City of Phoenix

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

City of Phoenix

Agenda

Wednesday, April 8, 2026

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED April 7, 2026*****
Item with Additional Information: 74

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/j.php?MTID=m90df3afd02992092cda0f91ccdd2a750

- 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.

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- 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 2557 452 8688#. 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 2557 452 8688#). 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

BOARDS AND COMMISSIONS

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 1

Mayor and Council Appointments to Boards and Commissions

Summary

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

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A

City of Phoenix

To: City Council **Date:** April 8, 2026

From: Mayor Kate Gallego

Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Board of Adjustment

I recommend the following for appointment:

Michael Anglin
Mr. Anglin is a Senior Architect at City of Glendale and a resident of District 5. He fills a vacancy for a term to expire April 8, 2030.

Historic Preservation Commission and Heritage Commission

I recommend the following for appointment:

Christopher Caseldine
Mr. Caseldine is an Assistant Research Professor and Curator of Collections at Arizona State University and a resident of District 4. He fills a vacancy in the Archeologist category for a term to expire April 8, 2029.

Paradise Valley Village Planning Committee

I recommend the following for appointment:

Mark Borenstein
Mr. Borenstein is a Project Manager at Chompie's and a resident of District 2. He fills a vacancy for a term to expire April 8, 2028.

Councilwoman Debra Stark recommends the following for appointment:

Broc Penner
Mr. Penner is a Loan Officer at Mutual of Omaha Mortgage and a resident of District 3. He fills a vacancy for a term to expire April 8, 2028.

Water/Wastewater Rate Advisory Committee

I recommend the following for reappointment:

Henrietta Andersson
Ms. Andersson will serve a third term to expire April 8, 2029.

Jay Cantor
Mr. Cantor will serve a second term to expire April 8, 2029.

Margaret Garcia
Ms. Garcia will serve a second term to expire April 8, 2029.

Karen Loschiavo
Ms. Loschiavo will serve a second term to expire April 8, 2029.

Joe Murphy
Mr. Murphy will serve a second term to expire April 8, 2029.

Dave White
Mr. White will serve a third term to expire April 8, 2029.

Joseph Widoff
Mr. Widoff will serve a third term to expire April 8, 2029.

Damon Williams
Mr. Williams will serve a third term to expire April 8, 2029.

Youth and Education Commission

I recommend the following for appointment:

Violet Breedlove
Ms. Breedlove is a student at Xavier College Preparatory and a resident of District 3. She fills a vacancy as a youth commissioner for a term to expire August 31, 2027.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 2

Liquor License - Lupe - District 4

Request for a liquor license. Arizona State License Application 381874.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
2814 N. 16th Street
Zoning Classification: C-2
Council District: 4

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 April 11, 2026.

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

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

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

Huarachis (Series 12)
814 N. Central Avenue, Phoenix
Calls for police service: 1
Liquor license violations: None

Bacanora (Series 12)
1301 Grand Avenue, Ste. 1, Phoenix
Calls for police service: 14
Liquor license violation: None

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

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

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

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Lupe will offer a chef-inspired menu, featuring salads, appetizers, hearty items such as duck, pork chops, salmon, a variety of steaks and homemade pasta. Applicant would like to offer alcoholic beverages to guests 21 and over as an incident to the dishes."

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 - Lupe - Data
Attachment B - Lupe - Map

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

Liquor License Data: LUPE

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	132.66	161.35
Violent Crimes	12.31	28.37	44.9

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

Property Violation Data

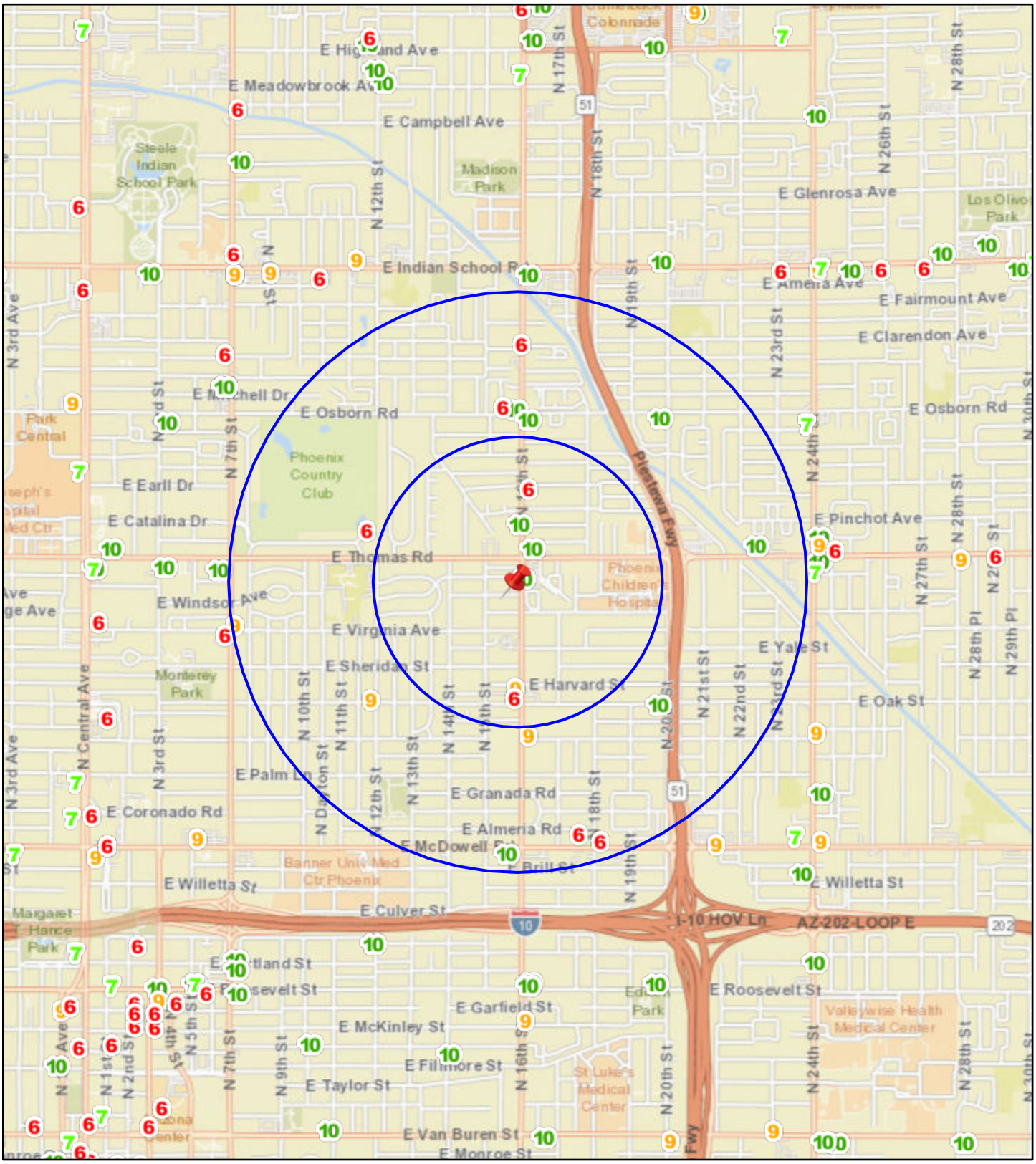
Description	Average	1/2 Mile Average
Parcels w/Violations	42	147
Total Violations	73	224

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1106004	1350	265	59	196
1107012	1274	194	61	154
1116021	374	0	46	98
1116022	2191	365	78	589
1116023	1740	67	23	197
1117001	1240	396	65	217
1117002	1143	416	44	64
1117004	1426	315	66	49
Average	1601	393	60	177

Liquor License Map: LUPE

2814 N 16TH ST



Date: 2/11/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 3

Liquor License - Turney Neighborhood Market - District 4

Request for a liquor license. Arizona State License Application 380352.

Summary

Applicant
Deidre Young-Goro, Agent

License Type
Series 10 - Beer and Wine Store

Location
710 E. Turney Avenue
Zoning Classification: C-2
Council District: 4

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 April 14, 2026.

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 strong business ethics, operational discipline, and commitment to compliance. I understand having a liquor license is a privelege and a responsibility, and I take that very seriously. Given my professional background, I know how to enforce clear policies that ensure lawful and ethical operations at all times."

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 be managed by a well-operated establishment, we will operate with strict age verification procedures, responsible training, and clear policies, and maintain public safety while also providing customers with what they want."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Turney Neighborhood Market - Data
Attachment B - Turney Neighborhood Market - Map

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

Liquor License Data: TURNEY NEIGHBORHOOD MARKET

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	5	1
Beer and Wine Bar	7	6	0
Liquor Store	9	3	2
Beer and Wine Store	10	7	2
Restaurant	12	20	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	181.84	172.29
Violent Crimes	12.31	33.38	37.15

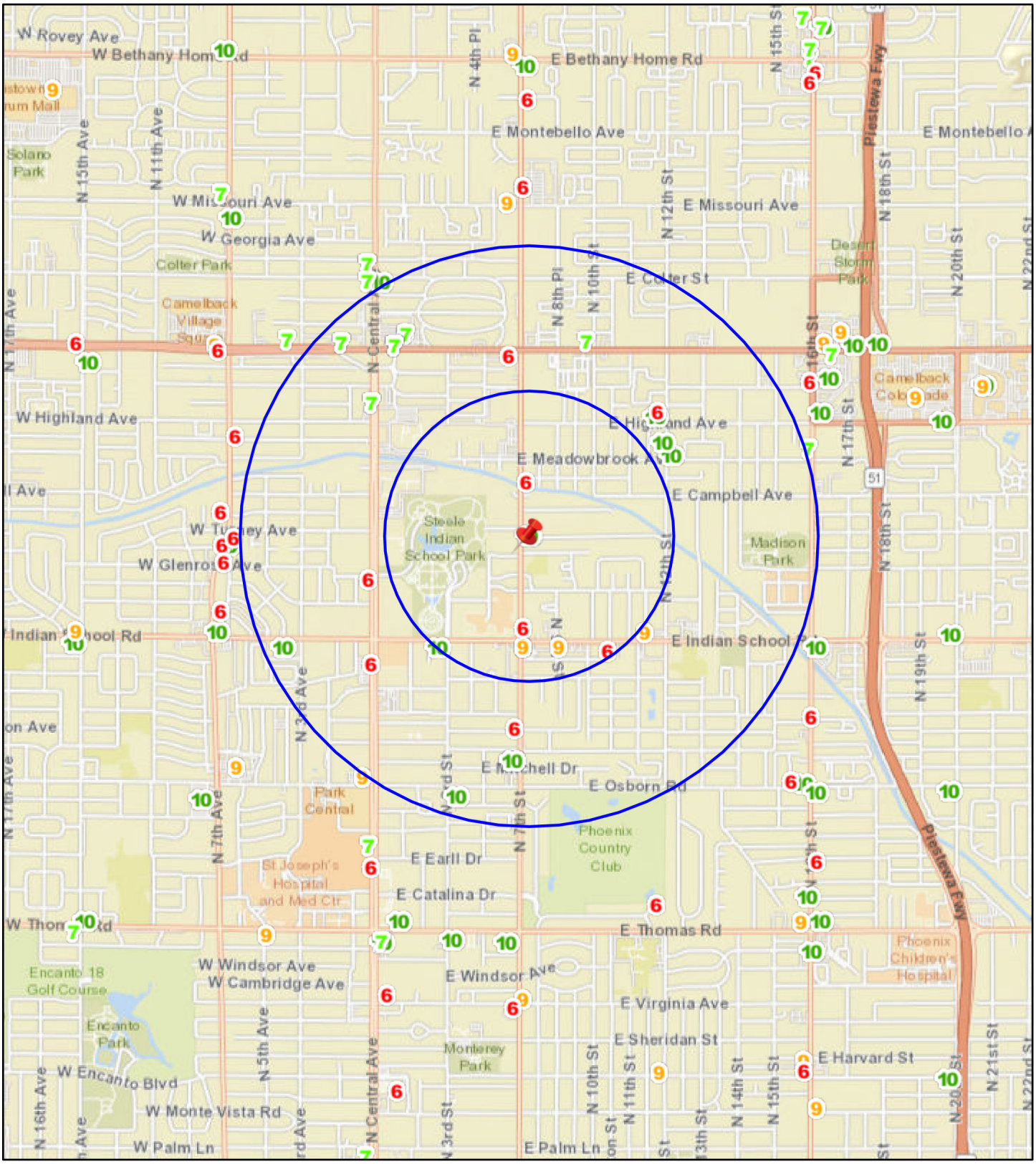
*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	42	116
Total Violations	73	169

Liquor License Map: TURNEY NEIGHBORHOOD MARKET

710 E TURNEY AVE



Date: 3/25/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 4

Liquor License - Special Event - Pathway to Work - District 6

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

Summary

Applicant
Nancy Claussen

Location
5031 E. Washington Street
Council District: 6

Function
Award Dinner

Date(s) - Time(s) / Expected Attendance
April 25, 2026 - 6 p.m. to 9 p.m. / 150 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 5

Liquor License - Special Event - St. Theresa Council No 13497 Knights Columbus - District 6

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

Summary

Applicant
Michael Harris

Location
5045 E. Thomas Road
Council District: 6

Function
Festival

Date(s) - Time(s) / Expected Attendance
May 9, 2026 - 5 p.m. to 10 p.m. / 50 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 6

Liquor License - Cheba Hut Toasted Subs - District 6

Request for a liquor license. Arizona State License Application 381258.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
3162 E. Indian School Road
Zoning Classification: C-2, C-2 SP
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 April 10, 2026.

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

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

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

Cheba Hut (Series 12)
8776 E. Shea Boulevard, Ste. 100, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Cheba Hut (Series 12)
17025 N. Scottsdale Road, Ste. 150, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
"The owners have two other locations that have been operating successfully. All locations will continue to abide by all laws including Title 4 liquor laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This location has been open and operating serving the local customers."

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 - Cheba Hut Toasted Subs - Data
Attachment B - Cheba Hut Toasted Subs - Map

Responsible Department

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

Liquor License Data: CHEBA HUT TOASTED SUBS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	0
Beer and Wine Bar	7	4	2
Liquor Store	9	2	0
Beer and Wine Store	10	7	4
Restaurant	12	23	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	122.85	157.85
Violent Crimes	12.31	19.21	25.79

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

Property Violation Data

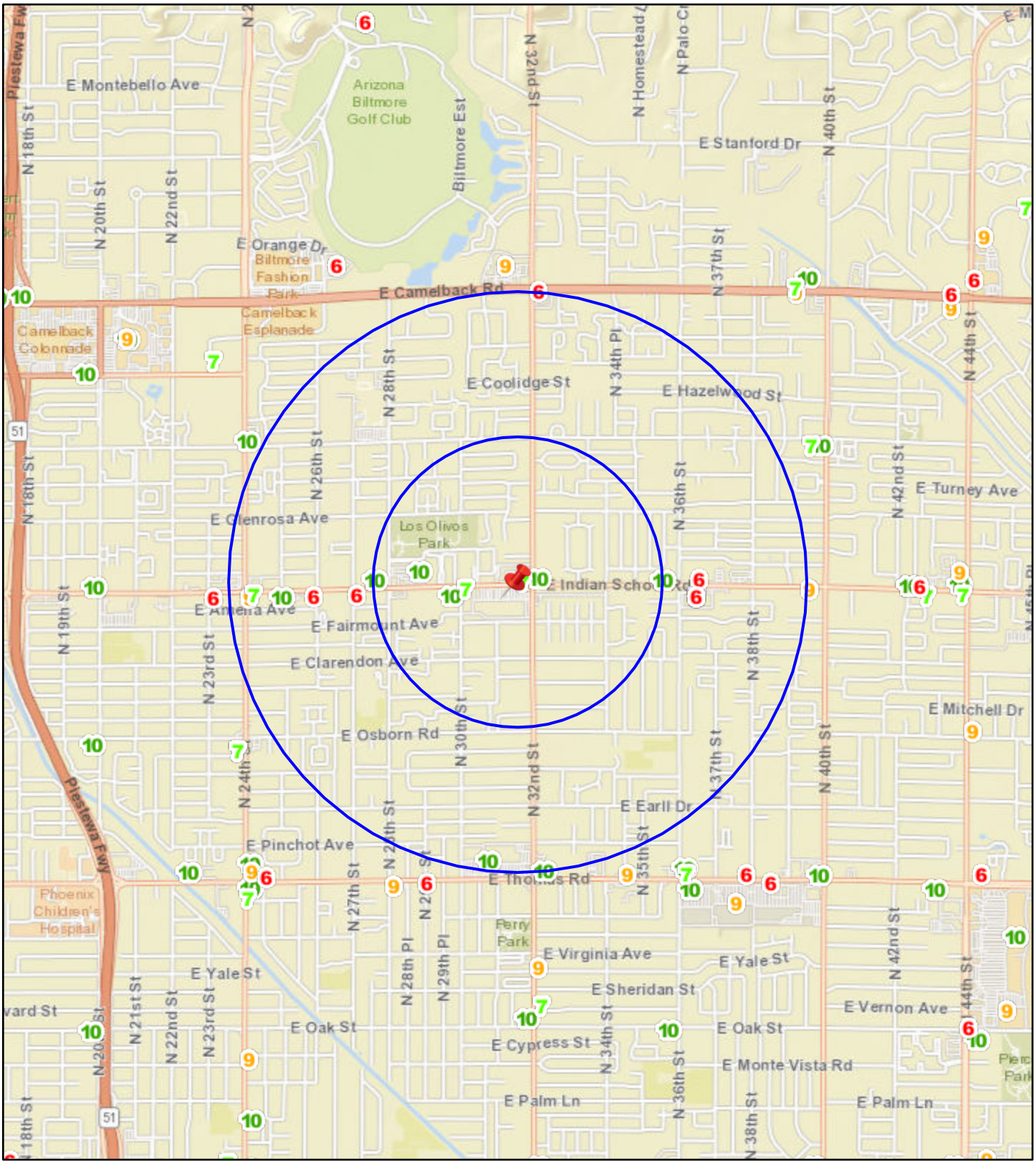
Description	Average	1/2 Mile Average
Parcels w/Violations	42	43
Total Violations	73	80

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1083021	1269	360	68	58
1084001	369	67	141	0
1084002	1348	427	93	67
1084004	1540	380	246	135
1084005	989	109	57	230
1108011	1965	414	124	372
1108012	1583	396	149	158
1108013	1394	423	128	286
1109011	1092	393	51	29
Average	1601	393	60	177

Liquor License Map: CHEBA HUT TOASTED SUBS

3162 E INDIAN SCHOOL RD



Date: 2/10/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 7

Liquor License - Shake Shack #1771 - District 6

Request for a liquor license. Arizona State License Application 380340.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
4280 E. Indian School Road, Ste. 101
Zoning Classification: C-1
Council District: 6

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

The 60-day limit for processing this application was April 5, 2026. However, the applicant submitted a written request for more time.

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.

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

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

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

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

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Shake Shack offers wide variety of customized delicious burgers, hot dogs, frozen custard, shakes and more in a modern-day neighborhood restaurant. Applicant would like to offer alcoholic beverages as an incident to the delicious meals served."

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 - Shake Shack #1771 - Data
Attachment B - Shake Shack #1771 - Map

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

Liquor License Data: SHAKE SHACK #1771

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	2	2
Bar	6	6	1
Beer and Wine Bar	7	4	2
Liquor Store	9	7	2
Beer and Wine Store	10	5	3
Restaurant	12	25	12

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	81.68	109.34
Violent Crimes	12.31	7.29	10.29

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

Property Violation Data

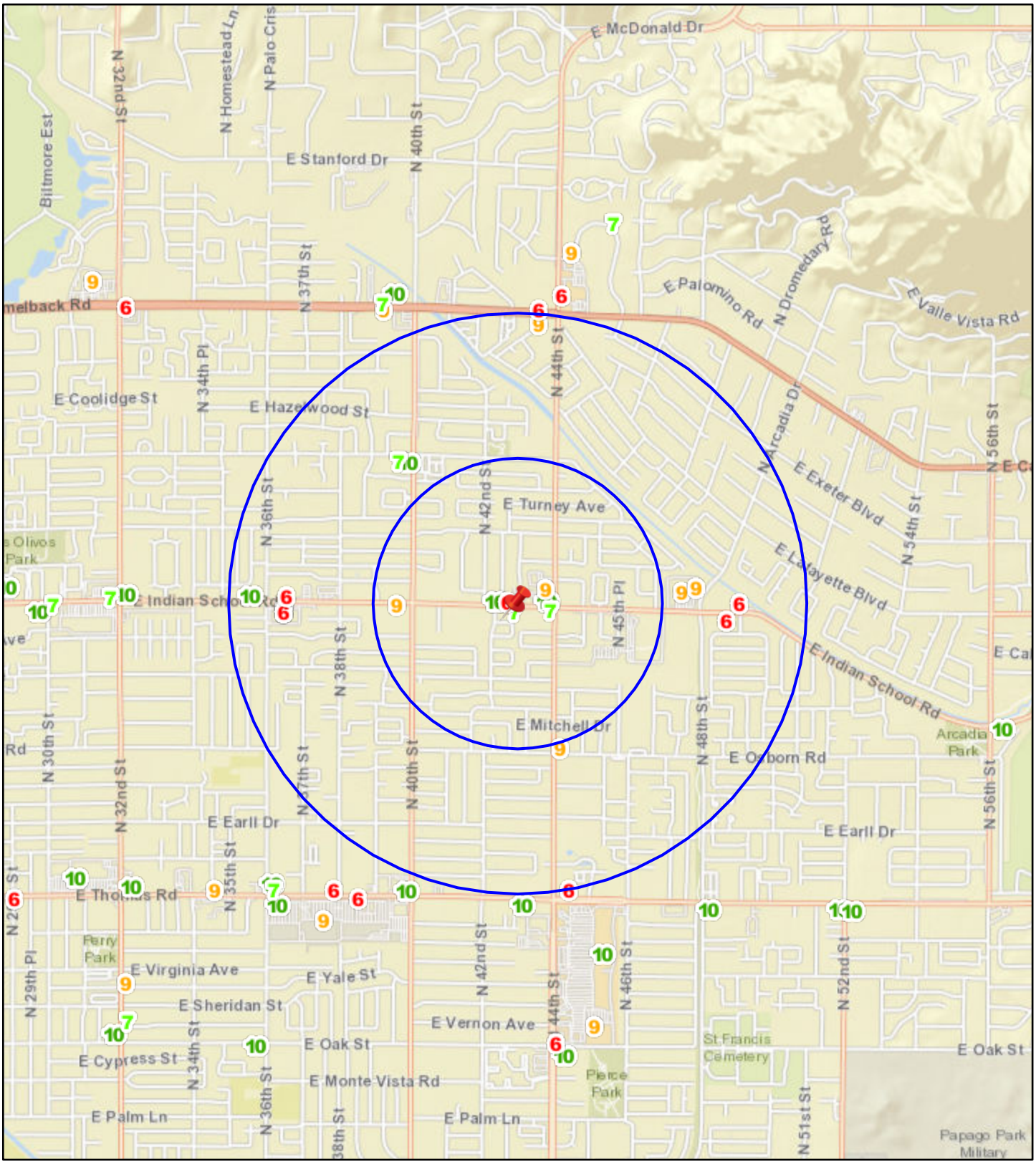
Description	Average	1/2 Mile Average
Parcels w/Violations	41	60
Total Violations	73	90

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1082001	1074	308	30	111
1082002	1052	330	52	241
1082003	1237	375	35	61
1083022	1419	351	90	116
1109022	2584	472	149	528
1110001	1097	117	20	93
1110002	891	325	25	43
1110004	975	299	41	0
1110005	568	200	20	0
Average	1601	393	60	177

Liquor License Map: SHAKE SHACK #1771

4280 E INDIAN SCHOOL RD



Date: 2/9/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 8

Liquor License - Buckeye Market - District 7

Request for a liquor license. Arizona State License Application 383700.

Summary

Applicant
Munther Abuarar, Agent

License Type
Series 10 - Beer and Wine Store

Location
3518 W. Buckeye Road
Zoning Classification: A-1
Council District: 7

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

The 60-day limit for processing this application is April 12, 2026.

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

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

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I am responsible and committed to complying with all applicable laws and regulations. I understand the importance of operating a licensed business ethically and safely. Me and my staff ensure proper recordkeeping and meeting legal standers."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The operation will prioritize responsible service, customer safety, and positive community engagement."

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 - Buckeye Market - Data
Attachment B - Buckeye Market - Map

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

Liquor License Data: BUCKEYE MARKET

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	74.84	91.29
Violent Crimes	12.31	16.64	18.25

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

Property Violation Data

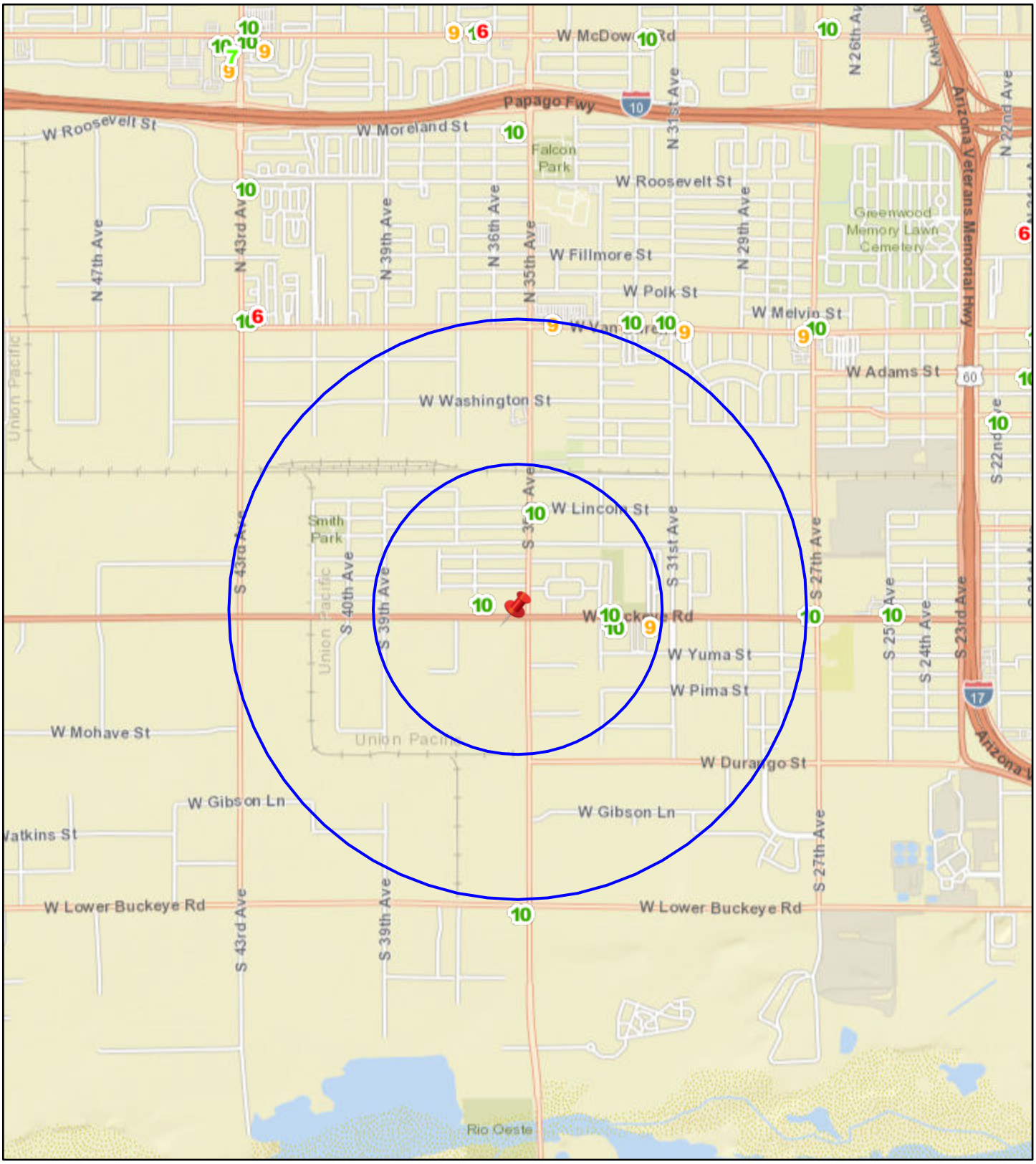
Description	Average	1/2 Mile Average
Parcels w/Violations	42	39
Total Violations	73	75

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125141	2232	357	40	378
1145002	498	48	50	206
1145003	1583	235	58	319
1146001	1754	218	48	367
1147041	2019	203	40	536
Average	1601	393	60	177

Liquor License Map: BUCKEYE MARKET

3518 W BUCKEYE RD



Date: 2/13/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 9

Liquor License - Oro De Sonora - District 7

Request for a liquor license. Arizona State License Application 379369.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 18 - Craft Distiller

Location
910 W. Jackson Street, Ste. 22
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a distillery. 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 April 11, 2026.

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

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

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

Oro De Sonora (Series 18)
910 W. Jackson Street, Ste. 17, Phoenix
Calls for police service: 45
Liquor license violations: None

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
"We have taken Title IV and Management Liquor License courses, and are committed to operating within local, state, and federal guidelines."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We will responsibly operate our business and abide by all federal, state, and local laws. We hope to grow our small distillery, and provide quality jobs to the local economy."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Oro De Sonora - Data
Attachment B - Oro De Sonora - Map

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

Liquor Lice se Data: ORO E SONORA

iquor ice se

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Government	5	3	0
Bar	6	27	2
Beer and Wine Bar	7	4	0
Liquor Store	9	5	0
Beer and Wine Store	10	15	1
Hotel	11	5	0
Restaurant	12	40	1
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	233.73	183.01
Violent Crimes	12.31	81.05	108.59

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

Property Violation Data

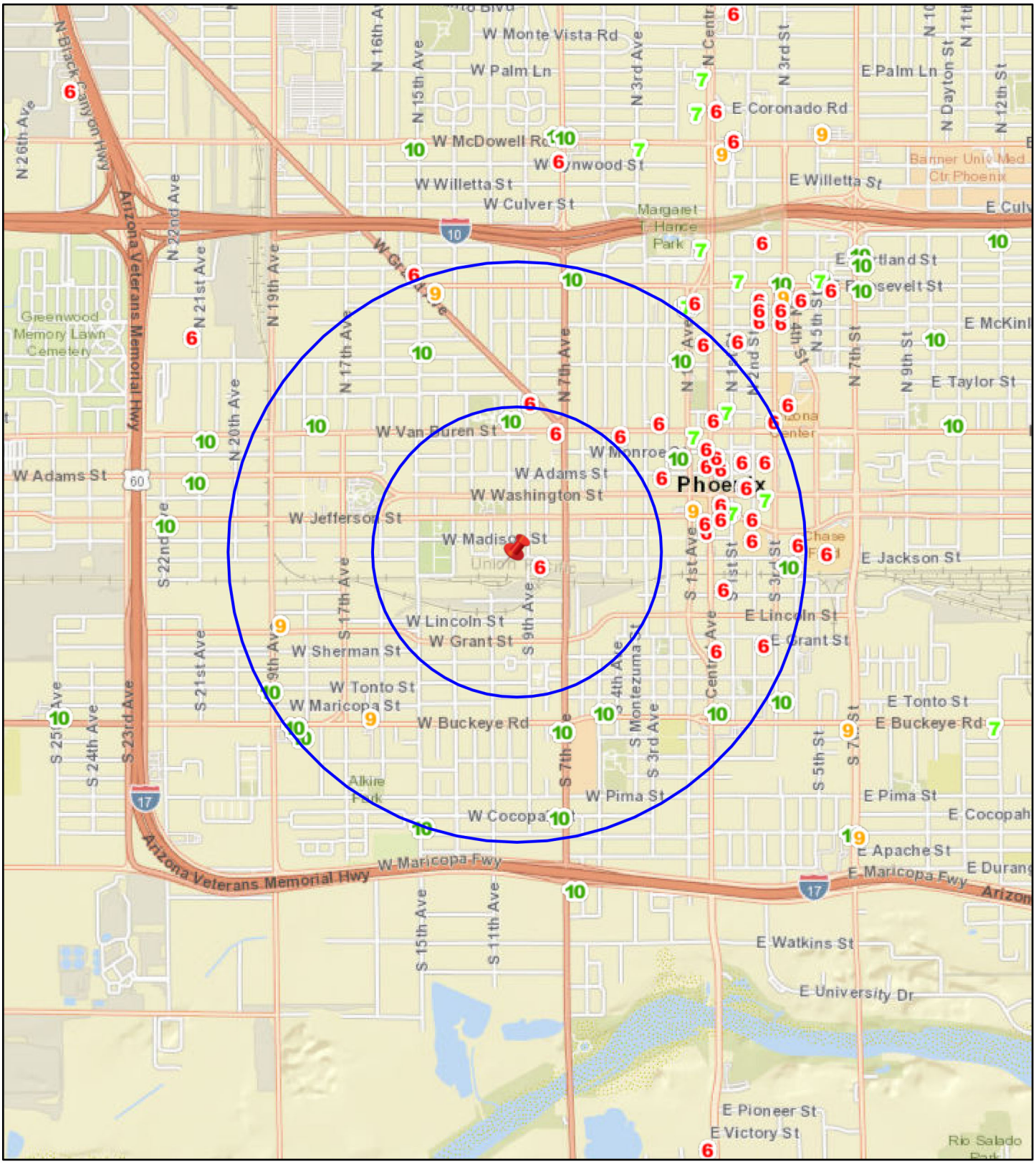
Description	Average	1/2 Mile Average
Parcels w/Violations	42	45
Total Violations	74	75

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129002	671	102	83	94
1129003	1168	99	40	80
1131001	1929	146	155	743
1141001	2605	227	111	276
1142001	938	210	81	167
1143011	911	80	49	374
1143021	1376	93	37	279
1143022	1217	30	68	366
Average	1601	393	60	177

Liquor License Map: ORO DE SONORA

910 W JACKSON ST



Date: 3/25/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 10

Liquor License - Lynx Distribution - District 8

Request for a liquor license. Arizona State License Application 382014.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 4 - Wholesaler

Location
4234 E. University Drive, Ste. 1A
Zoning Classification: A-2
Council District: 8

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in May 2026.

