential nature of 56th Street and the greater neighborhood. *Please add stipulations to reduce the size of this project and the corresponding vehicle traffic.*



## Racelle Escolar

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**From:** Lissa Erickson <lissa.j.erickson@gmail.com>  
**Sent:** Tuesday, December 31, 2024 9:48 PM  
**To:** Racelle Escolar; Adrian G Zambrano  
**Subject:** Shea and 56th Rezoning

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Dear Adrian and Racelle -

My name is Lissa Erickson. I and my family live at 10020 N. 58th Street and were active participants in the attempt to deter the recent rezoning of the property at 57th and Shea, two years ago, when the property was rezoned for RO usage against our community's wishes. We are now hearing - only from a neighborhood flyer; never via any communication from the zoning applicant or the city - that, on top of last year's decision to allow a non-residential (RO) structure for the first time in the Country Club Acre community, there is now a current request suddenly being heard by the Planning Commission to create a large, commercial medical complex at the corner of 56th and Shea, with no prior review by the Paradise Valley Village planning committee; thus blocking any opportunity for the residents most affected by this decision to communicate their extreme desire to keep our residential community intact, in the manner it was intended: as a quiet, upscale single-dwelling residential community on 1+ acre plots of land.

At the time of the prior rezoning at 57th and Shea, as you each know, the direct neighborhood community contiguous to that project - and this new project - were completely opposed to the project; and expressed concerns at that time that the 57th Street rezoning would jump-start a precedence for other commercial entities to make inroads into our community. We were assured by the PV Planning Committee, and the Council, at that time that the RO rezoning would in no way threaten future zoning issues in a manner that would detract from Country Club Acres. And yet here we are, no more than a year and a half later, with a zoning request in hand to build a commercial, large-scale edifice right in the midst of our community. It is hard to believe that the good intentions articulated two years ago by your Council, were expressed in actual good faith; particularly with the jump over the standard procedures requiring notification of the surrounding community; the lack of review by the PV Planning Committee; and sufficient time and careful review of such a complete change to the nature of our neighborhood. We have been given no notice, no voice, and no consideration for this massively detrimental zoning request.

I request that this application be sent back down to the PV Council for a proper, and hopefully objective, review of this new request and the horrific effect it would have on our community and the traffic patterns on Shea Boulevard and our neighborhood streets. There is no excuse for this situation to be occurring without any consideration given to the impact to those of us who live here, and love this community.

Please reconsider next steps for this application. What is happening in this instance is a travesty of the procedures established for zoning requests. Please fix the process for this application, before something occurs that would be exceedingly destructive to our families; and the greater Scottsdale community.

Thank you in advance for your consideration,

Lissa Erickson  
480-326-0993

## Racelle Escolar

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**From:** Lynn Schepp AZHomes4ACause.com <lynn@azhomes4acause.com>  
**Sent:** Tuesday, December 31, 2024 11:17 AM  
**To:** PDD Planning Commission  
**Subject:** Planning Commission, #7 - Z-119-24-2

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Planning of a massive medical office complex for the southeast corner of 56th St and Shea Blvd. (The former athletic field for Temple Beth Israel)

UNACCETAB:E WITH BACK UP TRAFFICE ON SHEA BLVD ALREADY

200 vehicle trips per hour

UNACCEPTABLE AIR QUALITY AND NOISE

worsen an already horrible situation. • With the traffic back-ups on Shea, undoubtedly meander through the neighborhood residential streets to reach Doubletree Ranch Rd as an alternate westerly street.

This massive development is an unreasonable level increased intensity and ignores the residential nature of 56th Street and the greater neighborhood.

With a lack of quorum, Phoenix' Paradise Valley Village planning committee on Dec 2, so this request will skip that step and go to directly to the Planning Commission on Jan 2 for final approval WITHOUT QUORUM Makes for a Board Rules Regulation VIOLATION

We need to scale this back due to traffic, air quality, safety, infrastructure of streets, sewer and septic tank concerns for the few homes that still cannot connect to sewer due to outside scope of measured feet away from street

Lynn Peterfreund

## Racelle Escolar

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**From:** Lynn S <lynnnyaz@outlook.com>  
**Sent:** Tuesday, December 31, 2024 11:20 AM  
**To:** PDD Planning Commission  
**Subject:** Planning Commission, #7 - Z-119-24-2

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Planning of a massive medical office complex for the southeast corner of 56th St and Shea Blvd. (The former athletic field for Temple Beth Israel)

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We need to scale this back due to traffic, air quality, safety, infrastructure of streets, sewer and septic tank concerns for the few homes that still cannot connect to sewer due to outside scope of measured feet away from street

Lynn Peters

## Racelle Escolar

---

**From:** go2prescott@aol.com  
**Sent:** Tuesday, December 31, 2024 2:44 PM  
**To:** PDD Planning Commission  
**Subject:** Proposed medical complex 56th St and Shea

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We object to co side ration and approval of a new 35,000sf Medical office building and garage on the SE corner of 56th St and Shea.

Since the opening of the Mountainside Forness and Honor Health offices, and the new traffic light, along with the new left turn signals at 56th St., traffic has become a nightmare. The backup, especially during rush hours, and too long times for the light changes, has caused enormous inconveniences for local residents and those traveling on Shea.

The school on 56th has already caused an increase of vehicles in our neighborhood.

If you allow this medical office building to go forward, we can count on patients, staff and visitors using south 56th St to Mountain View as a conduit, increasing traffic on our street multi-fold with as many as 100 vehicles per hour based on the number of parking slots proposed and the relatively short “stay” periods. 56th St and Mountain View are already used as a traffic cut-thru with both cars and commercial vehicles Speeding down our streets.

The last thing we need is dozens more! At the least, restrict left hand turns out of the complex onto 56th St

Please vote no on approval of this project. Save our neighborhood from more commercial traffic

Michael and Ellen Allen

[Sent from the all new AOL app for iOS \[apps.apple.com\]](#)

## Racelle Escolar

---

**From:** Michele Adler Cohen <brazilianpianist@hotmail.com>  
**Sent:** Tuesday, December 31, 2024 3:22 PM  
**To:** PDD Planning Commission  
**Subject:** Concern over scale of project on 56th/shear

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To whom it may concern,

We are residents of this community in Paradise Valley and the proposed massive medical office building is of great concern to our community. This project will create terrible conditions for traffic in our community which already suffers from approval of massive projects in this area. Enough is enough! It's time that city leaders do due diligence with planning in order to preserve the residential nature of 56th Street and the greater neighborhood.

Drs. Michele and Yaneav Cohen

## Racelle Escolar

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**From:** M A <mbaphx@gmail.com>  
**Sent:** Tuesday, December 31, 2024 4:40 PM  
**To:** PDD Planning Commission  
**Subject:** Vote NO -- Item #7, Z-119-24-2

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Dear Planning Commission,

Reference Item #7, Z-119-24-2

I am sending this email to you as a single-family property owner who is literally just a few doors down from the massive 35,000 square foot medical office facility with 90 surface parking spaces plus parking garage that is proposed for the southeast corner of Shea Blvd. and North 56th Street. I bought my property at 10019 N 56th Street in December 2019 thinking that I was moving into a residential neighborhood. Traffic was low volume, there was a church down the street with polite drivers, and school age children walked across the street full of energy, laughter and fun to play at recess.

Since then, the City of Phoenix Planning Commission has done nothing to preserve this neighborhood but instead only promote it as a commercial mecca. To wit:

- Now, there are several assisted living homes on both 56th street and 57th street that have increased neighborhood traffic. All of the cars from caretakers and those who visit these assisted living residences funnel north on 56th Street past my home to turn left at the Shea Blvd. stop light.
- On top of that, the Planning Commission approved the enormous Mountainside Fitness facility which has caused significantly more cars on Shea including those coming up 56th Street by my home as well as a significant increase in accidents at the Shea Blvd. & 56th Street intersection - so much so that the traffic lights at that interchange had to be expanded and the Shea Blvd. turn lane reconfigured..
- Then, the Planning Commission approved tearing down La Camarilla tennis and sport facility to replace it with --- a "small" hospital. This has caused so much traffic that a new stoplight had to be installed at 52nd Street and Shea Blvd. This additional stoplight and the massive increase in traffic on Shea causes traffic to backup more than a mile from Tatum during typical Monday-Fridays (and well past 56th Street to the east).
- The additional cycle time of the remodeled stop light at Shea Blvd and 56th Street now causes additional speeding as drivers do not want to "be caught" at the light and wait the extra time.
- With the significantly more traffic on Shea, many more drivers now take the neighborhood roads to avoid it and drive easily 65mph by my home at all times of the day.

So much for my low traffic nice family and children oriented neighborhood. I find garbage that has been thrown out of passing car windows nearly every day in front of my home now. Ask yourself if you want cars driving 65 mph down your street. Do you want your children or grandchildren playing where cars drive 65 mph by your house? Do you think that improves or declines property values?

My current situation is directly your fault, but you can take a stand now to stop this continued commercial advancement into residential neighborhoods and the excessive traffic that is causing harm to many in these neighborhoods. There is NO need to approve this request. As there were before you approved the new Honor Health hospital where La Camarilla was on Shea Blvd., there are still (and even more since then) available commercial spaces available very close by that are already in heavy traffic managed areas and locations already with more than ample parking for this size facility. At the Tatum and Shea intersection alone, the Northeast corner main tenant is still empty since Albertson's closed that store. There is also still a significant empty space where Bed Bath and Beyond vacated. In addition, on the Northwest corner, a large space sits empty since Whole Foods moved out. In addition, the new PV development where Whole Foods moved to has a huge area for developing new builds as well as an enormous amount of land for parking. There is just no reason to force this request into a neighborhood.

Lastly, outside of the obvious safety concern caused by having a two story development looking directly down on an adjacent children's playground, safety of our children should be paramount when we make decisions that will impact their daily lives. Given the speed at which cars pass my house today, I cannot imagine what the impact of adding 200 vehicle trips per hour within just feet of where the children cross 56th Street each day will be - and this is only a minimum based on only half of the planned 90 surface spaces plus parking garage spaces being occupied on an average every 30 minutes. Would you feel this was a safe situation for your child or grandchild?

As a twenty-five year resident of Phoenix who loves our space, I strongly implore you to reject Item #7, Z-119-24-2. Literally, there is already the new "small" hospital across the street to provide medical care and numerous others in the immediate vicinity. There are sensible solutions for placement of a new medical facility, but the Southeast corner of Shea Blvd and 56th Street is not one. Especially given the many real estate options immediately available to the requesting party in very close proximity, the significant additional complications this will cause to traffic at this intersection and throughout my neighborhood's streets, and the increase in lack of safety for children, I urge you to deliver a message that shows you value Phoenix taxpaying homeowners, Phoenix neighborhoods, and all Phoenix children. Tell the requesting party to come back with an alternate solution that meets pro-Phoenix criteria.

Thank you for your consideration in this matter.

Monica Brooks  
10019 N. 56th Street  
Phoenix, AZ 85253

## Racelle Escolar

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**From:** Pamela Weyers <bpweyers@msn.com>  
**Sent:** Tuesday, December 31, 2024 3:37 PM  
**To:** PDD Planning Commission  
**Subject:** #7,Z-119-24-2

**CAUTION: This email originated outside of the City of Phoenix.**

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To whom it may concern,

I am very concerned about the proposed building at the SE corner of 56<sup>th</sup> Street and Shea.

I am a resident down the street from this site. I understand the owner of the property has the right to develop the land, however I do not believe the zoning should be changed from residential to commercial for the following reasons:

- Having a large-scale commercial project on this corner will not preserve the character of my residential community.
- The traffic created by such a project has the potential to make our residential streets more of a through-fare. My small community in a particular could become a convenient turn-around area, meaning more traffic and making it unsafe for the children who play in their front yards and ride their bikes in the street in front of their houses.
- The current traffic lights already feel over-burdened with traffic. The addition of more cars turning off Shea, or even worse turning onto or off of 56<sup>th</sup> Street to access a commercial driveway, would overwhelm our corner. Should the project be approved regardless of our community request, I strongly request that the only entrance and exit to the property be on Shea Blvd and not on 56<sup>th</sup> Street. This change would potentially lessen the traffic down 56<sup>th</sup> Street.
- Additional traffic right next to a school is unwanted.

I appreciate your attention to my concerns. I hope you take into consideration that this is a residential community and that a commercial building detracts from the sanctity of our homes and community.

Pamela Weyers  
5539 E Beryl Ave.  
Paradise Valley, AZ 85253  
602-989-9449

## Racelle Escolar

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**From:** Patrick van den Bossche <pvdbossche@me.com>  
**Sent:** Tuesday, December 31, 2024 3:59 PM  
**To:** PDD Planning Commission  
**Subject:** Proposed rezoning corner 56th Street & Shea (file # 17-5496)

**Importance:** High

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We live at 9640 N. 57th Street not far from the site that is being proposed for the rezoning. We have a concern about the additional traffic load that this project will cause in our quadrant and we would like to see this project scaled back and not amplify what is already a growing traffic problem in the 56th Street and Shea corridor. We are also concerned that the additional traffic will pose safety issues with the nearby school and the children that attend there.

Thank you for considering our concern and thank for considering scaling back this project.

Best Regards,

Patrick and Denise van den Bossche

M 602.821.0737

E pvdbossche@me.com

## Racelle Escolar

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**From:** Quinn.Williams@gtlaw.com  
**Sent:** Tuesday, December 31, 2024 2:52 PM  
**To:** PDD Planning Commission  
**Cc:** Quinn.Williams@gtlaw.com  
**Subject:** FW: Item7,Z-119-24-2 rezoning request on south east corner of 56th st and Shea

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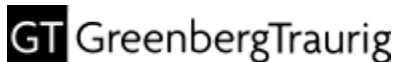
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Member of Planning Commission

**Quinn Williams**  
Shareholder

Greenberg Traurig, LLP  
2375 E. Camelback Rd. Suite 800 | Phoenix, AZ 85016  
T +1 602.445.8343 | F +1 602.445.8647 | C +1 602.619.9002  
[Quinn.Williams@gtlaw.com](mailto:Quinn.Williams@gtlaw.com) | [www.gtlaw.com](http://www.gtlaw.com) [\[gtlaw.com\]](#) | [View GT Biography \[gtlaw.com\]](#)



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**From:** Williams, Quinn P. (Shld-Phx-CP)  
**Sent:** Tuesday, December 31, 2024 2:44 PM  
**To:** 'pdd.planning@phoenix .gov' <pdd.planning@phoenix .gov>  
**Cc:** 'George Burton' <gburton@paradisevalleyaz.gov>  
**Subject:** Item7,Z-119-24-2 rezoning request on south east corner of 56th st and Shea

Phoenix Commission Members

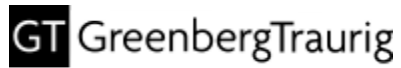
For the last 15 years ,I have lived at 9731 n 56 th street south of the proposed rezoning application . Our neighborhood is quarter mile south on 56st in Paradise Valley.

I **object strongly** to the request for a large medical office bldg. on Shea and 56 th st for the following reasons :

- 1) **Traffic issues** This rezoning will create terrible traffic issues on 56 st . Cars already use 56 st and Shea to go south to Mountain View RD to avoid Shea . We have had several accidents at the left turn on 56 st and MTN View.
- 2) **Schools** The land is across the street from 2 schools on 56 st for elementary children .
- 3) **The traffic lights at the intersection** .The lights were just installed last year and accidents have already occurred.
- 4) **Paradise Valley residential community** ....This development will disturb the residential neighborhood less than a mile south . Has this request been vetted with the Traffic department of Paradise Valley ?
- 5) **Traffic study** Please do a traffic study on 56 t before you approve !

**Quinn Williams**  
Shareholder

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[Quinn.Williams@gtlaw.com](mailto:Quinn.Williams@gtlaw.com) | [www.gtlaw.com](http://www.gtlaw.com) [\[gtlaw.com\]](#) | [View GT Biography \[gtlaw.com\]](#)



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December 31, 2024

Richard Pasquale  
10210 N 57th St  
Paradise Valley, AZ 85253

Planning Division,  
City of Phoenix Planning & Department  
200 W. Washington St.  
Phoenix, AZ 85003-1611

Re: item # 7, Z-119-24-2

My name is Richard Pasquale. I am writing regarding the proposed rezoning of 10437 N 56<sup>th</sup> St. I live at 10210 N. 57<sup>th</sup> St, the sixth house from the corner on the very next block. I oppose the rezoning as requested. I do not oppose medical offices at this location, but I do oppose commercial zoning and a medical complex this large.

There are very valid concerns that the size of this medical complex is an unreasonable increase in density with respect to the vehicle traffic it will bring on the non-arterial portion of 56<sup>th</sup> St as well as compounding already serious problems on Shea Blvd. With over 140 parking spaces, there will be a great increase in the cars on little 56<sup>th</sup> St going to the light to turn left. The existing traffic problems on Shea Blvd will only get worse with a medical complex this large. I therefore urge the commission to stipulate the much reduce floor square footage to thereby lessen the vehicle impact.

Of even great concern is the request to have commercial zoning. Much of this property faces 56<sup>th</sup> Street. 56<sup>th</sup> St is a **5 lane arterial street** from Shea Blvd northwards. However, south of Shea 56<sup>th</sup> Street is NOT an arterial. It is a **single lane each way** and the street terminates at Mountainview. All the parcels south of Shea are zoned residential. When the very closeby parcel at 57<sup>th</sup> St and Shea went before City Council for a rezoning decision (Z-43-22-2) it was to Residential-Office (RO). RO is more appropriate for this neighborhood now AND INTO THE FUTURE. RO allows medical offices.

Before City Council Mr. Bednarek stated that R-O was created to install an appropriate transition to single-family neighborhoods (council minutes page 88).

Councilman DiCiccio pointed out R-O maintains neighborhood integrity (minutes page 89)

Councilman Waring supporting R-O zoning and went on to say that future requests in this neighborhood such have similar stipulations at that 57<sup>th</sup> and Shea case.

Attorney Morris said R-O provides buffers to neighborhoods (minutes page 82).

Please only approve this project for R-O zoning, scale back its size, and follow the set-back, height, and signage stipulations note by Mr. Waring.

  
Richard Pasquale

## Racelle Escolar

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**From:** tomvalalt@aol.com  
**Sent:** Tuesday, December 31, 2024 12:02 PM  
**To:** PDD Planning Commission  
**Subject:** planning comm #7-Z119-24-2

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please, please, please, reconsider approval of this request for the corner of 56th Street and Shea. The size and mass of the project is not only excessive but has many alternate reasons why it should be denied. With the addition of the new health center and the workout facility, traffic on Shea has increased tremendously. Frequent backups stall traffic in all lanes in that area to Tatum and beyond to the West and back toward the east as well. Cars coming south off 56th Street add to the the congestion as well. Traffic on 56 has increased both North and South with access from Shea to the 101, few drive the speed limit in spite of the slowdown in my area - (Sweetwater) with the school and the horse arena, and we have frequent impatient red light runners causing accidents at my corner-56 and Sweetwater. (another one just this past week). When traffic is backed up on Shea, it seems logical that people will look for an alternate way to get around, traveling to the south through the neighborhood of residential streets. and this is not what these people bought their homes in that area for. Health issues also should be considered for the idling traffic sitting. waiting for the lights to change as our air quality is diminishing. I know progress is inevitable but this just seems the absolute worst location to put in a large commercial project and I hope you will listen to resident concerns when deciding on approval or disapproval. Thank you for your consideration in a matter, that means so much to local residents, versus the big corporate involvement!

Valerie Altgilbers  
5538 East Sweetwater 85254  
602-677-0366

[Sent from AOL on Android \[play.google.com\]](#)

**Racelle Escolar**

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**From:** David <zawrotny@gmail.com>  
**Sent:** Thursday, January 2, 2025 8:25 AM  
**To:** PDD Planning Commission  
**Subject:** Project 56th and Shea

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To whom it may concern,

I am greatly concerned about the site and scale of the project being proposed for the medical facility at 56th and Shea. This is a residential neighborhood with increasing traffic, congestion and businesses being built here. The sheer size is the most concern for a residential neighborhood. I just learned of this and thus why I am just emailing now. I appreciate the board taking these concerns into account when allowing such a project.

David Matthew Zawrotny

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## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Mayor and Councilmembers

**Date:** February 5, 2025

**From:** Joshua Bednarek   
Planning and Development Director

**Subject:** ITEM 46 ON THE FEBRUARY 5, 2025, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION – REZONING APPLICATION Z-119-24-2 – SOUTHEAST CORNER OF 56TH STREET AND SHEA BOULEVARD (ORDINANCE G-7359)

Item 46, Rezoning Application Z-119-24-2, is a request to rezone 2.59-acres located at the southeast corner of 56th Street and Shea Boulevard from RE-43 (One-Family Residence) to C-O/G-O (Restricted Commercial, General Office Option) to allow office.

The Paradise Valley Village Planning Committee was scheduled to hear this item on December 2, 2024, for recommendation; however, there was no quorum.

The Planning Commission heard the case on January 2, 2025, and recommended approval, per the staff recommendation, with two additional stipulations, by a vote of 6-2.

To address community concerns and at the direction of Councilman Waring, the applicant has agreed to modify Stipulation 1 to include conceptual building renderings and add Stipulation 30 regarding signage which are listed below in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. **THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE CONCEPTUAL BUILDING RENDERINGS DATE STAMPED FEBRUARY 5, 2025, AND** elevations shall contain design elements of residential character, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the north property line, adjacent to Shea Boulevard, and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. The west 25 feet of the property, measured from the west property line adjacent to 56th Street, shall be landscaped with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the

Planning and Development Department.

4. A minimum 10-foot-wide landscape setback shall be provided along the south and east property lines and shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
5. A minimum of 10% of surface parking areas (exclusive of required/stipulated landscape setbacks) shall be landscaped. Surface parking areas shall achieve a minimum of 25% shade with minimum 2-inch caliper, single-trunk, large canopy, shade trees, dispersed throughout the landscape areas, as approved by Planning and Development Department.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle parking, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Bicycle parking shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
10. A minimum of 5% of the required vehicle parking spaces shall include Electric Vehicle (EV) Installed Infrastructure and a minimum of 20% of the vehicle parking spaces within the underground parking garage shall include EV Capable spaces, as approved by the Planning and Development Department.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. Only landscape materials listed in the Phoenix Active Management Area Low-

Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas in common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
16. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
18. The existing bus pad on eastbound Shea Boulevard, adjacent to the development, shall be retained.
19. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the south half of Shea Boulevard, as approved by the Planning and Development Department.
20. The streetscape beginning at the back of curb along the south side of Shea Boulevard on both sides of the sidewalk, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage, as approved by the Planning and Development Department.
21. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the east side of 56th Street, adjacent to the development, planted to the following standards and as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center or in equivalent groupings.

- b. Shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

- 22. An enhanced pedestrian connection shall be provided on the Shea Boulevard frontage to allow for direct pedestrian access to the adjacent transit stop, as approved by the Planning and Development Department.
- 23. All existing overhead utilities within the public right-of-way, adjacent to the development, and on-site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
- 24. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
- 25. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 26. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- 27. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
- 28. The location(s) of any driveway accessing the property from 56th street shall be per the accepted traffic impact analysis by the street transportation department.
- 29. A traffic control device and signage shall be provided to discourage left-out turning movements from the property on to 56th street.
- 30. **SIGNAGE SHALL COMPLY WITH SECTION 705 OF THE PHOENIX ZONING ORDINANCE, IN ADDITION TO THE FOLLOWING:**
  - A. **NO INTERNALLY LUMINATED SIGNS, ELECTRONIC MESSAGE BOARDS, OR MARQUEES SHALL BE PERMITTED.**

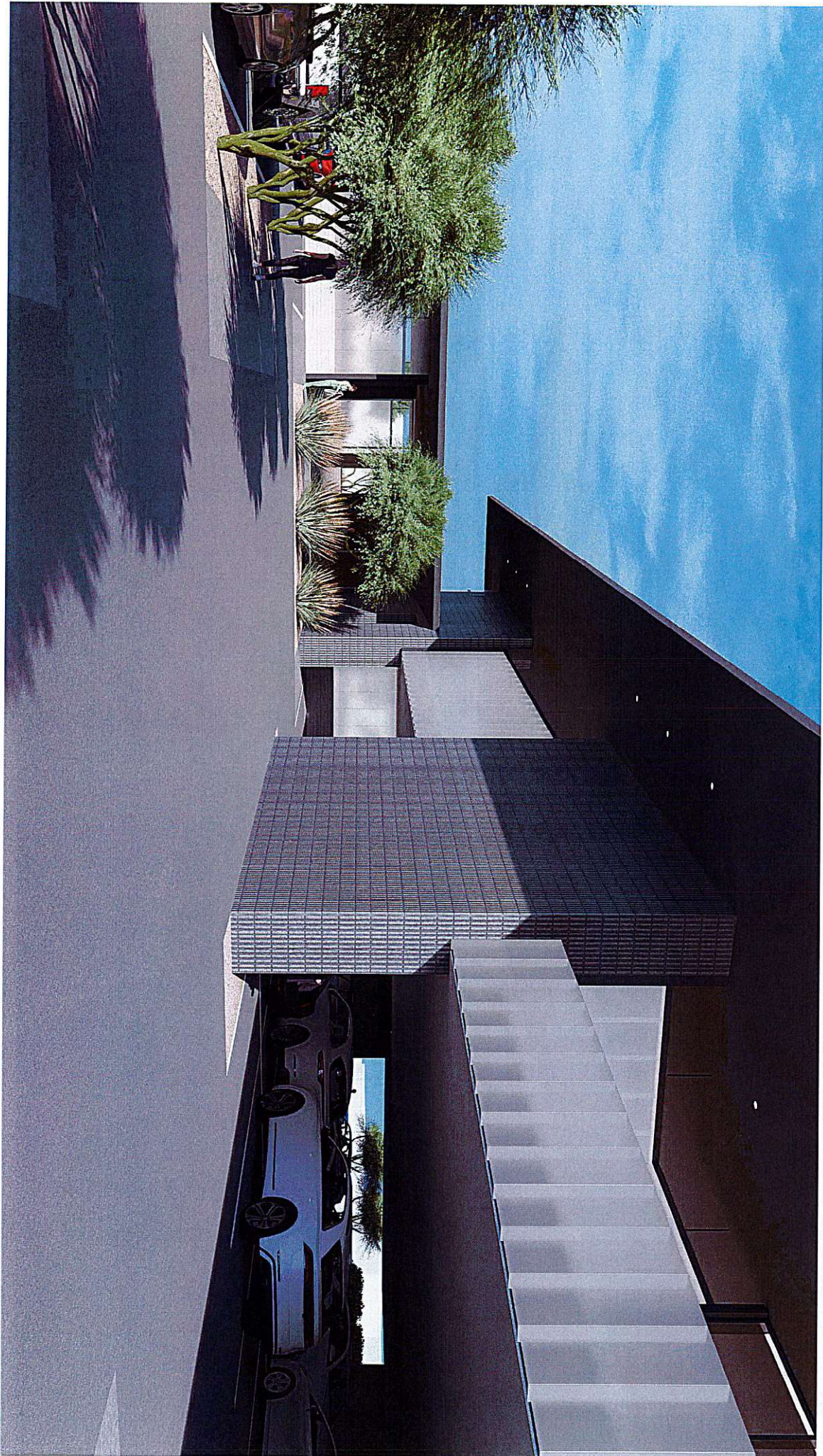
- B. GROUND SIGNS SHALL BE LIMITED TO ONE GROUND SIGN AT THE CORNER OR ONE PRIMARY IDENTIFICATION SIGN PER STREET FRONTAGE.
- C. WALL SIGNS SHALL ONLY BE PERMITTED ALONG THE SHEA BOULEVARD FRONTAGE AND WILL BE LIMITED TO ONE WALL SIGN PER BUILDING. EACH WALL SIGN SHALL BE LIMITED TO A MAXIMUM OF 150 SQUARE FEET OR THE MAXIMUM SIZE PERMITTED BY TABLE D-1 IN SECTION 705, WHICHEVER IS SMALLER.
- D. WINDOW SIGNS VISIBLE FROM THE STREET SHALL HAVE LETTERING NO TALLER THAN 6-INCHES.

Approved:   
Alan Stephenson, Deputy City Manager

Enclosure:  
Conceptual Building Renderings date stamped February 5, 2025 (10 pages)





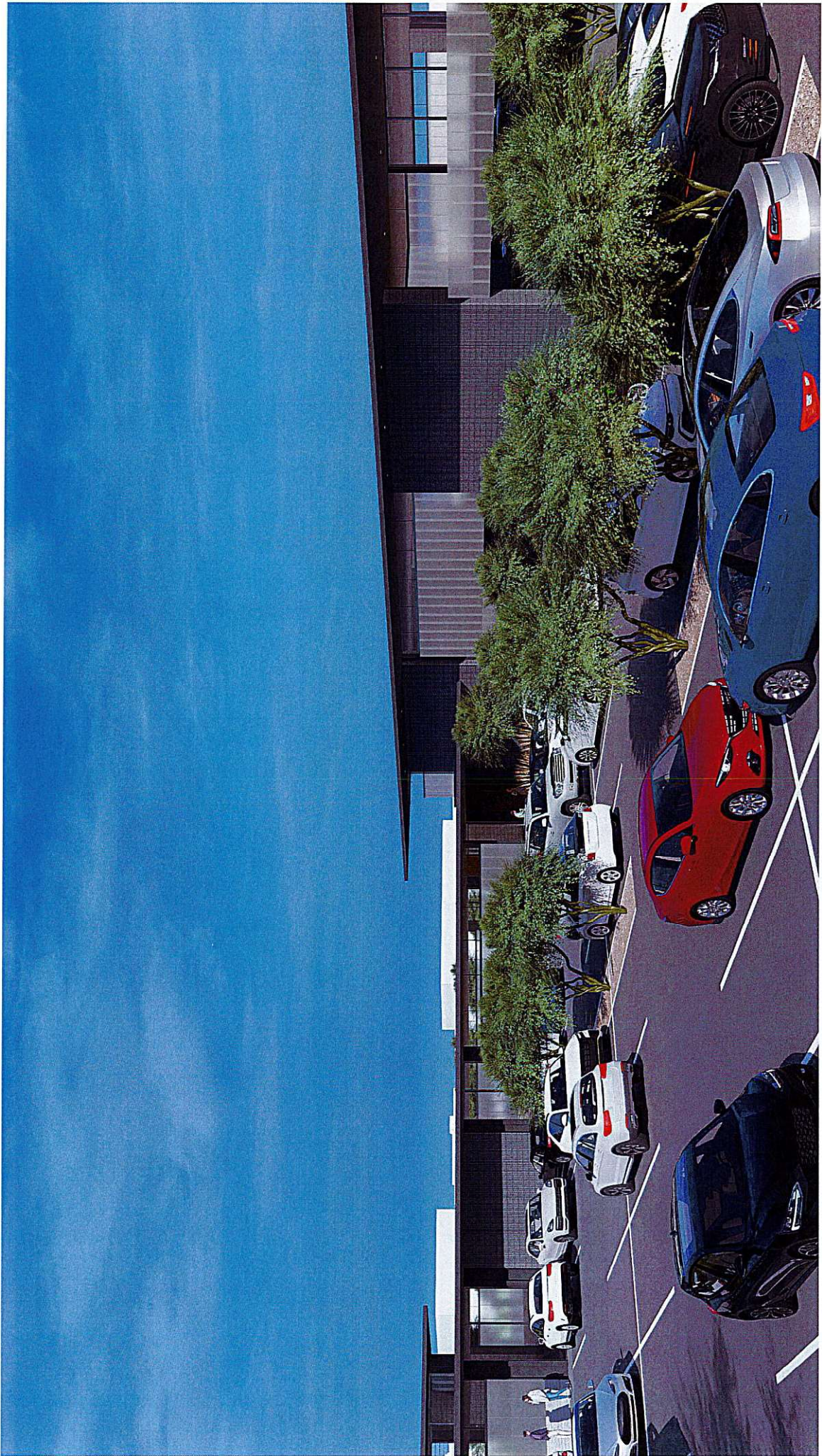


















**Public Hearing and Possible Ordinance Adoption - Rezoning Application Z-158-24-7 - Approximately 560 Feet North of the Northeast Corner of 20th Avenue and Van Buren Street (Ordinance G-7367) - District 7**

Request to hold a public hearing on a proposal to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-158-24-7 and rezone the site from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District - Restricted Commercial) for office for professional use - counseling services.