The 60-day limit for processing this application is April 12, 2026.

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

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

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

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

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

I have the capability, reliability and qualifications to hold a liquor license because:
“We have taken Title IV and Management liquor license courses, and are committed to operating within local, state, federal guidelines.”

Staff Recommendation
Staff recommends approval of this application.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 11

Liquor License - Tacos Del Pepe 2 LLC - District 8

Request for a liquor license. Arizona State License Application 384031.

Summary

Applicant
Francisco Castillo Granillo, Agent

License Type
Series 12 - Restaurant

Location
702 E. Baseline Road, Ste. 2
Zoning Classification: C-2 BAOD
Council District: 8

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

The 60-day limit for processing this application is April 13, 2026.

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 the capability, qualifications and realibility to hold a liquor license because I'm commited to operating my business in full compliance with all state and local regulations. I understand all the legal abligations associated with alcohol sales and have implemented procedures to ensure staff training, ID verification and responsible sales I am committed to maintaining my business in a safe and lawful establishment."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The public convenience requires and the best interest of the community will be substantially servedby the issuance of the liquor license because it will allowed us to provice to the customer a full dining expirience. Offering alcoholic veverages with meals meets customers and supports the financial sustainability of our restaurant. We will operate following all the liquour regulations to maintain a safe damily enviroment."

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 - Tacos Del Pepe 2 LLC - Data
Attachment B - Tacos Del Pepe 2 LLC - Map

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

Liquor License Data: TACOS DEL PEPE 2 LLC

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	0
Liquor Store	9	3	1
Beer and Wine Store	10	4	1
Restaurant	12	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	120.32	107.32
Violent Crimes	12.31	22.82	16.98

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

Property Violation Data

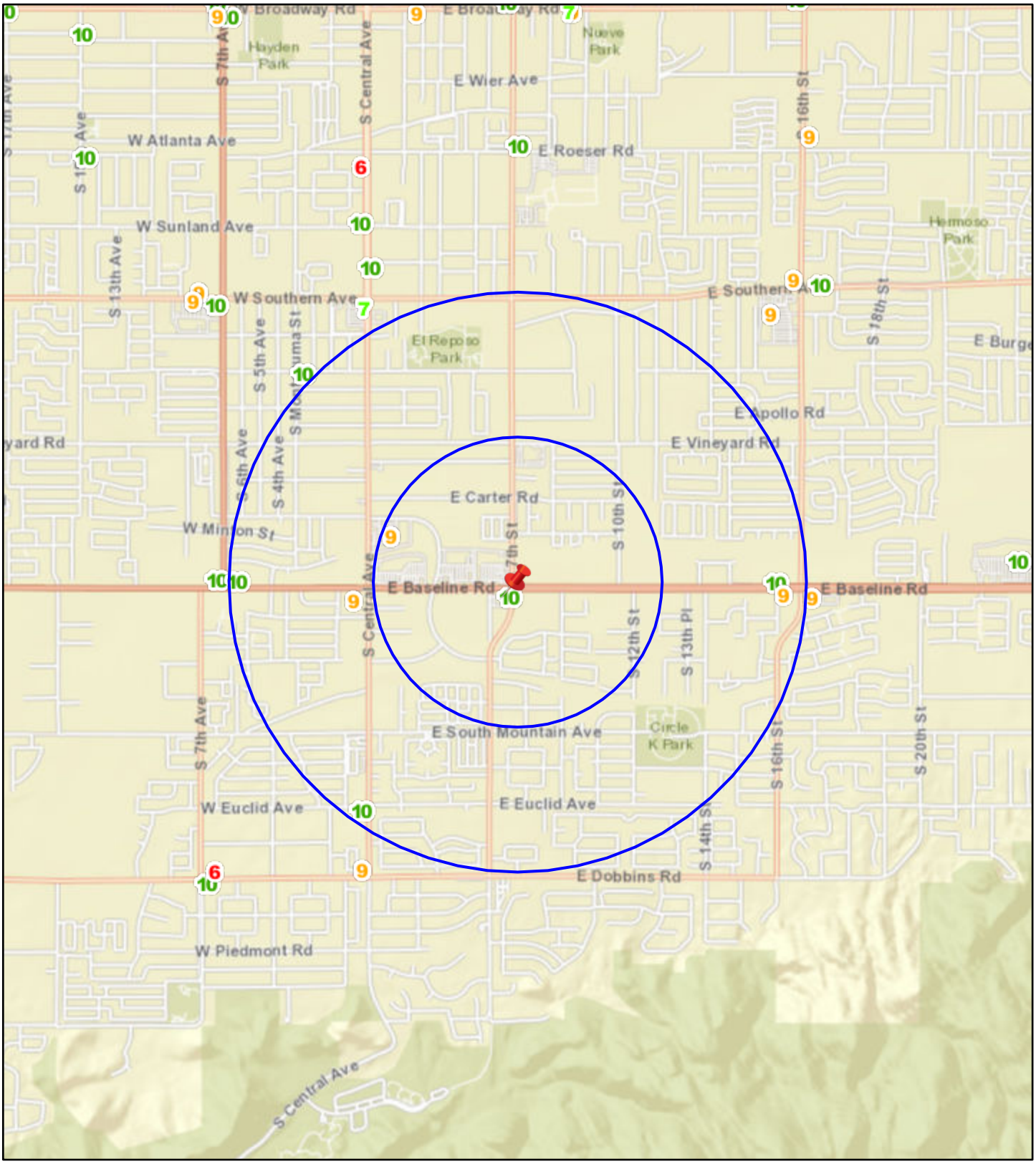
Description	Average	1/2 Mile Average
Parcels w/Violations	42	35
Total Violations	73	44

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1164002	828	114	29	139
1164003	1819	316	22	373
1164004	1042	201	13	71
1165003	1310	183	39	552
1167031	2424	868	78	214
1167033	979	263	13	41
1167361	1231	107	15	473
Average	1601	393	60	177

Liquor License Map: TACOS DEL PEPE 2 LLC

702 E BASELINE RD



Date: 2/13/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 12

Liquor License - AN Smoke Shop - District 3

Request for a liquor license. Arizona State License Application 371676.

Summary

Applicant
Rebhi Awawdah, Agent

License Type
Series 10 - Beer and Wine Store

Location
910-912 W. Hatcher Road
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a tobacco shop. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application was March 29, 2026. However, the applicant submitted a written request for more time.

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 the Hatcher Urban Business Neighborhood Association and local residents. They do not support the issuance of this new liquor license. They are concerned with the existing number of beer and wine store and liquor store licenses in the area, and feel that adding this new license does not meet the need and convenience of the neighborhood. They believe that adding a new beer and wine store license with a smoke shop does not align with the neighborhoods character, needs, or current efforts to improve the community. They are also concerned that the issuance of this new license will have a negative effect on their ongoing efforts to reduce crime and blight in their community.

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 basis Liquor Law Training to sell beer. I have never been involved in any criminal activity never been in trouble with the law."

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 place for the neighborhood to buy beer & wine. The location will be convenient for the neighborhood."

Staff Recommendation

Staff recommends disapproval of this application based on the neighborhood protests. Staff also notes that 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 - AN Smoke Shop - Data
Attachment B - AN Smoke Shop - Map

Responsible Department

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

Liquor License Data: AN SMOKE SHOP

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	151.72	126.75
Violent Crimes	12.31	44.29	39.17

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

Property Violation Data

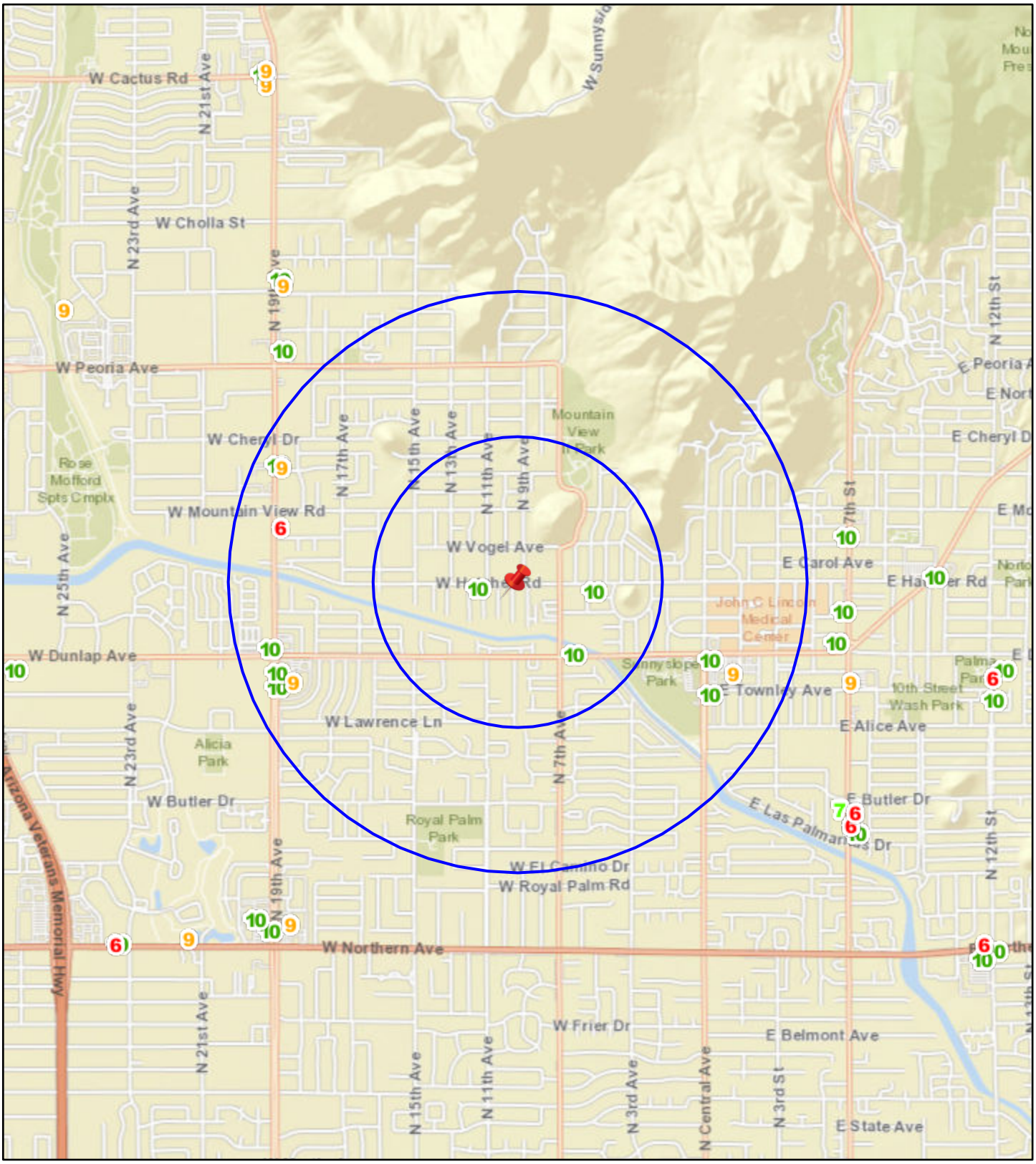
Description	Average	1/2 Mile Average
Parcels w/Violations	42	98
Total Violations	73	156

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1045011	999	207	37	120
1045012	1480	48	92	336
1045013	1601	133	27	478
1045021	1452	356	26	226
1045022	2320	200	43	421
1045023	1684	161	10	398
1046001	2192	383	93	320
1046003	742	161	56	128
1053002	2247	273	65	285
1053003	1216	489	42	61
1054001	1246	488	20	0
1054002	1261	465	33	28
Average	1601	393	60	177

Liquor License Map: AN SMOKE SHOP

910 W HATCHER RD



Date: 1/30/2026

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 13

Applied Economics, LLC

For $45,000 in payment authority for a new contract, entered on or about May 8, 2026, for a term of five years for financial analysis consulting services for the Community and Economic Development Department. This contract will provide assessment calculations for the Downtown Enhanced Municipal Services District.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 14

Regina Munro dba Medic A&P, Inc.

For $173,750 in payment authority for a new contract, entered on or about June 1, 2026, for a term of five years for Biology (BIO160) Instructor services for the Fire Department. This contract will enable the Phoenix Fire Department to secure PhD-level instruction in Anatomy and Physiology for its paramedic training programs. Access to this level of expertise will support the delivery of high-quality education for paramedic students and ensure the continued delivery of excellent Advanced Life Support services to the community.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 15

Duncor, LLC dba Summit West Signs

For $88,547 in additional payment authority for Agreement 162244, Change Order 2 (LS71200110-1) Outdoor Digital LED Signage for the Library Department. This Change Order is necessary to cover costs associated with permit fees and related administrative, coordination, and other associated activities that was not included as part of the original bid submitted by the sign contractor. This project uses funding from the American Rescue Plan Act. No General Funds are required.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 16

When to Work, LLC

For $50,000 in payment authority for an annual subscription for scheduling software for the Parks and Recreation Department. The Aquatics section is responsible for scheduling hundreds of part-time employees across multiple facilities, each of which has distinct lifeguard rotation requirements based on pool size, amenities, and operating hours. The current manual scheduling process is labor-intensive, prone to errors, and can result in insufficient staffing or unintended overtime costs. Implementation of the WhenToWork software will improve scheduling accuracy, enhance communication with staff, and increase operational efficiency. The department also intends to expand the use of this software to part-time recreation staff at community centers, sports complexes, and the after-school program to support consistent and efficient scheduling practices across all divisions.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 17

Phoenix Employment Relations Board (PERB) Hearing Officers

For $20,000 in retroactive payment authority for Beverly M. Massing, Carl C. Bosland, James P. Foley, Stacy M. Gabriel, and Steven M. Guttell, to serve as Phoenix Employment Relations Board (PERB) Hearing Officers. PERB is authorized by the Meet and Confer Ordinance, Phoenix City Code, Sections 2-209 et seq., to engage Hearing Officers for the purpose of conducting hearings related to charges filed under the Ordinance.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 18

Settlement of Claim(s) Mangan v. City of Phoenix

To make payment of up to $51,795.87 in settlement of claim(s) in *Mangan v. City of Phoenix*, 26-0320-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department on October 16, 2025.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 19

Landscape Sprinkler and Irrigation Supplies Contract - COOP 26-0071 Request for Award (Ordinance S-52737) - Citywide

Request to authorize the City Manager, or his designee, to execute a contract with Sprinkler World of Arizona, Inc. to purchase landscape sprinkler and irrigation supplies and parts for the Aviation and Parks and Recreation departments. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the contract will not exceed $1,600,000.

Summary

The contract will provide an array of sprinkler and irrigation supplies and parts to repair and maintain various types of irrigation systems located in landscape areas owned and maintained by the City. The landscape sprinkler and irrigation supplies and parts provided through the cooperative contract will ensure that all grass, trees, and shrubbery at various locations are watered to enhance and maintain their quality.

Procurement Information

Accordance to 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 City of Scottsdale cooperative agreement was awarded through a competitive process consistent with the City's procurement processes as set forth in the Phoenix City Code Chapter 43. The City of Scottsdale agreement covers the purchase of landscape sprinkler and irrigation supplies as required by the Citywide departments. The use of the cooperative contract will allow the City to leverage government pricing on these products, which will offer the best value.

Contract Term

The term of the contract will begin on or about April 8, 2026. The term is one-year term with three one-year options to extend the term that may be exercised in the City's sole discretion.

Financial Impact

The aggregate cost of the contract will not exceed $1,600,000 over the four-year aggregate term. Funding is available in the Aviation and Parks and Recreation

departments' operating budgets.

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Cynthia Aguilar and the Aviation and Parks and Recreation departments.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 20

Cloud Solutions CTR046098 - Amendment (Ordinance S-52738) - Citywide

Request to authorize the City Manager, or his designee, to authorize additional expenditures under Contract 151147 with Carahsoft Technology Corp. to purchase cloud-based information technology solutions for Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $549,000.

Summary

The Contract provides cloud-based and information technology solutions, including Software as a Service, Infrastructure as a Service, Platform as a Service, and professional services for implementation, configuration, training, ongoing support, and related solutions as allowed under the Cooperative Participating Agreement. The additional funds will allow the Aviation Department to purchase Salesforce and related professional services. Salesforce is a Customer Relationship Management system that manages stakeholder interactions, tracks communications, and streamlines workflows. By integrating Salesforce, the Aviation Department will have a unified solution that connects customer and operational data that will allow for better decision making, improve service delivery, and enhance transparency across all Aviation operations.

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

Contract Term

The term of the Contract remains unchanged and expires on October 31, 2026.

Financial Impact

Upon approval of $549,000 in additional funds, the revised aggregate cost of the Contract will not exceed $17,421,453. Funds are available in the Aviation Department’s Capital Improvement Project budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Planning, Zoning, Plan Review, and Permitting Application - Contract 151147 (Ordinance S-46102) on October 16, 2019.

- Master Agreement for Cloud Solutions - CTR046098 (formerly Planning, Zoning, Plan Review, and Permitting Application) - Contract 151147 (Ordinance S-50001) on June 28, 2023.
- Cloud Solutions CTR046098 - Contract 151147 (Ordinance S-52147) on July 2, 2025.

Responsible Department

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Frank McCune and the Finance and Aviation departments.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 21

Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-52741) - Districts 7 & 8

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

Summary

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

Easement (a)
Maricopa County Recording: 20260081063
Date: February 11, 2026
Applicant and Grantor: Elvia Mata Loredo; its successor and assigns
Purpose: Public Utility
Location: 107 W. Marguerite Avenue
APN: 113-30-052B
File: FN 250125
Council District: 7

Easement (b)
Maricopa County Recording: 20260092654
Date: February 18, 2026
Applicant and Grantor: Sebastian Diaz Trujillo; its successor and assigns
Purpose: Public Utility
Location: 1021 N. 27th Street
APN: 121-76-041
File: FN 250126
Council District: 8

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 22

Acceptance of Easements for Drainage Purposes (Ordinance S-52743) - District 5

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

Easement (a)
Maricopa County Recording: 20260092652
Date: February 18, 2026
Applicant: Ninety-Nine Holdings, LLC; its successor and assigns
Purpose: Drainage
Location: 1701 N. 99th Avenue
APN: 102-33-002G
File: FN 250090
Council District: 5

Easement (b)
Maricopa County Recording: 20260102223
Date: February 23, 2026
Applicant: 101 Logistics Owner, LLC; its successor and assigns
Purpose: Drainage
Location: south of southeast corner of State Route 101 and W. Indian School Road
APN: 102-25-976
File: FN 250037
Council District: 5

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 23

Part- Time Television Engineering Services Contract - IFB-26-0141 Request for Award (Ordinance S-52770) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Engineering and Recording Inc dba EAR Professional Audio Video, to provide part-time television engineering services for the Communications Office and the Budget and Research 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 $325,000.

Summary

This contract will provide services to operate and maintain PHXTV's broadcast and productions systems, deliver technical support and preventative maintenance for all software and equipment, maintain and operate on-site servers and ensure compliance with Federal Communications Commission (FCC) regulations. These services are essential to ensure reliable operations, support high quality video content, enable emergency repairs and provide technical assistance and research to meet the City's video production needs.

Procurement Information

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

Selected Bidder
Engineering and Recording Inc dba EAR Professional Audio Video.

Contract Term

The contract will begin on or about May 16, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $325,000. Funding is available in the Communications Office and Budget and Research Department operating budgets.

Responsible Department

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Amber Williamson, the Communications Office and the Budget and Research Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 24

Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committee's 2026-003 and 2026-008 Recommendations (Ordinance S-52767) - Citywide

Human Resources Committee (HRC) 2026-003 recommends the following:

Establish the classification of Network Specialist, Job Code: 09720, Salary Plan: 001, Grade/Range: 056 ($45,926.40 - $100,235.20), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Non-Exempt effective the first pay period beginning date following Council approval.

Establish the classification of Unified Communications Specialist, Job Code: 09740, Salary Plan: 001, Grade/Range: 056 ($45,926.40 - $100,235.20), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Non-Exempt effective the first pay period beginning date following Council approval.

Establish the classification of NOC Analyst, Job Code: 09760, Salary Plan: 001, Grade/Range: 056 ($45,926.40 - $100,235.20), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Non-Exempt effective the first pay period beginning date following Council approval.

HRC 2026-008 recommends the following:

Regrade the assignment to the classification of Fire Prevention Specialist II*IND/PR, Job Code: 61101, Salary Plan: 006, Grade/Range: 357 ($47,028.80 - $102,668.80), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Non-Exempt to Grade/Range: 359 ($49,379.20 - $107,806.40) effective the first pay period beginning date following Council approval.

Regrade the classification of Fire Prevention Specialist II, Job Code: 61100, Salary Plan: 006, Grade/Range: 353 ($42,660.80 - $93,121.60), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Non-Exempt to Grade/Range: 355 ($44,803.20 - $97,780.80) effective the first pay period beginning date following Council approval.

Regrade the classification of Fire Prevention Specialist I, Job Code: 61110, Salary Plan: 006, Grade/Range: 347 ($36,857.60 - $80,454.40), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Non-Exempt to Grade/Range: 349 ($38,688.00 - $84,468.80) effective the first pay period beginning date following Council approval.

Summary

The job classification adjustments listed above were identified to address internal alignment and operational needs. These recommendations were developed in consultation with the affected departments, Budget and Research, and applicable labor groups. Staff requests approval of the proposed adjustments.

Financial Impact

The estimated initial cost for this action is $36,832.

Concurrence/Previous Council Action

On February 26, 2026, Human Resources Committee 2026-003 reviewed and recommended establishing Job Codes 09720, 09740, and 09760 for approval effective the first pay period beginning date following Council approval.

On March 16, 2026, Human Resources Committee 2026-008 reviewed and recommended regrading Job Codes 61101, 61100, and 61110 for approval effective the first pay period beginning date following Council approval.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 25

Authorization to Enter Into Contract with Father Matters, Inc. for Youth Crime Prevention Services (Ordinance S-52736) - Districts 4, 5, 7 & 8

Request to authorize the City Manager, or his designee, to enter into contract with Father Matters, Inc. to provide Youth Crime Prevention Services for the City of Phoenix. The contract will begin on or about May 1, 2026, and end on June 30, 2029, for a three-year and two-month term with no options to extend. Further request to authorize the City Controller to disburse all funds related to this item. The value of the contract is $500,000 annually, not to exceed $1.5 million in total. Funding is available in the Human Services Department's Operating budget.

Summary

The City of Phoenix seeks to fund a youth crime prevention program to reduce juvenile crime in the following Phoenix neighborhoods: Maryvale, South Phoenix, Alhambra, and Central City. The program will engage communities, schools, and families through holistic programmatic support with emphasis on evidence-based or evidence-informed service methods that have proven effective through rigorous scientific research or best available evaluation studies.

Procurement Information

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

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

Organizational Capacity and Staffing - 150 points
Program Design and Methodology - 200 points
Community Engagement and Partnerships - 100 points
Program Focus and Rational - 100 points
Program Implementation Plan - 100 points
Evaluation and Logic Model - 150 points
Administrative and Reporting Readiness - 100 points
Geographical Provision Ability - 50 points

Budget and Fiscal Responsibility - 50 points

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

Father Matters, Inc. - 880 points

Contract Term
The contract will begin on or about May 1, 2026, for a three-year, two-month term with no options to extend.

Financial Impact
The total contract value will not exceed $1.5 million. Funding is available in the Human Services Department's Operating budget.

Location
Council Districts: 4, 5, 7 and 8

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 26

Retroactive Authorization to Apply for, Accept and Disburse Grant Funding from the Garcia Family Foundation and Enter into Agreement (Ordinance S-52757) - District 7, 8 and Citywide

Request to authorize the City Manager, or his designee, to retroactively apply for, accept, and enter into an agreement with the Garcia Family Foundation (GFF) for a grant in support of interventions (e.g., move in assistance, flex funds) provided in connection with the 2026 Rapid Exit Pilot at three shelters in the City of Phoenix. The grant amount will not exceed $130,000. No matching funds are required. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary
Funding from this grant will be used for interventions (e.g., move in assistance, flex funds) provided in connection with the 2026 Rapid Exit Pilot at three shelters in the City of Phoenix. The funding will directly support people experiencing homelessness to rapidly transition from shelter to permanent housing solutions.

Contract Term
The grant term will begin March 1, 2026, and end March 1, 2027.

Financial Impact
No matching funds are required.

Location
230 S. 12th Avenue Phoenix, AZ 85007
11 S. 71st Avenue Phoenix, AZ 85043
2739 E. Washington Street Phoenix, AZ 85034
Council Districts: 7, 8, and Citywide

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 27

NFL FLAG Youth League Equipment and Apparel - PKS-RFA-26-0023 - Request for Award (Ordinance S-52731) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with RCX Sports Leagues LLC to provide NFL FLAG Youth League Equipment and Apparel for the Parks and Recreation Department. Request the City Council to grant an exception to Phoenix City Code Section 42-18 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $300,000.

Summary

This contract will provide NFL FLAG youth league equipment and apparel for officially licensed programs hosted by the Parks and Recreation Department. RCX Sports Leagues LLC provides full-service youth sports equipment and apparel for boys and girls ages 5 to17. These services are essential as they directly support youth sports programming, community engagement and the City's commitment to providing safe, inclusive recreational opportunities for youth. NFL FLAG is a nationally recognized sports initiative that promotes civic engagement.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as the result of an approved Determination Memo based on the following reason: Special Circumstance without Competition Sole Source. NFL FLAG, operated by RCX Sports Leagues LLC, is the only flag football program officially licensed by the National Football League (NFL) and serves as the sole source provider of authentic NFL FLAG equipment and apparel.

Contract Term

The contract will begin on or about May 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $300,000. Funding is through participant

fees. There is no impact to the General Fund.

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

Responsible Department
This item is submitted by Deputy City Manager Cynthia Aguilar and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 28

Event Equipment Rental Services - PKS-IFB-26-0175 (Ordinance S-52735) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Event Rents Phoenix LLC, Luna Brinca Rentals LLC, Bright Event Rentals LLC, and PRO EM Operations LLC to provide event equipment rental services for the Parks and Recreation and Aviation 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 $755,000.

Summary

These contracts provide event equipment and rental services for large-scale City-sponsored events and numerous community and special events hosted by the Parks and Recreation and Aviation departments. Equipment rentals may include canopies, chairs, tables, lighting, generators, temporary barricades, and Americans with Disabilities Act required platforms and ramps. Services may include transportation, set-up, and tear-down of equipment. The contracts are critical to the City as they ensure the safe, efficient, and professional execution of event equipment rental services that enhance community engagement, cultural programming, and public enjoyment.

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 price, the procurement officer recommends award to the following vendors:
Event Rents Phoenix, LLC
Luna Brinca Rentals, LLC
Bright Event Rentals, LLC
PRO EM Operations, LLC

Contract Term

The contracts will begin on or about May 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate value of the contracts will not exceed $755,000. Funding is available in the Parks and Recreation and Aviation departments' operating budgets.

Responsible Department

This item is submitted by Deputy City Managers Cynthia Aguilar and Frank McCune and the Parks and Recreation and Aviation departments.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 29

Lifeguard Uniforms Contract - PKS-IFB-26-0193 Request for Award (Ordinance S -52755) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Original Watermen to provide lifeguard uniforms for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $500,000.

Summary
Lifeguard uniforms are utilized by Parks and Recreation Department staff in aquatics programs. The department hires approximately 650 employees during the summer months, and these uniforms are needed for staff at the public pools throughout the City.

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

Three vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends an award to the following vendor:

Selected Bidder
Original Watermen

Contract Term
The contract will begin on or about April 1, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $500,000.

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

Responsible Department

This item is submitted by Deputy City Manager Cynthia Aguilar and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 30

Apply for Arizona Department of Forestry and Fire Management Invasive Plant Grant (Ordinance S-52768) - Citywide

Request to authorize the City Manager, or his designee, to apply for, and if awarded, enter into an agreement for the disbursement of funding from the Arizona Department of Forestry and Fire Management Invasive Plant Grant to target and treat areas infested with invasive plants in the Parks and Recreation Department. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The total grant funds received will not exceed $200,000. Projects require matching funds between 10 and 30 percent.

Summary

The City of Phoenix Parks and Recreation Department is seeking funding to implement targeted treatment and long-term management of non-native invasive plant species that threaten the ecological integrity of our desert parks and preserves. Invasive plants disrupt watershed function by increasing water consumption, accelerating erosion, and reducing groundwater recharge in a region already facing significant water scarcity. The most challenging invasive plants in our preserve currently are Stinknet (Oncosiphon pilulifer), Buffelgrass (Cenchrus ciliaris), Fountaingrass (Cenchrus setaceus) and Cheeseweed (Malva parviflora), to name a few.

Invasive plants degrade wildlife habitat by displacing the native vegetation communities that support desert pollinators, migratory birds, and other sensitive species. Their aggressive growth patterns allow them to compete with native plants for light, nutrients, and water, leading to a loss of biodiversity and diminished ecological resilience. Without intervention, these changes will continue to compromise the health of our natural areas, reduce recreational and educational value for residents, and increase long-term management costs.

Grant funding will enable the City to expand early detection and rapid response efforts, implement treatment strategies, and restore native plant communities across priority sites. This investment will protect critical habitat and preserve the ecological character of Phoenix’s parks and preserves for future generations. Multiple locations within the Natural Resources Division have identified specific priority areas of concern:

Rio Salado Habitat Restoration Area
- Central Avenue Gateway Trailhead.
- 7th Avenue Trailhead.

Papago Park
- West Park.

Phoenix Mountains Preserve
- North Mountain Visitor Center.
- Piestewa Peak.
- Dreamy Draw.

Phoenix Sonoran Preserve
- Apache Wash Trailhead.
- Desert Hills Trailhead.

Financial Impact
A project-based 10 to 30 percent funding match is required. The match will be provided via in-kind volunteer hours. There is no impact to the General Fund.

Responsible Department
This item is submitted by Deputy City Manager Cynthia Aguilar and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 31

(CONTINUED FROM MARCH 25, 2026) - Amend Ordinance to Include Specific Agreement Terms for the Resource Innovation Campus Development (Ordinance S-52698) - District 7

Request to authorize the City Manager, or the City Manager's designee, to amend Ordinance S-51535 to incorporate finalized agreement terms for the Development Agreement, Ground Lease, and Feedstock Agreement related to the development of the Resource Innovation Campus (RIC) resulting from participation in the Reinventing Cities Program.

Summary

On December 18, 2024, City Council authorized the City Manager, or the City Manager's designee, to enter into a development agreement and execute any related agreements, instruments, or documents necessary with Krause Interior Architecture, Inc., and its affiliates or subsidiaries, for development of the RIC resulting from participation in the Reinventing Cities Program. Council further authorized the City Treasurer to accept and the City Controller to disburse funds associated with the ordinance.

Ordinance S-51535 initially established a two-phased approach with a five-year contract term beginning on or about December 18, 2024, with no options to extend. Phase II contemplated amending the term up to a maximum of 99 years.

Since the original City Council approval, environmental assessments, land appraisals, fair market lease rate assessments, and some parcel preparation have been completed. The Developer has provided documentation demonstrating financial capacity to complete construction. As a result, the previously contemplated pilot demonstrations and two-phased structure are no longer necessary.

This request amends the Ordinance to incorporate finalized agreement terms, eliminate the two-phase structure, and establish the following key provisions:

Ground Lease

- Approximately 22 acres located on the eastern portion of the southeast corner of 35th Avenue and Elwood Street will be leased for a term of 99 years.

- “Net Rent” shall equal one-fourth (1/4) of the Appraised Rental Value (determined annually) for the applicable phase(s), less any quarterly Diversion Deduction offset credit.
- “Diversion Deduction” shall mean, on a quarterly basis, amounts owed by the City to the Tenant pursuant to the Feedstock Agreement, as reflected on the Tenant’s invoice, up to the Appraised Rental Value for that quarter. Offset credits will only be earned based on the applicable quarterly Diversion Deduction. The credit is an offset of funds that would have been otherwise directed toward landfill operations costs by the Public Works Department and is not an additional payment.

Tenant shall have the right to use the Premises for circular economy solution developments, including but not limited to:

- Municipal solid waste and organic waste;
- Difficult-to-recycle plastics (#3, #4, #6, #7);
- Lithium-ion batteries and electronic waste;
- Textile waste;
- Construction and demolition waste; and
- Industrial, research, educational, office, and retail uses associated with circular economy activities.

The City may consider additional uses aligned with the 2050 Sustainability Goals, Phoenix Climate Action Plan, Rio Reimagined Initiative, and other environmental sustainability initiatives upon written request by Tenant.

The Campus Headquarters Building shall obtain one Petal Certification under the Living Building Challenge. All other permanent buildings shall, as applicable, obtain LEED v4.1 Building Design and Construction Certification and demonstrate compliance with energy efficiency, low-carbon energy, life cycle assessment, and sustainable materials management principles consistent with the C40 Reinventing Cities Competition requirements.

At least 30 days prior to the effective date of any Sublease, Tenant shall provide written notice to the Community and Economic Development Director and the Public Works Director for review and approval.