**Summary**

Current Zoning: R-3

Proposed Zoning: R-5

Acreage: 0.17

Proposal: Office for professional use - counseling services

Owner/Applicant: Neighborhood Christian Clinic, Inc.

Representative: Peter Furlow, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Central City Village Planning Committee heard this item on January 13, 2025, and recommended denial, by a vote of 10-0-1.

PC Action: The Planning Commission heard this item on February 6, 2025, and recommended denial, per the Central City Village Planning Committee recommendation, by a vote of 9-0.

The applicant's representative appealed the Planning Commission recommendation on February 13, 2025, in order to have a public hearing on the item.

**Location**

Approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street

Council District: 7

Parcel Address: 343 N. 20th Avenue

**Responsible Department**

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

## ATTACHMENT A

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

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-158-24-7) FROM R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO R-5 (MULTIFAMILY RESIDENCE DISTRICT – RESTRICTED COMMERCIAL).

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

SECTION 1. The zoning of a 0.17-acre site located approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street in a portion of Section 1, Township 1 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “R-3” (Multifamily Residence District) to “R-5” (Multifamily Residence District – Restricted Commercial).

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

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The maximum building height shall be limited to two stories or 30 feet.
2. A pedestrian gate shall be provided at the southeast corner of the site as depicted on the site plan date stamped November 13, 2024, as approved by the Planning and Development Department.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
4. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
6. A minimum of one green stormwater infrastructure (GSI) element for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
7. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
8. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

- 10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- 11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- 12. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

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

PASSED by the Council of the City of Phoenix this 5th day of March, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:  
  
\_\_\_\_\_  
Denise Archibald, City Clerk

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

By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-158-24-7

THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1,  
TOWNSHIP 1 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
LOT 22, OF LYONHURST PLACE, ACCORDING TO THE PLAT OF RECORD IN  
THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,  
ARIZONA, RECORDED IN BOOK 4 OF MAPS, PAGE 68.

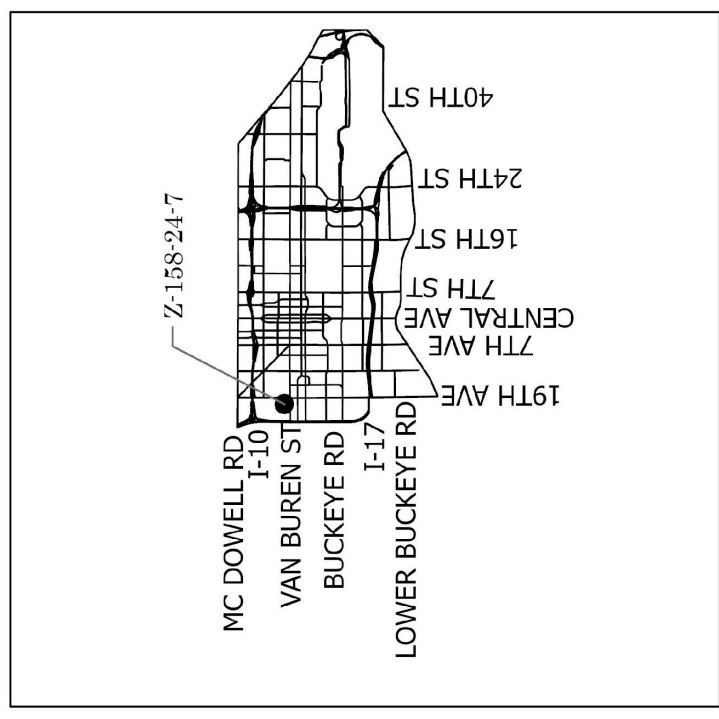
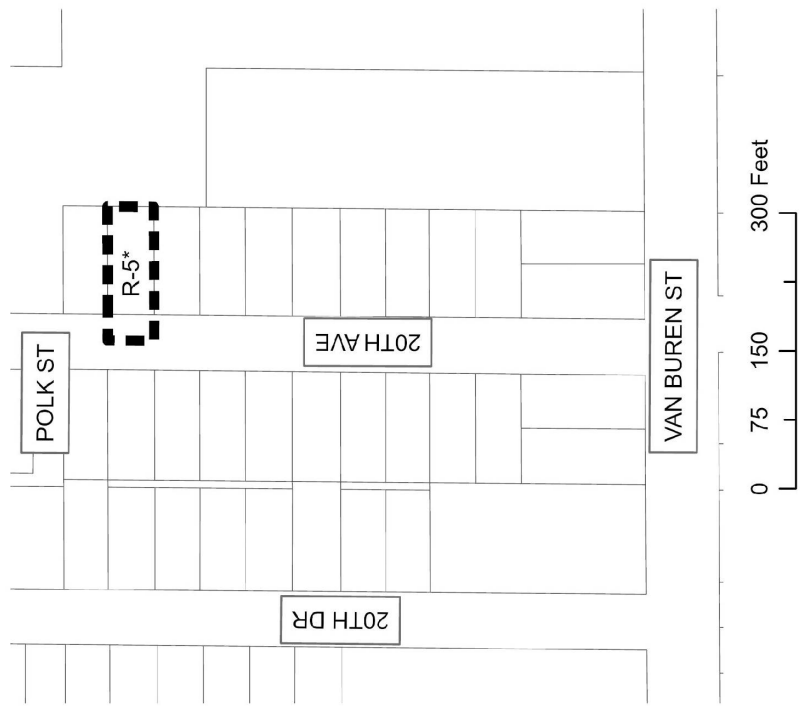
DRAFT

EXHIBIT B

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-158-24-7  
Zoning Overlay: N/A  
Planning Village: Central City

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■■■■■



NOT TO SCALE



Drawn Date: 2/3/2025

\\one\pub\Shared\Department Share\Information Systems\PL GIS\GIS\_Team\Core\_Functions\Zoning\Supp\Maps\_Cord\Mapjs\_2025\_Cord\Mapjs\_2025-5-2025.aprx



**CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.**

The proposal, as stipulated, includes shaded bicycle parking and electric bike charging to encourage bicycling and transit use by leveraging its proximity to nearby parks, schools, neighborhoods, and transit stops.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal includes existing mature shade trees and, as stipulated, includes shaded bicycle parking. This will create a comfortable pedestrian environment by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

**Applicable Plans, Overlays, and Initiatives**

[Comprehensive Bicycle Master Plan](#): Background Item No. 6.

[Transportation Electrification Action Plan](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[Zero Waste PHX](#): Background Item No. 10.

[Phoenix Climate Action Plan](#): Background Item No. 11.

[Conservation Measures for New Development](#): Background Item No. 12.

**Surrounding Land Uses and Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single family-residential	R-3
<b>North</b>	Single-family-residential	R-3
<b>East</b>	Church	A-1
<b>West (Across 20th Avenue)</b>	Single-family-residential	R-3
<b>South</b>	Duplex/multifamily-residential	R-3

<b>R-5 (Multifamily Residence District–Restricted Commercial) (Non-Residential Uses subject to C-1 District Standards)</b>		
<b><u>Standards</u></b>	<b><u>Requirements of C-1 District</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
<i>Minimum Building Setbacks</i>		
Adjacent to Streets (West, 20th Avenue) (For Structures Not Exceeding Two Stories or 30 Feet)	Average 25 feet; minimum 20 feet for up to 50 percent of structure	20 feet (Not Met, Existing Condition)
Not Adjacent to Streets (Adjacent to A-1) (For Structures Not Exceeding Two Stories or 30 Feet)	0 feet	East: 15 feet (Met)
Not Adjacent to Streets (Adjacent to R-3) (For Structures Not Exceeding Two Stories or 30 Feet)	North and South: 50 feet	North: 13 feet (Not Met, Existing Condition) South: 7 feet (Not Met)*
<i>Minimum Landscaped Setbacks</i>		
Adjacent to Streets (West, 20th Avenue)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage	20 feet (Not Met, Existing Condition)*
Not Adjacent to Streets (Adjacent to A-1)	0 feet	East: Not depicted
Not Adjacent to Streets (Adjacent to R-3)	North and South: 10 feet	North and south: Not depicted
Maximum Lot Coverage	50 percent	34% (Met)
Maximum Building Height	Two Stories, 30 feet	Two stories, 22 feet and 1 inch (Met)
Minimum Parking	6 spaces (1.5 space per unit and 1 space per 300 square feet of office)	2 spaces (Not Met)*

\*Variance or Site Plan modification may be needed

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 0.17-acres located approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District – Restricted Commercial) for a counseling office. The subject site is currently a single-family residence and is proposed to remain, with a proposed addition to be constructed at the rear of the property for the counseling office.

**GENERAL PLAN**

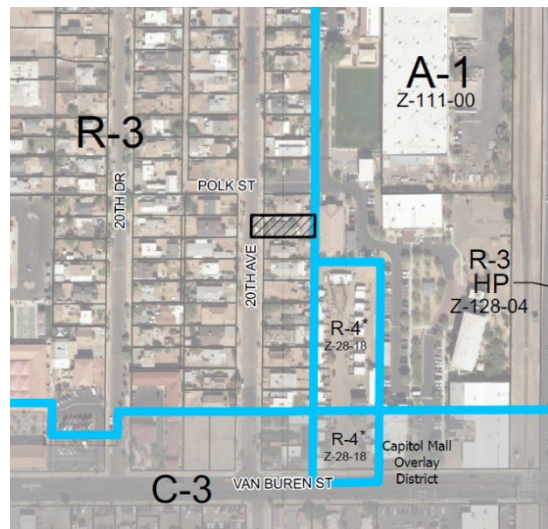
2. The subject site is designated as Residential 3.5 to 5 dwelling units per acre. The areas to the west (across 20th Avenue), north, and south are designated Residential 3.5 to 5 dwelling units per acre. The area to the east is designated as Industrial. The proposed R-5 zoning district is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 acres in size.



*General Plan Land Use Map; Source: Planning and Development Department*

**SURROUNDING LAND USE AND ZONING**

3. To the west (across 20th Avenue), north, and south are single-family and duplex/multifamily residences zoned R-3; and to the east is a church zoned A-1 (Light Industrial District).



*General Plan Land Use Map; Source: Planning and Development Department*





## STUDIES AND POLICIES

### 6. [Comprehensive Bicycle Master Plan:](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for employees and patients, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation Nos. 3 through 5 which will require shaded bicycle parking and electric bicycle charging facilities be provided on site.

### 7. [Transportation Electrification Action Plan](#)

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 4, which requires a minimum of one bicycle parking space include outlets for electric bicycle charging.

### 8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will require that all bicycle parking spaces be shaded (Stipulation No. 5).

### 9. [Complete Streets Guidelines](#)

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling and transit use by including shaded bicycle parking,

electric bicycle charging capabilities, and interconnectivity with the adjacent church site. This is addressed in Stipulation Nos. 2 through 5.

10. **Zero Waste Phoenix PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant stated in their submittal materials that they will seek to provide recycling on the site if possible.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 6, which requires a minimum of one GI technique for stormwater management to be implemented in this development.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 6 and 7.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, no letters of support or opposition have been received for the request.

#### INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requested that the developer construct all improvements in the right-of-way with all required elements and to ADA standards, which is addressed in Stipulation No. 8.

#### OTHER

15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations Nos. 9 through 11.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 12.
17. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

#### **Findings**

1. The proposal will be limited to two stories and will be compatible with the character of the surrounding neighborhood.
2. The proposal provides for an increase in intensity that is sensitive to local conditions.
3. The proposal will add additional office space to address the needs of the clinic to the east of the subject site.

#### **Stipulations:**

1. The maximum building height shall be limited to two stories or 30 feet.

2. A pedestrian gate shall be provided at the southeast corner of the site as depicted on the site plan date stamped November 13, 2024, as approved by the Planning and Development Department.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
4. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
5. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
6. A minimum of one green stormwater infrastructure (GSI) element for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
7. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
8. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified

archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Samuel Rogers

January 3, 2025

**Team Leader**

Racelle Escolar

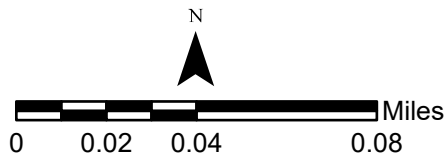
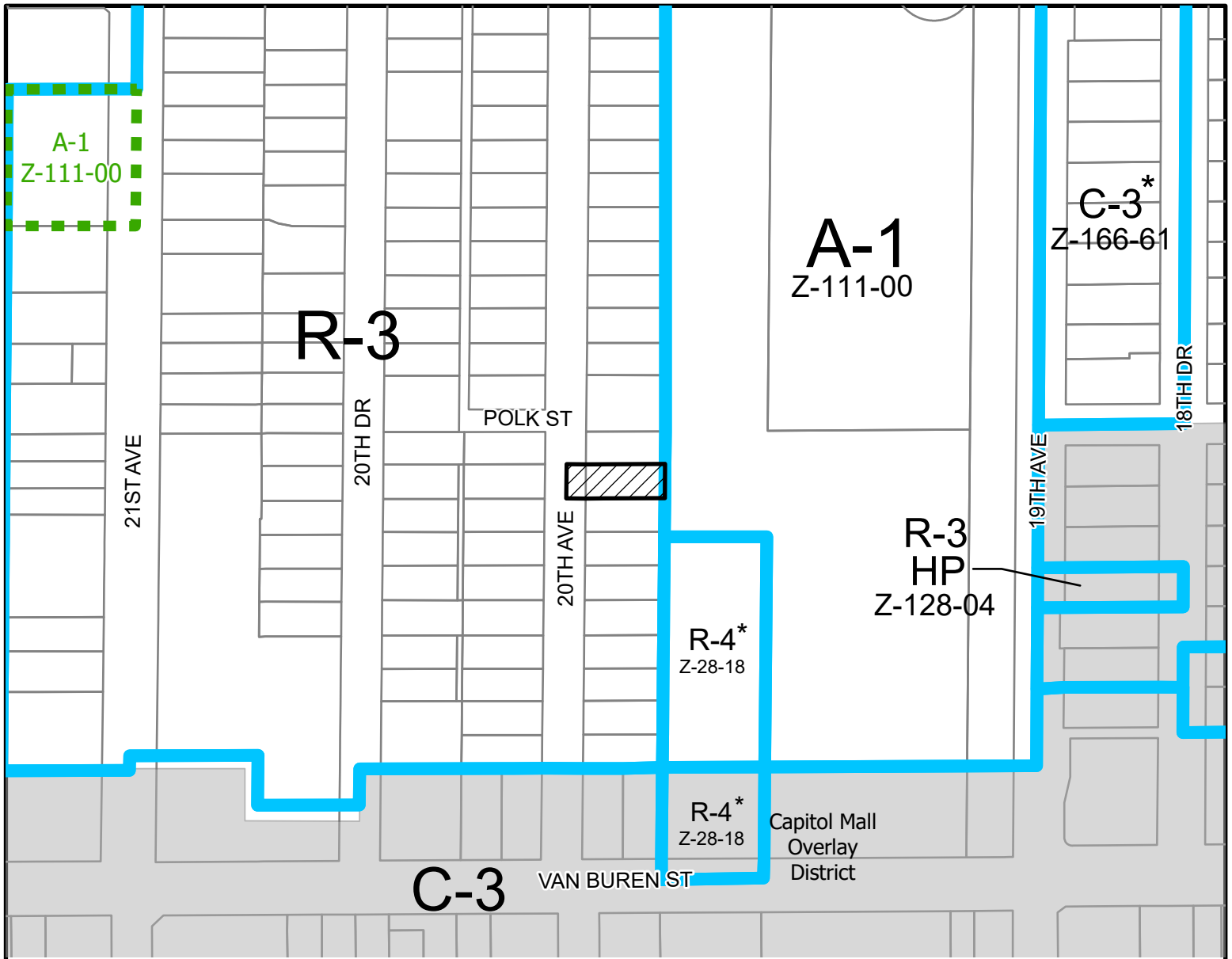
**Exhibits**

Zoning sketch map

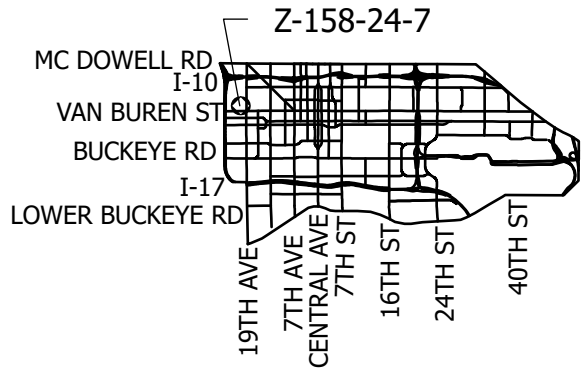
Aerial sketch map

Conceptual Site Plan date stamped November 13, 2024 (2 pages)

Conceptual Elevations date stamped November 13, 2024 (3 pages)

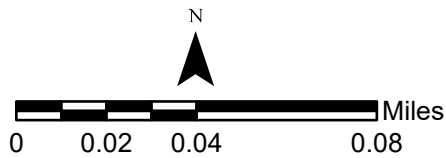
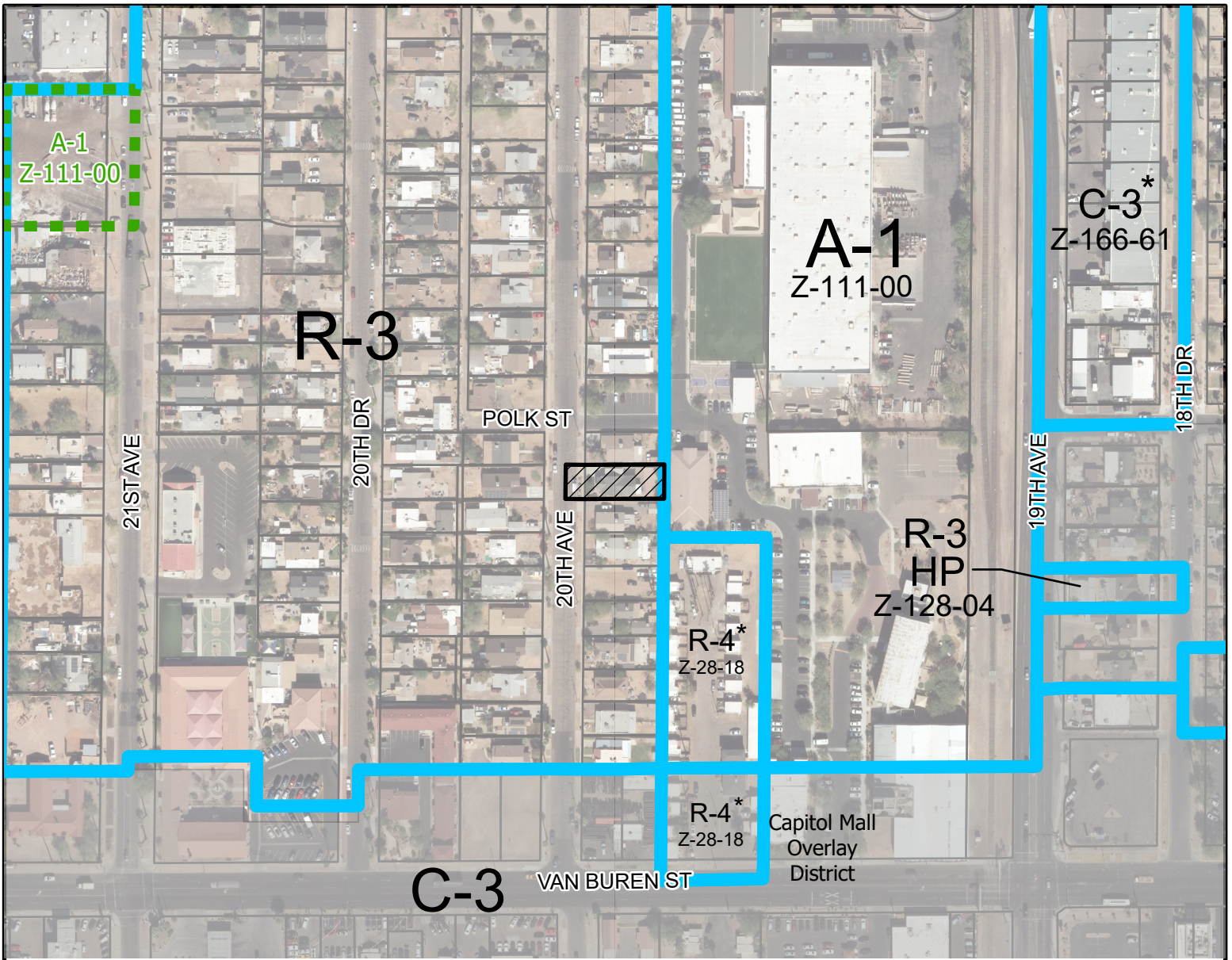


**CENTRAL CITY VILLAGE**  
COUNCIL DISTRICT: 7

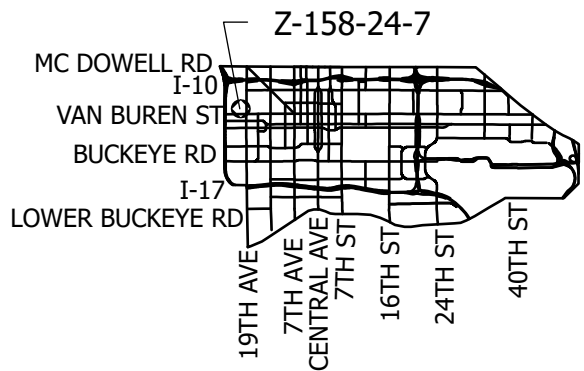


APPLICANT'S NAME: <b>Quarles &amp; Brady LLP</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-158-24-7</b>	DATE: <b>11/19/2024</b>	FROM: <b>R-3 ( 0.17 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>0.17 Acres</b>	REVISION DATES:		TO: <b>R-5 ( 0.17 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 11-24</b>	ZONING MAP <b>F-7</b>	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
<b>R-3</b>	<b>2</b>		<b>3</b>
<b>R-5</b>	<b>7</b>		<b>9</b>

\* Maximum Units Allowed with P.R.D. Bonus



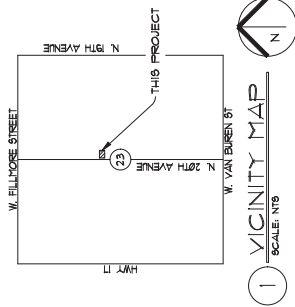
**CENTRAL CITY VILLAGE**  
COUNCIL DISTRICT: 7



APPLICANT'S NAME: <b>Quarles &amp; Brady LLP</b>		REQUESTED CHANGE:	
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	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 11-24</b>	ZONING MAP <b>F-7</b>	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
<b>R-3</b>	<b>2</b>		<b>3</b>
<b>R-5</b>	<b>7</b>		<b>9</b>

\* Maximum Units Allowed with P.R.D. Bonus

# COVER SHEET FOR NEIGHBORHOOD CHRISTIAN CLINIC ADDITION 343 N. 20TH AVE PHOENIX, AZ 85009



① VICINITY MAP  
SCALE: 1" = 100'

## GENERAL SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' (FEET) FROM PROPERTY LINE AND 20' (FEET) ALONG PROPERTY ON EACH SIDE OF THE DRIVEWAY ENTRANCE(S) WILL MAINTAINED AT A MAXIMUM HEIGHT OF 3' (FEET).
5. ANY LIGHT WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION ENITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL ELECTRICAL FROM EYELEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

## PROJECT DATA:

PROJECT NAME: NEIGHBORHOOD CHRISTIAN CLINIC ADDITION  
 ADDRESS: 343 N. 20TH AVENUE PHOENIX, AZ 85009  
 PARCEL NUMBER/LOT: 198-36-19 / LOT 22  
 L'ONARST PLACE  
 SUBDIVISION: R-3 MULTIFAMILY RESIDENTIAL  
 PROPOSED ZONING: R-3 MULTIFAMILY RESIDENTIAL RESTRICTED COMMERCIAL  
 PROJECT SCOPE: EXISTING RESIDENCE (1200 S.F.) TO REMAIN AS LIVING QUARTERS FOR DOCTORS PER ROTATION SCHEDULE. NEW PROPOSED BUILDING (ATTACHED) TO EXISTING RESIDENCE BY A NEW DRIVEWAY (1200 S.F.), 60 S.F. FOOTPRINT TO BE USED AS A 2-CARPORT CLINIC SPACE.  
 GOVERNING AGENCY: CITY OF PHOENIX, ARIZONA  
 BUILDING CODES: 2008 IBC, 2008 IRC, 2008 IPC, 2008 FPC, 2008 FCC, 2008 ECC, 2008 EBA, 2008 NEC, 2008 CC AITL, ADA INCLUDE ALL CITY OF PHOENIX CODES AND AMENDMENTS.

AREA BREAKDOWN:	9TH FLOOR	2ND FLOOR
EXISTING RESIDENCE	1200 S.F.	
EXISTING CARPORT	363 S.F.	
EXISTING FRONT COVERED PORCH	196 S.F.	
PROPOSED CLINIC FOOTPRINT	69 S.F.	
PROPOSED COVERED BREEZEWAY	92 S.F.	
CLINIC 2ND STORY		63 S.F.
GRAND TOTAL	2,649 S.F.	63 S.F.

LOT SIZE: 6620 S.F. ± 1500 S.F. ± 7920 (0.175 ACRES)  
 NET LOT SIZE: 6620 S.F. ± (0.188 ACRES)

OCCUPANT: (R) RESIDENTIAL  
 (B) MEDICAL OFFICE

OCCUPANT LOAD: RESIDENTIAL: 2 PER DWELLING ± 2  
 CLINIC: 100 S.F. NET FOOTPRINT/100 ± 1.51 ± 8  
 TOTAL OCCUPANT LOAD: 0

EXIT REQUIREMENTS: RESIDENTIAL EXITS REQUIRED ± 2, 3 PROVIDED  
 CLINIC EXITS REQUIRED ± 2, PROVIDED ± 2

CONSTRUCTION TYPE: W. AREAS FULLY SPRINKLED (CLINIC + CONNECTING BREEZEWAY ONLY)

PARKING REQUIRED: FOR RESIDENCE ± 15 SPACES REQUIRED  
 TOTAL SPACES REQUIRED ± 15 SPACES  
 LETTER (RECORDED ± XXX) FOR ADJACENT PROPERTY ALLOW SHARED PARKING SPACES

FIRE SPRINKLERS: 2 TANKER SPACES PROVIDED (2 TANKER GRADE MAX (ON SITE))  
 PROPOSED CLINIC WILL BE FULLY ASES AND FIRE ALARMS BY DEFERRED PERMIT

CITY OF PHOENIX  
 NOV 13 2024  
 Planning & Development  
 Department



NEIGHBORHOOD CHRISTIAN CLINIC ADDITION  
 343 N. 20TH AVENUE  
 PHOENIX, AZ 85009  
 COVER SHEET / PROJECT DATA / VICINITY MAP

PROJECT NO.: 1974  
 DATE REVISION: 08/09/2024  
 REVISIONS:  
 DRAWN BY: T.K.  
 CHECKED BY: B.A.