Development Agreement

The Development Agreement confirms RIC PHX, LLC as the Developer and confirms that the Developer does not intend to seek reimbursement from the City for Public Infrastructure Improvements.

Feedstock Agreement

- Term: 50 years following the Commercial Operation Date, with four 10-year renewal options and one additional nine-year renewal option, unless earlier terminated or extended as provided.
- RIC PHX, LLC will serve as Operator.

“Feedstock” means waste collected and delivered by the City to the 27th Avenue Transfer Station from residential customers and not otherwise obligated under existing agreements, including the WeCare Denali Agreement or the Circular Services Agreement.

Key provisions include:
- No obligation for Operator to accept, nor for City to supply, Feedstock between the Effective Date and the Commercial Operation Date.
- After the Commercial Operation Date, City shall maintain availability of Feedstock not otherwise under contract, and Operator shall accept such Feedstock and prioritize City-provided material.
- If Operator elects to receive additional Feedstock from other City locations, the parties shall negotiate in good faith to determine actual transfer costs. Such costs will reflect the City’s current contracted hauling rate and will be deducted from Post Collection Operational Costs.
- “Post Collection Operational Costs” means post-collection operational costs associated with transporting refuse from the 27th Avenue Transfer Station to SR85 landfill, as defined in the Feedstock Agreement. This is affiliated with the "Diversion Deduction" rent credit and is not an additional payment.

Contract Term
This amendment establishes a 99-year Ground Lease term and a 50-year Feedstock Agreement term, with renewal options as described above.

Financial Impact
The primary financial impact to the City consists of providing the feedstock, which consists of municipal solid waste, difficult-to-recycle plastics, and other materials otherwise destined for landfill. This allows for less solid waste being transported to the landfill and placed in the landfill, which will save operational costs and prolong the life of the landfill. Both of these help lower solid waste operational costs over the long term agreement period.

Concurrence/Previous Council Action
The Economic Development and Housing Subcommittee recommended approval on November 25, 2024, by a vote of 4-0.

City Council approved authorization to enter into the Development Agreement and related agreements on December 18, 2024 (Ordinance S-51535).

Location
East of 35th Avenue and Elwood Street.
Council District: 7

Responsible Department
This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Alan Stephenson and the Community and Economic Development and Public Works departments.

City of Phoenix
PUBLIC WORKS DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: March 24, 2026

From: Felipe Moreno
Public Works Director

Subject: CONTINUANCE REQUEST – FORMAL CITY COUNCIL ITEM 50 - AMEND ORDINANCE TO INCLUDE SPECIFIC AGREEMENT TERMS FOR THE RESOURCE INNOVATION CAMPUS DEVELOPMENT (ORDINANCE S-52698) – CONTINUE TO APRIL 8, 2026

This memo requests City Council Formal Agenda Item #50 scheduled for March 25, 2026 (Amend Ordinance to Include Specific Agreement Terms for the Resource Innovation Campus Development (Ordinance S-52698) to be continued to the next Formal Agenda on April 8, 2026, to allow for further discussion and review.

Approved by:

Alan Stephenson
Deputy City Manager

3/24/26
Date

c: Lorizelda Stoeller, Assistant Public Works Director
Amanda Jordan, Circular Economy Administrator

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 32

Authorization to Amend Construction Staging License Agreement with Kitchell Construction, Inc. (City Contract 162620) for the Use of City-Owned Property Located at 701 W. Washington Street (Ordinance S-52756) - District 7

Authorization to amend the Construction Staging License (License) with Kitchell Construction, Inc. (Licensee) to extend the license term for use of City-owned property located at 701 W. Washington Street to support the Phoenix Police Department (PD) Crime Laboratory (Crime Lab) Heating, Ventilation, and Air Conditioning (HVAC) Upgrade Project.

Summary

In 2024, City Council authorized the City to enter into a Construction Staging License with Kitchell Construction, Inc. for approximately 0.8 acres of City-owned property located at 701 W. Washington Street. The license supports contractor parking and laydown needs for the Phoenix Police Department Crime Lab HVAC Upgrade Project (Project #PW26480024). The license included an initial one-year term with two three-month extensions. Both extensions have now been exercised, extending the current License through May 31, 2026.

Public Works has updated the project schedule, and the HVAC improvements are now anticipated to be completed on December 3, 2026. The Licensee has submitted a written request to extend the staging license to match the revised project timeline. The amendment ensures the Crime Lab HVAC project can be completed without disruption. The extension will not impact CEDD's ongoing efforts to prepare the surrounding property for a future redevelopment Request for Proposals (RFP). To support uninterrupted completion of the HVAC project, the City and Licensee have agreed to modify the License as follows:

- Term: Extend the License term from June 1, 2026, through December 31, 2026. Allow for one additional three-month extension.
- No modification to the compensation for the license agreement.
- Additional Terms and Conditions: Continue Licensee's maintenance responsibility for approximately 1.12 acres of landscaping on City-owned property during the extended term. Maintain all existing insurance, fencing, and permitting requirements.

Financial Impact
There is no impact on the General Fund as a result of this action.

Concurrence/Previous Council Action
On October 16, 2024, City Council approved Ordinance S-51341 authorizing the City to enter into the Construction Staging License with Kitchell Construction, Inc.

Location
701 W. Washington Street, Phoenix, AZ 85007
Council District: 7

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 33

Authorization to Amend City Contract 147086, the West Fillmore Redevelopment and Purchase Agreement with High Street Fillmore, LLC. and High Street Fillmore Phase 2, LLC, to Modify the Performance Timeline (Ordinance S-52760) - District 7

Request to authorize the City Manager, or his designee, to amend City Contract 147086, the West Fillmore Redevelopment and Purchase Agreement (Agreement) with High Street Fillmore, LLC and High Street Fillmore Phase 2, LLC (Developer), to modify the performance timeline for Phase 2 of the High Street Fillmore project.

Summary

On March 20, 2018, the City entered into the Agreement with High Street Fillmore, LLC and High Street Fillmore Phase 2, LLC for the sale of multiple City-owned parcels in downtown Phoenix for a mixed-use project to be developed in multiple phases. Phase 1 was completed in 2022 with 330 residential units, approximately 10,000 square feet (SF) of retail, and completion of the Taylor Street Paseo (4th Avenue to 6th Avenue). Three future phases, known as Lot 4, Lot 5 East, and Lot 5 West, are currently in the design and permitting phases. Phase 2, the subject of this request, will include 330 residential units and an additional approximately 10,000 SF of additional retail. The Agreement currently requires the Developer to commence construction of Phase 2 by February 7, 2026. Due to the current state of the financial markets, the Developer has asked for an additional two years to commence construction on Phase 2. If approved, this will extend the Phase 2 construction commencement date deadline to February 7, 2028.

The financial return to the City will not be altered by this request. The City will continue to receive the Developer's annual carry payment of 2.5 percent of the Phase 2 purchase price for the length of the contract term. Upon the sale of the Phase 2 Site, 2.8 acres will return to private ownership, which will generate net new property tax revenues. The total project is estimated to generate approximately $1.3 million in construction taxes. All other terms of the Agreement will remain unchanged.

Contract Term

Amendment is for a two-year extension retroactively beginning on February 7, 2026, and ending on February 7, 2028.

Financial Impact
The financial terms will remain unchanged with this proposed amendment.

Concurrence/Previous Council Action
City Council authorized this agreement through Ordinance S-43802 on July 6, 2017.

Location
Two parcels located between 5th and 6th Avenues, south of Fillmore Street Parcel Numbers: 111-41-184 and 111-41-185
Council District: 7

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 34

Issuance of Multifamily Housing Revenue Bonds (Salamanca Square Project), Series 2026 (Resolution 22369) - District 5

Requests City Council approval for the issuance of Multifamily Housing Revenue Bonds (Salamanca Square Project) Series 2026, to be issued in one or more tax-exempt and/or taxable series, in an aggregate principal amount not to exceed $50,000,000.

Summary

Request City Council adoption of a resolution (**Attachment A**) granting approval the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue up to $50,000,000 of its Multifamily Housing Revenue Bonds (Salamanca Square Project) Series 2026, in one or more tax-exempt and/or taxable series (the “Bonds”) for use by UMOM Housing 11, LLC, an Arizona limited liability company (collectively with its successors, assignees and designees, the “Borrower”), to finance, and/or refinance, as applicable, all or a portion of the costs of the acquisition, construction, development, improvement, equipping and/or operating of a multifamily residential rental housing project (including improvements and facilities functionally related and subordinate thereto) expected to be comprised of approximately 192 units of housing (all or a portion of which will be set aside for occupancy by low- to moderate-income tenants) situated on approximately 5.543 acres of land to be leased to the Borrower by an affiliate of the Authority located in Phoenix, Arizona (collectively, the “Facility”) and funding any required reserve funds, paying capitalized interest on the Bonds, if any, and paying fees, expenses, and costs incurred in connection with the issuance of such Bonds (collectively, the “Project”), all in accordance with the Act.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Bonds at its meeting held on March 19, 2026.

Location

The Facility is located at or near 4439 North 39th Avenue, Phoenix, Arizona.
Council District: 5

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona if the out-of-state project provides a benefit within the State.

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

ATTACHMENT A

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

RESOLUTION _____

A RESOLUTION GRANTING FINAL APPROVAL OF THE ISSUANCE OF A COMBINED AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $50,000,000 OF MULTIFAMILY HOUSING REVENUE BONDS (SALAMANCA SQUARE PROJECT), SERIES 2026 IN ONE OR MORE TAX-EXEMPT AND/OR TAXABLE SERIES OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

_____

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

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

WHEREAS, UMOM Housing 11, LLC, an Arizona limited liability company

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(together with its successors, assignees, and designees, the "Borrower") now requests that the Authority (i) issue its Multifamily Housing Revenue Bonds (Salamanca Square Project), Series 2026 in one or more tax-exempt and/or taxable series (the "Bonds"), pursuant to a plan of financing in a combined aggregate principal amount of not to exceed $50,000,000 (the "Bond Loan"), the proceeds of which will be used by the Borrower to finance and/or refinance, as applicable, all or a portion of the costs of: (a) the acquisition, construction, development, improvement, equipping and/or operating of a qualified residential rental facility (including improvements and facilities functionally related and subordinate thereto), which is expected to be comprised of approximately 192 units (all or a portion of which will be set aside for occupancy by low- to moderate-income tenants) situated on approximately 5.543 acres of real property generally located at or near 4439 N. 39th Avenue, Phoenix, Arizona 85019 (collectively, the "Improvements"); (b) funding any required reserve funds; (c) paying capitalized interest on the Bonds, if any; and (d) paying fees, expenses and costs incurred in connection with the authorization, issuance and sale of the Bonds (collectively, the "Project"), all in accordance with the Act; and

WHEREAS, in furtherance of the purposes of the Act and in the interest of the Authority and the public thereunder, the Authority proposes to issue the Bonds and loan the proceeds thereof to the Borrower to finance all or a portion of the costs of the Project; and

WHEREAS, the Authority, by Resolution 2026-04, duly adopted by the Board of Directors of the Authority at a lawful meeting called and held on March 19, 2026 granted approval of the issuance and assignment of the Bonds in an aggregate principal amount not to exceed $50,000,000; and

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

WHEREAS, Section 147(f) of the Code requires that an "applicable elected representative" (as that term is defined in the Code) approve the issuance of the Bonds and the plan of finance for the Project following a public hearing, which public hearing was held by the Authority on March 27, 2026; and

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

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

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

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

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

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

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PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:_____
Micah Alexander
Assistant Chief Counsel

REVIEWED BY:

_____
Ed Zuercher, City Manager

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City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 35

Request to Accept the Donation of an Accelerant-Detecting K9 and Handler Training from Northeast Detector Dog Services (Ordinance S-52764) - Citywide

Request to authorize the City Manager or his designee to retroactively apply for and accept, if awarded, a donation for an accelerant-detecting K9 and corresponding K9 handler training from the Northeast Detector Dog Services with funding from International Fire Dogs. Additionally, request authorization for the City Treasurer to accept and for the City Controller to disburse this donation. If not approved, the donation will be declined.

Summary

The Phoenix Fire Department, Fire Investigations Unit will mark the retirement of its accelerant-detecting K9, Sonny, and handler, Fire Investigator Robby Simpson, this June. This team has played a vital role in advancing arson investigations, assisting regional automatic aid partners, and promoting community engagement through public education and outreach. Their efforts have significantly enhanced investigative capabilities and fostered positive relationships between the department and the community.

To sustain this specialized capability, the department has applied for the Northeast Detector Dog Services K9 program, which will supply a fully trained accelerant-detection K9 and handler training at no cost to the City. The program's total value is approximately $25,000, making it a cost-neutral opportunity for Phoenix, since both the handler position and program support are already accounted for in the Fire Department's existing Fire Investigations budget.

The K9 will be awarded on July 20, 2026, with handler training continuing through August 12, 2026. Approving this replacement will ensure continuity of essential investigative services, support regional efforts, and maintain a highly effective community engagement resource.

Financial Impact

There will be no financial impact on the City. Funds for the position and ongoing K9 maintenance and support are included in the Fire Department's operating budget.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 36

Amend Ordinance S-52279 for FFY 2025 Homeland Security Grant Program Funds (Ordinance S-52765) - Citywide

Request to authorize the City Manager, or his designee, to amend Ordinance S-52279, granting an exception to the indemnity and assumption of liability provision of Phoenix City Code Section § 42-18, to allow for mutual indemnification pursuant to Phoenix City Code Section § 42-20 for public entities.

Summary

On September 17, 2025, the Phoenix City Council approved Ordinance S-52279 to apply for, and if awarded, accept grant funds from the Department of Homeland Security through the Arizona Department of Homeland Security to enhance regional authorities ability to prepare for, prevent, and respond to terrorist attacks and other disasters; and further request authorization for the City Treasurer to accept, and for the City Controller to disburse all funds related to this item. The subrecipient agreements from the Arizona Department of Homeland Security include language regarding mutual indemnification. This ordinance would authorize the City Manager to allow indemnification provisions in any subrecipient agreements that would otherwise be prohibited by Phoenix City Code § 42-18.

Contract Term

The grant period of performance remains unchanged.

Concurrence/Previous Council Action

Ordinance S-52279 was previously approved at the September 17, 2025, City Council meeting.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 37

Amend Ordinance S-50867 for FFY 2024 Homeland Security Grant Program Funds (Ordinance S-52766) - Citywide

Request to authorize the City Manager, or his designee, to amend Ordinance S-50867, granting an exception to the indemnity and assumption of liability provision of Phoenix City Code Section § 42-18, to allow for mutual indemnification pursuant to Phoenix City Code Section § 42-20 for public entities.

Summary

On May 15, 2024, the Phoenix City Council approved Ordinance S-50867 to apply for, and if awarded, accept grant funds from the Department of Homeland Security through the Arizona Department of Homeland Security to enhance regional authorities ability to prepare for, prevent, and respond to terrorist attacks and other disasters; and further request authorization for the City Treasurer to accept, and for the City Controller to disburse all funds related to this item. The subrecipient agreements from the Arizona Department of Homeland Security include language regarding mutual indemnification. This ordinance would authorize the City Manager to allow indemnification provisions in any subrecipient agreements that would otherwise be prohibited by Phoenix City Code § 42-18.

Contract Term

The grant period of performance remains unchanged.

Concurrence/Previous Council Action

Ordinance S-50867 was previously approved at the May 15, 2024, City Council meeting.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 38

Amend Ordinance S-51855 for Hazardous Materials Emergency Preparedness Grant Funds (Ordinance S-52769) - Citywide

Request to authorize the City Manager, or his designee, to amend Ordinance S-51855, granting an exception to the indemnity and assumption of liability provision of Phoenix City Code Section § 42-18, to allow for mutual indemnification pursuant to Phoenix City Code Section § 42-20 for public entities.

Summary

On April 23, 2025, the Phoenix City Council approved Ordinance S-51855 to apply for, and if awarded, accept grant funds from the Arizona Department of Environmental Quality to fund Hazardous Materials Emergency Preparedness projects; and further request authorization for the City Treasurer to accept, and for the City Controller to disburse all funds related to this item. The subrecipient agreements from the Arizona Department of Environmental Quality include language regarding mutual indemnification. This ordinance would authorize the City Manager to allow indemnification provisions in any subrecipient agreements that would otherwise be prohibited by Phoenix City Code § 42-18.

Contract Term

The grant period of performance remains unchanged.

Concurrence/Previous Council Action

Ordinance S-51855 was previously approved at the April 23, 2025, City Council meeting.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 39

Authorization to Amend Lease Agreement 141438 for Real Property Located at 425 E. Buckeye Road from LRF3 PHX Buckeye Rd LLC (Ordinance S-52734) - District 8

Request to authorize the City Manager, or his designee, to amend Lease Agreement 141438 with LRF3 PHX Buckeye Rd LLC at 425 E. Buckeye Road to extend the term for five years, with two additional five-year automatic renewals. Further request authorization for the City Controller to disburse all funds related to this item.

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

Summary

The Police Department currently leases approximately 43,200 square feet of industrial warehouse space for the purpose of parking special operations vehicles, storage of equipment for the search and recovery dive team and information technology support hardware and other department activities. The Department desires to continue operating at this location. The current lease expires August 31, 2026, and will be extended for five years beginning September 1, 2026, through August 31, 2031, with two additional five-year renewals. Base rent during the initial year will be $54,000 per month, plus applicable taxes, which is within the range of market rents as determined by the Real Estate Division. The rent will increase by three and a half percent per year, thereafter.

Contract Term

The lease term will be for five years, beginning September 1, 2026, and ending August 31, 2031, with two additional five-year automatic renewals.

Financial Impact

The lease allows for abatement of rent during the first four months of the initial term beginning September 1, 2026, therefore rent for the initial year is $432,000, plus applicable taxes, beginning September 1, 2026. Rent will increase three and a half

percent per year thereafter.

Concurrence/Previous Council Action

- City Council Approved Lease Agreement 141438 (Ordinance S-41691) on May 27, 2015.

Location

425 E. Buckeye Road
Assessor's Parcel Numbers: 112-33-059J, 112-33-059K, 112-33-970A
Council District: 8

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 40

Qualtrax Maintenance and Support - RFA 24-0237 - Amendment (Ordinance S-52739) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 160639 with Qualtrax, Inc. for the purchase of Qualtrax Maintenance and Support for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $28,000.

Summary

This contract will provide the Laboratory Services Bureau with annual software licenses and support to maintain the laboratory's policies, procedures and forms that are comprised within the controlled management system, as required by the City's ISO/IEC 17025 accreditation for the Police Department. The software allows the laboratory to control approximately 1,000 management system documents, track quality assurance activities and document training and testing. The additional funds will allow the Department to acquire additional software licenses.

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

Contract Term

The contract term remains unchanged, ending on May 1, 2029, with three one-year options to extend.

Financial Impact

Upon approval of $28,000 in additional funds, the revised aggregate value of the contract will not exceed $115,940. Funds are available in the Police Department’s budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Qualtrax Maintenance and Support Contract 160639 (Ordinance S-50834) on May 1, 2024.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 41

Fixed Wing Pilot Training Contract - RFQu-26-0124 Request for Award (Ordinance S-52742) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Thrust Flight, LLC to provide Fixed Wing Pilot Training for the Phoenix Police 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 $285,000.

Summary

The Phoenix Police Department's Air Support Unit requires new pilots receive Fixed Wing pilot training according to the requirements of the Federal Aviation Administration (FAA) under the CFR 14, Part 141. This contract will provide officers of the Air Support Unit with the training, education and experience necessary to obtain relevant pilot certifications. The program ensures that Officer Pilots receive Federal Aviation Administration (FAA) Part 141-compliant training using technologically advanced aircraft, structured course outlines and standardized check rides conducted by FAA-authorized examiners. By delivering consistent, high-quality instruction and maintaining strict safety and regulatory standards, this initiative enhances operational readiness and supports safe, efficient airborne law enforcement. Ultimately, these capabilities enable officers to better serve and protect the citizens of Phoenix through reliable aerial support.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL).

Two offerors submitted qualifications and were deemed to be responsive and responsible. The Procurement Officer evaluated those offers as a pass or fail based upon the following minimum qualifications:

- Company Qualifications and Certifications
- Company Relevant Experience
- Compliance with Scope of Work Requirements

The Procurement Officer recommends award to the following offeror:

- Thrust Flight, LLC

Contract Term
The contract will begin on or about April 1, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $285,000. Funding is available in the Police Department's operating budget.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 42

Amend Ordinance S-49626 for Federal Fiscal Year 2023 Homeland Security Grant Program Funds (Ordinance S-52750) - Citywide

Request to authorize the City Manager, or his designee, to amend Ordinance S-49626, granting an exception to the indemnity and assumption of liability provision of Phoenix City Code Section §42-18, to allow for mutual indemnification pursuant to Phoenix City Code Section §42-20 for public entities.

Summary

On April 19, 2023, the Phoenix City Council approved Ordinance S-49626 to apply for, and if awarded, accept grant funds from the Department of Homeland Security through the Arizona Department of Homeland Security to enhance regional authorities ability to prepare for, prevent, and respond to terrorist attacks and other disasters; and further request authorization for the City Treasurer to accept, and the City Controller to disburse all funds related to this item. The subrecipient agreements from the Arizona Department of Homeland Security include language regarding mutual indemnification. This ordinance would authorize the City Manager to allow indemnification provisions in any subrecipient agreements that would otherwise be prohibited by Phoenix City Code §42-18.

Contract Term

The grant period of performance remains unchanged.

Concurrence/Previous Council Action

- Ordinance S-49626 was previously approved at the April 19, 2023, City Council meeting.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 43

Authorization to Accept Reallocated Federal Fiscal Year 2022 Homeland Security Grant Funds (Ordinance S-52751) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to enter into an agreement with the Arizona Department of Homeland Security to accept reallocated funds, not to exceed $150,000, from the Homeland Security Grant Program's Federal Fiscal Year 2022 grant funds. Additionally, request City Council grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion of indemnification and assumption of liability provisions in the documents pertaining to this transaction that otherwise would be prohibited by Phoenix City Code 42-18. Further request authorization for the City Treasurer to accept, and the City Controller to disburse funds related to this request.

Summary

The Arizona Department of Homeland Security (AZDOHS) administers several federal grant programs that provide funding to the Phoenix Police and Fire departments. These grants are designed to provide essential resources for bolstering terrorism preparedness, multi-agency coordination (with local law enforcement, fire, public health and emergency management agencies), equipment modernization, training programs, and large-scale emergency readiness. These investments are targeted toward safeguarding high-threat areas and enhancing overall community resilience. The Phoenix Police and Fire departments have received funding through this grant program for several years. The major AZDOHS grant programs that are funded to the Phoenix Police and Fire departments are as follows:

State Homeland Security Grant Program (SHSGP) - fills high-priority preparedness gaps identified through threat and hazard assessments. Grant funding is utilized to support planning, organization, equipment procurement, training, and exercise programs to prevent, protect, respond to, and recover from terrorism and catastrophic events.

Urban Area Security Initiative (UASI) - funds the unique needs of high-threat, high-density urban areas. Grant funding is utilized to build sustainable capabilities in the Phoenix metro area for planning, coordination, equipment, training, and exercises to address terrorism-related risks.

Contract Term
The grant period of performance is February 2, 2026, to July 31, 2027.

Concurrence/Previous Council Action
- Ordinance S-48794 was adopted by City Council at the June 15, 2022, meeting.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 44

Aviation Financial Advisory Services Contract - Request for Award (Ordinance S-52730) - District 8

Request to authorize the City Manager, or his designee, to execute a contract with Frasca & Associates, LLC (Frasca) to provide financial advisory services to the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the contract will not exceed $1.8 million over the five-year term of the contract.

Summary

The contract will allow the Aviation Department to receive financial and business-related consulting services, including long-term financial planning and Capital Improvement Program reviews, assistance with bond issuance, and bond-rating agency advice. Additional financial-related assistance will include revenue and expenditure forecasts, rates, charges, and lease reviews, passenger and facility charges (PFC), and customer facility charges (CFC) support. The consulting services are crucial to the Aviation Department's ability to issue bonds, fund the capital improvement program, maintain Phoenix Sky Harbor International Airport's credit rating, and pursue its business objectives.

Procurement Information

Four firms were selected from the current City of Phoenix Financial Advisory Services Qualified Vendors List for further evaluation. Each firm offers infrastructure finance experience with various specialties, including airports. The proposals from the selected qualified firms were evaluated by a three-member evaluation panel on their qualifications to provide financial advisory services to the Aviation Department.

The scoring of the four firms was as follows:

- Frasca & Associates, LLC - 15 points
- PFM Financial Advisors, LLC - 13 points
- Hilltop Securities, Inc. - 11 points
- Columbia Capital Management, LLC - 4 points

Frasca was selected based on the firm's extensive experience with large hub airports,

bond issuance, financial modeling and forecasting, and PFC and CFC services. Frasca is the incumbent financial advisory services provider.

Contract Term
The five-year term of the contract will begin on or about May 1, 2026.

Financial Impact
The cost of the contract will not exceed $1.8 million over the term of the contract. Funding is available in the Aviation Department's Capital Improvement Project budget.

Concurrence/Previous Council Action
The Transportation and Infrastructure Planning Subcommittee:
• Recommended approval of this item on February 18, 2026, by a vote of 4-0.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road, Phoenix, AZ
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 45

Phoenix Sky Harbor International Airport Terminal 4 Baggage Handling System Upgrades - Construction Manager at Risk Services Amendment - AV21000109/AV21000119 (Ordinance S-52749) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 157694 with The Weitz Company, LLC to provide additional Construction Manager at Risk Services for the Phoenix Sky Harbor International Airport Terminal 4 Baggage Handling System Upgrades project. Further request to authorize execution of amendments to the Agreement as necessary within the City Council-approved expenditure authority as provided below, and further to authorize the City Controller to disburse all funds related to this item. The additional fee for services included in the amendment will not exceed $18 million.

Summary

The purpose of this project is to modernize the Phoenix Sky Harbor International Airport Terminal 4 (T4) Baggage Handling System (BHS).

The amendment is necessary because the BHS used by American Airlines and the various common-use systems in T4 are largely obsolete, in poor condition, and operating on end-of-life controls and technology. The amendment will provide additional funds to the Agreement. The Amendment to Guaranteed Maximum Price is necessary for the next phase of construction for the modernization of the T4 American Airlines BHS.

Contract Term

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

Financial Impact

- The Agreement for construction manager at risk services was approved for an amount not to exceed $300,000, including all subcontractor and reimbursable costs.
- A first amendment was executed to increase the Agreement by $8.2 million, for a

new total amount not to exceed $8.5 million, including all subcontractor and reimbursable costs.
- A second amendment was executed to increase the Agreement by $48.1 million, for a new total amount not to exceed $56.6 million, including all subcontractor and reimbursable costs.
- A third amendment was executed to increase the Agreement by $26 million, for a new total amount not to exceed $82.6 million, including all subcontractor and reimbursable costs.
- This amendment will increase the Agreement by an additional $18 million, for a new total amount not to exceed $100.6 million, including all subcontractor and reimbursable costs.

Funding for the amendment is available in the Aviation Department's Capital Improvement Program budget. 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 termination of the Agreement.

Concurrence/Previous Council Action
The City Council approved:

- Construction Manager at Risk Services Agreement 157694 (Ordinance S-49323) on January 25, 2023.
- Construction Manager at Risk Services Agreement 157694 Amendment (Ordinance S-50050) on July 3, 2023.
- Construction Manager at Risk Services Agreement 157694 Amendment (Ordinance S-50915) on May 29, 2024.
- Construction Manager At Risk Services Agreement 157694 Amendment (Ordinance S-52495) on December 17, 2025.

Location
2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Aviation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 46

Phoenix Sky Harbor International Airport Airfield Lighting Vaults Modernization - Engineering Services - AV08000090 (Ordinance S-52729) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with Kimley-Horn and Associates, Inc. to provide engineering services that include design and possible construction administration and inspection services for the Phoenix Sky Harbor International Airport Airfield Lighting Vaults Modernization project. Further request to authorize execution of amendments to the agreement as necessary within the City Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $2 million.

Further request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the Project. The utility services include electrical, water, sewer, natural gas, telecommunication, cable television, and railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code section 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of the project is to provide engineering services for the replacement of constant current regulators and associated electrical infrastructure within the three airfield lighting vaults at Phoenix Sky Harbor International Airport. This effort will modernize aging electrical systems in the north, center, and south vaults to ensure safe and reliable airport operations. The existing equipment, including lighting regulators, is over 20 years old and has exceeded its useful life. These units are being phased out by the manufacturer and replacement parts will soon become unavailable, which will create a significant risk of equipment failure and disruption to aircraft movement areas. The agreement is critical to enhancing system reliability, improving safety, and maintaining compliance with regulatory requirements.

Kimley-Horn and Associates, Inc.'s services include updating electrical systems that are approximately 20 years old or more, including emergency power systems, power distribution, branch circuitry, and communication cabling. The scope of work includes upgrading regular communications from legacy serial port cabling to Cat 6, redesigning portions of the existing circuitry to meet current National Electrical Code requirements, improving system layout to streamline maintenance and emergency operations, and potential building modifications to accommodate for new or added improvements. Services may also include construction administration and inspection.

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

Selected Firm
Rank 1: Kimley-Horn and Associates, Inc.

Additional Proposers
Rank 2: RS&H Inc.
Rank 3: Affiliated Engineers, Inc.

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

Financial Impact
The cost of the agreement for Kimley-Horn and Associates, Inc. will not exceed $2 million, including all subconsultant and reimbursable costs.

Funding is available in the Aviation 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 termination of the agreement.

Location
2485 E. Buckeye Road

Council District: 8

Responsible Department
This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Aviation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 47

Request Authority to Pay for Reimbursable Expenses Related to Customs Facility Technology Infrastructure at Phoenix Sky Harbor International Airport (Ordinance S-52745) - District 8

Request to authorize the City Manager, or his designee, to authorize the Aviation Department to issue reimbursable expenses under Memorandum of Agreement 162550 (MOA) for U.S. Customs and Border Protection (CBP) technology infrastructure at Phoenix Sky Harbor International Airport. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the MOA will not exceed $344,787 and annual recurring maintenance costs will not exceed $37,721.

Summary

CBP facilitation services are an essential component of international air service operations. Under the MOA and as an Airport sponsor, the Aviation Department is responsible for providing certain technological equipment to support efficient international passenger processing and for upgrading the equipment and connectivity on a schedule determined by CBP (approximately every three to five years, as needed).

Phoenix City Code authorizes the Aviation Director to enter into an agreement with CBP to provide these technology services. However, City Council authorization is required to expend funds related to the agreement. Further request to authorize the Aviation Department to expend funds necessary to complete the upgrades and ongoing maintenance of the technology equipment.

Contract Term

The term of the MOA will continue until terminated by the parties.

Financial Impact

The Aviation Department will spend not more than $344,787 for life-cycle equipment replacement and annual recurring maintenance costs that will not exceed $37,721 over the term of the MOA.

Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 48

Baggage Handling Controls System Design, Programming, and Integration Services Contract - RFA 25-025 - Amendment (Ordinance S-52753) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 162667 (Contract) with Brock Solutions US Systems LLC to extend the term of the Contract through October 31, 2026, or until a new contract is executed. No additional funds are needed and the City Manager, and his designee, is authorized to continue using Ordinance S-52339.

Summary

The Contract provides technical support, including design, programming, and integration services, for the baggage handling system (BHS) architectural controls at Phoenix Sky Harbor International Airport. The Contract is critical for providing technical support of the BHS upper and lower control systems; evaluating system services, applications, and databases for security updates and maintenance; and providing software and system configurations and modifications.

On February 26, 2024, the Aviation Department issued a Request for Proposal for Baggage Handling Systems - Operations, Maintenance, Repair, and Controls System Design, Programming and Integration Services (RFP 24-0156). An extension of the term of the Contract is necessary to ensure uninterrupted operation of the BHS while the City continues to address the litigation and appeals processes related to the solicitation and award of a new contract.

Contract Term

The term of the Contract will expire on July 31, 2026. Upon approval, the Contract term will be extended through October 31, 2026, or until a new contract is executed, whichever occurs first.

Financial Impact

The aggregate cost of the Contract will not exceed $940,000 and no additional funds are requested.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Baggage Handling Controls System Design, Programming, and Integration Services Contract 162667 - Amendment (Ordinance S-52339) on October 15, 2025.
- Baggage Handling Controls System Design, Programming, and Integration Services Contract 162667 Request for Award (Ordinance S-51560) on December 18, 2024.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 49

Baggage Handling System Operation, Maintenance and Repair Services - RFP 19-008 - Amendment (Ordinance S-52754) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 149845 (Contract) with Daifuku Services America Corporation to extend the term of the Contract and to authorize additional expenditures under the Contract. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $700,000.

Summary

The Contract provides operation, maintenance, and repair services for the baggage handling system at Phoenix Sky Harbor International Airport (PHX), which is critical to PHX operations to ensure all checked baggage are efficiently and securely processed and arrive at the airline's designated bag makeup location.

On February 26, 2024, the Aviation Department issued a Request for Proposal for Baggage Handling Systems - Operations, Maintenance, Repair, and Controls System Design, Programming and Integration Services (RFP 24-0156). An extension of the term of the Contract is necessary to ensure uninterrupted operation of the baggage handling system, while allowing staff to continue to address the litigation and appeals process related to the solicitation process and award a new contract.

Contract Term

The term of the Contract will expire on July 31, 2026. Upon approval, the Contract term will be extended through October 31, 2026, or until a new contract begins, whichever occurs first.

Financial Impact

Upon approval of $700,000 in additional funds, the revised total cost of the Contract will not exceed $21,638,878. Funds are available in the Aviation Department’s operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

• Baggage Handling System Operation, Maintenance and Repair Services - Contract

149845 (Ordinance S-45631) on May 15, 2019.
• Baggage Handling System Operation, Maintenance and Repair Services - Contract 149845 - Amendment (Ordinance S-50390) on December 6, 2023.
• Baggage Handling System Operation, Maintenance and Repair Services - Contract 149845 - Amendment (Ordinance S-50997) on June 12, 2024.
• Baggage Handling System Operation, Maintenance and Repair Services - Contract 149845 - Amendment (Ordinance S-51490) on December 4, 2024.
• Baggage Handling System Operation, Maintenance and Repair Services - Contract 149845 - Amendment (Ordinance S-52343) on October 15, 2025.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Frank McCune and the Aviation Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 50

Martin L. Shultz Way Ceremonial Signage - District 8

Request City Council approval to install ceremonial signage to honor Martin L. Shultz. The ceremonial sign will be installed at the intersection of 4th and McKinley streets (**Attachment A**).

Summary

Mr. Shultz devoted his life to shaping the future of Phoenix through decades of professional service and personal commitment. In his long career with Pinnacle West Capital Corporation, the parent company of Arizona Public Service (APS), he rose to Vice President of Government Affairs, helped lay the foundation for the success that APS and the Palo Verde Nuclear Power Plant continue to bring to the utility industry today.

In the 1970s, Mr. Shultz served as Chief of Staff to three consecutive Phoenix Mayors, John Driggs, Tim Barrow, and Margaret T. Hance, becoming a trusted voice and steady guide through pivotal moments in the city's growth. His influence is still felt today, as he remains a respected presence at the Office of the Mayor and City Council, the Arizona State Legislature, and among Arizona's elected leaders.

As a founding member of Phoenix Community Alliance and Chair of its Board in 2008, Mr. Shultz helped drive the organization's earliest efforts to create a vibrant and thriving downtown. The Arizona Center stands as one of his most significant achievements. His leadership was instrumental in securing a long-term lease agreement with APS for the project's first building-an action that gave the developer the financial strength needed to bring the Arizona Center to life. Nearly 40 years later, the project continues to flourish, a testament to his foresight and tenacity.

Mr. Shultz's humanitarian contributions have touched countless lives in nearly every corner of Phoenix. He was a driving force behind the establishment of the original Human Services Campus, bringing together more than two dozen partner organizations united by a shared mission to end homelessness. His commitment to collaborative, compassionate solutions continues to shape services for the city's most vulnerable residents.

Throughout his career, he played a leading role in the development of Arizona's transportation systems from freeways to light rail, helping to create the modern infrastructure that supports the region's growth.

His service extended deeply into nonprofit and community leadership. As a member of the Legacy Circle, he supported the Southwest Autism Research & Resource Center for many years. He also served as a member and later Chairman of the Banner Health Board of Directors, and contributed his leadership to the Arizona State University Board of Trustees, the Visit Phoenix Board of Directors, and numerous other organizations.

In 2009, Mr. Shultz was named Valley Leadership's Man of the Year. His influence on Valley Leadership itself is profound; he played an instrumental role in establishing a program that has grown into one of Arizona's most prestigious leadership institutions, shaping generations of public and private sector leaders. His dedication as an educator and his involvement with the Phoenix Suns further demonstrate the breadth of his service.

The ceremonial signs at 4th and McKinley streets, standing in the shadow of the APS tower, are fittingly placed to honor a remarkable individual who championed downtown Phoenix when it mattered most. The ceremonial signs serve as a tribute to a leader whose vision, integrity and unwavering commitment helped shape the Phoenix we know today.

Financial Impact
The fabrication, installation and maintenance cost of the ceremonial sign will be funded by the Mayor's Office.

Location
4th and McKinley streets
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Frank McCune and the Street Transportation Department.

ATTACHMENT A



City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 51

Street Transportation Department Right-Of-Way General Construction Job Order Contracting Services - JOC248 (Ordinance S-52733) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate master agreements with TALIS Construction Corporation, B & F Contracting, Inc., ViaSun Corporation, and Ames Construction, Inc. to provide Right-of-Way General Construction Job Order Contracting (JOC) services 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 services will not exceed $160 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. 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 JOC contractor's services will be used on an as-needed basis to provide Right-of-Way General Construction services to include asphalt paving and concrete work, waterlines, storm drains, retention basins, landscape, streetlights, traffic signals, utility work, and traffic control in the right-of-way. All work will be performed as required in accordance with the City of Phoenix standard details, utility company specifications, Maricopa Association of Governments specifications, plans provided by the City of Phoenix, and/or as directed by the City Engineer. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information
The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Sixteen firms submitted proposals and are listed in **Attachment A.**

Contract Term
The term of each master agreement is for up to five years, or up to $40 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact
The master agreement values for each of the JOC contractors will not exceed $40 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $160 million. The value for each job order agreement performed under this master agreement will be up to $4 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.

Responsible Department
This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.

ATTACHMENT A

Selected Firms:

Rank 1: TALIS Construction Corporation
Rank 2: B & F Contracting, Inc.
Rank 3: ViaSun Corporation
Rank 4: Ames Construction, Inc.

Additional Proposers:

Rank 5: Nesbitt Contracting Co., Inc.
Rank 6: Gonzalez Asphalt, Inc.
Rank 7: Hunter Contracting Co.
Rank 8: DBA Construction, Inc.
Rank 9: DCS Contracting, Inc.
Rank 10: Combs Construction Company, LLC
Rank 11: J. Banicki Construction, Inc.
Rank 12: S & S Paving & Construction, LLC
Rank 13: M. R. Tanner Development and Construction, LLC
Rank 14: Haydon Companies, LLC
Rank 15: Achen-Gardner Construction, L.L.C.
Rank 16: Cactus Transport II LLC

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 52

Street Transportation Department Soils and Materials Testing On-Call Services for Calendar Years 2025-27 Amendment (Ordinance S-52728) - Citywide

Request to authorize the City Manager, or his designee, to execute amendments to the 15 agreements with the consultants listed in **Attachment A,** to provide additional Soils and Materials Testing On-Call Services 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 additional fee for services included in these amendments will not exceed $37.5 million.

Summary

The purpose of these amendments is to provide continued On-Call Soils and Materials Testing Services that include, but are not limited to: miscellaneous geotechnical investigating, materials testing and laboratory services including, but not limited to: sampling, laboratory and field testing of soil, concrete and asphalt; inspecting asphalt, concrete, aggregate and pipe plant; analyzing and preparing of reports; forensic geotechnical and pavement investigating; special inspecting, and other services as required. The consultants will have appropriate certifications such as Occupational Safety and Health Administration Trench Safety, Mine Safety Health Administration, American Concrete Institute, Arizona Technical Institute, Concrete & Cement Reference Laboratory and American Association of State Highway and Transportation Officials. Firms performing tests on Federal Aid projects by the Street Transportation Department will also need to be included in the list of accredited laboratories by the Arizona Department of Transportation.

These amendments are necessary because the Street Transportation Department anticipates higher utilization of these agreements for the remainder of the agreements' duration which will lead to exceeding the current capacities. These amendments will provide additional funds to the agreements.

Contract Term

The term of the agreements remains unchanged. Work scope identified and incorporated in the agreements 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 value for each of the On-Call Soils and Materials Testing Services consultants was approved for an amount not to exceed $1.5 million, including all subconsultant and reimbursable costs.
- These amendments will increase each agreement by an additional $2.5 million, for a new total amount per agreement not to exceed $4 million, including all subconsultant and reimbursable costs.

Funding for these amendments 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 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 Street Transportation Department Soils and Materials Testing On-Call Services Calendar Years 2025-27, Master Agreements 161973 through161988 (Ordinance S-51403) on November 13, 2024.

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.

Attachment A

Selected Firms

1. ACS Services, LLC Contract 161973
2. Alpha Geotechnical and Materials, Inc. Contract 161974
3. Alta CMTI, LLC dba Alta Arizona Contract 161975
4. ATEK Engineering Consultants, LLC Contract 161976
5. Atlas Technical Consultants, LLC Contract 161977
6. ATL, Inc. dba CMT Technical Services Contract 161978
7. Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Inc. Contract 161979
8. Olsson, Inc. Contract 161980
9. ProTex the PT Xperts, LLC Contract 161981
10. Quality Testing, LLC Contract 161982
11. Smith & Annala Engineering Co. Contract 161984
12. Speedie & Associates, LLC Contract 161985
13. Terracon Consultants, Inc. Contract 161986
14. Western Technologies, Inc. Contract 161987
15. WSP USA, Inc. Contract 161988

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 53

20th Street: Grand Canal to Highland Avenue - Design-Bid-Build Services - ST87600136 (Ordinance S-52740) - Districts 4 & 6

Request to authorize the City Manager, or his designee, to accept AJP Electric, Inc., as the lowest-priced, responsive and responsible bidder and to enter into an agreement with AJP Electric, Inc., for Design-Bid-Build Services for the 20th Street: Grand Canal to Highland Avenue project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed $7,420,889.

Summary

The purpose of this project is to construct bicycle improvements along 20th Street from Grand Canal to Highland Avenue.

AJP Electric’s services include, but are not limited to: removing and replacing existing traffic signal poles, mast arms, signal heads, buffered bicycle lanes, narrowing travel lanes, streetlight upgrades, and intersection improvements at Highland Avenue, Campbell Avenue, Indian School Road, and Osborn Road.

The selection was made using an Invitation for Bids process set forth in section 34-201 of the Arizona Revised Statutes. One bid was received on February 10, 2026, and was sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness to Disadvantaged Business Enterprise (DBE) program requirements. A DBE goal has not been established for this project.

The Opinion of Probable Cost and the one lowest responsive, responsible bidder is listed below:

Opinion of Probable Cost: $8,093,248
AJP Electric, Inc.: $6,746,263

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

The reason for the variance of the Opinion of Probable Cost to the lowest, responsive, responsible bid is the Engineer's Estimate included a conservative allowance reflecting federal-aid documentation and coordination requirements and included a higher risk

assumption for coordination and removal complexity. The contractor's bid reflects current competitive market pricing, favorable production, and market conditions.

Due to volatile material costs and increased labor prices in the construction industry, a 10 percent contingency is being requested to allow for project uncertainties. The initial contract will be executed at the bid amount of $6,746,263. Use of 10 percent contingency above the amount will not be allowed without prior written approval of the Street Transportation Department Director and the City Engineer.

Contract Term
The term of the agreement is 540 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 AJP Electric, Inc., will not exceed $7,420,889, 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. 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
20th Street: Grand Canal to Highland Avenue
Council Districts: 4 and 6

Responsible Department
This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 54

Consolidated Rail Infrastructure and Safety Improvements - 2-Step Construction Manager at Risk Services - ST85100452 (Ordinance S-52747) - Districts 4, 5, & 7

Request to authorize the City Manager, or his designee, to enter into an agreement with Kiewit Infrastructure West Co. to provide Construction Manager at Risk Preconstruction and Construction Services for the Consolidated Rail Infrastructure and Safety Improvements project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $10.12 million.

Summary

The purpose of this project is to improve safety at two significant Burlington Northern and Santa Fe Railway railroad crossings at the intersections of 43rd Avenue and Camelback Road and 19th Avenue and McDowell Road.

Kiewit Infrastructure West Co. will begin in an agency support role for Construction Manager at Risk Preconstruction Services. Kiewit Infrastructure West Co. will assume the risk of delivering the project through a Guaranteed Maximum Price (GMP) agreement.

Kiewit Infrastructure West Co.’s Preconstruction Services include, but are not limited to: provide detailed cost estimating and knowledge of marketplace conditions; project planning and scheduling; alternate systems evaluation and constructability studies; advise the City on ways to gain efficiencies in project delivery; provide long-lead procurement studies and initiate procurement of long-lead items; assist in permitting processes; coordinate with Utilities and assist the design team in identifying utility and other easements; evaluate existing conditions and identify project constraints; and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project.

Kiewit Infrastructure West Co.’s initial Construction Services will include preparation of a GMP proposal provided under the agreement. Kiewit Infrastructure West Co. will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. Kiewit Infrastructure West Co. will be required to solicit

bids from prequalified subcontractors and to perform the work using the City's subcontractor selection process. Kiewit Infrastructure West Co. may also compete to self-perform limited amounts of work.

Kiewit Infrastructure West Co.'s additional Construction Services include, but are not limited to: construct the Grant Railroad, roadway, traffic, and railroad crossing improvements; new raised median on McDowell Road; new asphalt pavement, sidewalk, curb ramps and bus bay; drainage improvements; perform modifications to existing traffic signals and streetlights; and install new pavement markings and signing.

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

Selected Firm
Rank 1: Kiewit Infrastructure West Co.

Additional Proposers
Rank 2: Stacy and Witbeck, Inc.
Rank 3: Ames Construction, Inc.
Rank 4: H&S Rock Dirt Hauling, LLC

Contract Term
The term of the agreement is five years 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 the contractor will not exceed $10.12 million, including all subcontractor and reimbursable costs.

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

Intersections of 19th Avenue and McDowell Road and 43rd Avenue and Camelback Road
Council Districts: 4, 5 and 7

Responsible Department

This item is submitted by Deputy City Managers Frank McCune and Amber Williamson, the Street Transportation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 55

Water Main Replacement: Pressure Zone 5E - Construction Administration and Inspection Services - WS85509123 (Ordinance S-52732) - District 2

Request to authorize the City Manager, or his designee, to enter into an agreement with Entellus, Inc. to provide Engineering Services that include construction administration and inspection services for the Water Main Replacement: Pressure Zone 5E project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $1,284,728.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 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 purpose of this project is to provide construction administration and inspection services for the installation of approximately 45,805 lineal feet of ductile iron water main.

Entellus, Inc.'s services include, but are not limited to: provide on-site inspection and review of work to ensure the quality of the executed work and verify the work is in accordance with the construction documents and specifications; assist the Contractor in obtaining permits and approvals for work; provide oversight to ensure protection against defects and deficiencies in the work of Contractor and its subcontractors; confirm Contractor’s work progress and quantities of work completed are on schedule and meet standards; review Contractor cost proposals, submittals, shop drawings, Request For Information, payment applications, change orders, and other documents

as directed by the City; certify Contractor payment applications; conduct a pre-construction meeting and other project-related progress meetings; administer the construction schedule; keep City informed of project status and issues; issue interpretations and clarifications to the Contractor; conduct substantial and final completion walks; prepare a punch list of corrective work to be performed by the Contractor; perform an inspection on all completed repairs; perform re-inspection of work; perform warranty walk and develop a list of repairs if necessary; track, compile, and categorize project documentation, including correspondence, meeting minutes, schedules, photographs, RFIs, submittals, and inspection reports. Entellus will also prepare and maintain as-builts, and provide public information services.

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

Selected Firm
Rank 1: Entellus, Inc.

Additional Proposers
Rank 2: Sunrise Engineering, LLC
Rank 3: Dibble CM, LLC
Rank 4: Tristar Engineering and Management, Inc.
Rank 5: Stanley Consultants, Inc.
Rank 6: Kennedy/Jenks Consultants, Inc.
Rank 7: Carollo Engineers, Inc.

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

Financial Impact
The agreement value for Entellus Inc. will not exceed $1,284,728, including all subconsultant and reimbursable costs.

Funding is available in the Water Services 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
Area Bounded By: 52nd Street to 69th Place and St. John Road to Paradise Lane
Council District: 2

Responsible Department
This item is submitted by Assistant City Manager Ginger Spencer, Deputy City Manager Amber Williamson, the Water Services Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 56

Alfa Laval Centrifuge Parts and Equipment - RFA 2021-WPP-312 - Amendment (Ordinance S-52744) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 154205 with Alfa Laval, Inc. for the purchase of Alfa Laval Centrifuge Parts and Equipment for Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $1,050,000.

Summary
This contract provides essential parts and maintenance services for Alfa Laval centrifuges currently in operation at the City's Water Production Plants. These centrifuges play a critical role in the water treatment process by removing debris and sludge from surface water, ensuring efficient and reliable production of clean water. Alfa Laval, Inc. supplies original equipment manufacturer (OEM) parts and delivers specialized services, including troubleshooting and repairs, to maintain optimal performance and extend the life of the existing centrifuge systems.

Contract Term
The contract term remains unchanged, ending on June 30, 2028.

Financial Impact
Upon approval of $1,050,000 in additional funds, the revised aggregate value of the contract will not exceed $3,250,000.

Funds are available in the Water Services Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Alfa Laval Centrifuge Parts and Maintenance Contract 154205 (Ordinance S-47471) on April 21, 2021.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 57

23rd Avenue Wastewater Treatment Plant Master Plan 2026-2050 - Assessment Services - WS90200063 (Ordinance S-52746) - District 7

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC to provide Engineering Services that include an assessment and master plan development for the 23rd Avenue Wastewater Treatment Plant (WWTP) Master Plan 2026-2050 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $2 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 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 purpose of this project is to update the draft 23rd Avenue WWTP Master Plan and Electrical Master Plan through year 2050. The facility assessment will determine the current condition and remaining useful life of the above and below ground facilities at the WWTP.

Wilson Engineers, LLC's services include, but are not limited to: facility assessment to prioritize a list of rehabilitation and/or improvement projects necessary to extend the useful life of these facilities; evaluate options to increase the 23rd Avenue WWTP versatility using technologies that can enhance or intensify the existing process; evaluate future regulatory and end user requirements that could affect existing plant processes; evaluate overall treatment philosophy and strategy; assess the adequacy of the required unit processes (both liquid and solid stream); present holistic

alternatives for future capital projects at the facility to maximize the economic benefits of the system; update electrical master plan; evaluate existing electrical facilities; evaluate future electrical needs; evaluate APS service alternatives, and evaluate standby power needs and renewable energy options.

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

Selected Firm
Rank 1: Wilson Engineers, LLC

Additional Proposers
Rank 2: Arcadis U.S., Inc.
Rank 3: Hazen and Sawyer, P.C.

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

Financial Impact
The agreement value for Wilson Engineers, LLC will not exceed $2 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services 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
General Location: 23rd Avenue and Lower Buckeye Road
Council District: 7

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 58

CEM Moisture Microwave and Analyzers Equipment, Repairs and Maintenance - RFA 2122-WWT-348 - Amendment (Ordinance S-52748) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 156118 with CEM Corporation for the purchase of moisture microwave and analyzer equipment, repairs and maintenance 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 $160,000.

Summary
This purpose of this agreement is to provide necessary maintenance, repairs, parts and consumable items for moisture analyzers at the Water Production and Wastewater Treatment Plants in the Water Services Department. Moisture analyzers determine the solids percent of various treatment process samples. Results obtained from the sample analysis are used to monitor, optimize, and control the solids thickening and de -watering processes at the plants.

Contract Term
The contract term remains unchanged, ending on March 31, 2029.

Financial Impact
Upon approval of $160,000 in additional funds, the revised aggregate value of the contract will not exceed $510,000.

Funds are available in the Water Services Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• CEM Moisture Microwave and Analyzers Equipment, Repairs and Maintenance Contract 156118 (Ordinance S-48458) on April 6, 2022.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 59

Valves - IFB 26-0134 - Request for Award (Ordinance S-52752) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Atlantic Pacific Standard, LLC., Fortiline, Inc., Ferguson US Holdings, Inc., George S. Thomson, Inc., TW Associates, LLC to provide valves 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 contracts will not exceed $15,000,000.

Summary

These contracts will provide valves on an as needed basis.

Atlantic Pacific Standard, LLC., Fortiline, Inc., Ferguson US Holdings, Inc., George S. Thomson, Inc., TW Associates, LLC services include but are not limited to: the supply of various new valves, valve parts and accessories, and valve maintenance and repair services.

Procurement Information

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

Five vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders:

- Atlantic Pacific Standard, LLC.
- Fortiline, Inc.
- Ferguson US Holdings, Inc.
- George S. Thomson, Inc.
- TW Associates, LLC.

Contract Term

The contracts will begin on or about June 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contracts' value will not exceed 15,000,000.

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

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 60

Sodium Hypochlorite IFB-26-0155 Request for Award (Ordinance S-52758) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Hill Brothers Chemical Company to provide sodium hypochlorite 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 $5,600,000.

Summary

The Water Services Department uses a variety of chemicals to continuously treat surface water and wastewater to meet federal, state and local regulations. This contract will provide the ability to purchase sodium hypochlorite on an as needed basis. The product is used as a disinfectant in the water treatment process.

Procurement Information

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

Three vendors submitted bids and are listed below and two bidders were determined to be responsive and responsible. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Hill Brothers Chemical Company

Additional Bidders
PVS DX Chemicals Inc.
HASA, Inc

Contract Term

The contract will begin on or about April 15, 2026, for five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $5,600,000.

Funding is available in the Water Services Department's Operating Budget.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 61

Sodium Bisulfite IFB-26-0156 Request for Award (Ordinance S-52759) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Brenntag Pacific, LLC (a disregarded entity of Brenntag North America LLC) to provide sodium bisulfite 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 $1,150,000.

Summary

The Water Services Department uses a variety of chemicals to continuously treat surface water and wastewater to meet federal, state and local regulations. This contract will provide the ability to purchase sodium bisulfite on an as needed basis. The product is used in the wastewater treatment process for neutralizing disinfectant products.

Procurement Information

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

Three vendors submitted bids and are listed below and all bids except for one were determined to be responsive and responsible. Following an evaluation based on price, the procurement officer recommends award for the following vendor:

Selected Bidder
Brenntag Pacific, LLC

Additional Bidders
Univar Solutions USA, LLC
Thatcher Company of Arizona, Inc.

Contract Term

The contract will begin on or about April 15, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $1,150,000.

Funding is available in the Water Services Department's Operating Budget.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 62

Silica Dioxide IFB-26-0161 Request for Award (Ordinance S-52761) - Citywide

Request to authorize the City Manager, or his designee, to enter into contract with Thatcher Company of Arizona, Inc., to provide silica dioxide 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 $925,000.

Summary
The Water Services Department uses a variety of chemicals to continuously treat surface water and wastewater to meet federal, state and local regulations. This contract will provide the ability to purchase silica dioxide on an as needed basis. The product is used as a filtration medium in the water treatment process.

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

One vendor submitted a bid and the bid was deemed to be responsive and responsible to provide the required goods and services. Following a evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Thatcher Company of Arizona, Inc.

Contract Term
The contract will begin on or about April 15, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $925,000.

Funding is available in the Water Services Department's Operating Budget.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 63

Hydrofluorosilicic Acid 24.5% IFB-26-0165 Request for Award (Ordinance S-52762) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Pencco, Inc., to provide hydrofluorosilicic acid 24.5 percent 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 $3,400,000.

Summary

The Water Services Department uses a variety of chemicals to continuously treat water and wastewater to meet federal, state and local regulations. This contract will provide the ability to purchase hydrofluorosilicic acid 24.5 percent on an as needed basis. The product is used in the water treatment process to ensure the delivery of safe drinking water.

Procurement Information

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

Two vendors submitted bids and are listed below and one was determined to be responsive and responsible. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Pencco, Inc.

Additional Bidder
DuBois Chemicals, Inc.

Contract Term

The contract will begin on or about April 15, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $3,400,000.

Funding is available in the Water Services Operating Budget.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 64

Caustic Soda IFB-26-0207 Request for Award (Ordinance S-52763) - Citywide

Request to authorize the City Manager, or his designee, to enter into contract with Univar Solutions USA, LLC, to provide caustic soda 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 $35,000,000.

Summary
The Water Services Department uses a variety of chemicals to continuously treat surface water and wastewater to meet federal, state, and local regulations. This contract will provide the ability to purchase caustic soda on an as needed basis. The product is used to raise the pH levels of the water to meet federal regulations.

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

Three vendors submitted bids and are listed below and one bid was found to be responsive and responsible. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Univar Solutions USA, LLC

Additional Bidders
Brenntag North America, LLC dba Brenntag Pacific LLC
PVS DX, LLC

Contract Term
The contract will begin on or about April 15, 2026, for a five-year term with no options to extend.

Financial Impact
The aggregate contract value will not exceed $35,000,000.

Funding is available in the Water Services Department Operating Budget.

Responsible Department
This item is submitted by Assistant City Manger Ginger Spencer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 65

Abandonment of Easement - ABND 250031 - 3880 West Vineyard Road (Resolution 22368) - District 8

Abandonment: 250031
Project: 24-82
Applicant: Meritage Homes
Request: To abandon a 3-foot by 609-foot sewer easement, totaling 1,815 square feet.
Date of Decision: August 7, 2025

Location
Generally locate west of 3880 West Vineyard Road
Council District: 8

Financial Impact
Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as 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, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

No consideration fee was required as part of this submittal, although filing fees were paid.

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

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 66

Remove/Replace Zoning District - Rancho Grande - Annexation 557 - Approximately 480 Feet West of the Northwest Corner of 67th Avenue and Baseline Road (Ordinance G-7501) - District 7

Request to authorize the City Manager, or his designee, to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by removing the Maricopa County RU-43 Zoning District and replacing it with the City of Phoenix S-1 Zoning District on a portion of a property at the location described below, which was annexed into the City of Phoenix on February 18, 2026, by Ordinance S-52611.

Location
Approximately 480 feet west of the northwest corner of 67th Avenue and Baseline Road
Council District: 7
Parcel Address: 6748, 6800, 6802, 6830, and 6848 W. Baseline Road

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

ATTACHMENT A

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

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE ANNEXED PARCEL DESCRIBED HEREIN (RANCHO GRANDE ANNEXATION, NO. 557) FROM COUNTY RU-43 TO CITY'S S-1 (RANCH OR FARM RESIDENCE).

_____

WHEREAS, on February 18, 2026, via Ordinance S-52611, the City of Phoenix annexed an approximately 18.75-acre property located approximately 480 feet west of the northwest corner of 67th Avenue and Baseline Road, in a portion of Section 36, Township 1 North, Range 1 East, as described more specifically in "Exhibit A" and incorporated herein by this reference; and,

WHEREAS, as required by A.R.S. § 9-471.L, the city of Phoenix is required to adopt zoning districts on the subject parcel to permit uses and densities no greater than those allowed by the prior County zoning district; and,

WHEREAS, immediately prior to annexation the zoning applicable to this territory was Maricopa County's RU-43 Zoning District; and

DRAFT

WHEREAS, the City's S-1 (Ranch or Farm Residence) Zoning District is equivalent to Maricopa County's RU-43 Zoning District;

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

SECTION 1. The approximately 18.75-acre property located approximately 480 feet west of the northwest corner of 67th Avenue and Baseline Road, in a portion of Section 36, Township 1 North, Range 1 East, which is described in "Exhibit A" and depicted in "Exhibit B" has been annexed to the City of Phoenix, and the present corporate limits of the City have been extended and increased to include such property.

SECTION 2. Pursuant to A.R.S. §9-471(L), the property depicted in Exhibit B is hereby removed from Maricopa County's RU-43 Zoning District and placed into the City's S-1 (Ranch or Farm Residence) Zoning District. This zoning designation shall take effect thirty days after this Ordinance is adopted, without further action by the City Council, and

SECTION 3. The City Clerk shall cause a copy of this Ordinance, together with "Exhibit A" and "Exhibit B" to be filed and recorded in the Records of the Office of the Maricopa County Recorder, and

SECTION 4. 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 5. 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.

DRAFT

PASSED by the Council of the City of Phoenix this 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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

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EXHIBIT A

RANCHO GRANDE ANNEXATION

Legal Description

Located in the Southeast Quarter of Section 36, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona.

Lots 7, 8, 9 and 10, Rancho Grande Uno, according to the plat of record in the office of the Maricopa County recorder, Arizona in Book 144 of Maps, Page 12. Being described as follows:

Commencing at the Southeast corner of said Section 36;

Thence North 90°00’00” West, along the South line of said Southeast Quarter, a distance of 1,323.87 feet;

Thence departing said South line, North 00°00’00” East, a distance of 55.00 feet to the Southwest Quarter of said Lot 7 and the Point of Beginning;

Thence North 00°49'38" West, along the West line of said Lot 7, a distance of 967.25 feet to the Northwest corner thereof;

Thence South 89°54'42" East, along the North line of said Lots 7, 8, 9 and 10, a distance of 845.23 feet to the Northeast corner of said Lot 10;

Thence South 00°50'13" East, along the East line of said Lot 10, a distance of 965.95 feet to the Southeast corner thereof;

Thence North 90°00’00” West, along the South line of said Lots 10, 9, 8 and 7, a distance of 845.37 feet to the Point of Beginning.

Containing 816,967.26 square feet or 18.75 acres, more or less.

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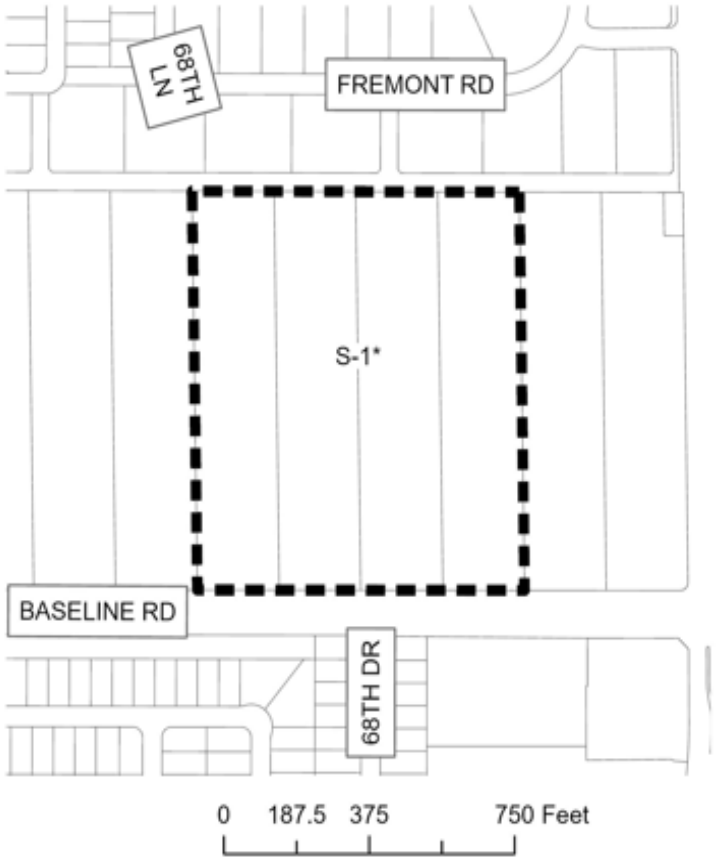
EQUIVALENCY ZONING MAP

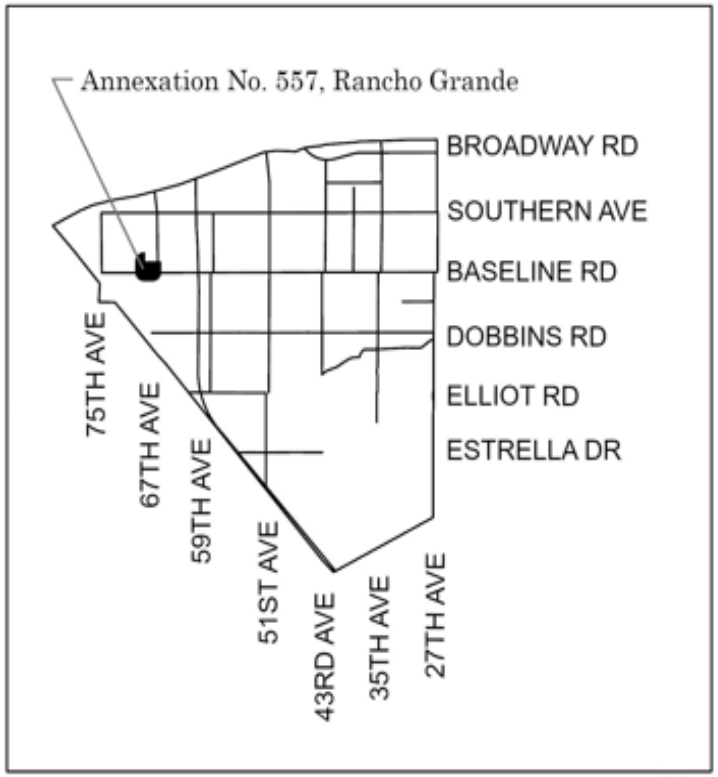
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA:

Annexation Case: Annexation No. 557, Rancho Grande
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

N

Drawn Date: 1/30/2026

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City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 67

Amend City Code - Official Supplementary Zoning Map 1305 (Ordinance G-7502) - District 2

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1305. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-91-99 and the entitlements are fully vested.

Summary

To rezone parcels located approximately 1,075 feet west of the southwest corner of 27th Drive and Carefree Highway
Application No.: Z-91-99
Zoning: R-3A PCD NBCOD
Owner: Stoneledge Community Association; City of Phoenix; et al.
Acreage: 84.39

Location

Approximately 1,075 feet west of the southwest corner of 27th Drive and Carefree Highway
Address: 33665 N 29th Ave; et al.
Council District: 2

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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 1305.