SHEET NUMBER  
 A-0-0  
 1 OF 6

## SHEET INDEX:

- ARCHITECTURAL
- A-0-0 COVER SHEET / PROJECT DATA / VICINITY MAP
- A-0-1 SITE PLAN AND NOTES
- A-0-2 CONCEPT PLAN
- A-0-3 ELEVATIONS
- A-1-1 ELEVATIONS
- A-1-2 ELEVATIONS

## PROJECT DIRECTORY:

ARCHITECT:  
 ERIC LEIBSON & ASSOCIATES, LTD.  
 1700 N. CENTRAL AVENUE, SUITE 600  
 PHOENIX, ARIZONA 85004  
 ERIC LEIBSON, N.CARB AZ REG. ARCHITECT B233  
 e.leibson@erl.com  
 480-489-1101

OWNER:  
 NEIGHBORHOOD CHRISTIAN CLINIC  
 1700 N. CENTRAL AVENUE, SUITE 600  
 PHOENIX, AZ 85004  
 GARY FLOSTER, EXEC. DIRECTOR  
 gpfloster@nccclinc.org  
 602-254-4449 (WORK)  
 480-107-6415 (CELL)

SEIZING ATTORNEY:  
 GUARLES & BRADY, LLP  
 1700 N. CENTRAL AVENUE, SUITE 600  
 PHOENIX, AZ 85004  
 PETER W. FURLOW, ATTORNEY  
 peter.furlow@guarles.com  
 602-225-9235 (WORK)

## MINOR AMENDMENT TO THIS PLAN IN THE FUTURE

SIGNATURE OF COPYRIGHT OWNER	DATE
PRINTED NAME OF COPYRIGHT OWNER	

## PROJECT DATA CONT.:

LOT COVERAGE FOR R-5: 50% (PARCEL ± 6620 S.F.) X 50% ± 3310 ± 662 ± 3612 S.F. MAX  
 PER TABLE 68(B)(4) MAX LOT COVERAGE IS 50% PLUS AND  
 ADDITIONAL 10% ALLOWED FOR ATTACHED SHADE STRUCTURES  
 PROPOSED LOT COVERAGE: 2494/6620 ± 4.1%

BUILDING HEIGHT: PER TABLE 68(B)(4) THE MAXIMUM HEIGHT IS 4 STORES OR 48'  
 HEIGHT IS MEASURED FROM FINISHED GRADE TO THE HIGHEST  
 LEVEL OF ROOF SURFACE OF A FLAT ROOF OR TO THE MEAN  
 HEIGHT BETWEEN EAVES AND RIDGE OF GABLE, GAMBREL OR HIP  
 ROOFS

BUILDING SETBACKS: PER TABLE 68(B)(4)  
 FRONT: 20' (N. 20TH AVE)  
 SIDES: 10' ± 4' 3" (NORTH AND SOUTH)  
 REAR: 5' (EASB)

PAPP # 24024326 KIVA # 24-1028 Q.S. # 11-24 ZONING: R-5 CRPR # \_\_\_\_\_ SDEV # 2400323





Eric Leibson + Associates Ltd.  
 790 NORTH MIDWAY DRIVE • PHOENIX VALLEY, AZ 85033  
 480.493.1979 • 480.493.1979 • E.L.A@ERICLEIBSON.COM

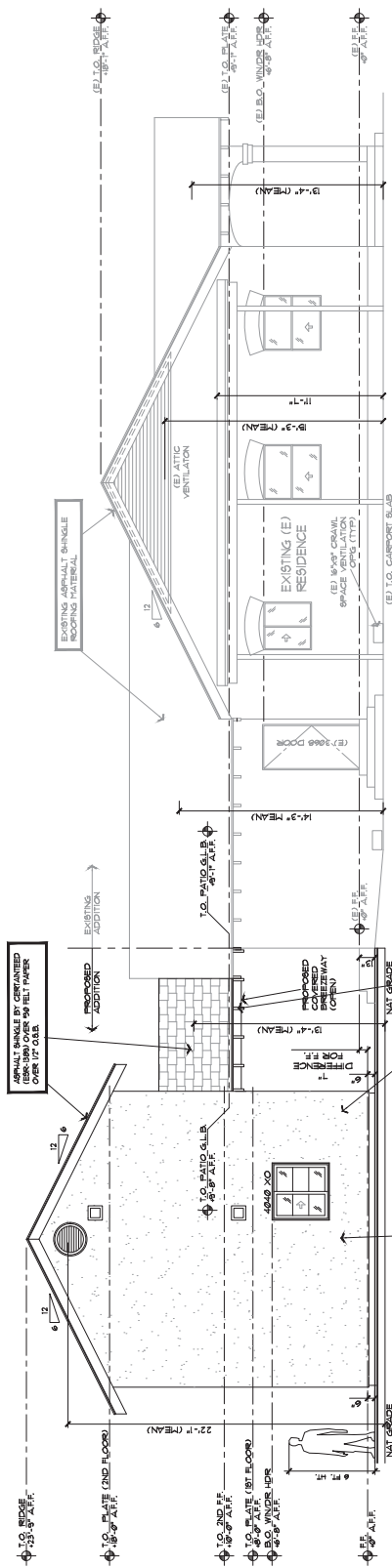
NEIGHBORHOOD CHRISTIAN CLINIC ADDITION  
 PHOENIX, AZ 85009  
 ELEVATIONS

PROJECT NO.: 1974  
 DATE ISSUED: 08/09/2024  
 REVISIONS:

DRAWN BY: T.K.  
 CHECKED BY: B.A.

SHEET NUMBER  
 A-1.0  
 4 OF 6

APPROVED FOR THE CITY OF PHOENIX  
 BY: [Signature]  
 DATE: NOV 13 2024  
 CITY OF PHOENIX  
 PLANNING & DEVELOPMENT DEPARTMENT



**CLINIC ELEVATION NOTE**  
 PROPOSED ELEVATIONS FOR THE NEW CLINIC BUILDING SHALL BE COORDINATED WITH THE DESIGN AND MASSING CONSISTENT WITH THE EXISTING RESIDENCE. THESE ELEVATIONS ARE SUBJECT TO CHANGE TO FURTHER DESIGN MODIFICATIONS PENDING THE FINAL LAYOUT OF THE NEW PROPOSED CLINIC.

**FIRE SPRINKLER/ALARM NOTE**  
 CONNECTED BREEZEWAY AND CLINIC SHALL HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM (BT - SEPARATE TIERITY).

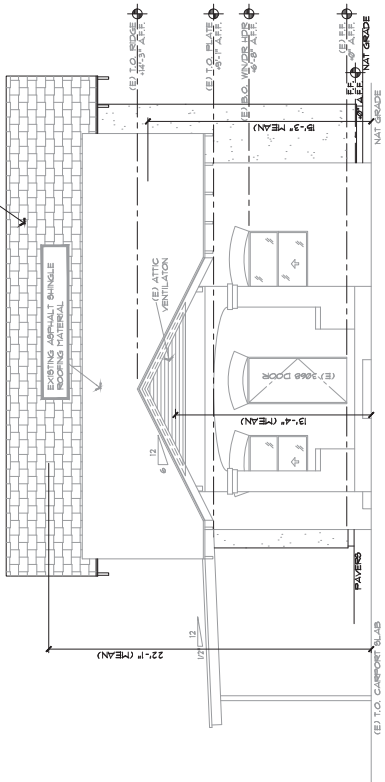
**BRICK PAPER OVER METAL LATH ON 1" X 6" FOOT BOARD OVER 7" INSULATION. BRICK SHALL BE LAYED OVER THE 3" BUILDING PAPER. BRICK OVER ONE-COAT (10K-1719) THINSET.**

**SEE BRICK MATCH WITH MATCH COLOR AND TONER OF THE EXISTING RESIDENCE.**

**APPROXIMATE SHINGLE ROOFING MATERIAL OVER 1/2" OSB.**

**ON-SITE LIGHTING NOTE**  
 PER IAS 507 ATLAS & REFERENCED FROM STREET AND ADJACENT PROPERTIES.

VI ELEVATION "V1" / NORTH  
 SCALE: 1/4" = 1'-0"



V2 ELEVATION "V2" / EAST  
 SCALE: 1/4" = 1'-0"

CITY OF PHOENIX, AZ APPROVAL:

**CITY OF PHOENIX**  
 NOV 13 2024  
 Planning & Development  
 Department

PAPP # 24024326 KIVA # 24-1028 Q.S. # 11-24 ZONING: R-5 CRPR # \_\_\_\_\_ SDEV # 2400323

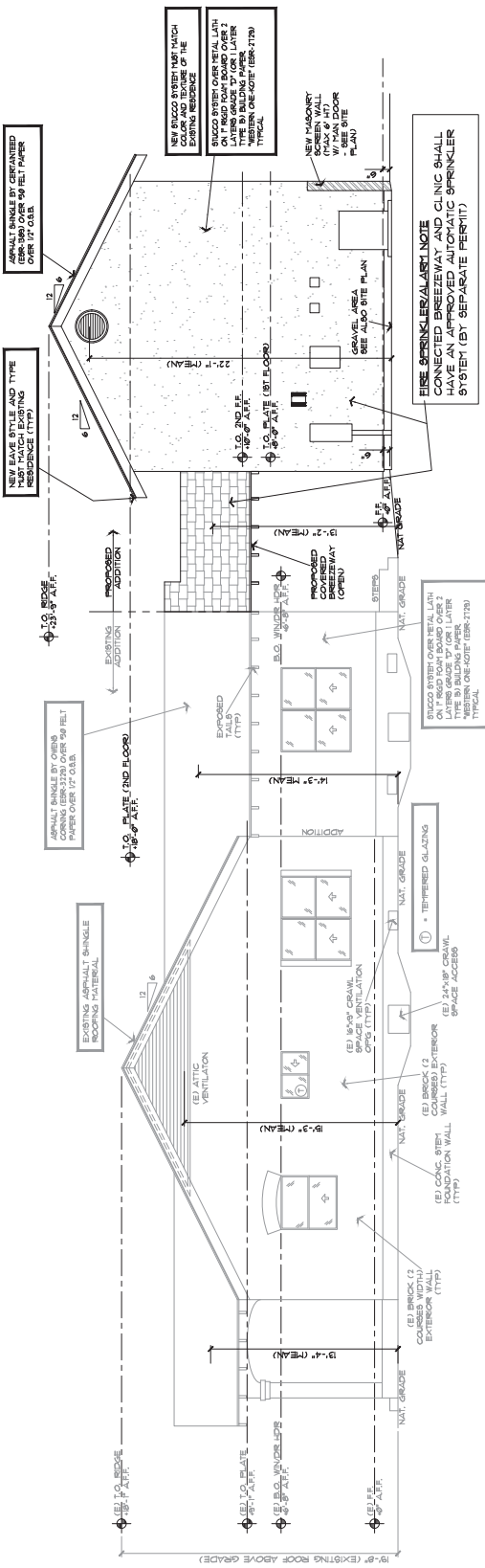


ERIC LEIBSON + ASSOCIATES LTD.  
 ARCHITECTURE  
 PLANNING

NEIGHBORHOOD CHANGEMAN CLINIC ADDITION  
 PHOENIX, AZ 85009  
 PROJECT NO.: 1874  
 DATE REVISION: 08/09/2024  
 REVISIONS:  
 DRAWN BY: TJK  
 CHECKED BY: BJA  
 SHEET NUMBER  
 A-1.1  
 4 OF 6

CITY OF PHOENIX, AZ APPROVAL:  
 CITY OF PHOENIX  
 NOV 13 2024  
 Planning & Development  
 Department

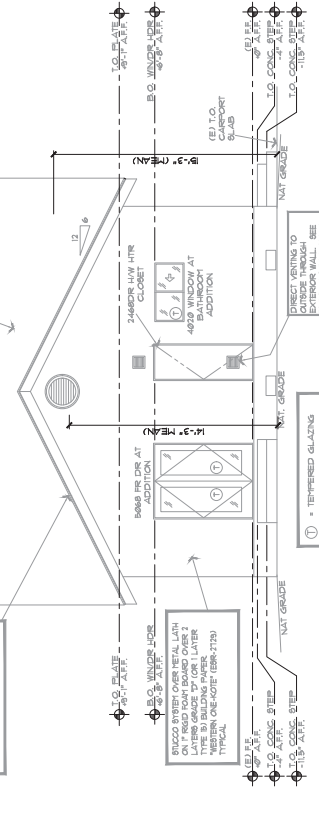
COMPILED BY: 2024 BJA  
 ERIC LEIBSON  
 ARCHITECT  
 LICENSE NO. 14333  
 EXPIRES 06/30/2027



Y3 ELEVATION "Y3" / SOUTH  
 SCALE: 1/4" = 1'-0"

CLINIC ELEVATION NOTE  
 PROPOSED ELEVATIONS FOR THE NEW CLINIC  
 ARE CONCEPTUAL TO INDICATE OVERALL  
 DESIGN AND MASSING COMPATIBILITY WITH  
 EXISTING RESIDENCE. THESE ELEVATIONS  
 SHOULD BE CONSIDERED AS CONCEPTUAL  
 DESIGN OPTIONS BEYOND THE  
 INTERIOR LAYOUT OF THE NEW PROPOSED  
 CLINIC.

CONRITE LIGHTING NOTE  
 PER TAB 307 A.I.A.8:  
 CONRITE LIGHTING SHOULD BE SHELDED FROM  
 STREET AND ADJACENT PROPERTIES



Y4 ELEVATION "Y4" / WEST  
 SCALE: 1/4" = 1'-0"





## Village Planning Committee Meeting Summary Z-158-24-7

<b>Date of VPC Meeting</b>	January 13, 2025
<b>Request From</b>	R-3
<b>Request To</b>	R-5
<b>Proposal</b>	Office for professional use – counseling services
<b>Location</b>	Approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street
<b>VPC Recommendation</b>	Denial
<b>VPC Vote</b>	10-0-1

### VPC DISCUSSION:

*Two members of the public registered to speak on this item, in opposition.*

### STAFF PRESENTATION

**Samuel Rogers**, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

**Committee Member Patrick Panetta** asked if the request required a zoning change or if it could be addressed through a special use permit. **Mr. Rogers** explained that the site is currently zoned R-3, explained that most of the City’s multifamily zoning districts do not allow for a mix of uses, stated that R-5 is the only multifamily zoning district that permits a mix of uses, and explained that the R-5 request would maintain residential zoning in the area while also allowing for office use.

**Committee Member Panetta** inquired about the availability of a variance process. **Mr. Rogers** confirmed that there is no variance process applicable in this case.

**Committee Member Zach Burns** asked if the site would be used as both residential and counseling space. **Mr. Rogers** confirmed that the residence will remain, and the counseling office will be located in the back of the property.

**Committee Member Panetta** expressed concern about future uses of the site rather than the current use. **Mr. Rogers** explained that a stipulation was included to limit the site to two stories, ensuring it aligns with the character of the residential neighborhood, stated that the site's small size inherently limits future developments, and explained that the committee could include an additional stipulation limiting the number of units to one unit maximum.

**Committee Member Jordan Greenman** asked about access to the site and whether bike parking spaces would be located on the site or on an adjacent parcel. **Mr. Rogers** stated that the bike parking spaces will be located on the site itself, explained the City cannot stipulate conditions on properties other than the subject site, stated bicycle parking was required to accommodate the clinic's focus on serving individuals without insurance or those unable to afford counseling, and stated the site is near a Transit-Oriented Community planning area.

**Committee Member Ryan Ban** inquired about the name of the church adjacent to the property. **Mr. Rogers** identified the church as Neighborhood Ministries. Committee Member Ban asked if the church has any affiliation with the proposed counseling service. Mr. Rogers stated that the counseling service is called Neighborhood Christian Clinic (NCC) and stated that the applicant could provide further details.

#### APPLICANT PRESENTATION

**Peter Furlow**, representing the applicant, clarified that Neighborhood Ministries leases the land to NCC, explained that NCC's mission focuses on patient-centered counseling services, and stated his team would have preferred a use permit or variance, but rezoning to R-5 was the only viable option. Mr. Furlow presented the proposed site plan, explained how patients will access the site, stated that outreach letters were sent in English, stated that on future Central City cases the applicant team would provide notification in English and Spanish, explained that Spanish speakers staffed the neighborhood meeting, and stated that four neighbors attended the meeting.

#### QUESTIONS FROM COMMITTEE

**Committee Member Ryan Ban** raised concerns regarding a funding source connected to a hate group that targets LGBTQ+ individuals and the possibility of counseling services promoting anti-LGBTQ+ practices. **Mr. Furlow** stated that the referenced donor is one of hundreds of funding sources, explained that NCC has been operating in the city for 20 years with a positive reputation, and stated he would be surprised if NCC supports such practices.