_____

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 1305, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____City Clerk

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

By:_____

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_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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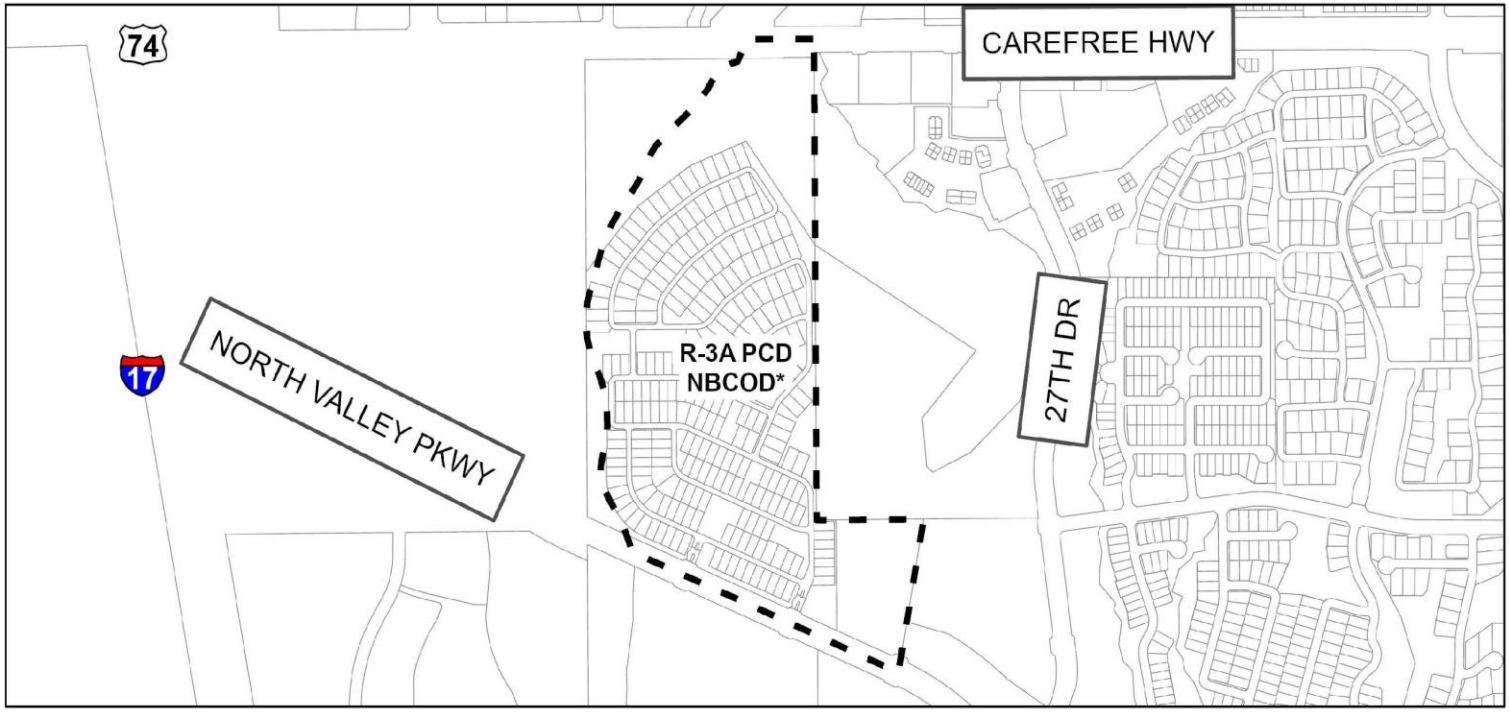
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OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1305

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 8th day of April 2026.



A Portion of Z-91-99

Drawn by: FM

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 68

Amend City Code - Official Supplementary Zoning Map 1306 (Ordinance G-7503) - District 2

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1306. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-159-01 and the entitlements are fully vested.

Summary

To rezone a parcel located approximately 1,500 feet northwest of the intersection of the 27th Avenue alignment and Dove Valley Road.
Application No.: Z-159-01
Zoning: C-2 HGT/WVR PCD NBCOD
Owner: Acero Canyon Crossroads LLC
Acreage: 13.83

Location

Located approximately 1,500 feet northwest of the intersection of the 27th Avenue alignment and Dove Valley Road.
Address:33500 N North Valley Pkwy
Council District: 2

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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 1306.

_____

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 1306, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____City Clerk

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

DRAFT

By:_____

_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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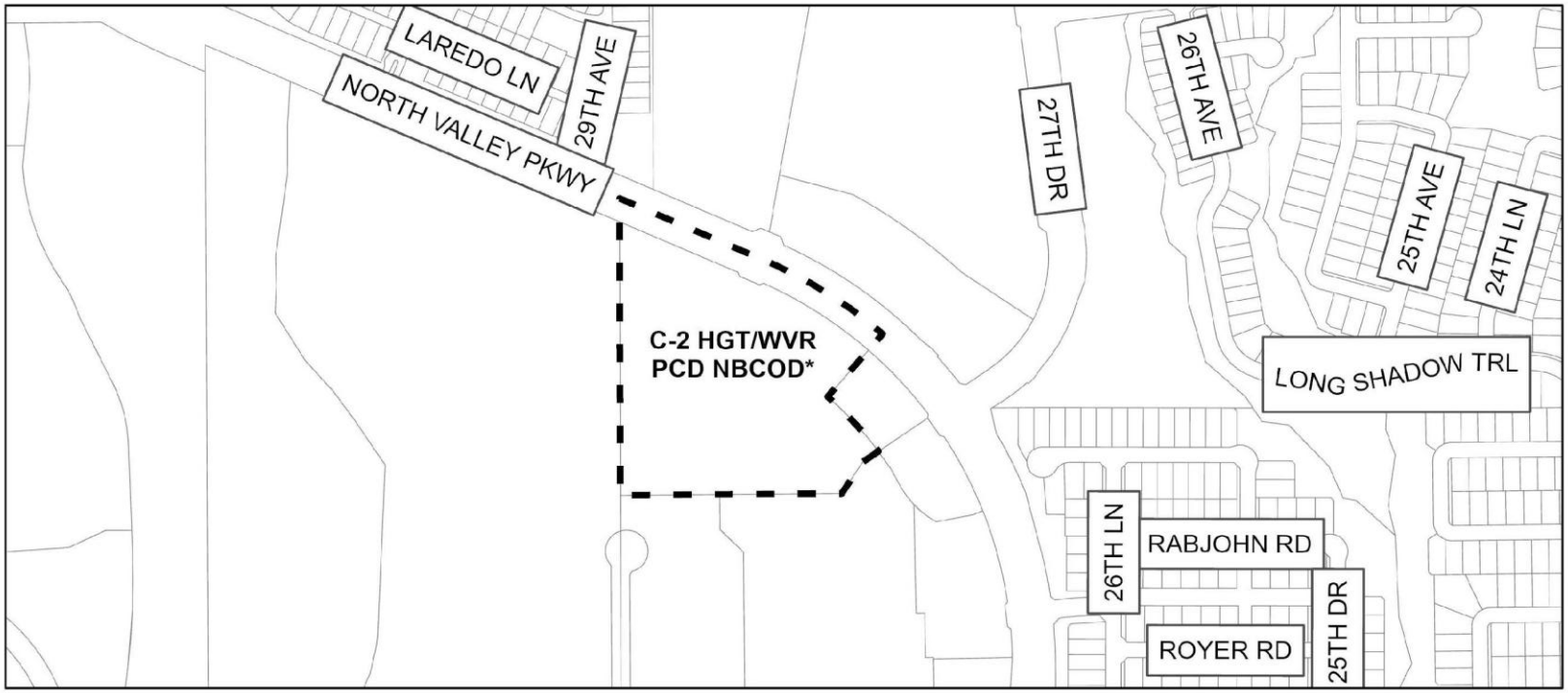
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OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1306

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 8th day of April 2026.



A PORTION OF Z-159-01

Drawn by: FM

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 69

Amend City Code - Official Supplementary Zoning Map 1307 (Ordinance G-7504) - District 2

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1307. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-91-A-99 and the entitlements are fully vested.

Summary

To rezone a parcel on the northwest corner of 27th Avenue & North Valley Parkway.
Application No.: Z-91-A-99
Zoning: C-2 HGT/WVR DNS/WVR PCD NBCOD
Owner: Canyon Crossroads SIG LLC; Cabana North Valley LLC
Acreage: 22.01

Location

Northwest corner of 27th Avenue & North Valley Parkway
Address: 33450 and 33600 N 27th Dr
Council District: 2

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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 1307.

_____

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 1307, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____City Clerk

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

DRAFT

By:_____

_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

DI:arm:LF26-0530:04-08-2026

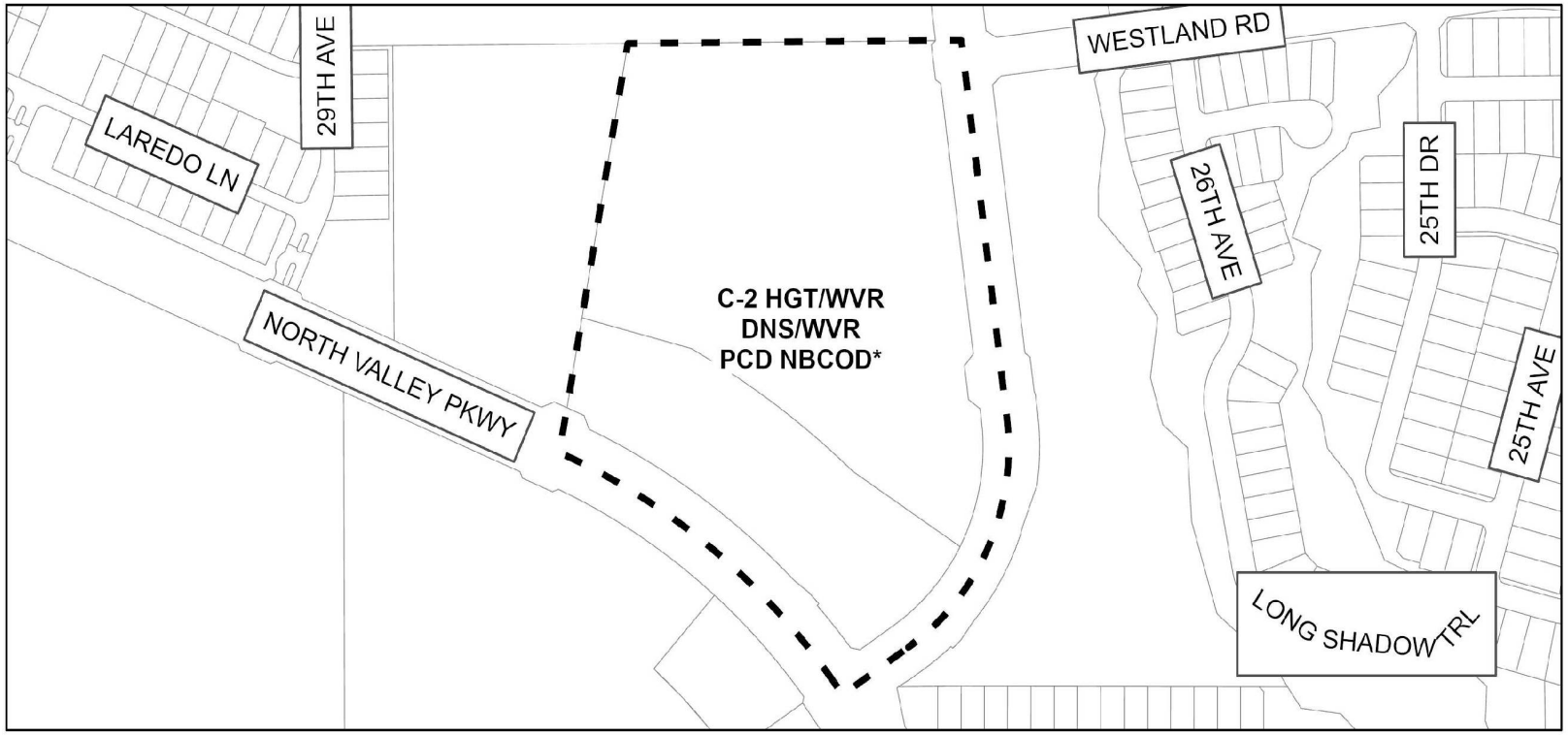
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OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1307

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 8th day of April 2026.



Z-91-A-99

Drawn by: FM

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 70

Amend City Code - Ordinance Adoption - Rezoning Application Z-82-25-5 (Canopy at the Trails PUD) - Northeast Corner of 104th Drive and Indian School Road (Ordinance G-7506) - District 5

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-82-25-5 and rezone the site from R1-6 (Single-Family Residence District), R-4A (Multi-Family Residence - General), C-1 (Neighborhood Retail), and C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow single-family attached residential (townhomes).

Summary

Current Zoning: R1-6 (0.07-acres), R-4A (6.52 acres), C-1 (0.17-acres), and C-2 (2.53 acres)
Proposed Zoning: PUD
Acreage: 9.29
Proposal: Single-family attached residential (townhomes)

Owner: Elevation Living, LLC
Applicant: Michael Buschbacher, Earl & Curley, P.C.
Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Maryvale Village Planning Committee was scheduled to hear this item on August 13, 2025, for information only, however, there was no quorum.
VPC Action: The Maryvale Village Planning Committee heard this item on February 11, 2026, and recommended approval, per the staff recommendation, by a vote of 7-4.
PC Action: The Planning Commission heard this item on March 5, 2026, and recommended approval, per the Maryvale Village Planning Committee recommendation, by a vote of 7-0.

Location

Northeast corner of 104th Drive and Indian School Road
Council District: 5
Parcel Address: 4141 N. 104th Drive

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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-82-25-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT), R-4A (MULTI-FAMILY RESIDENCE – GENERAL), C-1 (NEIGHBORHOOD RETAIL), AND C-2 (INTERMEDIATE COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

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

SECTION 1. The zoning of a 9.29-acre site located at the northeast corner of 104th Drive and Indian School Road in a portion of Section 20, Township 2 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from 0.07-acres of “R1-6” (Single-Family Residence District), 6.52 acres of “R-4A” (Multi-Family Residence – General), 0.17-acres of “C-1” (Neighborhood Retail), and 2.53 acres of “C-2” (Intermediate Commercial) to “PUD” (Planned Unit Development).

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

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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. An updated Development Narrative for the Canopy at the Trails PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 28, 2026, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information to add the following:
    1st Submittal: June 6, 2025
    2nd Submittal: September 30, 2025
    Hearing Draft: January 28, 2026
    City Council Adopted: [Add adoption date].

    b. Page 5, D. Development Standards, above the Development Standards table, add the following sentence: Any non-residential use shall be subject to the standards of Section 622 (C-1) or Section 623 (C-2) of the Phoenix Zoning Ordinance, respectively, per Table No. 1.b.

    c. Page 5, D. Development Standards, Minimum Dwelling unit density (unit/gross acre): Revise to "13.35 du/gross acre".

    d. Page 5, D. Development Standards, Minimum Perimeter Building Setbacks, Not Adjacent to a Public Street, North and South Yard: Update both standards to 5 feet.

    e. Page 7, D. Development Standards, Elevations and Materials: Move to page 17 in the Design Guidelines section.

    f. Page 8, Development Standards, Streetscape Standards, Indian School Road, Add after the sidewalk width standard: "All street improvements to Indian School Road shall be reviewed and approved by MCDOT."

    g. Page 8, Development Standards, Streetscape Standards: Add a row titled "Pedestrian Connectivity" and the following standard: A minimum of one direct pedestrian connection is required between the site and the Monterosa cul-de-sac.

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h. Page 10, E. Design Guidelines, Section 507 Tab A.II.C.7 – Auto Court Cluster Guidelines, replace first paragraph with the following language, and move above the header for Section 507 Tab A.II.C.7 – Auto Court Cluster Guidelines: Due to the fact that the site has been constructed as per approved plans and has been issued a Certificate of Occupancy by the City of Phoenix, the Design Guidelines for this PUD shall be governed by the existing developments previously approved Site Plan dated May 19, 2023, Building Elevations dated July 15, 2022 and the Landscape Plans dated September 26, 2024, and the modifications listed below from Section 507 Tab A.II.C.7 – Auto Court Clusters, unless and until the subject property is fully redeveloped or otherwise as stated in this PUD.

i. Page 17, E. Design Guidelines, after the third paragraph (regarding the open space amenities) add the following:

i. Add a new header called "Buildings".

ii. Replace the last sentence in the fourth paragraph with "The following shall be provided:"

iii. Replace the bulleted list with the one on page 7 (Stipulation No. 1.e).

2. 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.

3. The property owner shall record documents that disclose the existence, and operational characteristics of the Glendale Regional Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

4. 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.

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PASSED by the Council of the City of Phoenix this 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-82-25-5

WITHIN A PORTION OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, LOT 2, AND TRACT 'A' OF ELEVATION AT THE TRAILS, ACCORDING TO THE PLAT RECORDED IN BOOK 1660, OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.

AND

THE WESTERLY 25 FEET OF ABANDONED 104TH AVENUE, AS ABANDONED PER ROAD FILE NO. 2512, LYING ADJACENT TO THE EASTERLY LINE OF LOT 1, AND ALSO ALL THAT PORTION ABANDONED OF SAID 104TH AVENUE LYING BETWEEN THE EASTERLY PROLONGATION OF THE NORTH AND SOUTH LINE OF LOT 20, VILLA DE PAZ UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 135 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ADJACENT TO THE EASTERLY LINE OF SAID LOT 20 AND WESTERLY LINE OF TRACT 185, VILLA DE PAZ UNIT ONE, ACCORDING TO THE PLAT RECORDED IN BOOK 135 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT ANY PORTION LYING WITHIN FAIRWAY VILLAS, RECORDED IN BOOK 799 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

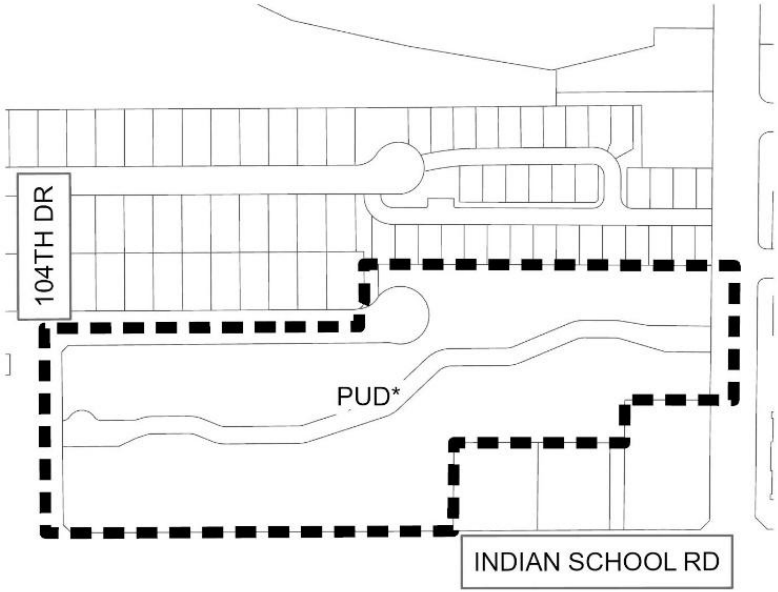
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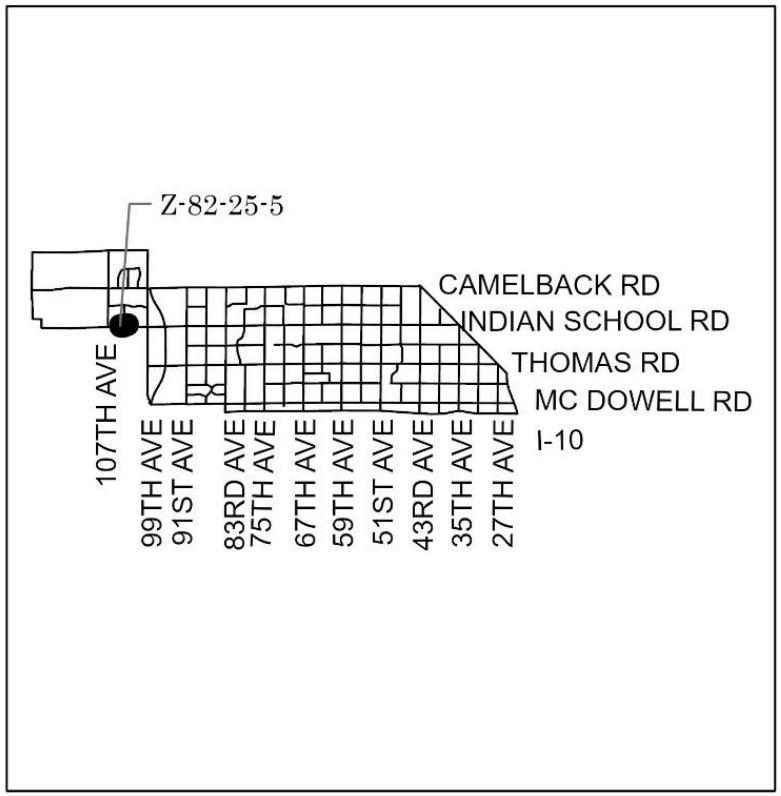
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-82-25-5
Zoning Overlay: N/A
Planning Village: Maryvale





0 137.5 275 550 Feet

NOT TO SCALE

N

Drawn Date: 3/9/2026

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City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 71

Amend City Code - Ordinance Adoption - Rezoning Application Z-106-25-8 - Southeast Corner of 16th Street and Portland Street (Ordinance G-7505) - District 8

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-106-25-8 and rezone the site from PSC (Planned Shopping Center) to C-2 (Intermediate Commercial) for a grocery store with banquet hall.

Summary

Current Zoning: PSC
Proposed Zoning: C-2
Acreage: 14.17
Proposal: Grocery store with banquet hall

Owner: Lufty Family Limited Partnership
Applicant/Representative: Madison Leake, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Central City Village Planning Committee heard this item on February 9, 2026, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this item on November 6, 2026, and continued the item to December 3, 2025, by a vote of 8-0. The Planning Commission heard this item on December 3, 2025, and continued the item to January 8, 2026, by a vote of 9-0. The Planning Commission heard this item on January 8, 2026, and continued the item to February 5, 2026, by a vote of 7-0. The Planning Commission heard this item on February 5, 2026, and continued the item to March 5, 2026, by a vote of 9-0. The Planning Commission heard this item on March 5, 2026, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 7-0.

Location

Southeast corner of 16th Street and Portland Street
Council District: 8
Parcel Address: 1602 and 1650 E. Roosevelt Street

Responsible Department

This item is submitted by Assistant City Manager Lori Bays 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-106-25-8) FROM PSC (PLANNED SHOPPING CENTER) TO C-2 (INTERMEDIATE COMMERCIAL).

_____

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

SECTION 1. The zoning of a 14.17-acre site located at the southeast corner of 16th Street and Portland Street in a portion of Section 3, Township 1 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “PSC” (Planned Shopping Center) to “C-2” (Intermediate 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,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Upon complete redevelopment or development that increases the cumulative floor area of all the buildings by more than 20%, from the existing 114,602 square feet depicted on the site plan date stamped August 14, 2025, or new development of 5,000 square feet or more, the following shall apply to any new construction:

    a. The building frontages facing 16th Street and Roosevelt Street shall use an allowable frontage type per the standards of Table 1303.2 Transect T5.

    b. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

    c. All pedestrian pathways (including sidewalks) 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.

    d. 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.

    e. A publicly accessible bicycle repair station (“fix it station”) shall be provided and maintained on site near a primary site entrance for the first new construction of 5,000 square feet or more. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

        i. Standard repair tools affixed to the station;

        ii. A tire gauge and pump affixed to the based of the station or the ground;

        iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

    f. A minimum of 5% of the required parking spaces shall include EV Ready infrastructure.

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g. 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.

h. Where triggering development is adjacent, the existing detached sidewalks along Roosevelt Street shall remain and the planters shall be replenished as follows:

    i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    ii. Shrubs and vegetative groundcovers with a maximum mature height of three 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 alternative design solutions consistent with a pedestrian environment for installing the required plants.

i. Where triggering development is adjacent, the existing detached sidewalks along 16th Street shall remain and the planters shall be replenished as follows:

    i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    ii. Shrubs and vegetative groundcovers with a maximum mature height of three 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 alternative design solutions consistent with a pedestrian environment for installing the required plants.

j. Where triggering development is adjacent, the sidewalks along Portland Street and Patricio Street shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    i. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

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ii. Shrubs and vegetative groundcovers with a maximum mature height of three 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 alternative design solutions consistent with a pedestrian environment for installing the required plants.

k. Where triggering development is adjacent, replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

l. All streets within and adjacent to the triggering 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.

m. A minimum of eight bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near new building entrances 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.

n. Where triggering development is adjacent, the landscape planters within the parking lot shall be replenished per the C-2 standards for planting type, size and quantity, as approved by Planning and Development Department.

o. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

p. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

q. The northbound bus bay and pad on 16th Street south of the existing driveway shall be retained.

r. A minimum of 50 feet of right-of-way shall be dedicated for the east side of 16th Street.

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2. 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.

3. 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.

4. 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.

5. 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 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

DRAFT

By:

_____
_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

Exhibits:
A – Legal Description (3 pages)
B – Ordinance Location Map (1 page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-106-25-8

APN 116-15-092B

That part of the S. 1/2, S. 1/2, N. W. 1/4, Section 3, T.1 N., R. 3 E., G. & S. R. B. & M., Maricopa County, Arizona described as follows:

From the southwest corner of said S. 1/2, S. 1/2, N. W. 1/4, Section 3 running thence easterly along the center line of Roosevelt Street a distance of 195.40 feet; running thence N. 0˚45' 25" W. for a distance of 30 feet to a point on the southerly line of Roosevelt Street, the true point of beginning this description; running thence N. 0˚46' 25" W. for a distance of 145 feet; running thence west for a distance of 155.40 feet to a point in the easterly line of 16th Street; running thence N.11˚28' 16" E. for a distance of 56.62 feet; running thence N. 0˚46' 24" W. for a distance of 100 feet; running thence west for a distance of 12 feet to a point in the east line of 16th Street; running thence N. 0˚46' 25" W. along the east line of 16th Street; running thence N. 0˚46' 25" W. along the east line of 16th Street for a distance of 294.52 feet; running thence N. 44˚35' 46" E. for a distance of 4.22 feet; running thence N. 89˚57' 57" E. along the southerly line of Portland Street for a distance of 665.74 feet; running thence S. 0˚38' 39" E. for a distance of 598.39 feet to a point in the northerly line of Roosevelt Street; running thence westerly along the northerly line of Roosevelt Street for a distance of 512 feet to the true point of beginning.

Containing 375,550 square feet or 8.621 acres.

APN 116-15-093B, 1602 E. ROOSEVELT STREET

A portion of the South half of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 3, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a City of Phoenix Brass Cap in Handhole at the intersection of 16th Street and Roosevelt Street marking the West quarter corner of said Section 3 from which a City of Phoenix Brass Cap at the intersection of 18th Street and Roosevelt Street marking the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 3 bears South 89 degrees 32 minutes 22 seconds East 708.81 feet along the South line of said Northwest quarter to the East line of the West 708.74 feet of said Northwest quarter;

THENCE South 89 degrees 32 minutes 22 seconds East 708.81 feet along the South line of said Northwest quarter along to the East line of West 708.74 feet of said Northwest quarter;

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THENCE North 00 degrees 19 minutes 51 seconds West 30.00 feet along said East line to the POINT OF BEGINNING;

THENCE North 00 degrees 19 minutes 51 seconds West 299.27 feet continuing along said East line to the North line of said South half;

THENCE South 89 degrees 33 minutes 21 seconds East 249.53 feet along said North line to the West line of the East 30.00 feet of said north half;

THENCE South 00 degrees 12 minutes 04 seconds East 296.34 feet along said West line to the Northerly right of way line of Roosevelt Street as described in Docket 9122, Page 581, Maricopa County Records;

THENCE South 45 degrees 07 minutes 47 seconds West 4.22 feet along said Northerly right of way line to the North line of the South 30.00 feet of said South half;

THENCE North 89 degrees 32 minutes 22 seconds West 245.85 feet along said Northerly right of way line and the North line of said South 30.00 feet to the POINT OF BEGINNING.

Comprising 1.712 acres or 74,573 square feet more or less, subject to all easements of record.

APN 116-15-094B, 1602 E. ROOSEVELT STREET

A portion of the North half of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 3, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMMENCING at a City of Phoenix Brass Cap in Handhole at the intersection of 16th Street and Roosvelt Street marking the West quarter corner of said Section 3 from which a City of Phoenix Brass Cap at the intersection of 18th Street and Roosevelt Street marking the Southeast corner of the Southwest quarter of the Northwest quarter of said Section 3 bears south 89 degrees 32 minutes 22 seconds East 1316.72 feet, said described line being the Basis of Bearings for this description;

THENCE South 89 degrees 32 minutes 22 seconds East 708.81 feet along the South line of said Northwest quarter to the East line of the West 708.74 feet of said Northwest quarter;

THENCE North 00 degrees 19 minutes 51 seconds West 329.27 feet along said East line to the South line of North half of the West half of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 3 and the POINT OF BEGINNING;

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THENCE North 00 degrees 19 minutes 51 seconds West 299.27 feet continuing along said East line to the South line of the North 30.00 feet of said North half;

THENCE South 89 degrees 34 minutes 20 seconds East 247.20 feet along said South line to the South westerly line of that right of way described in Docket 9122, Page 580, Maricopa County Records;

THENCE South 44 degrees 53 minutes 12 seconds East 4.27 feet along Southwest line to the West line of the East 30.00 feet of said North half;
THENCE South 00 degrees 12 minutes 04 seconds East 296.34 feet to the South line of said North half;

THENCE North 89 degrees 33 minutes 21 seconds West 249.53 feet along said South line to the POINT OF BEGINNING.

Comprising 1.717 acres or 74,776 square feet more or less, subject to all easements of record.

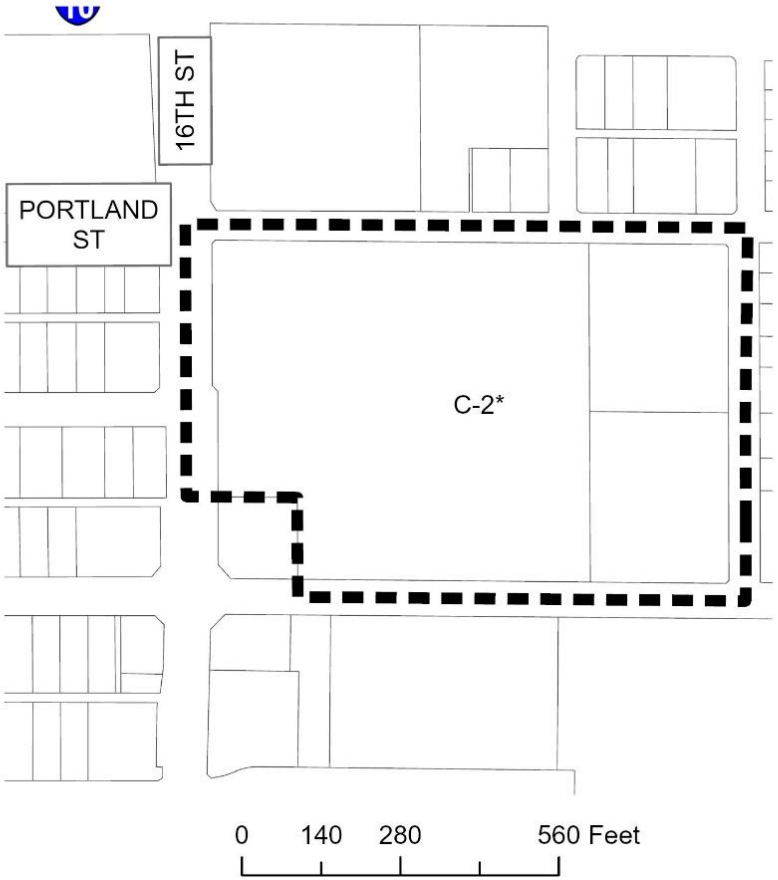
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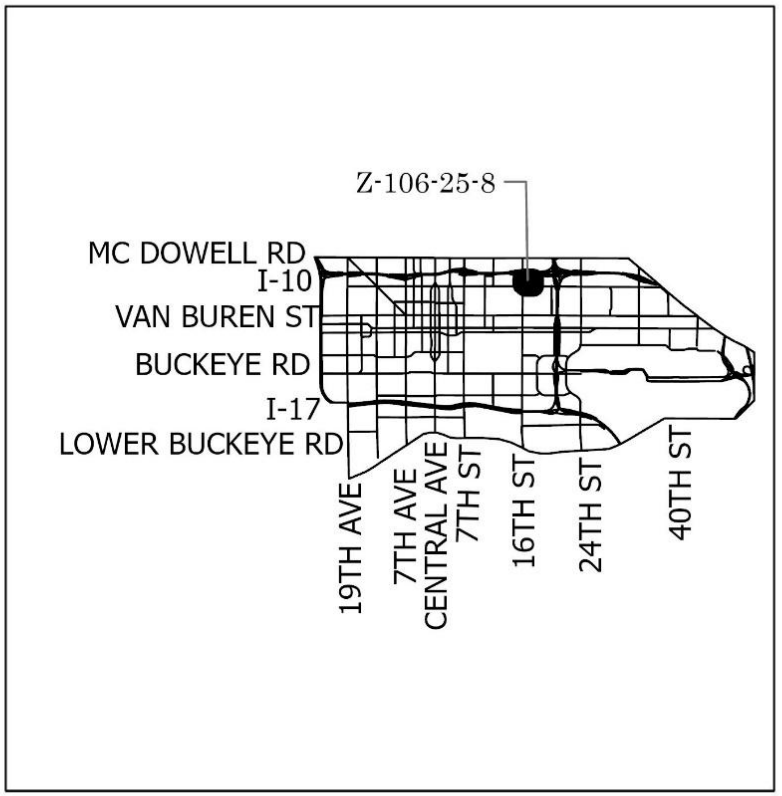
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-106-25-8
Zoning Overlay: N/A
Planning Village: Central City





NOT TO SCALE

N

Drawn Date: 3/9/2026

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2026 ORD\4-8-2026\4-8-2026.aprx

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 72

Public Hearing and Resolution Adoption - General Plan Amendment GPA-DSTV-1-25-2 - Southeast Corner of 64th Street and Mayo Boulevard (Resolution 22367) - District 2

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designations on 219.22 acres from 216.47 acres of Residential 5 to 10 dwelling units per acre and 2.75 acres of Commercial / Commerce/Business Park to 8.20 acres of Commercial and 211.02 acres of Residential 15+ dwelling units per acre. This is a companion case to Z-87-E-03-2 and should be heard first, followed by Z-87-E-03-2.