**Committee Member Janey Pearl Starks** asked about the two homes adjacent to the property, potential outreach, and asked about access from the front of the subject site. **Mr. Furlow** explained that one of the neighbors had attended the meeting and

supported the proposal but expressed privacy concerns and explained that the proposed structure will not have windows on the north and south sides to address these concerns. **Paul Lorentsen**, with the applicant team, explained that the other adjacent property owner was aware of the project and stated that they had reached out to the neighbor to purchase their property, but the owner declined the offer.

**Committee Member Ban** asked if therapists would be from out of state. **Mr. Lorentsen** explained that a staff counselor that lives in Arizona would stay in the home with out-of-state students completing rotations.

**Committee Member Rachel Frazier Johnson** asked who would stay in the house and whether it would involve overnight patients. **Mr. Lorentsen** stated there would be no overnight patients, explained that students are intended to stay in the home, stated local students have not used the space much, and explained the concept is to have a couple live and oversee the home as “dorm parents” with students staying and completing one-month rotations.

**Committee Member Nate Sonoskey** asked whether the existing home could be used for counseling services without rezoning and why the City recommended R-5 zoning instead of R-O. **Mr. Rogers** explained that counseling services are not permitted in the current R-3 zoning district, stated he would need to verify details about R-O zoning, and stated that the proposed R-5 zoning is compatible the R-3 zoning district surrounding the site. **Committee Member Frazier Johnson** suggested that the proposed height might be a reason the R-5 zoning district is proposed rather than R-O. **Committee Member Sonoskey** asked if the R-O zoning district allows for heights up to 30 feet. **Mr. Rogers** stated he would need to check this information.

**Committee Member Starks** asked if there was a way to ensure the clinic is inclusive and not harmful. **Mr. Rogers** explained that it is challenging to regulate inclusivity through zoning stipulations. **Mr. Lorentsen** explained that the clinic provides patient-centered counseling that supports individuals' differing spiritualities.

#### PUBLIC COMMENTS

**Mr. Michael Nowakowski** stated he is concerned about the proposal, explained that the mailer lacked an address, stated that the neighborhood meeting on December 4th occurred during the holidays and limited attendance, stated that people experiencing homelessness are prevalent in the area due to Central Arizona Shelter Services (CASS), stated he supports Neighborhood Ministries but stated concerns about future uses such as a sober living home, emphasized the community's efforts to clean up the area and maintain its character, recounted efforts to not allow a mechanic shop and a hairdresser, stated that the neighborhood lacks two-story homes, explained a two-story building would not fit the community's aesthetic, explained that he is okay with the Neighborhood Services Department (NSD)-owned properties from Van Buren to

Filmore because those are adjacent to the railroad tracks, and expresses parking concerns if the Neighborhood Ministries parking lot becomes full.

**Oscar Cota** stated he has been involved with the community since 1985, stated he has attended Neighborhood Services meetings, stated he supports the church, and noted that Neighborhood Ministries has ample space to accommodate NCC's needs. Mr. Cota stated that there are no other two-story homes in the neighborhood, stated concerns that the R-5 zoning district will make it so the neighborhood cannot be designated as a historic neighborhood, and expressed concerns with lighting.

#### APPLICANT RESPONSE

**Mr. Furlow** explained that the proposed structure would be 23 feet tall, which is below the current R-3 zoning height limit of 30 feet, explained that sober living homes are already permitted within the R-3 zoning district, stated communication efforts included bilingual staff at the meeting, and stated that notifications for future projects will include both English and Spanish.

**Committee Member Rachel Frazier Johnson** asked if R-5 zoning would exclude the site from historic designation. **Mr. Furlow** clarified that the existing historic home on the property would not be altered, as the additional structure is planned for the back of the lot. **Committee Member Jordan Greenman** noted that if a new historic district were established, the site could potentially be excluded from a potential historic district's boundary.

#### FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

**Chair Cyndy Gaughan** asked for a motion or ideas for additional stipulations.

**Vice Chair Darlene Martinez** expressed concerns about setting a precedent for R-5 zoning in the neighborhood and noted concerns after reviewing the property layout.

#### MOTION

**Vice Chair Darlene Martinez** made a motion to recommend denial of Z-158-24-7. **Committee Member Ryan Ban** seconded the motion.

#### VOTE

**10-0-1**; Motion to recommend denial of Z-158-24-7, passed, with Committee Members Ban, Burns, Burton, Frazier Johnson, Panetta, Sonoskey, Starks, Vargas, Martinez, and Gaughan in favor and Committee Member Greenman abstained.

**Committee Member Nate Sonoskey** commented that the applicant and City should revisit R-5 zoning as the solution, suggesting alternative uses or layouts to meet the applicant's goals.

**Committee Member Zach Burns** highlighted prior cases of spot zoning and suggested the need for a use permit or special permit process.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION February 6, 2025

ITEM NO: 5	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-158-24-7
Location:	Approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street
From:	R-3
To:	R-5
Acreage:	0.17
Proposal:	Office for professional use - counseling services
Applicant:	Neighborhood Christian Clinic, Inc.
Owner:	Neighborhood Christian Clinic, Inc.
Representative:	Peter Furlow, Quarles & Brady, LLP

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:  
**Central City** 1/13/2025 Denial. Vote: 10-0-1.

Planning Commission Recommendation: Denial, per the Central City Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to deny Z-158-24-7, per the Central City Village Planning Committee recommendation.

Maker: Matthews  
Second: Gorraiz  
Vote: 9-0  
Absent: None  
Opposition Present: Yes

### **Findings:**

Although staff recommended approval, subject to stipulations, the Planning Commission did not agree with the increased intensity and uses for this one lot in the neighborhood even with the stipulations.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

# ATTACHMENT E

## CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

<b>FORM TO REQUEST PC to CC</b> <b>I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:</b>							
<b>APPLICATION NO/ LOCATION</b>	<b>Z-158-24-7</b> Approximately 560 feet north of the northeast corner of 20th Avenue and Van Buren Street	<b>(SIGNATURE ON ORIGINAL IN FILE)</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><b>opposition</b></td> <td style="width: 33%; border: none;"></td> <td style="width: 33%; border: none;"><b>applicant</b></td> <td style="width: 33%; border: none; text-align: center;"><b>X</b></td> </tr> </table>		<b>opposition</b>		<b>applicant</b>	<b>X</b>
<b>opposition</b>		<b>applicant</b>	<b>X</b>				
<b>APPEALED FROM:</b>	PC 2/6/2024	Quarles & Brady LLP 2 North Central Avenue, Suite 600 Phoenix, AZ 85004					
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>					
<b>TO PC/CC HEARING</b>	CC 3/5/2025	Peter Furlow 602-229-5253 <a href="mailto:Peter.furlow@quarles.com">Peter.furlow@quarles.com</a>					
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>					
<b>REASON FOR REQUEST:</b>  The Planning Commission recommended denial of Rezoning Case No. Z-158-24-7, as applicant we request a public hearing at the March 5, 2025 City Council Hearing.							
<b>RECEIVED BY:</b>	Dom Amodio	<b>RECEIVED ON:</b>	2/13/2025				

Joshua Bednarek  
 Tricia Gomes  
 Racelle Escolar  
 Sarah Stockham  
 Adam Stranieri  
 Stephanie Vasquez  
 Heather Klotz  
 Dalia Adams

Camryn Thompson  
 Danny J. Inglese  
 GIS  
 Byron Easton (for PHO appeals only)  
 Village Planner  
 Applicant

FEB 13 2025

Planning & Development Department



The **PLANNING COMMISSION** agenda for **February 6, 2025** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

- 1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **February 13, 2025.**

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **February 13, 2025.**

- 2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **February 13, 2025.**

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

- 3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **February 20, 2025.**

**FORM TO REQUEST CITY COUNCIL HEARING**

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-158-24-7  
APPLICATION NO.

Approximately 560 feet north of Northeast corner of 20th Ave and Van Buren Street

LOCATION OF APPLICATION SITE

February 6, 2025  
DATE APPEALED FROM

OPPOSITION  
 APPLICANT

*Don Amodio*

PLANNER  
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Peter Furlow, Quarles & Brady LLP  
PRINTED NAME OF PERSON APPEALING

*Peter W. Furlow*

SIGNATURE

2 North Central Avenue, Suite 600  
STREET ADDRESS

2/13/2025

DATE OF SIGNATURE

Phoenix, AZ 85004  
CITY, STATE & ZIP CODE

602-229-5253

TELEPHONE NO.

Peter.Furlow@quarles.com  
EMAIL ADDRESS

REASON FOR REQUEST

The Planning Commission recommended denial of Rezoning Case No. Z-158-24-7, as applicant we request a public hearing at the March 5, 2025 City Council Hearing.

**APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER**



---

**Public Hearing and Resolution adopting Legal Finding for the 69th & Thomas Redevelopment Area (Resolution 22282) - District 7**

Public Hearing and adoption of Resolution 22282 finding the existence of a Redevelopment Area in the City of Phoenix and declaring the necessity of such area. The area is located at the southwest corner of 69th Avenue and Thomas Road.

**Summary**

In February 2025, a third-party analysis of existing conditions, 69th & Thomas Redevelopment Report (the "Report") (**Attachment B**) prepared by ABLA, LLC (ABLA) was submitted to the Planning and Development Department. The Report proposes the creation of the 69th & Thomas Redevelopment Area for 9.94 acres of property near 69th Avenue and Thomas Road.

A Redevelopment Area designation aims to identify the presence of "Blighted" or "Slum Conditions" as defined by Arizona's Redevelopment Statue, Arizona Revised Statue (ARS) 36-1471 et seq. (the "Act"). This analysis is crucial in determining whether the proposed site can be designated as a "Redevelopment Area." The Redevelopment Area (subject site) consists of 5 parcels that will be combined into one approximately 10-acre parcel for redevelopment as part of a single project.

The NRP Group (the "Developer") is in escrow to acquire the subject site and proposes to develop it with an affordable housing multi-family project pursuant to GPA-MV-1-24-7 and rezoning case Z-53-24-7. The subject site faces numerous physical and public safety challenges that have hindered its redevelopment. ABLA's Report states that the street right-of-way and adjacent sidewalks are inadequate and the subject site attracts crime and other unwanted activities. The Report concludes that the subject site is not suitable for development as envisioned without substantial financial investment to address these significant issues.

Creation of the 69th & Thomas Redevelopment Area will assist the Developer to create a new affordable housing development that will address the slum and blight conditions on the subject site and the adjacent street and sidewalk infrastructure.

Designation as a "Redevelopment Area" allows for the City to continue working with the Developer to facilitate a variety of revitalization measures, which include blight elimination, special development funding mechanisms, and to work on a Redevelopment Area Plan for the subject site to provide for future revitalization efforts when the Developer builds the affordable housing project. A Redevelopment Area Plan adopted by City Council is required prior to condemnation of any private property for economic development purposes pursuant to state law; however, no condemnation action is proposed as part of this Redevelopment Area for the subject site.

In order to assess current conditions on the subject site, data was collected on the current land use, building and site conditions, neighborhood maintenance ordinance, and incidence of crime and fire for the subject site and larger area. After analysis of the Report, the Planning and Development Department concurs with the Report's conclusions that the following applies to the subject site:

- 1) There is defective or inadequate street layout;
- 2) There is faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- 3) There is obsolete subdivision platting;
- 4) There is deterioration of the site and its improvements;
- 5) There are unsafe and unsanitary conditions that relate to the condition of the property; and,
- 6) There are conditions that endanger life or property by fire, criminal activity and other causes.

These factors impede the provision of affordable housing accommodations, constitute an economic and social liability, and negatively impact the public health, safety, morals, or welfare as present on the subject site. Individually or in combination, these conditions substantially impair or arrest the redevelopment of the subject site and sound growth of the City of Phoenix. These factors support the findings that one or more blighted conditions exist on the subject site and the redevelopment is in the interest of the public health, safety, morals, or welfare of the City.

The Planning and Development Department recommends that the City Council approve a resolution for the 69th & Thomas Redevelopment Area as proposed: declaring the findings as necessary for the Planning and Development Department to assist the Developer in writing a Redevelopment Area Plan to address development of the subject site. The planning process for the Redevelopment Area

will include a public hearing as required by state law. All property owners within the Redevelopment Area will be notified of the hearing. After Council adoption of the Plan, the City may request authorization to issue a request for development proposals for the area.

**Location**

The area is located at the southwest corner of 69th Avenue and Thomas Road  
Council District: 7

**Responsible Department**

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

## ATTACHMENT A

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

### RESOLUTION

A RESOLUTION FINDING THE EXISTENCE OF A BLIGHTED AREA IN THE CITY OF PHOENIX AND DECLARING THE NECESSITY FOR THE 69TH & THOMAS REDEVELOPMENT AREA.

WHEREAS, the provisions of Arizona Revised Statutes § 36-1471 et seq., provide for redevelopment of areas within municipalities; and

WHEREAS, such statutes require certain findings be made by the governing body of a municipality prior to the exercise of the powers granted hereby; and

WHEREAS, at the southwest corner of 69th Avenue and Thomas Road a comprehensive study of the site's current land use, building and neighborhood maintenance ordinance, and incidence of fire and crime was conducted and compiled in the 69<sup>th</sup> & Thomas Redevelopment Study Area report

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

SECTION 1. The Council finds that the following blight conditions are present, either singly or in combination, on a predominance of the site:

- a. There are unsafe and unsanitary conditions that relate to the condition of the property on the site;
- b. There is a dominance of defective or inadequate street layout within the site;

- c. There is a faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d. There are improper or obsolete subdivision platting; and,
- e. There are conditions, that endanger life or property by fire, criminal activity and other causes;
- f. That there is deterioration of sites and other improvements.

These factors retard the provision of housing accommodations, constitute an economic and social liability, and are a menace to the public health, safety, morals or welfare in their present state and use. Individually or in combination, these conditions substantially impair or arrest the redevelopment of the site and impact sound growth of the City of Phoenix.

SECTION 2. The Council finds that the redevelopment of the site is necessary in the interest of public health, safety morals or welfare of the residents of the City of Phoenix.

PASSED by the Council of the City of Phoenix this 5th day of March 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

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

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

DRAFT

# **DESERT SKY APARTMENTS**

## **REDEVELOPMENT REPORT**

February 2025

Prepared By:  
ABLA  
310 E. Rio Salado Pkwy.  
Tempe, AZ 85281

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# 1. REDEVELOPMENT REPORT

## 1.1 INTRODUCTION

The NRP Group (the “Developer”) is in escrow to acquire approximately 9.94 acres (the “Site”) located Phoenix, Arizona (the “City”). The Site faces numerous physical and public safety challenges that have hindered its redevelopment. The surrounding areas included in this report are characterized by inadequate street right-of-way and poorly maintained pedestrian sidewalks adjacent to the Site, along with prevalent crime and a noticeable homeless presence. As it stands, the Site is not suitable for development without substantial financial investment to address these significant issues.

The third-party analysis of existing conditions (the “Report”) prepared by ABLA, LLC (“ABLA”) aims to identify the presence of “Blighted” or “Slum Conditions” as defined by Arizona’s Redevelopment Statute; Arizona Revised Statute (“ARS”) 36-1471 et seq. (the “Act”). This analysis is crucial in determining whether the proposed Site, can be designated a “Redevelopment Area”.