Summary

Application: GPA-DSTV-1-25-2
Current Designation: Residential 5 to 10 dwelling units per acre (216.47 acres) and Commercial / Commerce/Business Park (2.75 acres)
Proposed Designation: Commercial (8.20 acres) and Residential 15+ dwelling units per acre (211.02 acres)
Acreage: 219.22
Proposed Use: Minor General Plan Amendment to facilitate a hotel development and higher density attached townhouses, condos, or apartments

Owner/Applicant: Jonathan Stelzer, The Plaza Companies
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval.
VPC Information Only: The Desert View Village Planning Committee heard this item on December 2, 2025, for information only.
VPC Action: The Desert View Village Planning Committee heard this item on February 3, 2026, and recommended approval, per the staff recommendation, by a vote of 9-0.
PC Action: The Planning Commission heard this item on March 5, 2026, and recommended approval, per the Desert View Village Planning Committee recommendation, by a vote of 7-0.

Location
Southeast corner of 64th Street and Mayo Boulevard
Council District: 2
Parcel Addresses: 6475 E. Mayo Boulevard, 18017 N. 64th Street, and various.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays 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-DSTV-1-25-2, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

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

SECTION 1. The 2025 Phoenix General Plan, which was adopted by Resolution 22191, is hereby amended by adopting GPA-DSTV-1-25-2. The 219.22 acres site located at the southeast corner of 64th Street and Mayo Boulevard is designated as 8.20 acres of Commercial and 211.02 acres of Residential 15+ dwelling units per acre.

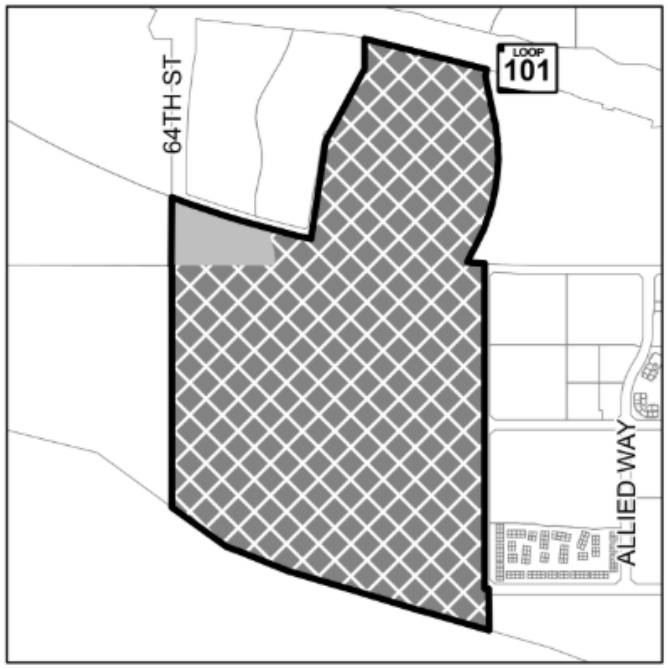
SECTON 2. The Planning and Development Director is instructed to modify the 2025 Phoenix General Plan to reflect this land use classification change as shown below:

DRAFT

PROPOSED CHANGE:

Commercial (8.20 +/- Acres)
Residential 15+ du/ac (211.02 +/- Acres)

Proposed Change Area
Residential 15+ du/ac
Commercial



PASSED by the Council of the City of Phoenix this 8th day of April 2026.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

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

DRAFT

By:_____
_____

REVIEWED BY:

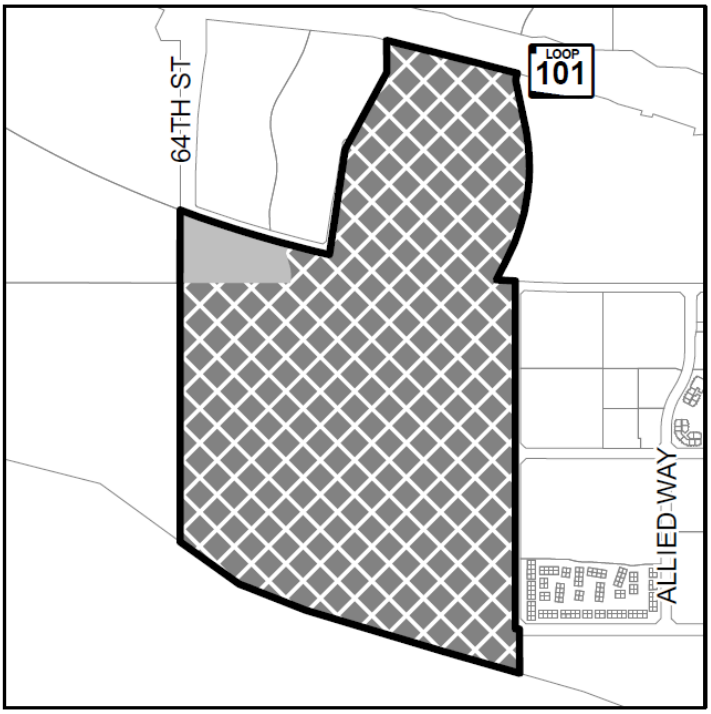
_____
Ed Zuercher, City Manager

DRAFT

PROPOSED CHANGE:

Commercial (8.20 +/- Acres)
Residential 15+ du/ac (211.02 +/- Acres)

Proposed Change Area
Residential 15+ du/ac
Commercial



DRAFT

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
January 26, 2026

Application:	GPA-DSTV-1-25-2
Owner/Applicant:	Jonathan Stelzer, The Plaza Companies
Representative:	Nick Wood, Snell & Wilmer, LLP
Location:	Southeast corner of 64th Street and Mayo Boulevard
Acreage:	219.22 acres
Current Plan Designation:	Residential 5 to 10 dwelling units per acre (216.47 acres) Commercial / Commerce/Business Park (2.75 acres)
Requested Plan Designation:	Commercial (8.20 acres) Residential 15+ dwelling units per acre (211.02 acres)
Reason for Requested Change:	Minor General Plan Amendment to facilitate hotel and higher density attached townhouses, condos, or apartments
Desert View Village Planning Committee Meeting Date:	February 3, 2026
Staff Recommendation:	Approval

FINDINGS:

1) The proposal will facilitate a mix of residential and commercial uses, contributing to the land use mix in the area.

2) Existing zoning to the south and east of the companion rezoning case boundary is consistent with the proposed Residential 15+ dwelling units per acre designation.

3) The subject site is appropriate for commercial uses, as the site is at an intersection of two arterial streets and nearby a freeway interchange.

BACKGROUND

The subject site is a 219.22-acre site located at the southeast corner of 64th Street and Mayo Boulevard. The current General Plan Land Use Map designations on the site are 216.47 acres of Residential 5 to 10 dwelling units per acre and 2.75 acres of Commercial / Commerce/Business Park. The applicant proposes to change the designation for the area of the companion rezoning case Z-87-E-03-2, which is 8.20 acres in size, to Commercial and the remaining area, which is 211.02 acres in size, to Residential 15+ dwelling units per acre to be consistent with the existing zoning.

Companion Case Z-87-E-03-2 (Plaza Companies Hospitality PUD) is a request to rezone 8.20 acres from S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District) for a Major Amendment to the Paradise Ridge PCD to allow a hotel.

The proposed commercial use on the PUD site is not consistent with the General Plan Land Use Map designation of Residential 5 to 10 dwelling units per acre. The zoning to the south and east of the proposed PUD rezoning area is R-3A, which is inconsistent with the General Plan Land Use Map designation of Residential 5 to 10 dwelling units per acre. Therefore, a minor General Plan Amendment is required to amend the General Plan Land Use Map designation for the PUD site and for the sites to the south and east of the PUD site as the combined area is larger than 10 acres.

SURROUNDING LAND USES

NORTH / WEST
North and west of the subject site, at the northeast corner of 64th Street and Mayo Boulevard, is a proposed multifamily residential development designated as Commercial / Residential 15+ dwelling units per acre.

EAST
East of the site is a commercial center, an office complex, a fitness center, and multifamily residential designated Commercial / Commerce/Business Park.

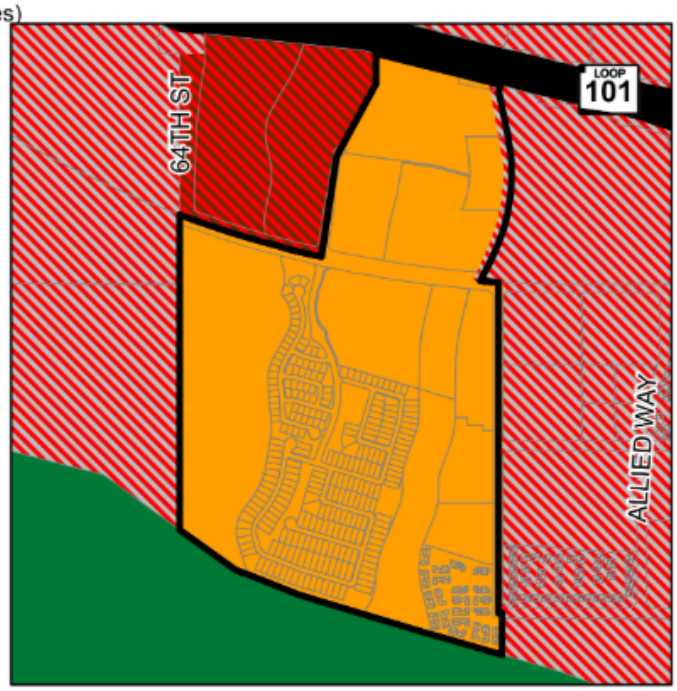
SOUTH
South of the site is the Reach 11 recreation area designated Parks/Open Space – Publicly Owned.

WEST
West of the site, across 64th Street, is vacant land designated Commercial / Commerce/Business Park.

EXISTING:

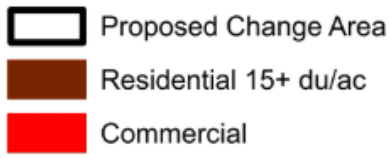
Residential 5 to 10 du/ac (216.47 +/- Acres)
Commercial / Commerce / Business Park (2.75 +/- Acres)

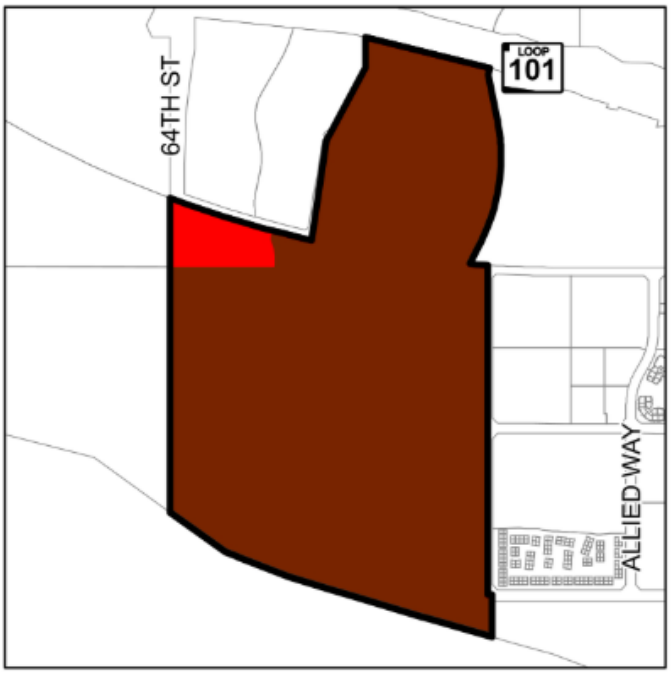




PROPOSED CHANGE:

Commercial (8.20 +/- Acres)
Residential 15+ du/ac (211.02 +/- Acres)





Existing and Proposed General Plan Land Use Map
Source: Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE & PLACES

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

  The proposal for additional residential and commercial uses is appropriate for this location on two arterial streets and near a freeway, and the proposed PUD proposes development standards to prevent negative impacts to the adjacent residential properties.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents*.**

  The proposal will contribute to the mix of uses in the area by supporting existing and future higher-density residential and by providing commercial uses.

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.***

  The proposal, as regulated by the PUD Narrative of companion rezoning case Z-87-E-03-2, includes development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for sidewalks, bicycle infrastructure, pedestrian pathways, and parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

COMMUNITY INPUT SUMMARY

At the time this staff report was written, staff has received three letters of opposition. Concerns include traffic, impact to character of adjacent neighborhoods, building height, signage incompatibility with desert character, and safety.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-1-25-2. The proposed General Plan Land Use Map designations allow for commercial and higher-density residential development at an appropriate location. The proposed Residential 15+ dwelling units per acre designation is consistent with existing zoning to the north, south and east of the

proposed PUD site. The companion rezoning case, Z-87-E-03-2, as stipulated, will enhance connectivity in the surrounding area and add standards to buffer the proposed use from the nearby residences.

Writer
Adrian Zambrano
January 26, 2026

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (2 pages)
Community Correspondence (5 pages)

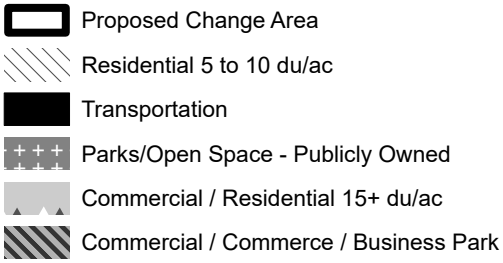
GENERAL PLAN AMENDMENT

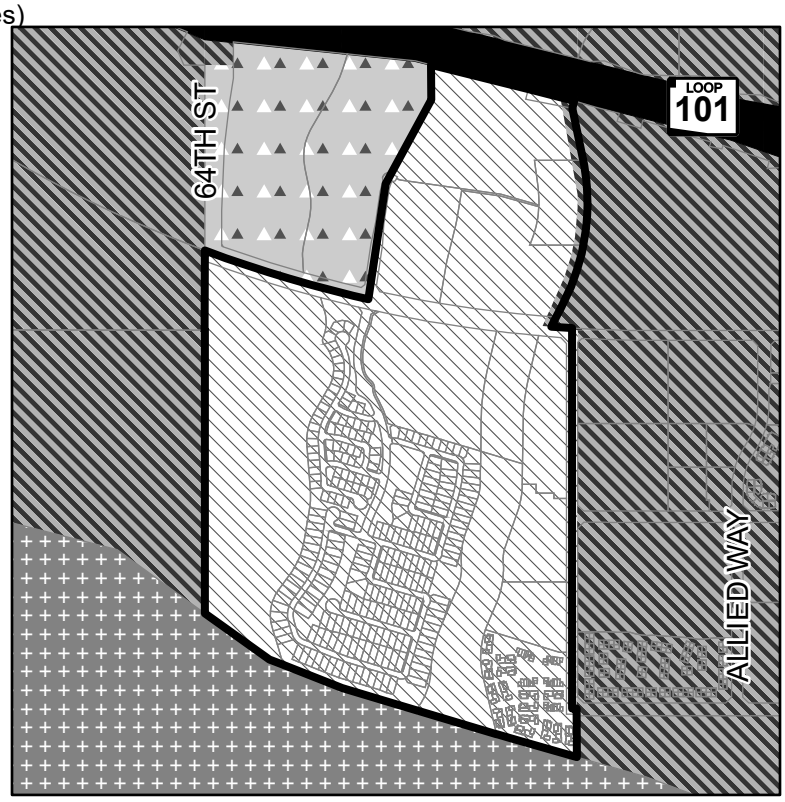
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-25-2	ACRES: 219.22 +/-	REVISION DATE:
VILLAGE: DESERT VIEW	COUNCIL DISTRICT: 2	
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

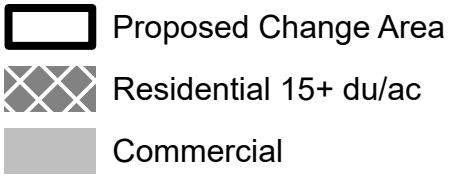
Residential 5 to 10 du/ac (216.47 +/- Acres)
Commercial / Commerce / Business Park (2.75 +/- Acres)

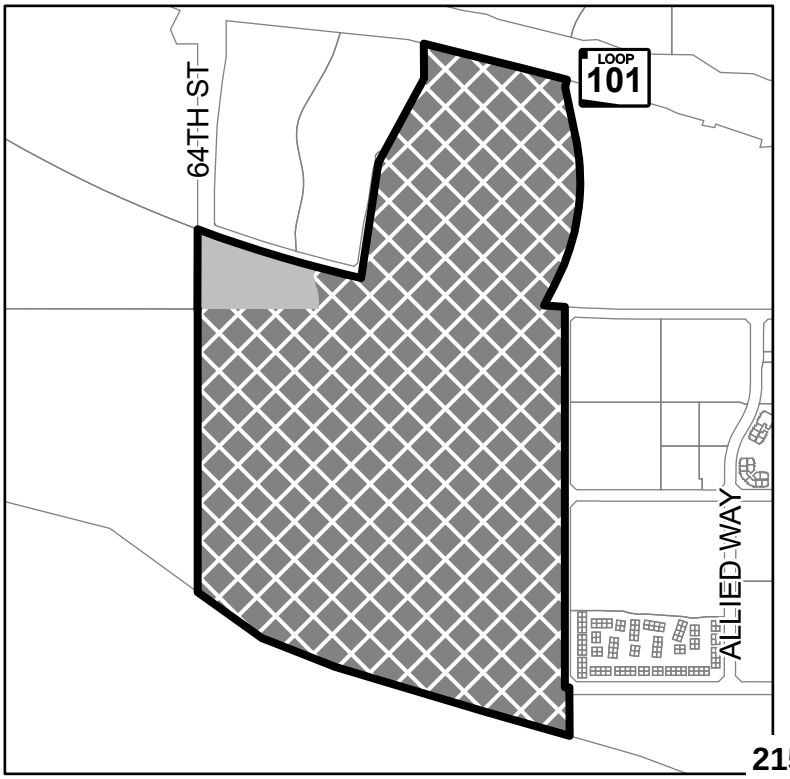




PROPOSED CHANGE:

Commercial (8.20 +/- Acres)
Residential 15+ du/ac (211.02 +/- Acres)





GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DSTV-1-25-2	ACRES: 219.22 +/-	REVISION DATE:
VILLAGE: DESERT VIEW	COUNCIL DISTRICT: 2	
APPLICANT: Snell & Wilmer, LLP		

EXISTING:

Residential 5 to 10 du/ac (216.47 +/- Acres)
Commercial / Commerce / Business Park (2.75 +/- Acres)

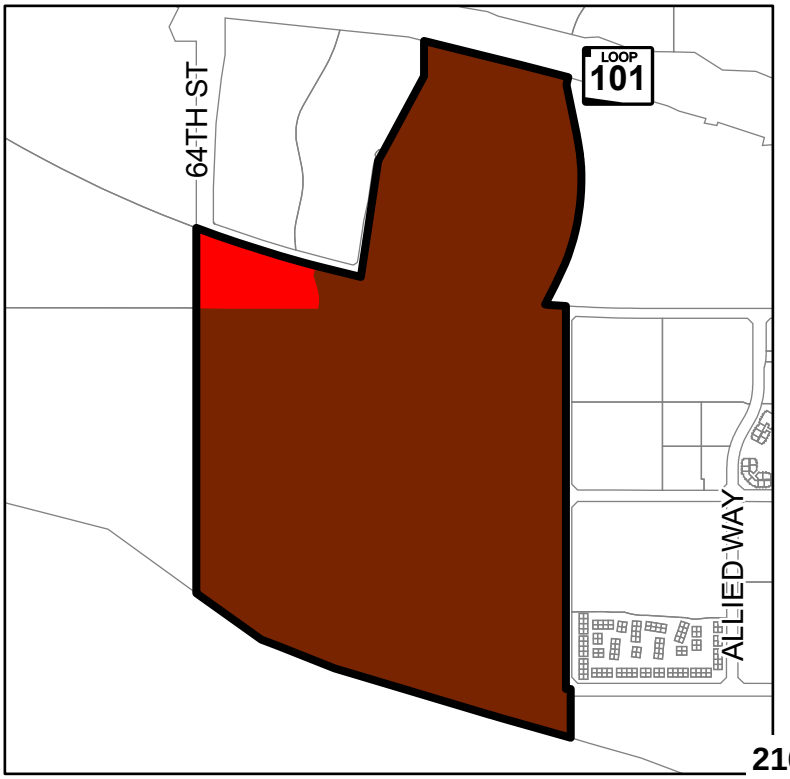
- Proposed Change Area
- Residential 5 to 10 du/ac
- Transportation
- Parks/Open Space - Publicly Owned
- Commercial / Residential 15+ du/ac
- Commercial / Commerce / Business Park



PROPOSED CHANGE:

Commercial (8.20 +/- Acres)
Residential 15+ du/ac (211.02 +/- Acres)

- Proposed Change Area
- Residential 15+ du/ac
- Commercial



From: pensandoval@gmail.com
To: Adrian G Zambrano
Subject: Desert View Village 64th & Mayo
Date: Wednesday, November 26, 2025 11:03:34 AM

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

We oppose the entire rezoning of this area from residential to commercial and apartments. The entire corridors along 68th St, Scottsdale Rd to/from Mayo/101, and now 56th St are being built up into commercial and apartments buildings which will increase the traffic on streets that are not set up to handle what will be double or triple number of vehicles all trying to get on the 101 from Scottsdale, 64th, and 56th St. in addition to bringing the Cardinals training facility within 1 mile radius, the congestion is already bad, and this will make it worse.

Norma and Praxedis Sandoval

Owners of 17850 N 68th St #1145

From: kbsle@aol.com
To: Griemsmann, Noel; Adrian G Zambrano
Subject: Re: New hotel proposal
Date: Monday, December 1, 2025 3:45:47 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

Hi Noel,
I did receive the notice of the next two meetings, however I will be out of town for the Dec. 8 Meeting.

After reviewing the latest documents, would you please add the following comments to your neighborhood summary comments page:

1) As a resident of Paradise Ridge which will be next door to the proposed hotel, I do not believe this is the right venue for the area with million dollar plus homes. A nice restaurant would be a much better option for the site especially due to the additional residences and town homes that are being built adjacent to the site. A hotel is too transient for a family community. There already is a hotel for Mayo visitors, which is set back and closer to the hospital, so it is likely this hotel will be filled with event guests who have no concern of keeping a neighborhood quiet, clean and safe.

2) If the plan for the hotel does get approved, my thoughts for adjustments follow:

-the height is too high for being so close to residents homes. The lighting will be too high for the neighborhood at night. I suggest reducing the floors to four. I just stayed at a Hyatt Place in Flagstaff and it had four floors which made it look to fit the area better. Is anyone considering the water usage for a 6 story hotel?
-The logo on the front top of the building doesn't fit with our desert landscape and should be more discreet like the ASU building, showing only the ASU letters, not the full name, and in a silver/white look which is located on the next lot.
-The company colors of the bright orange and green are again to "loud" and vivid for the desert space of Phoenix. Just as McDonalds does not have yellow arches in Sedona, these colors should be muted to keep the integrity of the desert landscape.
-The renderings sent did not show any landscaping but I would guess that is in the plan, and the more the better.
-The hotel should be required to have a set maximum number of adults per room that matches the beds. To have this become a constant churn of an overcrowded room for our local events is inappropriate for the residents, and our police department.
-The hotel should have 24/7 security on site for the hotel and parking lot to get ahead of issues.
-I would expect the pool to be fenced and locked for guests only.

Thank you for the opportunity to express my concerns.

Karen Batenic, Paradise Ridge resident

On Wednesday, November 19, 2025 at 12:05:47 PM MST, Griemsmann, Noel <ngriemsmann@swlaw.com> wrote:

> Karen,
>
> Thank you for reaching out and we will add your comments to the summary report to the City for that first meeting as well as pass them along to the developer team.
>
> On process, the next step is our informational presentation to the Desert View Village Planning Committee, which is scheduled for December 2nd. After that, we will have a second neighborhood meeting, date still not firmed up yet. If you received a letter last time, you will get another. If not, please send me your address and I will make sure you are on our mailing list.
>
> In the interim, please let me know of any other questions. Hope to see you at one of the upcoming meetings.
>
> **Noel J. Griemsmann, AICP**
> Sr Urban Planner
>
> **O:** 602.382.6824
> ngriemsmann@swlaw.com
>
> **SNELL**
> **& WILMER**
> swlaw.com [us.content.exclaimer.net] [us.content.exclaimer.net]| [us.content.exclaimer.net]LinkedIn [us.content.exclaimer.net]
>
> ---
>
> **From:** kbsle@aol.com <kbsle@aol.com>
> **Sent:** Wednesday, November 19, 2025 11:29 AM
> **To:** Griemsmann, Noel <Ngriemsmann@swlaw.com>
> **Subject:** New hotel proposal
>
> **[EXTERNAL]** kbsle@aol.com
>
> ---
>
> Hi Noel,

We met at the meeting with the Paradise Ridge residents. I didn't have time to fill out the comment card but I would like to share in writing the points of concern that I mentioned to you for your thoughts and discussions.

With the proposal for the hotel to be so close to Paradise Ridge homes, I do not think that is the best venue for the area. A high end restaurant on the Mayo facing property would be better suited for the residents in the area to use. We already have an influx of drunken, rowdy people coming in to town for all of the events in the area ex. golf outing, etc. and a lower price hotel will attract more.

In addition, the drawings showed a building not considerate of the southwest landscape in architecture or colors which is important. The height of the building is too high as well. If it was designed as a higher end boutique hotel, I think it might be received better, or another use for the property.

Also, I haven't received any communication about meetings for residents to express their thoughts in person. Has that been sent out or will it be coming soon?

Thank you, Karen Batenic

From: Michelle
To: Adrian G Zambrano
Subject: 64 St & Mayo Rezoning for hotel
Date: Monday, December 29, 2025 12:53:23 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Hi Adrian,
I have attended a meeting that Snell & Wilmer conducted for getting the land rezoned near my home. I realize that with Mayo Hospital expanding they want to provide short term stays for patients and families, but this is not the place to do it. That corner backs up to my neighborhood Paradise Ridge with single family homes. A 7 story hotel with a parking surrounding it just isn't right. Wouldn't a 2-3 story building be more in line with what surrounds us? Or have the builder of the the townhomes get to build out all the way to Mayo Blvd?
Please let me know how I can be updated more about the dates and process of this rezoning?
Thank you,
Michelle Seabrook

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-1-25-2
INFORMATION ONLY

Date of VPC Meeting	December 2, 2025
Request From	Residential 5 to 10 dwelling units per acre, Commercial / Commerce/Business Park
Request To	Commercial, Residential 15+ dwelling units per acre
Proposal	Hotel and higher density attached townhouses, condos, or apartments
Location	Southeast corner of 64th Street and Mayo Boulevard

VPC DISCUSSION:

Agenda Item 3 (GPA-DSTV-1-25-2) and Agenda Item 4 (Z-87-E-03-2) are companion cases and were heard together.

One member of the public registered to speak on this item.

Applicant Presentation:
Nick Wood, with Snell & Wilmer, LLP, introduced himself and provided an overview of the site. Mr. Wood discussed the Rawhide Wash and surrounding street improvements. Mr. Wood explained the request, noting that the PUD limits the uses and allows the proposed height. Mr. Wood explained the General Plan Amendment request. Mr. Wood then displayed and discussed the site plan, landscape plan, shade plan, building elevations, and renderings.

Questions from Committee:
Vice Chair Louis Lagrave asked if the parking is above ground or below ground. **Mr. Wood** responded that it is all surface parking.

Committee Member Gary Kirkilas commended the inclusion of the trail along the wash. Committee Member Kirkilas asked if the wash would be channelized or kept in its natural condition. **Mr. Wood** responded that the wash would be kept in its natural state. Committee Member Kirkilas asked if the proposal includes green stormwater infrastructure (GSI). Mr. Wood responded that he could ask the landscape architect if that could be included in the project.

Chair Steven Bowser stated that the City has guidelines for GSI.

Committee Member Jason Israel asked if the property is within a floodplain. **Mr. Wood** displayed an aerial of the site and surrounding area, noting that the entire surrounding area is within the AO floodplain. Mr. Wood stated that the Rawhide Wash project would move the property into an A floodplain, which will reduce the potential flood impacts.

Committee Member Joseph Barto asked if the Hilton brand is committed to the project or if they are prospective. **Mr. Wood** responded that they are committed.

Public Comments:
Richard Manski asked what the traffic management plan is for the roads in the area to minimize the impact for people that live in Paradise Ridge and the surrounding area.

Applicant Response:
Mr. Wood responded that a Traffic Impact Analysis (TIA) has been submitted to and approved by the Street Transportation Department. Mr. Wood stated that the biggest improvement the development includes would be widening both 64th Street and Mayo Boulevard. Mr. Wood summarized what the street improvements would include.

Committee Discussion:
Chair Bowser asked for clarification that the street improvements are being built in accordance with the approved Master Street Plan. **Mr. Wood** responded affirmatively.

Village Planning Committee Meeting Summary
GPA-DSTV-1-25-2

Date of VPC Meeting	February 3, 2026
Request From	Residential 5 to 10 dwelling units per acre, Commercial / Commerce/Business Park
Request To	Commercial, Residential 15+ dwelling units per acre
Proposal	Hotel and higher density attached townhouses, condos, or apartments
Location	Southeast corner of 64th Street and Mayo Boulevard
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION:

Committee Member Rick Nowell joined the meeting during this item, bringing the quorum to nine members.

Agenda Item 3 (GPA-DSTV-1-25-2) and Agenda Item 4 (Z-87-E-03-2) are companion cases and were heard together.

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

Staff Presentation:
Adrian Zambrano, staff, provided an overview of General Plan Amendment case GPA-DSTV-1-25-2, including the location of the request, the existing General Plan Land Use Map designation, and surrounding General Plan Land Use Map designations. Mr. Zambrano noted that the GPA boundary is larger than the companion rezoning case boundary in order to match the General Plan Land Use Map designations with the existing zoning in the surrounding area. Mr. Zambrano shared the staff findings and stated that staff recommends approval. Mr. Zambrano then provided an overview of Rezoning Case No. Z-87-E-03-2, including the location of the request, surrounding land uses and zoning, and the proposed General Plan Land Use Map designation. Mr. Zambrano provided background on the Paradise Ridge PCD, the Desert Ridge Kierland Major Employment Corridor, and the Peripheral Areas C and D General Plan. Mr. Zambrano summarized the PUD proposal and displayed the site plan, landscape plan,

elevations, and renderings. Mr. Zambrano stated that the request has received three letters of opposition and summarized the concerns. Mr. Zambrano shared the staff findings and stated that staff recommends approval, subject to stipulations. Mr. Zambrano shared the recommended stipulations and upcoming hearing schedule.

Applicant Presentation:
Nick Wood, with Snell & Wilmer LLP, introduced himself and provided context of surrounding developments in the area. Mr. Wood noted that the wash on the east side of the site is approximately 180 feet wide. Mr. Wood discussed the proposed General Plan Land Use Map designation. Mr. Wood then displayed and discussed the site plan, landscape plan, tree and shade plan, elevations, and renderings.

Questions from Committee:
Committee Member Richard Carlucci asked what the Mayo Flyover Study Area Intergovernmental Agreement is and what the $5 million contribution will go towards, per Stipulation 6. **Mr. Wood** responded that there was a point in time when Mayo Boulevard was going to span over the Loop 101 freeway west of Tatum Boulevard, within Superblock 8, to connect to the south side of the freeway. Mr. Wood stated that there was a development agreement between the Arizona State Land Department and the City of Phoenix regarding that flyover. Mr. Wood stated that they think the money will be used for roadway infrastructure, but they are not certain. Committee Member Carlucci asked for clarification that this funding contribution is in addition to the required right-of-way improvements adjacent to the site. Mr. Wood responded affirmatively.

Committee Member George Birchby asked if there have been studies for the need for hotels in the area. **Mr. Wood** responded that he does not know but noted that Plaza Companies builds many hotels and they do their research on market demand. Mr. Wood added that the proposed hotel would likely not draw away other hotels, noting that the need for them is exponential.

Committee Member David Kollar asked if there have been any traffic studies done to analyze the traffic patterns and traffic congestion, noting that there are multifamily residential developments proposed to the north and south. **Mr. Wood** responded that the Traffic Impact Analysis studied traffic in all directions generated from the site and from surrounding developments. Mr. Wood stated that according to the traffic engineer, the roadway network at full buildout will be able to handle the generated traffic. Committee Member Kollar asked if the offsite improvements include 64th Street expansion to Bell Road. Mr. Wood responded that the City is currently working on obtaining federal funds in order to expand 64th Street to Bell Road, but this development is not part of that.

Committee Member Gary Kirkilas thanked the applicant for incorporating green stormwater infrastructure standards, water conservation standards, and using the wash as a connection to the Reach 11 Recreation Area.

Chair Steven Bowser echoed appreciation for incorporation of water conservation standards.

Public Comments:
None.

Applicant Response:
None.

Committee Discussion:
Committee Member Kollar asked what fund does the money for the Mayo Flyover Study Area Intergovernmental Agreement go to and what the funds will be used for. **Mr. Zambrano** responded that the money would go into one fund and would be used in the general area for regional transportation infrastructure improvements. Committee Member Kollar asked what area the intergovernmental agreement applies to. Mr. Zambrano responded that it would be applicable to the entire area surrounding where the Mayo Boulevard flyover was located.