## 1.2 BACKGROUND

The Site is approximately 9.94 acres and is located on the southwest corner of North 69<sup>th</sup> Avenue and West Thomas Road, see **Exhibit 1.2: Vicinity Map**. It is bordered to the north by West Thomas Road, to the east by North 69<sup>th</sup> Avenue, and to the south and west by an existing single-family residential subdivisions. The northern boundary of the Site includes a portion of the right-of-way along West Thomas Road, while the eastern boundary includes a portion of the right-of-way along North 69<sup>th</sup> Avenue. These roadways provide essential public infrastructure, including sidewalks, landscape area, and pavement for vehicular access. However, both rights-of-way have experienced significant neglect over the years, with visible deterioration that poses challenges for pedestrians and vehicles alike. Historical records indicate that West Thomas Road has existed since at least 1997, but its current condition reflects a lack of upkeep and functionality.

In the early 1900’s, the Site was established as a farmstead in what was then a predominantly agricultural land in Phoenix. By 1936, the Site included a residence but was primarily composed of agriculture fields with an irrigation ditch along the northern boundary, extending to the eastern boundary in 1954. Historical aerial photographs show that by 1979 the southern portion of the Site began to be overrun with trees and brush. By 2002, the growth continued to spread northward, and starting in 2005, trees began to grow on the west portion of the Site. This vegetative growth has persisted up to the present day, resulting in the Site being overgrown with trees, shrubs and grasses, with the existing structures now in a state of deterioration.

During the 1970s and 1980s, the surrounding area developed and modernized along with the City, leaving the infill property too small for single-family development and too isolated for commercial development. Most of the area now consists of single-family residential neighborhoods. The last multi-development in the area was constructed in the past fifteen (15) years; prior to that, the multi-family developments within proximity to the Site date back to the 1980s.



EXHIBIT 1.2: VICINITY MAP

### 1.3 LAND USE & PROPOSED DEVELOPMENT

The Site, or subject property, was designated Residential 3.5 to 5 du/ac through the City of Phoenix General Plan Land Use Designation. However, due to the Site's irregular shape and limited size, the subject property is not suitable for single-family development, despite its long-term zoning of R1-6 (Single-Family Residential). Recognizing the potential for a more effective land use, the Developer has submitted an application to amend the General Plan and rezone the Site to R-4, enabling the development of a three (3) story garden-style multi-family residential community. This request was approved on January 15, 2025 (Case GPA-MV-1-24-7 and Z-53-24-7). With limited availability of multi-family housing in the area, the Site presents a unique opportunity to introduce new, modern, high-quality apartments that will expand housing options and revitalize the neighborhood.

Desert Sky Apartments is envisioned as a multi-family residential development consisting of two hundred eighty-eight (288) residential units distributed across nine (9) three-story buildings. This project aims to provide attainable rental options compared to competitors along the Loop 101 corridor, with rental rates designed to offer exceptional value and address any potential challenges posed by the Blight and Slum Condition surrounding the Site. The redevelopment of the Site is particularly significant given the broader conditions of neglect in the area, including deteriorating infrastructure and minimal vegetation along nearby roadways.

The redevelopment will include a significant portion of workforce housing, catering to the needs of moderate-income households. The new modern construction will meet the demand for contemporary rental units, which are limited in the immediate area. Beyond addressing the housing demand, the development has the opportunity to revitalize the neighborhood by enhancing the local housing market and addressing broader economic and aesthetic challenges in the community. Please see the *Redevelopment Plan* for additional details.

The Site is surrounded by federally designated Qualified Census Tracts ("QCT"), indicating the area faces economic challenges as detailed in **Exhibit 1.3: Federally Qualified Census Tract**. This designation highlights the necessity for redevelopment to address the Slum Conditions that affect both the Site and its surrounding community. As of 2021, the median household income for the Site is \$48,000, and only eight percent (8%) of the surrounding population has attained a bachelor's degree. The redevelopment of the Site has the potential to contribute to the increased education levels and household income in the area, addressing some of the challenges tied to the surrounding area QCT designation.

A residential market analysis conducted by Noell Consulting Group identified the Site as being located within a high crime area, where property crime is more prevalent than violent crime. These conditions contribute to the Blight and Slum Conditions of the area, necessitating extra security precautions. To mitigate these issues, the development will incorporate comprehensive safety measures, including a gated community, security cameras, and potential on-site security personnel.

As the Loop 101 corridor (west of the Site) continues to experience growth in affluence due to the new developments, this trend is extending eastward into the Maryvale Village area. Desert Sky Apartments presents a timely and attractive option for prospective renters in this evolving market. Future residents will benefit from access to major employment centers such as Downtown Phoenix and Tempe, as well as local hubs like Glendale and Estrella Village/Tolleson. This strategic location near major highways ensures easy commutes and accessibility, enhancing the overall appeal and practicality of the development.



EXHIBIT 1.3: FEDERALLY QUALIFIED CENSUS TRACT

## 1.4 CURRENT SITE CONDITION

ABLA conducted a visual assessment of the subject property on August 8<sup>th</sup>, 2024.

Formerly agricultural land, a majority of the Site is undeveloped and predominantly overgrown with mesquite trees surrounding a deteriorating single-family residence, barns, animal pens, and outbuildings. The Site is enclosed by a six (6) foot tall chain link fence with locked gates providing access from West Thomas Road and North 69<sup>th</sup> Avenue. The gate on West Thomas Road allows entry to the private residence via a dirt drive. Due to the overgrown mesquite trees, scattered weeds and grasses, there are few and limited walkways on the Site.

Septic systems are located near the northwest and southwest corners of the Site. The northeast corner contains two (2) irrigation control boxes, with deteriorating concrete-lined irrigation ditches and soil berms directing irrigation water around the residence and across the remaining areas of the subject property. A possible hand-pump water well location, identified by a concrete slab with an apparent well cover, was observed on the western exterior of the pump house. Six (6) fifty-five (55) gallon drums of heating oil, nearly empty, were found within the structures, reportedly used for heating.

The subject property has significant trash and dumping around its exterior, negatively impacting both the Site and the adjacent neighborhood. The fence line is strewn with liquor and beer bottles, trash, debris, clothing, and tires. Single-family homes adjacent to the Site have fallen victim to graffiti, trash, broken glass and vandalism. Additionally, there is a strong stench from the dead animals and trash surrounding the Site, contributing to the unsanitary and unsafe conditions.

The deteriorating infrastructure along West Thomas Road, which borders the Site to the north, and North 69<sup>th</sup> Avenue, which borders the Site to the east, exacerbates these issues. The roadways are cracked and in poor condition, with sidewalks that are broken, uneven, and in some places, missing entirely. These conditions create hazards for pedestrians and make the area less accessible. The existing sidewalk along North 69<sup>th</sup> Avenue abuts the walls of adjacent homes, which are marked by graffiti, neglect, and poorly executed repairs, further contributing to the unsightly appearance of the area. Trash and debris frequently overflow from the Site onto the sidewalk, and minimal landscaping along the roadway has resulted in large dirt patches that attract more debris.

From the visual assessment on August 8<sup>th</sup> and the prevalent trash, debris, and overall condition of the Site, it has been documented that homeless and transient individuals frequently loiter along West Thomas Road and North 69<sup>th</sup> Avenue, moving between nearby properties, including the Site. Alcove conditions along the adjacent residential walls create areas that encourage the accumulation of trash and debris and provide temporary spaces for loitering or encampments. This activity not only contributes to the unsanitary and unsafe environment but also negatively impacts the surrounding neighborhoods.

These combined issues—the condition of the Site itself, the surrounding roadway infrastructure, and the transient activity along Thomas Road—underscore a broader pattern of neglect and deterioration that poses challenges to public safety and highlights the urgent need for redevelopment, see **Figures A-D** for current conditions of the Site and surrounding area.



**FIGURE A: TRASH & DUMPING**



**FIGURE B: OVERGROWN MESQUITE TREES**



**FIGURE C: NORTH 69TH AVENUE ROW**



**FIGURE D: DETERIORATING SIDEWALKS**

## 1.5 APPLICABILITY OF STATE STATUES

### 1.5.1 Redevelopment Statue ARS 36-1471 et seq. (the "Act")

The Act provides Arizona municipalities with the authority to declare a property of an area a "Redevelopment Area". Typically, the powers granted to a municipality by this statue are multi-faceted and provide guidance to condemn and dispose of Slum and Blight properties over large sections of land consisting of multiple property owners and land uses. In this case, however, the objective of this declaration is to create a single purpose Redevelopment Area, subject to a single property and a mix of land uses. The establishment of a Redevelopment Area may assist in mitigating the costs of remediation to the Slum or Blighted conditions.

Prior to establishing a Redevelopment Area, the statue provides that a jurisdiction must make a legislative "Finding of Necessity" demonstrating that a Slum and/or Blighted area exists, per the definitions included in the Act. In order to identify areas of "Blight" or "Slum", the Act includes criteria for what constitutes a finding of Blight or Slum.

For the record, the property owner is aware of this request and has expressed support for the redevelopment effort.

#### **1.5.1.1 ARS 36-1473. Finding of necessity by local governing body**

- A. A municipality shall not exercise any of the powers conferred on municipalities by this article until its local governing body adopts a resolution by two-thirds vote finding both of the following:
  - 1. One (1) or more Slum or Blighted Areas exist in the municipality.
  - 2. The redevelopment of that area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality.
- B. A municipality must notify the owner of real property that is within the boundaries of a proposed Redevelopment Area of the time, date and location of a public meeting concerning the findings. The municipality must provide this notice by first-class mail to the address stated on the most recent records of the County Assessor.

### 1.5.1.2 ARS 36-1471 Definitions

1. "Blighted Area" means an area, other than a Slum Area, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following:
  - a. A dominance of defective or inadequate street layout.
  - b. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
  - c. Unsanitary or unsafe conditions.
  - d. Deterioration of site or other improvements.
  - e. Diversity of ownership.
  - f. Tax or special assessment delinquency exceeding the fair value of the land.
  - g. Defective or unusual conditions of title.
  - h. Improper or obsolete subdivision platting.
  - i. The existence of conditions that endanger life or property by fire and other causes.
2. "Slum Area" means an area in which both of the following are true:
  - a. There is a predominance of buildings or improvements, whether residential or non-residential.
  - b. The public health, safety, or welfare is threatened because of any of the following:
    - i. Dilapidated, deteriorated, aging or obsolescent buildings or improvements.
    - ii. The inadequate provision for ventilation, light, air, sanitation or open spaces.
    - iii. Overcrowding.
    - iv. The existence of conditions that endanger life or property by fire and other causes.

## 1.6 BLIGHTED CONDITIONS FINDINGS

### 1.6.1 Inadequate Street Layout (ARS 36-1471.2.a)

The current street layout is inadequate as there is no existing paved (all weather) access to the Site, as shown in **Figures E and F**. To facilitate development, substantial improvements will be necessary, including curb cuts, sidewalk repair/installation, and overall roadway improvements. These improvements are essential to create safe and efficient access into the Site, ensuring it meets modern urban standards and provides the necessary infrastructure for the proposed development. The lack of these basic elements underscores the need for significant upgrades to support the project's success and integration into the surrounding community.



**FIGURE E: THOMAS ROAD ACCESS GATE**



**FIGURE F: 69TH AVENUE ACCESS GATE**

### 1.6.2 Faulty lot layout in relation to size, adequacy, accessibility or usefulness (ARS 36-1471.2.b)

As shown in **Figures G-I**, the Site's irregular shape severely restricts the layout options for single-family homes. The configuration and size of the parcels make it challenging to design a functional and aesthetically pleasing residential neighborhood with adequate street access and utility placements. Forcing a single-family residential neighborhood within the Site's 9.94 acres would limit the necessary infrastructure and amenities needed to attract homeowners. The constrained space would not support essential community features such as parks and recreational facilities, which are critical for creating a desirable and vibrant neighborhood. The limitations contribute to the Site's Blight and Slum Conditions, as the lack of proper development planning results in an underutilized and neglected area. The inefficient land use and absence of community amenities deter investment and development, perpetuating the cycle of decay and disrepair.

The Developer intends to integrate the multi-family development with minimal impacts to the surrounding single-family homes. By pushing the buildings toward the public street frontages, significant buffers will be created to preserve the privacy of adjacent residences. The strategic placement will also enhance the streetscape and facilitate pedestrian-friendly environments.



**FIGURE G: AERIAL PERSPECTIVE OF THE SITE FACING NORTHWEST**



**FIGURE H: AERIAL PERSPECTIVE OF THE SITE FACING SOUTHWEST**



**FIGURE I: AERIAL PERSPECTIVE OF THE SITE FACING NORTHEAST**

### 1.6.3 Unsanitary or Unsafe Conditions (ARS 36-1471.2.c)

The Site has become an eye-sore and dumping ground within the community. As illustrated in **Figures J-U**, the community, and/or homeless and transient individuals, have resorted to discarding items such as couches, tires, clothing, children's toys, and various other trash items both outside and inside the Site's chain link fence. Additionally, the chain link fence has been patched in multiple locations where previous damage along North 69<sup>th</sup> Avenue created easy access points for the nearby homeless and transient population. These conditions not only contribute to the Site's unsightly appearance but also pose serious health and safety hazards for the community.

The accumulation of debris and presence of discarded items create breeding grounds for pests and vermin, which can lead to infestations and the spread of diseases. Numerous dead animals were found surrounding the Site, causing a terrible odor that affects both the Site and adjacent homes. Defecation, soiled clothing, beer bottles, and spoiled or half-eaten food litter the area, further contributing to the unsanitary conditions. The presence of broken glass, rusted metal, and exposed electrical components pose serious injury risks.

These issues are exacerbated by the deteriorating conditions along West Thomas Road and North 69<sup>th</sup> Avenue. The pavement across West Thomas Road is cracked and sidewalks are broken, uneven, or in some areas entirely missing, creating hazards for pedestrians. North 69<sup>th</sup> Avenue, in its current state, is only developed as a half right-of-way. This inadequate roadway development has left pavement cracked and crumbling along its edge adjacent to the Site. Furthermore, due to the incomplete development of the right-of-way, there is one (1) sidewalk on the east side of North 69<sup>th</sup> Avenue. Residents to the east of the Site are not only forced to contend with the unsanitary and unsightly conditions of the area but also experience these issues encroaching onto the sidewalk and their homes. Trash and debris continue to accumulate in landscape areas, sidewalks, and the streets both along West Thomas Road and North 69<sup>th</sup> Avenue, further degrading the environment and intensifying the need for intervention.

Inside of the Site, trash, beer bottles, tires, and other debris are scattered throughout, along with fallen trees adding to the general disarray. The damaged fencing allows for unauthorized entry, increasing the risk of vandalism, theft, and illegal activities on the Site. These conditions are exacerbated by the unsanitary and unsafe environment created by defecation, dead animals, and soiled clothing surrounding the Site.

In response to escalating safety concerns, neighbors adjacent to the Site have taken to adding additional security measures. These measures include the installation of security cameras and the extension of backyard walls with chain link fencing to increase height and deter unauthorized access. These heightened security efforts underscore the perceived and real threats posed by the deteriorating and unsecured condition of the Site, which has become a magnet for trespassing, vandalism, and other illegal activities. The fact that residents feel compelled to fortify their homes indicates the severity of the unsafe conditions surrounding the Site, further highlighting the need for intervention and remediation.