MOTION – GPA-DSTV-1-25-2:
Committee Member Warren made a motion to recommend approval of GPA-DSTV-1-25-2, per the staff recommendation. **Vice Chair Lagrave** seconded the motion.

VOTE – GPA-DSTV-1-25-2:
9-0; the motion to recommend approval of GPA-DSTV-1-25-2, per the staff recommendation passes with Committee Members Barto, Birchby, Carlucci, Kirkilas, Kollar, Nowell, Warren, Lagrave and Bowser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
MARCH 5, 2026

ITEM NO: 4	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-1-25-2 (Companion Case Z-87-E-03-2)
Location:	Southeast corner of 64th Street and Mayo Boulevard
From:	Residential 5 to 10 dwelling units per acre and Commercial / Commerce/Business Park
To:	Residential 15+ dwelling units per acre and Commercial
Acreage:	219.22
Proposal:	Minor General Plan Amendment to facilitate a hotel development and higher density attached townhouses, condos, or apartments
Applicant:	Jonathan Stelzer, The Plaza Companies
Owner:	Jonathan Stelzer, The Plaza Companies, et al.
Representative:	Nick Wood, Snell & Wilmer LLP

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Desert View 12/2/2025 Information only.
Desert View 2/3/2026 Approval, per the staff recommendation. Vote 9-0.

Planning Commission Recommendation: Approval, per the Desert View Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve GPA-DSTV-1-25-2, per the Desert View Village Planning Committee recommendation.

Maker: Matthews
Second: James
Vote: 7-0
Absent: Busching, Jaramillo
Opposition Present: No

Findings:

1. The proposal will facilitate a mix of residential and commercial uses, contributing to the land use mix in the area.

2. Existing zoning to the south and east of the companion rezoning case boundary is consistent with the proposed Residential 15+ dwelling units per acre designation.

3. The subject site is appropriate for commercial uses, as the site is at an intersection of two arterial streets and nearby a freeway interchange.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** 73

PCD Major Amendment and Public Hearing - Rezoning Application Z-87-E-03-2 - Southeast Corner of 64th Street and Mayo Boulevard - District 2

Request to hold a public hearing and to approve Rezoning Application Z-87-E-03-2 and rezone the site from S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District) for a major amendment to the Paradise Ridge PCD for the Plaza Companies Hospitality PUD to allow a hotel. This is a companion case to GPA-DSTV-1-25-2 and must be heard following GPA-DSTV-1-25-2.

Summary

Current Zoning: S-1 (Approved CP/BP PCD)
Proposed Zoning: PUD PCD
Acreage: 8.20
Proposal: Major Amendment to the Paradise Ridge PCD for the Plaza Companies Hospitality PUD to allow a hotel

Owner/Applicant: Jonathan Stelzer, The Plaza Companies
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Desert View Village Planning Committee heard this item on December 2, 2025, for information only.
VPC Action: The Desert View Village Planning Committee heard this item on February 3, 2026, and recommended approval, per the staff recommendation, by a vote of 9-0.
PC Action: The Planning Commission heard this item on March 5, 2026, and recommended approval, per the staff memo dated March 5, 2026, by a vote of 7-0.

Location

Southeast corner of 64th Street and Mayo Boulevard
Council District: 2
Parcel Address: 6475 E. Mayo Boulevard and 18017 N. 64th Street

Responsible Department

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

ATTACHMENT A

Plaza Companies Hospitality PUD, Paradise Ridge Planned Community District Z-87-E-03-2

Planning Commission Approved Stipulations from March 5, 2026:

1. An updated Development Narrative for the Plaza Companies Hospitality PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 12, 2026, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]. Change 3rd submittal date to December 30, 2025.

    b. Page 9, C. List of Uses, C1. Permitted Uses, 1st bullet point: Delete “Restaurants with recorded music or one musician”.

    c. Pages 9 and 10, C. List of Uses, C1. Permitted Uses, 2nd bullet point: Update the font size to be the same size. Delete the extra bullet point below the last sub-bullet point, before the Temporary Uses section.

    d. Page 12, D. Development Standards, D2. Streetscape Standards: Add text at the bottom of the page for footnote 2 which states “Per the approved master street plans and as approved/modified by the Street Transportation Department”.

    e. Pages 12 – 14, D. Development Standards, D2. Streetscape Standards, a. Mayo Boulevard and b. 64th Street, Live Coverage, both bullet points for each: Replace “maintained to a maximum height of two feet” to “maintained to a maximum height of three feet (excluding accents)”.

    f. Pages 14 – 16, D. Development Standards, D3. Minimum Landscape Standards, b. North (Mayo Boulevard) through d. East (Adjacent to Wash), Live Coverage, both bullet points for each: Replace “maintained to a maximum height of two feet” with “maintained to a maximum height of three feet (excluding accents)”.

    g. Page 16, D. Development Standards, D3. Minimum Landscape Standards, e, South (Perimeter): Replace with “Trees: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings. Live Coverage: A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage”.

DRAFT

h. Page 16, D. Development Standards, D3. Minimum Landscape Standards, f. Parking Lot Landscaping: Replace “maintained to a maximum height of two feet” with “maintained to a maximum height of three feet (excluding accents)”.

i. Pages 17 – 18, D. Development Standards, D5. Fences/Walls: Start the fourth sentence as a new paragraph. After this paragraph, add “An architectural archway over 40 inches tall shall be permitted within the building/landscape setback when provided over a pedestrian pathway connecting from the public sidewalk to the development”.

j. Page 18, D. Development Standards, D7. Lighting, 2nd paragraph: Replace with “Pedestrian lighting shall be provided along the public sidewalks adjacent to 64th Street and Mayo Boulevard, along the wash pathway, and along private internal pedestrian pathways, as follows:”.

k. Exhibits: Revise exhibits to remove parking overhang and the south retaining wall from impeding in the required south landscape setback.

2. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on panels 04013C 1315L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities are adequately addressed, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

c. Conditions for Grading and Drainage permit and Building permit:

(1) Final Grading and Drainage plans must receive approval from Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.

(2) An Elevation Certificate (FEMA Form 086-0-33), based on Finished Grading and Drainage and construction plans for each structure, must be submitted to and approved by Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.

d. Conditions for building permit (prior to issuance of vertical construction):

DRAFT

(1) An Elevation Certificate (FEMA Form 086-0-33), based on the building under construction, must be submitted to and approved by Floodplain Management prior to issuance of vertical construction.

(2) Compaction test results demonstrating 95% compaction for building pads must be provided prior to issuance of vertical construction.

e. Conditions for certificate of occupancy (C of O):

(1) An Elevation Certificate (FEMA Form 086-0-33), based on finished construction, must be submitted to and approved by Floodplain Management prior to issuance of a Certificate of Occupancy.

(2) An as-built plan review shall confirm that elevations shown on the plans correspond with those documented in the Elevation Certificate based on finished construction.

3. A bus pad on eastbound Mayo Boulevard that conforms with City of Phoenix Standard Detail P1260 shall be constructed. The pad shall be located from 64th Street according to P1258. The bus pad must be located within the public right-of-way or within a transit easement that the developer dedicates.

4. A minimum of 70 feet of right-of-way shall be dedicated for the south half of Mayo Boulevard, per the approved Master Street Plan for N. 64th & E. Mayo Blvd.

5. A minimum of 70 feet of right-of-way shall be dedicated for the east half of 64th Street to its ultimate condition, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.

6. A total of $5,000,000 in regional funding through ASLD shall be paid, due at the release of grading and drainage permits, in accordance with the Mayo Flyover Study Area Intergovernmental Agreement approved by City Council on December 7, 2022.

7. Reconstruction of the interim traffic signal at the intersection of 64th Street and Mayo Boulevard shall be fully funded and constructed with the first phase of development, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.

8. Unless already constructed by others, the ultimate 100-year storm event box culvert dry crossing of Mayo Boulevard east of 64th Street shall be constructed to its full limits, including construction of the upstream and downstream maintenance access ramps.

9. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 10, 2025.

DRAFT

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

PCD Stipulations

16. Master Plan documents shall be submitted for portions of the Planned Community District as development occurs, per the applicable development agreement.

17. Right-of-way and improvements shall be determined by the final Traffic Impact Study and a Master Street Plan – Development Agreement between the city, Arizona State Land Department, and the City of Scottsdale. Additional right-of-way and/or easements not specifically identified such as bus bays, turn lanes, landscape/sidewalk easements, slope and construction easements, etc., may be required as determined by the Master Street Plan, or when individual development plans are submitted to the Planning and Development Department for approval.

DRAFT

18. Detailed requirements for potable water, wastewater, and reclaimed water on-site and off-site infrastructure needed to service this project and infrastructure phasing schedules shall be determined at the time of review and approval of the PCD potable water, wastewater, and reclaimed water master plans. Off-site infrastructure requirements shall be a function of the amount of major master plan water and sewer lines constructed by other development in the area prior to initiation of this project.

Exhibits:
A – Legal Description (1 Page)
B – PCD Major Amendment Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-87-E-03-2

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

A PORTION OF TRACT MF3 OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°58'09" EAST, A DISTANCE OF 2644.14 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 00°02'25" EAST, A DISTANCE OF 564.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 20°25'52" EAST, A DISTANCE OF 9000.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°19'3I",FORAN ARC LENGTH OF 836.49 FEET;

THENCE SOUTH 16°23'10" EAST, A DISTANCE OF 177.71 FEET TO THE BEGINNING OF A CURVE CONCA VE WESTERLY HAYING A RADIUS OF 290.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°45'50", FOR AN ARC LENGTH OF 140.53 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, NORTH 89°58'09" WEST, A DISTANCE OF 852.94 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING ALL OIL, GAS OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION , TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE AS RESERVED IN PATENT RECORDED DECEMBER 20, 2024 AS 2024-0676745 OF OFFICIAL RECORDS.

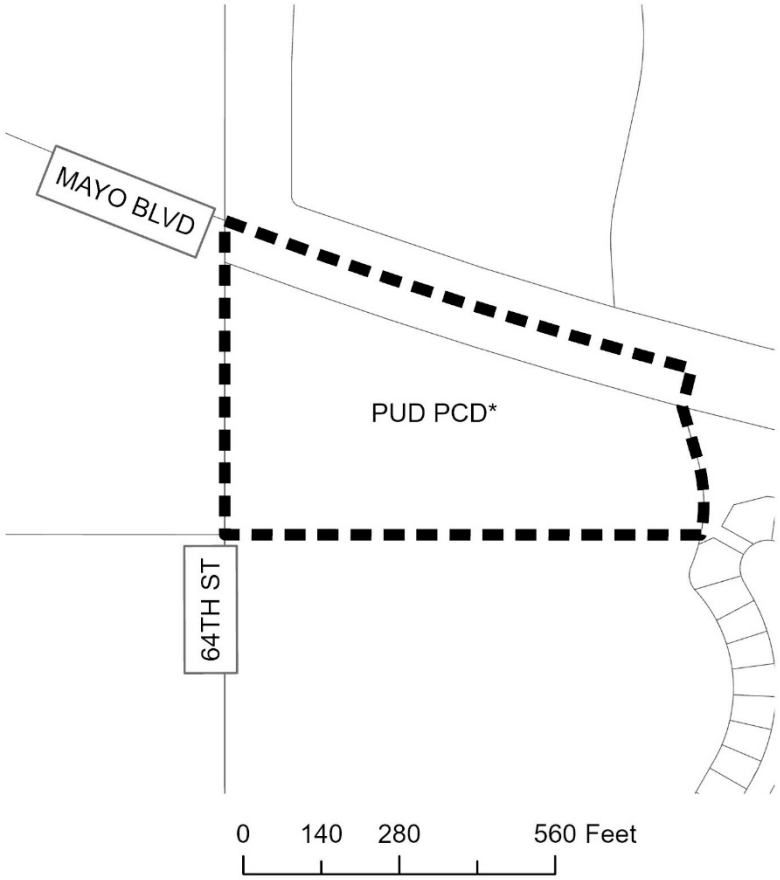
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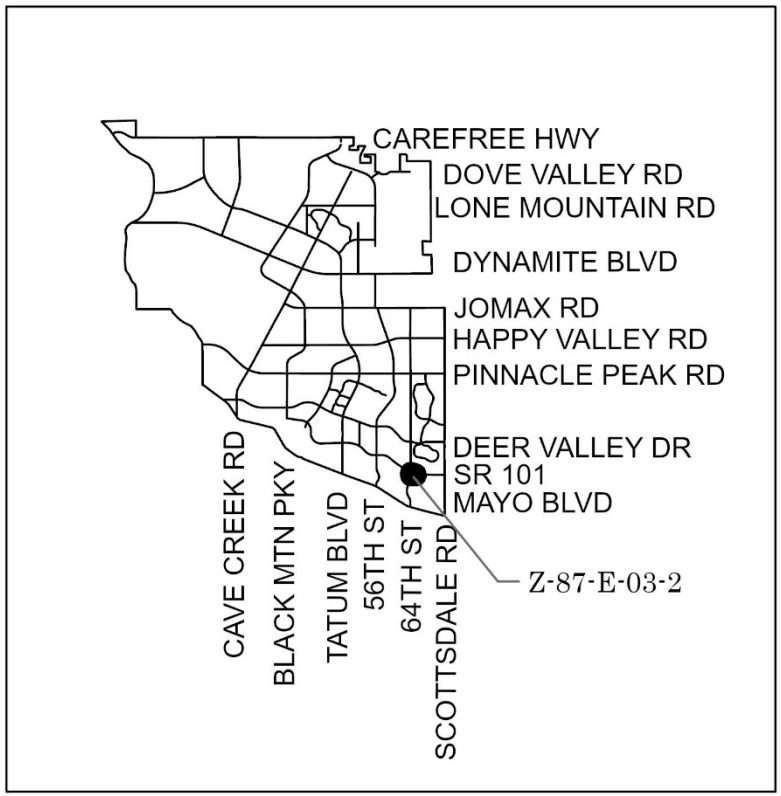
PCD MAJOR AMENDMENT

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-87-E-03-2
Zoning Overlay: N/A
Planning Village: Desert View





NOT TO SCALE

N

Drawn Date: 3/17/2026

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ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-87-E-03-2
Plaza Companies Hospitality PUD
January 26, 2026

Desert View Village Planning Committee Meeting Date:	February 3, 2026
Planning Commission Hearing Date:	March 5, 2026
Request From:	S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) (8.20 acres)
Request To:	PUD PCD (Planned Unit Development, Planned Community District) (8.20 acres)
Proposal:	Major Amendment to the Paradise Ridge PCD to allow a hotel
Location:	Southeast corner of 64th Street and Mayo Boulevard
Owner/Applicant:	Jonathan Stelzer, The Plaza Companies
Representative:	Nick Wood, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Existing Residential 5 to 10 dwelling units per acre Proposed (GPA-DSTV-1-25-2) Commercial (8.20 acres, PUD site) and Residential 15+ dwelling units per acre (211.02 acres, adjacent sites)	
Street Classification Map	64th Street	Arterial	70-foot east half conditional PUE (Public Utility Easement)
	Mayo Boulevard	Arterial	70-foot south half street

General Plan Conformity
CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods. The proposal for a six-story hotel is appropriate for this location on two arterial streets, near a freeway, and adjacent to other sites (across 64th Street and Mayo Boulevard) with approved zoning entitlements that allow increased height. The proposed PUD proposes development standards to prevent negative impacts on the adjacent residential properties.
CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents. The proposal will contribute to the mix of uses in the area by providing a new hotel in proximity to the Mayo Clinic campus and other planned commercial and residential uses.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The proposed PUD sets forth development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for bicycle infrastructure, sidewalks, pedestrian pathways, and parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives
Desert Ridge Kierland Major Employment Corridor – See Background Item No. 15. **Peripheral Areas C and D General Plan** – See Background Item No. 16. **Comprehensive Bicycle Master Plan** – See Background Item No. 17. **Complete Streets Design Guidelines** – See Background Item No. 18. **Zero Waste PHX** – See Background Item No. 19. **Monarch Butterfly Pledge** – See Background Item No. 20.

Applicable Plans, Overlays, and Initiatives
Phoenix Climate Action Plan – See Background Item No. 21.
Transportation Electrification Action Plan – See Background Item No. 22.
Conservation Measures for New Development – See Background Item No. 23.
Shade Phoenix Plan – See Background Item No. 24.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant land	S-1 (Approved CP/BP PCD)
North (across Mayo Boulevard)	Vacant land (planned multifamily residential)	S-1 (Approved PUD PCD)
South	Vacant land (planned single-family attached townhomes)	R1-18 (Approved R-3A PCD)
East	Single-family residential	R-3A PCD
West (across 64th Street)	Vacant land	CP/BP DRSP

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone an 8.20-acre site located at the southeast corner of 64th Street and Mayo Boulevard from S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District) for a Major Amendment to the Paradise Ridge PCD to allow a hotel.

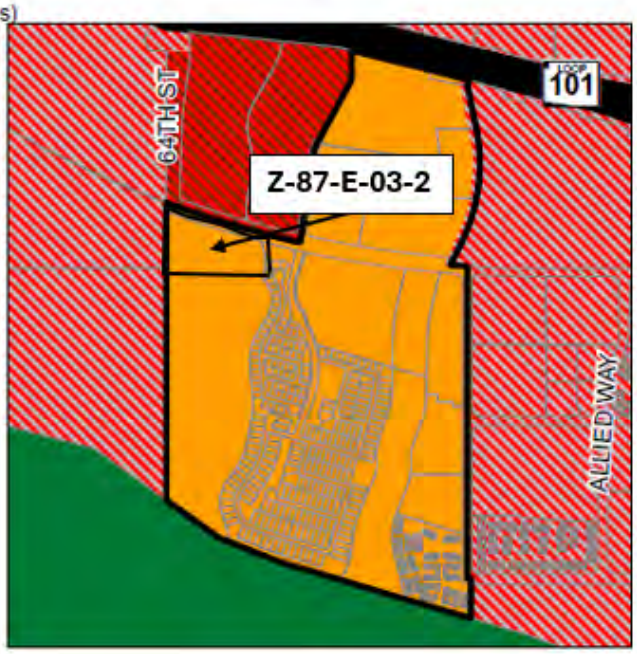
GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site is designated as Residential 5 to 10 dwelling units per acre on the General Plan Land Use Map. To the south and east of the site is designated as Residential 5 to 10 dwelling units per acre. To the north is designated as Commercial / Residential 15+ dwelling units per acre. To the west is designated as Commercial / Commerce/Business Park. The applicant is proposing a minor General Plan Amendment (GPA-DSTV-1-25-2) to change the designation of the subject site to Commercial and to change the designation of the adjacent sites to the northeast, east, and south with approved R-3A zoning to Residential 15+ dwelling units per acre. The uses allowed in the proposed PUD are consistent with the proposed General Plan Land Use Map designation.

EXISTING:

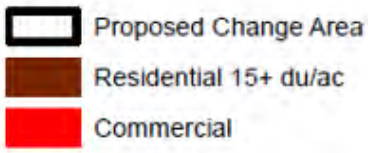
Residential 5 to 10 du/ac (216.47 +/- Acres)
Commercial / Commerce / Business Park (2.75 +/- Acres)





PROPOSED CHANGE:

Commercial (8.20 +/- Acres)
Residential 15+ du/ac (211.02 +/- Acres)



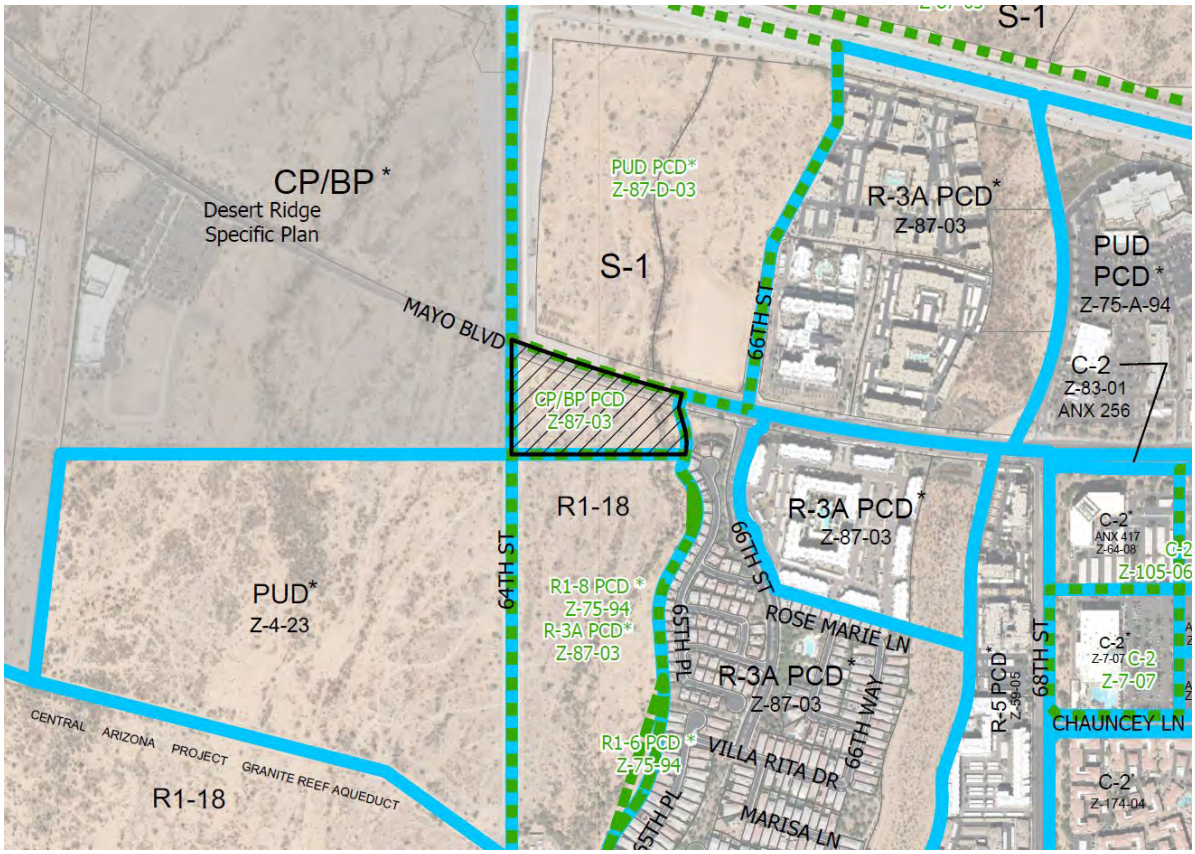


Existing and Proposed General Plan Land Use Map
Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the east is single-family residential zoned R-3A PCD (Multifamily Residence District, Planned Community District). To the north, across Mayo Boulevard, is vacant land planned for multifamily residential, zoned S-1 (Approved PUD PCD)

(Ranch or Farm Residence, Approved Planned Unit Development, Planned Community District). To the west, across 64th Street, is vacant land zoned CP/BP DRSP (Commerce Park District, Business Park Option, Desert Ridge Specific Plan). To the south is vacant land planned for single-family attached townhomes zoned R1-18 (Approved R-3A PCD) (Single-Family Residence District, Approved Multifamily Residence District, Planned Community District).



Zoning Aerial Map
Source: Planning and Development Department

PARADISE RIDGE PCD

4. The Paradise Ridge PCD, generally bounded by Scottsdale Road to the east, 64th Street to the west, Pinnacle Peak Road to the north, and the CAP canal to the south, was initially established in 1994. The subject site was zoned R-2 SP (Multi-Family Residence District, Special Permit) PCD in the original PCD approval. In 2003, a Major Amendment to the Paradise Ridge PCD was approved for a significant portion of the southern part of the PCD area, changing the subject site to CP/BP (Commerce Park District, Business Park Option) PCD. These zoning designations remain on the subject site today.

PROPOSAL

5. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. The PUD proposes a six-story hotel with 260 hotel rooms. The existing north-south wash through the site will remain and will include a trail along it, which will facilitate pedestrian connectivity from the south to Mayo Boulevard.

7. **Land Use**
The proposed development narrative allows hotels and restaurants, bars, and cocktail lounges as primary uses and associated accessory uses.

8. **Development Standards**
The table below summarizes the key development standards set forth in the narrative, which are most closely analogous to the CP/BP zoning district. The building height allowed in the proposed PUD is more than the height of 56 feet allowed in the CP/BP district, the proposed PUD allows a smaller building setback adjacent to Mayo Boulevard than would be required in the CP/BP district, and the proposed PUD requires larger building setbacks not adjacent to a street than would be required in the CP/BP district. The proposed parking matches the Phoenix Zoning Ordinance requirement. Standards for shade and bicycle parking in the PUD exceed Phoenix Zoning Ordinance standards.

Standard	PUD Proposed
Maximum Building Height	88 feet to top of parapet
Maximum Hotel Keys	260
Maximum Lot Coverage	20% of total net site area
Minimum Perimeter Building Setbacks	North (Mayo Boulevard): 20 feet West (64th Street): 20 feet East: 250 feet South: 70 feet
Vehicular Parking	1 space per hotel key
Bicycle Parking	10 spaces
Minimum Shade	Public Sidewalks and Shared-Use Paths: 75%, achieved by shade trees Private Sidewalks, Pedestrian Pathways, and Shared-Use Paths: 50%

	Corners of Traffic Signals: 75%, to allow pedestrians to wait comfortably for the signal to change, subject to sight visibility requirements Transit Stops: 75% Bicycle Parking and Bicycle Repair Stations: 75% Surface Parking Areas: 15% Gathering Areas and Seating Areas: 50% Improved Open Space and Usable Open Space: 50%

The proposed PUD includes a provision in the Parking Standards sub-section of the Development Standards section that allows a reduced depth of parking space and drive aisle dimensions combined, and one less loading space than would be required by the Phoenix Zoning Ordinance standard. The Traffic Services Division reviewed and approved the proposed depth.

Staff recommends several modifications to the PUD Development Narrative in order to make minor technical corrections. These are addressed in Stipulation Nos. 1.a through 1.c and 1.i.

The landscape review team in the Site Planning Division has requested that live coverage be maintained to a maximum of three feet in height, rather than two feet, and that this height restriction exclude accents. This is addressed in Stipulation Nos. 1.d, 1.e, and 1.g.

The Site Planning Division also identified that parking overhang is proposed to impede within the required south landscape setback, which is not permitted. Staff recommends that the exhibits be revised to remove parking overhang from the south landscape setback and to enhance the planting standards for the south landscape setback. This is addressed in Stipulation Nos. 1.f and 1.j.

The subject site is located within the Paradise Ridge PCD. Staff recommends including relevant PCD stipulations that require Master Plans to be submitted for any development, right-of-way improvements to be subject to a Master Street Plan, and water and wastewater to be subject to Master Plan requirements. These are addressed in Stipulation Nos. 16 through 18.

9. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks and landscaping within adjacent rights-of-way. The table below summarizes the key landscape standards. The landscape setbacks adjacent to streets proposed in the PUD are less than would be required in the CP/BP district. The streetscape and all the planting standards exceed the requirements of the CP/BP district.

Standard	PUD Proposed
Minimum Landscape Setbacks	North (Mayo Boulevard): 20 feet West (64th Street): 20 feet East (measured from the top of the west bank of the wash): 20 feet South: 5 feet
Planting Standards (Perimeter Landscape Setbacks Adjacent to Streets)	Trees: Minimum 50% 1.5-inch caliper, 25% 2-inch caliper, and 25% 3-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings Live Coverage: Minimum five 5-gallon drought-tolerant shrubs per tree and minimum 75% live coverage
Planting Standards (East Perimeter Landscape Setback Adjacent to Wash)	Trees: Minimum 50% 1.5-inch caliper, 25% 2-inch caliper, and 25% 3-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the wash pathway to provide 75% shade Live Coverage: Minimum five 5-gallon drought-tolerant shrubs per tree and minimum 75% live coverage
Planting Standards (South Perimeter Landscape Setback)	Minimum five-gallon drought-tolerant shrubs to achieve a minimum of 75% live coverage
Parking Lot Landscaping	Minimum 10% of interior surface parking area (exclusive of perimeter landscaping and all required setbacks) shall be landscaped. Landscape planters planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees and a minimum of five 5-gallon drought-tolerant shrubs per tree
Streetscape	Mayo Boulevard: 8-foot-wide detached sidewalk, 10-foot-wide landscape area between back of curb and sidewalk 64th Street: 10-foot-wide detached sidewalk, 10-foot-wide landscape area between back of curb and sidewalk

10. **Fences and Walls**

The PUD proposes compliance with Phoenix Zoning Ordinance standards for fences and walls with two exceptions:

- A perimeter site fence or wall enclosing the development is not permitted (with the exception for any wall constructed on the south property line by the separate property owner, resulting in a shared wall condition, except along the shared-use path easement along the east side of the site).
- All parking areas are required to be screened from public rights-of-way and

adjacent developments, which may consist of decorative solid masonry walls a minimum of 40 inches in height, landscaping, or other functionally integrated site features, or may be screened behind buildings. Breaks in screening are permitted for no more than 10 percent of any individual parking frontage to provide visual interest, articulation, and to enhanced site permeability.

11. **Lighting**

The PUD proposes compliance with Phoenix Zoning Ordinance standards related to lighting with additional lighting requirements as follows:

- Pedestrian lighting along private and public sidewalks to provide adequate and consistent illumination along walkways, in addition to a maximum height of 15 feet for light fixtures.
- Along the wash corridor pedestrian trail, illuminated bollards are required to be located 60 feet on center along the length of the trail.

12. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings and amenities on-site. Buildings will use a color palette that complements the desert landscape and will provide a variety of materials on each building façade. Buildings will not have blank walls exceeding 50 feet in length, and the wash corridor will have amenity requirements.

The PUD proposes design guidelines for treatment of the Mayo Boulevard street frontage, including an artistic or decorative wall feature along Mayo Boulevard and enhanced pedestrian nodes.

The PUD proposes a variety of other design guidelines, including screen walls to utilize architectural detailing consistent or complementary to the building façade, pedestrian connections to the public sidewalks and wash corridor pathway, traffic calming standards, entry/exit enhancements, a public bicycle repair station, and water conservation standards.

13. **Signs**

The PUD proposes that signage comply with the Phoenix Zoning Ordinance.

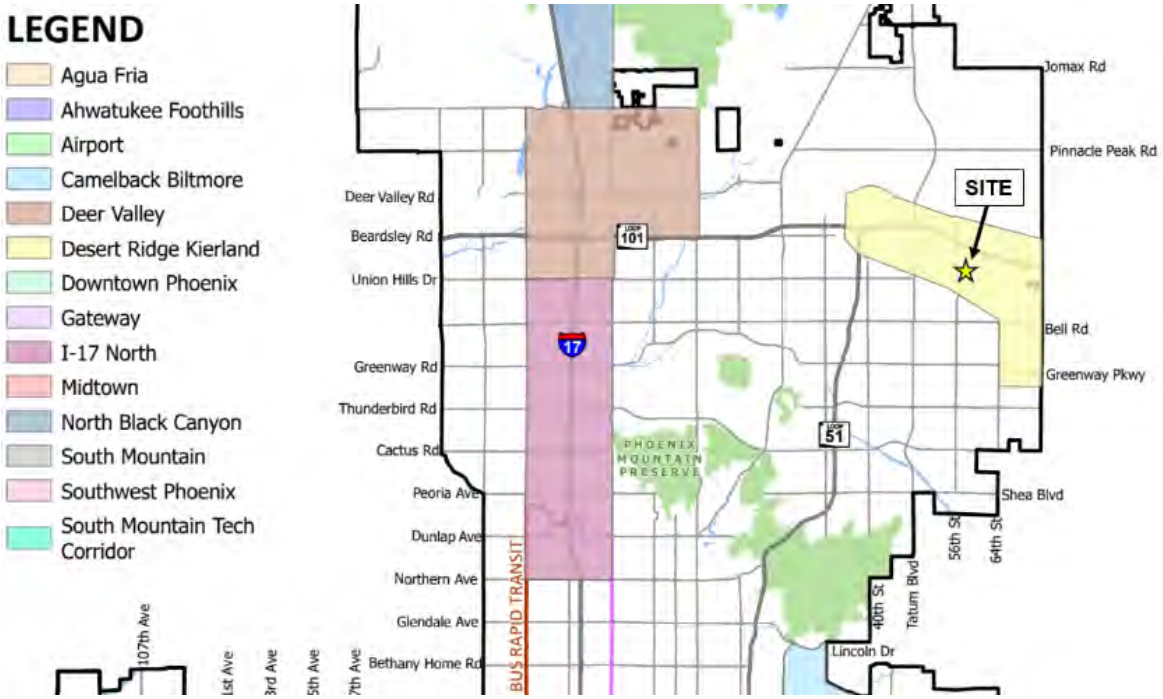
14. **Sustainability**

The PUD proposes dual glaze windows with high performance low-e glazing, that all primary site lighting be LED lighting, that water efficient landscaping be provided, various water conservation measures, and that recycling be provided for hotel guests and visitors internal to the building.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

15. **Desert Ridge Kierland Major Employment Corridor**

The subject site is located within the Desert Ridge Kierland Major Employment Corridor. This employment corridor along the Loop 101 Freeway includes corporate offices, healthcare facilities, and regional retail centers in the Desert Ridge, Paradise Ridge, and Kierland areas. The proposed PUD allows for the creation of short-term stays to support major employers in close proximity to their campuses.