The unsanitary and unsafe conditions, both within the Site and in the surrounding area, underscore the Blight and Slum Conditions of the subject property and emphasize the urgent need for redevelopment. Redeveloping the Site would not only remove the existing hazards but also transform the surrounding area into a safe, clean, and vibrant community. Addressing these issues is crucial to improving public health and safety, as well as enhancing the overall quality of life for the surrounding residents.



**FIGURE J: TRASH AND DEBRIS**



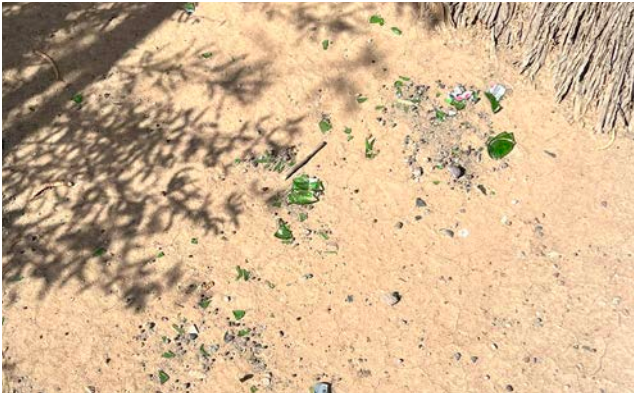
**FIGURE K: SOILED CLOTHING**



**FIGURE L: ILLEGAL DUMPING - FURNITURE**



**FIGURE M: ILLEGAL DUMPING - COUCH**



**FIGURE N: BROKEN BEER BOTTLE**



**FIGURE O: EXPOSED ELECTRICAL**



**FIGURE P: DEAD ANIMAL**



**FIGURE Q: NEIGHBORING WALLS**



**FIGURE R: ADJACENT ELECTRICAL BOX**



**FIGURE S: ADDITIONAL SECURITY FENCING**



**FIGURE T: NORTH 69TH AVENUE**



**FIGURE U: WEST THOMAS ROAD**

#### 1.6.4 Deterioration of site or other improvements (ARS 36-1471.2.d)

The existing residence and structures on the Site are in a state of deterioration, as shown in **Figures V-AA. Figure V** depicts a dilapidated residence surrounded by overgrown vegetation. The house shows significant signs of wear and neglect, with peeling paint, damaged and boarded up windows, and a visibly damaged roof with poorly patched sections, which can lead to water infiltration and further structural damage. Various items, such as an old washing machine and a dog house, are strewn around the exterior, adding to the unsightly appearance. The general area around the house appears untidy, with scattered debris and unmaintained pathways, contributing to the overall sense of neglect.



**FIGURE V: DILAPIDATED RESIDENCE**

**Figure W** shows a portion of the Site with multiple structures. The older wooden shed shows signs of significant wear and possible rot. Like much of the Site, the area surrounding the buildings are overgrown with unkempt vegetation. Visible debris are scattered throughout the Site. Further back in the image there is a structure with a falling, rusted roof being overcome by the vegetation.



**FIGURE W: UNOCCUPIED STRUCTURES**

In addition to the isolated areas above, **Figure X** shows a broader portion of the Site where numerous buildings, including sheds and barns, are in severe disrepair. Roofs are rusted, walls are dilapidated, and the overall condition suggests long-term neglect and lack of maintenance. Various items of debris, such as old, rusted troughs contribute to the overall appearance of neglect and unsanitary conditions.



**FIGURE X: AERIAL PERSPECTIVE UNOCCUPIED STRUCTURES**

The exterior portion of the Site, identified in **Figures Y-AA**, exhibit further signs of deterioration. The chain link fence has been tampered with at multiple locations, compromising its integrity. Along North 69<sup>th</sup> Avenue, the pavement edge adjacent to the Site is crumbling, resulting in the formation of potholes and the encroachment of dirt and debris from the Site onto the road. The Site property lines are overwhelmingly covered in trash and debris, highlighting the lack of maintenance and care. Additionally, the irrigation ditch lining Site is damaged and would require significant repairs to restore its functionality.

Similarly, West Thomas Road, which borders the Site to the north, suffers from cracked pavement and broken, uneven sidewalks. These deteriorated conditions create hazards for pedestrians, particularly those with mobility issues, and reinforce the unsanitary and unsafe appearance of the surrounding area. The lack of a landscape buffer along both roadways exacerbates the visual and physical hazards, as sparse vegetation and dirt patches become collection points for trash and debris.



**FIGURE Y: TAMPTERED CHAIN LINK FENCE**



**FIGURE Z: DETERIORATING PAVEMENT EDGE**



**FIGURE AA: DETERIORATING CONCRETE IRRIGATION DITCH**

The pervasive and deterioration of infrastructure and the encroachment of dirt and debris from the Site into the adjacent streets and homes highlight a broader pattern of neglect. This neglect discourages investment and development, trapping the Site and surrounding area in a cycle of decline. The extensive disrepair, combined with the dilapidated buildings and accumulated debris, creates a hazardous environment, posing risks of injury from collapsing structures and exposure to unsanitary conditions. The overgrown vegetation further exacerbates the problem by providing a habitat for pests and making the area look abandoned and unkempt.

These deteriorating conditions underscore the urgent need for redevelopment. Revitalizing the Site would not only eliminate the existing hazards but also transform the area into a clean, safe, and appealing community, fostering renewed investment and improving the quality of life for nearby residents.

#### ***1.6.5 Improper or obsolete subdivision platting (ARS 36-1471.2.h)***

The subject property consists of five (5) separate parcels, which will need to be consolidated into a single parcel to facilitate proper plotting and development. This lack of cohesive plotting presents significant challenges for effective land use and development planning, hindering the potential for creating a well-structured and functional residential area. The existing conditions, characterized by the disjointed land division, contribute to the Blight and Slum Conditions of the Site. The fragmented parcels lead to inefficient land use, attracting illegal dumping and general neglect. The absence of a unified development plan exacerbates these issues, creating an environment that is unsafe and unattractive. Consolidating these parcels is essential to rectify the disjointed land division, streamline development processes, and optimize the use of the Site, ultimately addressing the Blight and Slum Conditions.

#### ***1.6.6 The existence of conditions that endanger life or property by fire and other causes (ARS 36-1471.2.i)***

The Site is predominantly overgrown with mesquite trees, shrubs, and grasses. This uncontrolled vegetation increases the risk of fire, providing ample fuel that could lead to rapid fire spread, potentially impacting the surrounding single-family homes. The overgrown state also harbors pests and poses a general safety hazard.

In addition to the vegetation, the presence of six (6) 55-gallon drums of heating oil within structures, although nearly empty, still poses a significant fire hazard. The Site also contains old, rusted metal and wooden structures, further adding to the combustible materials on the Site, heightening the fire risk.

As noted in **Section 1.6.4**, several buildings are in severe disrepair. This deterioration compromises their structural integrity, increasing the risk of collapse and injury. Damaged roofs, in particular, can lead to water infiltration, which can create potential hazards such as mold growth.

The unmaintained pathways and general clutter exacerbate the risk of trips, falls and other accidents. Additionally, the inadequate and damaged fencing surrounding the Site allows for unauthorized access, increasing the likelihood of fire and other safety hazards.

These conditions not only create an immediate danger to life and property but also contribute to the Blight and Slum Conditions of the subject property. The high fire risk due to overgrown vegetation and combustible materials makes the area unsafe for current and potential future residents on and surrounding the Site. The deteriorating structures pose risks of collapse, which can result in serious injuries or fatalities. Moreover, the presence of hazardous materials like heating oil drums further amplifies the potential for catastrophic events.

Inadequate maintenance and the over dilapidation of the Site fosters a hazardous and unsightly environment, discouraging investment and continuing a cycle of neglect and deterioration. The compromised fencing increases the risk of unauthorized access, which not only raises the chance of accidents but also promotes illegal activities, exacerbating unsafe conditions.



**FIGURE BB: OVERGROWN VEGETATION**



**FIGURE CC: INADEQUATE AND DAMAGED FENCING**



**FIGURE DD: DETERIORATING STRUCTURES**



**FIGURE EE: DETERIORATING STRUCTURES, HEATING OIL DRUMS, AND ELECTRICAL POLE**

## 1.7 REDEVELOPMENT PROJECT/PLAN FINDINGS

The proposed redevelopment for the Site meets the criteria for a “Redevelopment Area” as outline in ARS 36.1471.17(a). This project involves the acquisition of Slum or Blighted Areas with the intent to redevelop the Site into a stable and sustainable community, effectively preventing the reoccurrence of Blighted conditions in the area (ARS 36.1471.17(a)i). The redevelopment will involve the removal of deteriorated infrastructure on the Site, addressing multiple public health and safety threats while reconstructing functional infrastructure and utilities that will benefit both the public and surrounding neighborhood (ARS 36.1471.17(a)ii). Moreover, the redevelopment will provide public benefits by making land available for residential and recreational uses (ARS 36.1471.17(a)iii). Incidental planning, survey engineering and design work has already begun in order to prepare a suitable Redevelopment Plan for the area.

## 1.8 SLUM CONDITIONS FINDINGS

### 1.8.1 Predominance of residential and non-residential buildings or improvements on site which are dilapidated, deteriorated, aging or obsolescent (ARS 36-1471.2.a)

The Site is characterized by a predominance of residential and unoccupied buildings that are in various states of disrepair, significantly contributing to the overall Slum Conditions of the area. The structures on the Site, many of where were constructed in the 1930s, have not been updated or properly maintained over time, resulting in a severely dilapidated state. The residential buildings, in particular, exhibit numerous signs of neglect, with damaged and boarded-up windows, a visible deteriorating roof with poorly patched sections, and peeling paint that exposes the underlying materials to further decay. The broken roof gutters, cracked pathways, and dirt driveway all point to a lack of maintenance, while the electrical box and exposed wires present significant safety hazards. The broken and bent chain link fencing surrounding the Site further emphasizes the neglect and contributes to the overall sense of decay.

The unoccupied buildings on the Site are in similarly poor condition. The structures, constructed from materials that have not withstood the test of time, are now visibly rotting and crumbling. Many of the roofs are rusted and weathered, having lost their protective coatings and becoming increasingly vulnerable to the elements. The walls, weathered and peeling, indicate a severe lack of structural integrity, making these buildings particularly hazardous. Overgrown vegetation surrounds these dilapidated structures, further highlighting the Site's neglect and contributing to the area's Blight.

These conditions collectively reflect a broader issue of Slum Conditions on the Site, where the predominance of aging, dilapidated, and obsolete structures poses a significant challenge to the Site's viability and potential for development. The deteriorating state of these buildings not only detracts from the visual appeal of the area but also poses serious safety hazards, reinforcing the urgent need for redevelopment or substantial restoration efforts. Without profound remediation, the Site will continue to decline, posing a threat to public safety and the overall welfare of the community, and perpetuating the cycle of neglect and decay that characterizes the Site.

**1.8.2 Public safety and welfare are threatened because of the dilapidated, deteriorated, aging or obsolescent improvements on the property (ARS 36-1471.2.b)**

The Site is extremely unsanitary and unsafe, littered with trash, debris, discarded furniture, children's toys, old tires, broken glass, and more. These conditions create a hazardous environment, exacerbated by the presence of dead animals and soiled clothing scattered throughout the area. The overgrown plant material further increases the risk of fire, particularly given the presence of six (6) fifty-five (55) gallon drums, previously containing heating oil, stored on the Site. These drums, combined with the dry vegetation and state of deterioration of the buildings, provide ample fuel for a potential fire, significantly heightening the threat to the surrounding community.

The cracked and uneven sidewalks and pavement along the edges of the Site create additional safety hazards for pedestrians, significantly increasing the risk of trips and falls. Furthermore, tampered electrical boxes and deteriorating infrastructure near the Site pose additional safety risks, including the threat of electrical shock or fire. Aging wooden electrical poles show visible signs of wear and lack of maintenance, creating unsafe conditions increasing the potential for fire hazards.

The damaged chain link fence surrounding the Site has been compromised, allowing homeless and transient individuals easy access into the subject property. These individuals frequently occupy alcoves and hidden spaces near the Site, using them for loitering, illegal dumping, and make shift encampments. This activity exacerbates the unsafe environment and contributes to the Blighted appearance of the area. The presence of illegal dumping, including soiled clothing, spoiled food, and other hazardous waste, further highlights the unsanitary and unsafe conditions surrounding the Site.

The structural integrity of the buildings on the Site is also a major concern, with the risk of collapse posing a direct danger to public safety and anyone illegally trespassing. The homeless and transient individuals surrounding the Site have prompted surrounding homeowners to implement enhanced security measures, including the installation of cameras, additional fencing, and gated windows and doors, as they attempt to protect themselves from the threats emanating from the Site. These defensive actions by neighboring residents underscore the widespread fear and insecurity caused by the deteriorating conditions, which have initiated a cycle of neglect and decay in the community.

The pervasive neglect of the Site and its surrounding infrastructure poses ongoing threats to public safety and welfare. Without immediate intervention, these hazardous conditions will continue to worsen, reinforcing the Blight and Slum Conditions of the area. Redeveloping the Site is critical to restoring safety, addressing the current risks, and improving the quality of life for the surrounding community.

## 1.9 ADDITIONAL BENEFIT

The proposed redevelopment project, Desert Sky Apartments, will greatly benefit its community through a continual increase in education, income, and safety levels. The development includes widening North 69<sup>th</sup> Avenue to a full street, enhancing local infrastructure and accessibility. Desert Sky Apartments is anticipated to attract young professionals working in the Downtown core, Westgate District, Luke Air Force Base, Dignity Health, Banner Health and the nearby Amazon facility. The central location of the development offers a convenient midpoint for households with split commutes, making it an attractive option for diverse working professionals.

Since 2011, there has been a notable increase in education and income levels on the western side of Phoenix. As the area grows, this trend is expected to extend eastward, attracting people seeking proximity to the Westgate District and Downtown Phoenix. Desert Sky Apartments will cater to this growing demand by introducing a mix of housing types and densities to the area, addressing a significant gap in the current housing market.

Furthermore, the development will incorporate comprehensive safety measures, including a gated community, security cameras and the potential on-site security personnel. These measures will enhance the area's safety and security, discourage criminal activity and foster a more secure and stable environment. By reducing crime and improving safety, the development will benefit both its residents and the surrounding community, contributing to the overall revitalization and economic growth of the area.

## 1.10 CONCLUSIONS

Blight and Slum Conditions create constraints that are prohibitive to development. Desert Sky Apartments represents a crucial step toward revitalizing a Blighted Area. After analyzing the Site in terms of inadequate size, unsanitary and unsafe condition, site deterioration, and conditions that endanger life and property by fire and other causes, we find that the Site meets the criteria set forth in the Act in establishment of a “Blighted” Area. Additionally, the Site generally aligns with the intent of the Act regarding the establishment of a “Slum” Area. This visual assessment highlights the urgent need for redevelopment to address these significant issues and transform the Site into a valuable asset for the community.

Transforming this 9.94-acre property into a modern, high-quality multi-family residential development, will address the current challenges and provide numerous benefits to the community. By addressing hazardous conditions, improving infrastructure, and introducing commercial opportunities, a redevelopment plan would enhance public safety, elevate the quality of life for residents, and stimulate economic growth. This comprehensive approach to revitalizing the Site will transform the subject property into thriving community asset, paving the way for sustainable development and long-term prosperity.