Major Employment Centers and Corridors Map
Source: Planning and Development Department

16. **Peripheral Areas C and D General Plan**

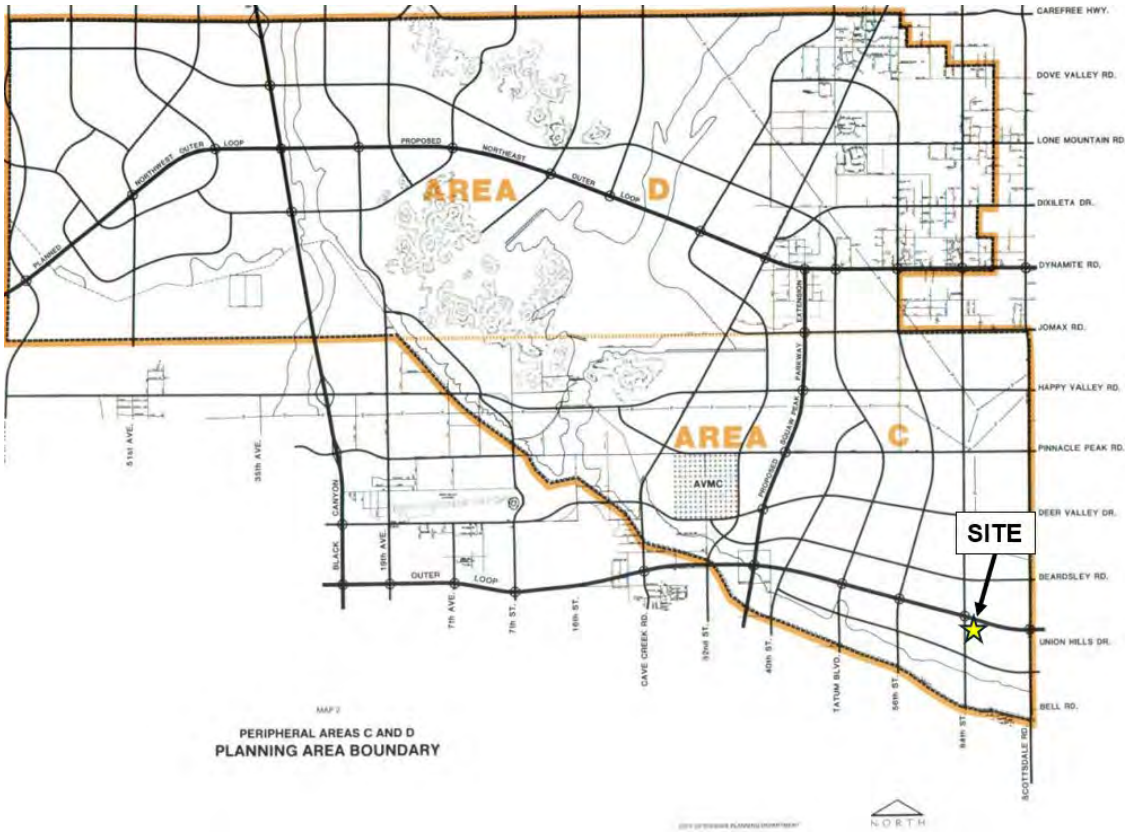
In November 1987, the Phoenix City Council adopted the Peripheral Areas C and D General Plan. In the Phoenix General Plan 1985-2000, four peripheral planning areas were identified and designated for special study independent of the process that led to the development of the General Plan. Two of these areas, consisting of approximately 111 largely undeveloped square miles, are in the far north and are generally referred to as the land above the Central Arizona Project (CAP) canal. These areas have been designated Peripheral Areas C and D, generally bounded by Carefree Highway on the north, the Scottsdale corporate boundary on the east, the CAP and Jomax Road on the south, and 67th Avenue on the west. Jomax Road is the dividing line between Area C on the south and Area D on the north. The plan is an amendment to the Phoenix General Plan that provides recommendations regarding land use and development characteristics to build-out of the planning area. The plan is intended to be consistent with and build on the goals and policies identified in the General Plan. The plan contains seven goals that reflect the

multiple facets of the broad public interest in providing for development of these sensitive lands in an orderly and efficiency manner while respecting their unique and special characteristics.

The subject site is within Area C of the plan. The PUD is consistent with the following goals from the plan:

- *Goal 2: Preserve environmental amenities.*
  The PUD will preserve the wash on the east side of the site.

- *Goal 6: Conserve water.*
  The PUD incorporates design guidelines that address water conservation, including low-water-use plants.



Peripheral Areas C and D General Plan Planning Area Boundary Map
Source: Planning and Development Department

17. **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.

In order to address the goals of this plan, the PUD requires the following:

- A minimum of 10 bicycle parking space to be provided, installed per the requirements in the WU Code and located near the main lobby entrance
- A minimum of one bicycle repair station ("fix it station") to be provided and maintained on site along the wash corridor, adjacent to the wash pathway.

18. **Complete Streets Design Guidelines**
In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, the PUD requires detached and shaded sidewalks on both streets. Additionally, the Public Transit Department requested that a bus pad on eastbound Mayo Boulevard be constructed.

19. **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. Recycling is addressed in the Sustainability Section.

20. **Monarch Butterfly Pledge**
In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, the PUD requires a minimum of 10 percent of the required shrubs be a milkweed or other native nectar species and be planted in groups of three or more.

21. **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. In order to address this goal, the PUD requires a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to be implemented.

22. **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. In order to address the goals of this plan, the PUD requires a minimum of three percent of the required standard parking spaces and 12.5 percent of the required accessible parking spaces to include EV Installed infrastructure. Additionally, one electrical outlet is required adjacent to bicycle parking for electric bicycle charging capabilities.

23. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, the PUD requires the following:
    - Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized.
    - Natural turf shall only be utilized for required retention areas and functional turf areas.
    - 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.
    - Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

- A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management be implemented.
- Documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 20 years.
- A minimum of 10% of the gross area of the site shall be preserved and dedicated as permanent undisturbed open space.

24. **Shade Phoenix Plan**
In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. In order to address the goals of this plan, the PUD requires the following:
    - Minimum 75 percent shade for public sidewalks and shared-use paths.
    - Minimum 50 percent shade for private sidewalks, pedestrian pathways, and shared-use paths.
    - Minimum 75 percent shade for corners of traffic signals to allow for pedestrians to wait comfortably for the signal to change, subject to sight visibility requirements.
    - Minimum 75 percent shade for transit stops.
    - Minimum 75 percent shade for bicycle parking and bicycle repair stations.
    - Minimum 15 percent shade for surface parking areas.
    - Minimum 50 percent shade for gathering areas, seating areas, improved open space, and usable open space.

COMMUNITY INPUT SUMMARY

25. At the time this staff report was written, staff has received three letters of opposition. Concerns include traffic, impact to character of adjacent neighborhoods, building height, signage incompatibility with desert character, and safety.

INTERDEPARTMENTAL COMMENTS

26. **Floodplain Management**
The Floodplain Management division of the Office of the City Engineer provided the comment that the subject site is located within a Special Flood Hazard Area and that any proposed improvements or modifications are subject to federal regulations and the City of Phoenix Floodplain Ordinance. The Floodplain Management division

must approve a Grading and Drainage Plan demonstrating compliance with the regulations prior to any permit issuance. This comment is addressed in Stipulation No. 2.

27. **Public Transit Department**
The Public Transit Department requested that a bus pad be constructed on eastbound Mayo Boulevard. This is addressed in Stipulation No. 3.

28. **Street Transportation Department**
The Street Transportation Department commented the following:
    - Right-of-way shall be dedicated and constructed for the south half of Mayo Boulevard and the east half of 64th Street.
    - A total of $5,000,000 in regional funding through ASLD shall be paid.
    - Reconstruction of the interim traffic signal at the intersection of 64th Street and Mayo Boulevard shall be fully funded and constructed with the first phase of development.
    - The 100-year box culvert dry crossing of Mayo Boulevard east of 64th Street shall be constructed to its full limits.
    - All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
    - Unused driveways shall be replaced with sidewalk, curb, and gutter.
    - The developer shall construct all streets within and adjacent to the development with all required improvements and comply with ADA standards.

    These are addressed in Stipulation Nos. 4 through 11.

OTHER

29. 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 Stipulation Nos. 12 through 14.

30. 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. 15.

31. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the proposed General Plan Land Use Map designation (GPA-DSTV-1-25-2) and the character of the surrounding area.

2. The proposal will facilitate new commercial development at an appropriate location, contributing to the land use mix in the area.

3. The proposed PUD supports efforts from various plans, policies, and initiatives, including the Peripheral Areas C and D General Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Monarch Butterfly Pledge initiative, the Phoenix Climate Action Plan, the Transportation Electrification Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations

1. An updated Development Narrative for the Plaza Companies Hospitality PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 12, 2026, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]. Change 3rd submittal date to December 30, 2025.

    b. Page 9, C. List of Uses, C1. Permitted Uses, 1st bullet point: Delete “Restaurants with recorded music or one musician”.

    c. Pages 9 and 10, C. List of Uses, C1. Permitted Uses, 2nd bullet point: Update the font size to be the same size. Delete the extra bullet point below the last sub-bullet point, before the Temporary Uses section.

d. Pages 12 – 14, D. Development Standards, D2. Streetscape Standards, a. Mayo Boulevard and b. 64th Street, Live Coverage, both bullet points for each: Replace “maintained to a maximum height of two feet” to “maintained to a maximum height of three feet (excluding accents)”.

e. Pages 14 – 16, D. Development Standards, D3. Minimum Landscape Standards, b. North (Mayo Boulevard) through d. East (Adjacent to Wash), Live Coverage, both bullet points for each: Replace “maintained to a maximum height of two feet” with “maintained to a maximum height of three feet (excluding accents)”.

f. Page 16, D. Development Standards, D3. Minimum Landscape Standards, e, South (Perimeter): Replace with “Trees: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings. Live Coverage: A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage”.

g. Page 16, D. Development Standards, D3. Minimum Landscape Standards, f. Parking Lot Landscaping: Replace “maintained to a maximum height of two feet” with “maintained to a maximum height of three feet (excluding accents)”.

h. Pages 17 – 18, D. Development Standards, D5. Fences/Walls: Start the fourth sentence as a new paragraph. After this paragraph, add “An architectural archway over 40 inches tall shall be permitted within the building/landscape setback when provided over a pedestrian pathway connecting from the public sidewalk to the development”.

i. Page 18, D. Development Standards, D7. Lighting, 2nd paragraph: Replace with “Pedestrian lighting shall be provided along the public sidewalks adjacent to 64th Street and Mayo Boulevard, along the wash pathway, and along private internal pedestrian pathways, as follows:”.

j. Exhibits: Revise exhibits to remove parking overhang and the south retaining wall from impeding in the required south landscape setback.

2. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on panels 04013C 1315L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities are adequately addressed, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

c. Conditions for Grading and Drainage permit and Building permit:

1. Final Grading and Drainage plans must receive approval from Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.

2. An Elevation Certificate (FEMA Form 086-0-33), based on Finished Grading and Drainage and construction plans for each structure, must be submitted to and approved by Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.

d. Conditions for building permit (prior to issuance of vertical construction):

1. An Elevation Certificate (FEMA Form 086-0-33), based on the building under construction, must be submitted to and approved by Floodplain Management prior to issuance of vertical construction.

2. Compaction test results demonstrating 95% compaction for building pads must be provided prior to issuance of vertical construction.

e. Conditions for certificate of occupancy (C of O):

1. An Elevation Certificate (FEMA Form 086-0-33), based on finished construction, must be submitted to and approved by Floodplain Management prior to issuance of a Certificate of Occupancy.

2. An as-built plan review shall confirm that elevations shown on the plans correspond with those documented in the Elevation Certificate based on finished construction.

3. A bus pad on eastbound Mayo Boulevard that conforms with City of Phoenix Standard Detail P1260 shall be constructed. The pad shall be located from 64th Street according to P1258. The bus pad must be located within the public right-of-way or within a transit easement that the developer dedicates.

4. A minimum of 70 feet of right-of-way shall be dedicated for the south half of Mayo Boulevard, per the approved Master Street Plan for N. 64th & E. Mayo Blvd.

5. A minimum of 70 feet of right-of-way shall be dedicated for the east half of 64th Street to its ultimate condition, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.

6. A total of $5,000,000 in regional funding through ASLD shall be paid, due at the release of grading and drainage permits, in accordance with the Mayo Flyover Study Area Intergovernmental Agreement approved by City Council on December 7, 2022.

7. Reconstruction of the interim traffic signal at the intersection of 64th Street and Mayo Boulevard shall be fully funded and constructed with the first phase of development, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.

8. Unless already constructed by others, the ultimate 100-year storm event box culvert dry crossing of Mayo Boulevard east of 64th Street shall be constructed to its full limits, including construction of the upstream and downstream maintenance access ramps.

9. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 10, 2025.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

PCD Stipulations

16. Master Plan documents shall be submitted for portions of the Planned Community District as development occurs, per the applicable development agreement.

17. Right-of-way and improvements shall be determined by the final Traffic Impact Study and a Master Street Plan – Development Agreement between the city, Arizona State Land Department, and the City of Scottsdale. Additional right-of-way and/or easements not specifically identified such as bus bays, turn lanes, landscape/sidewalk easements, slope and construction easements, etc., may be required as determined by the Master Street Plan, or when individual development plans are submitted to the Planning and Development Department for approval.

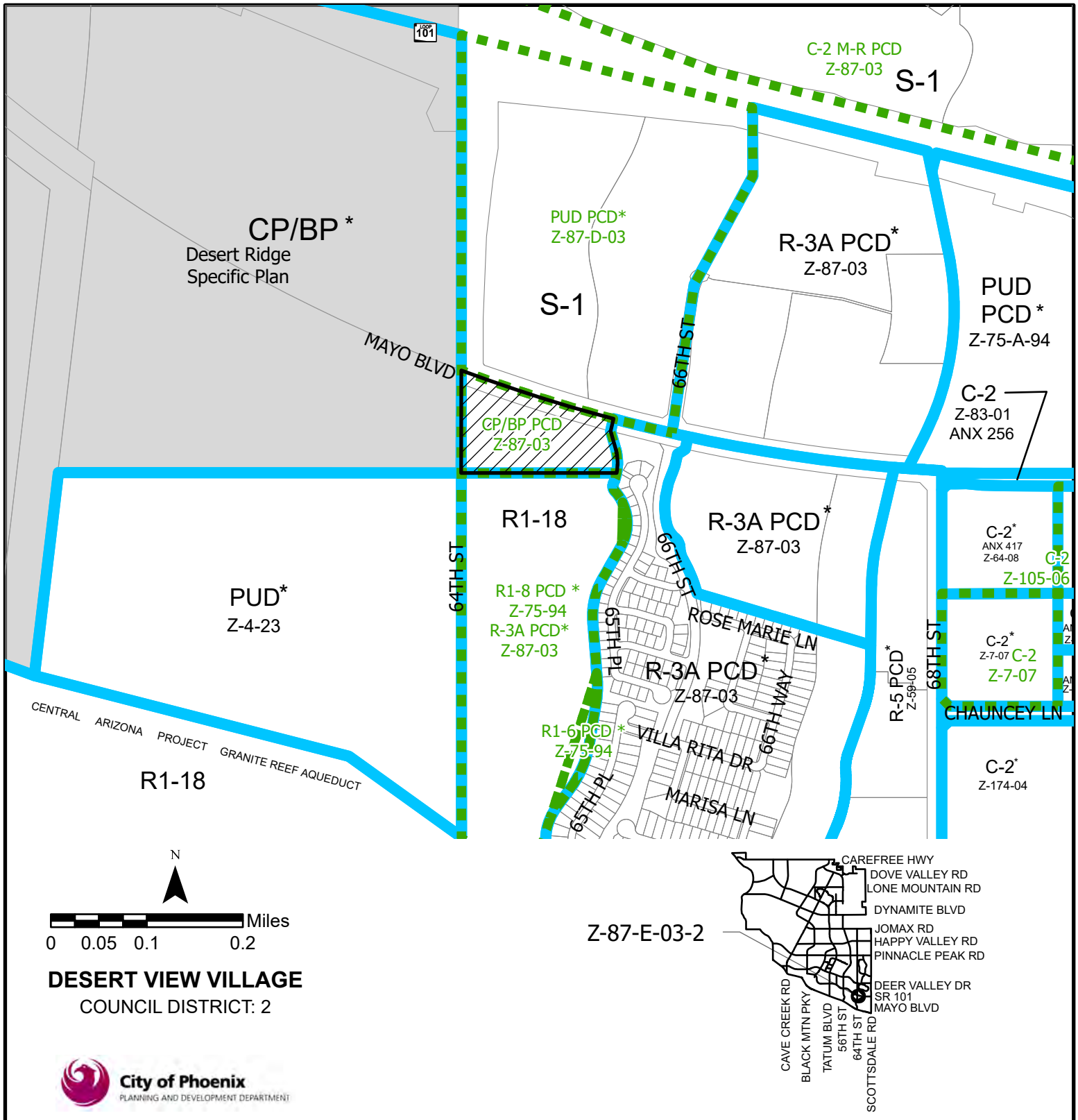
18. Detailed requirements for potable water, wastewater, and reclaimed water on-site and off-site infrastructure needed to service this project and infrastructure phasing schedules shall be determined at the time of review and approval of the PCD potable water, wastewater, and reclaimed water master plans. Off-site infrastructure requirements shall be a function of the amount of major master plan water and sewer lines constructed by other development in the area prior to initiation of this project.

Writer
Adrian Zambrano
January 26, 2026

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
Conceptual Site Plan date stamped January 12, 2026 (4 pages)
Conceptual Landscape Plan date stamped January 12, 2026 (5 pages)
Conceptual Elevations date stamped January 12, 2026 (3 pages)
Conceptual Renderings date stamped January 12, 2026 (5 pages)

Community Correspondence (5 pages)
Plaza Companies Hospitality PUD development narrative date stamped January 12, 2026



DESERT VIEW VILLAGE

COUNCIL DISTRICT: 2

Z-87-E-03-2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Pacific Realty Commercial
APPLICATION NO:	Z-87-E-03-2
DATE:	9/24/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	8.20 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 39-43
ZONING MAP	M-12

REQUESTED CHANGE:

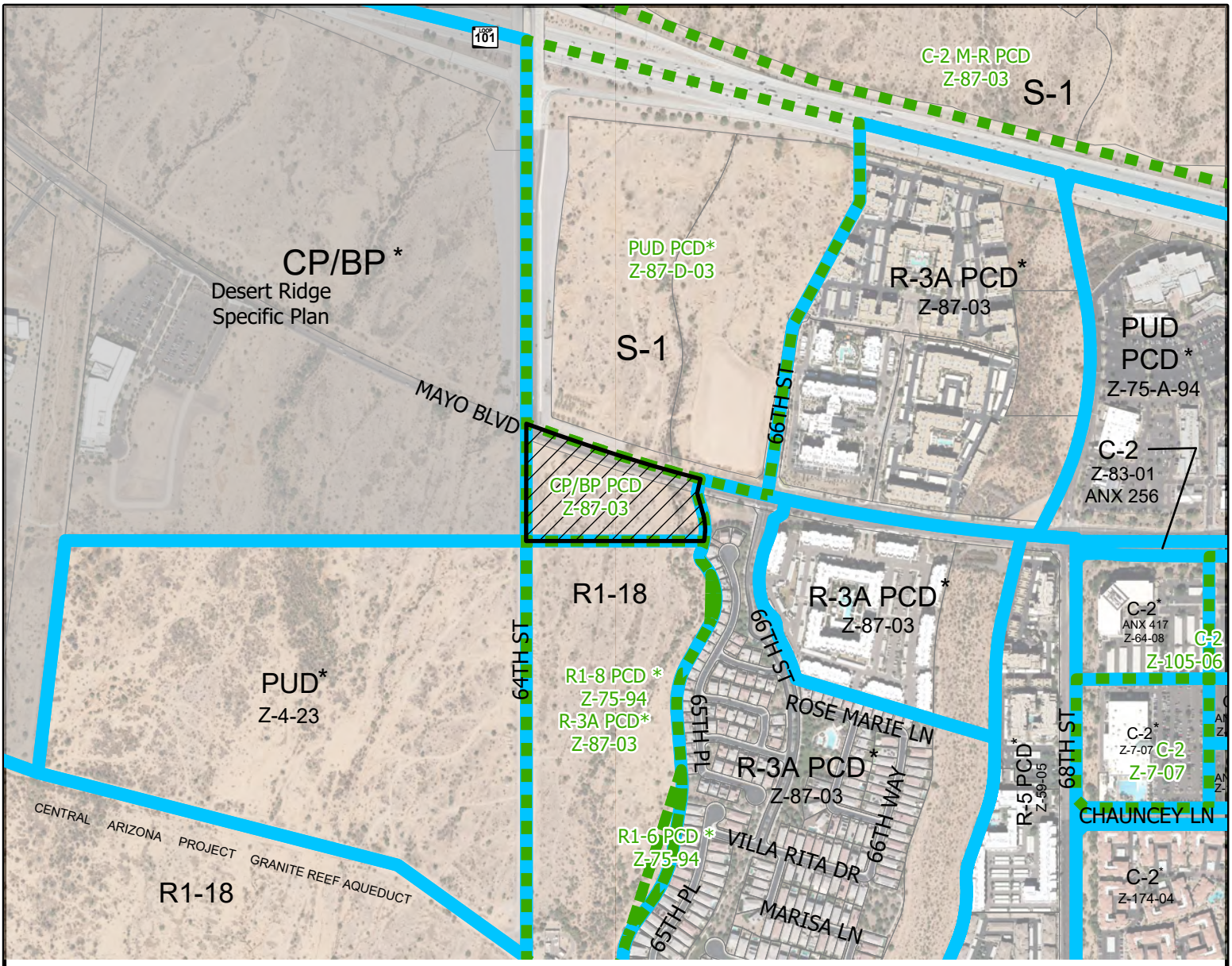
FROM: S-1 (Approved CP/BP PCD) (8.20 ac.)

TO: PUD PCD (8.20 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
S-1 (Approved CP/BP PCD)	8 (N/A)	N/A (N/A)
PUD PCD	0	0

* Maximum Units Allowed with P.R.D. Bonus

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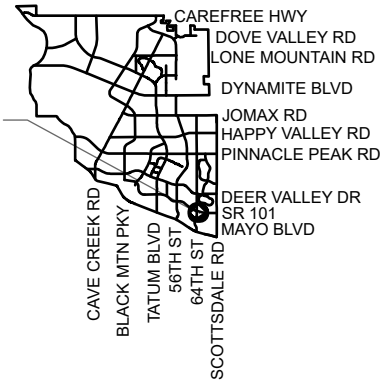
0 0.05 0.1 0.2 Miles

DESERT VIEW VILLAGE

COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-87-E-03-2



APPLICANT'S NAME:	Pacific Realty Commercial
APPLICATION NO:	Z-87-E-03-2
DATE:	9/24/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	8.20 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 39-43
ZONING MAP	M-12

REQUESTED CHANGE:

FROM: S-1 (Approved CP/BP PCD) (8.20 ac.)

TO: PUD PCD (8.20 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
S-1 (Approved CP/BP PCD)	8 (N/A)	N/A (N/A)
PUD PCD	0	0

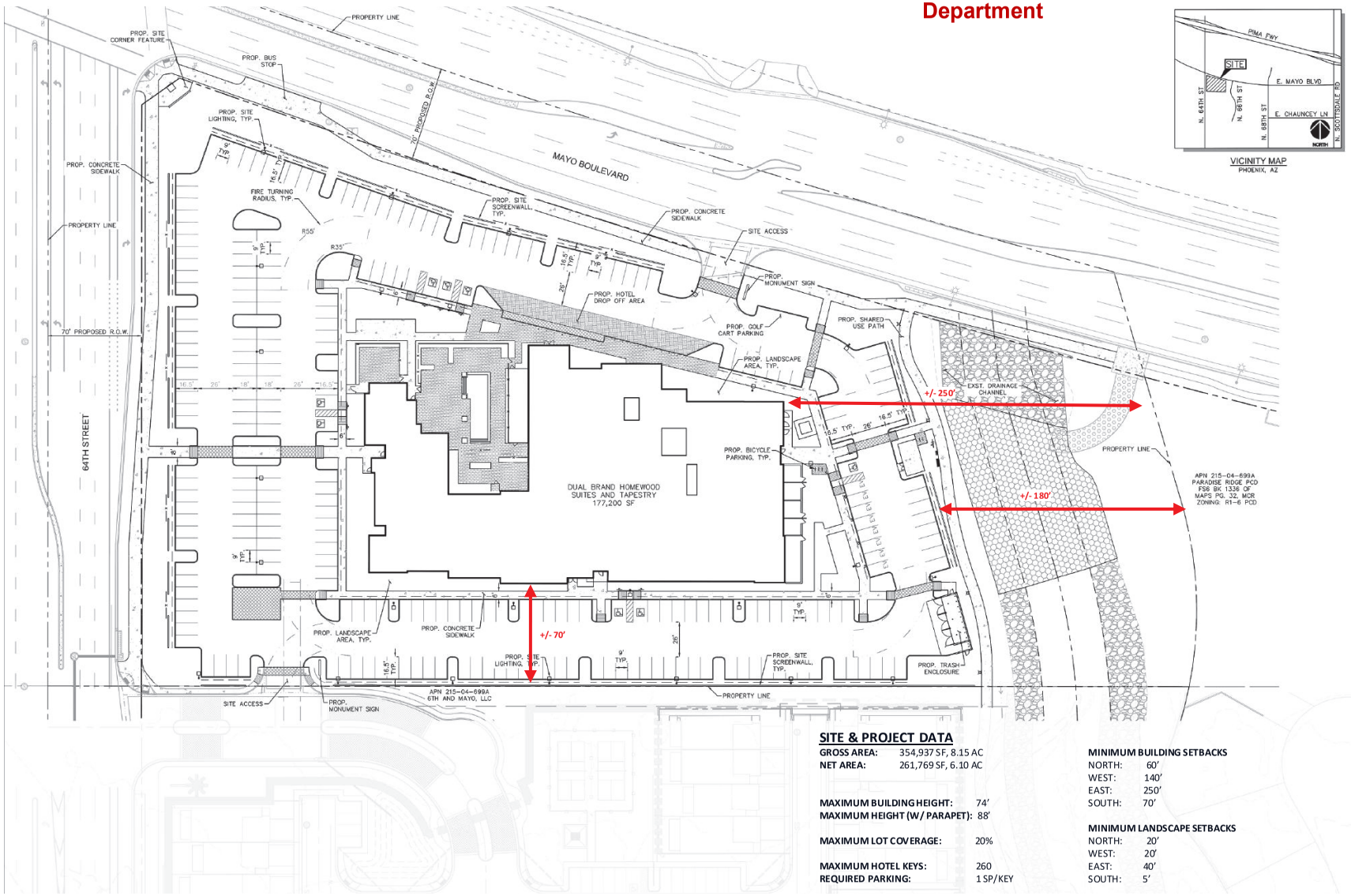
* Maximum Units Allowed with P.R.D. Bonus

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CITY OF PHOENIX

JAN 12 2026

Planning & Development Department



VICINITY MAP
PHOENIX, AZ

SITE & PROJECT DATA

GROSS AREA:	354,937 SF, 8.15 AC
NET AREA:	261,769 SF, 6.10 AC
MAXIMUM BUILDING HEIGHT:	74'
MAXIMUM HEIGHT (W/ PARAPET):	88'
MAXIMUM LOT COVERAGE:	20%
MAXIMUM HOTEL KEYS:	260
REQUIRED PARKING:	1 SP/KEY

MINIMUM BUILDING SETBACKS

NORTH:	60'
WEST:	140'
EAST:	250'
SOUTH:	70'

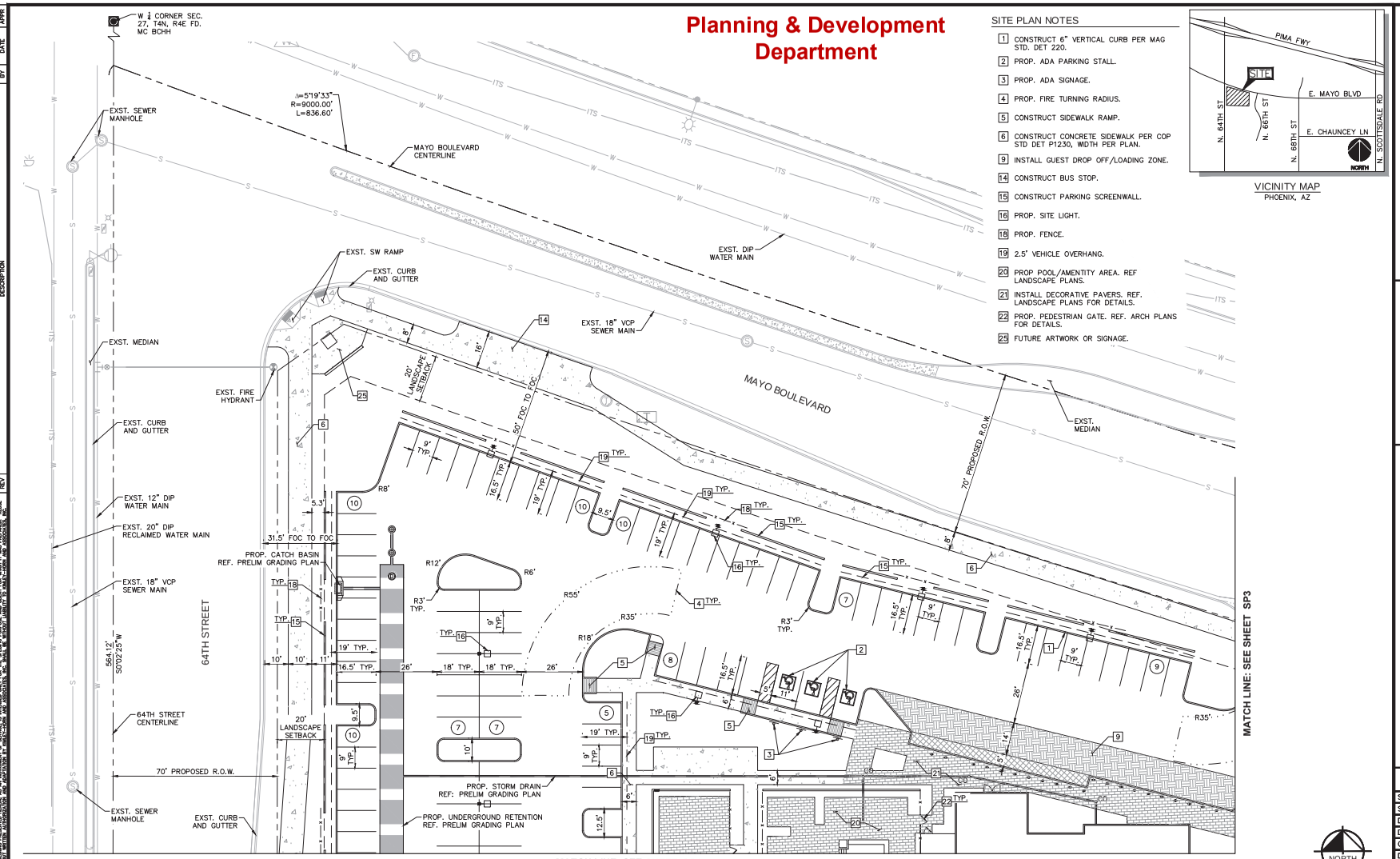
MINIMUM LANDSCAPE SETBACKS

NORTH:	20'
WEST:	20'
EAST:	40'
SOUTH:	5'

CITY OF PHOENIX

JAN 12 2026

Planning & Development Department



SITE PLAN NOTES

1. CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET 220.
2. PROP. ADA PARKING STALL.
3. PROP. ADA SIGNAGE.
4. PROP. FIRE TURNING RADIUS.
5. CONSTRUCT SIDEWALK RAMP.
6. CONSTRUCT CONCRETE SIDEWALK PER COP STD DET P1230, WIDTH PER PLAN.
9. INSTALL GUEST DROP OFF/LOADING ZONE.
14. CONSTRUCT BUS STOP.
15. CONSTRUCT PARKING SCREENWALL.
16. PROP. SITE LIGHT.
18. PROP. FENCE.
19. 2.5' VEHICLE OVERHANG.
20. PROP POOL/AMENTITY AREA. REF LANDSCAPE PLANS.
21. INSTALL DECORATIVE PAVERS. REF. LANDSCAPE PLANS FOR DETAILS.
22. PROP. PEDESTRIAN GATE. REF. ARCH PLANS FOR DETAILS.
25. FUTURE ARTWORK OR SIGNAGE.

VICINITY MAP
PHOENIX, AZ

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PLAZA COMPANIES, AMO
CONTACT: JON STELZER
9401 W. THUNDERBIRD RD. SUITE 200
PEORIA, AZ 85381
PHONE: (623) 344-4539
EMAIL: JON.STELZER@THEPLAZACO.COM

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DALLAS, TX 75254
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EMAIL: HXU@MAYSEASSOCIATES.COM

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LAND SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC
CONTACT: CHAD W. HUBER, RLS
1661 E. CAMELBACK RD, SUITE 400
PHOENIX, AZ 85016
PHONE: (602) 837-5511
EMAIL: CHAD.HUBER@KIMLEY-HORN.COM

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND THE SALT RIVER MERIDIAN, SAID LINE BEARS S89°58'09"E.

NOTES
1. REFER TO SHEET SP2 FOR LEGEND.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click ArizonaBlueStake.com

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SCOTTSDALE, ARIZONA 85254 (602) 944-5500

N 64TH ST & E MAYO BLVD

PRELIMINARY SITE PLAN

PHOENIX, ARIZONA

PROJECT No.	091377005
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	MCH
DESIGN BY:	WFK
CHECK BY:	CGF
DATE:	12/29/25

NOT FOR CONSTRUCTION

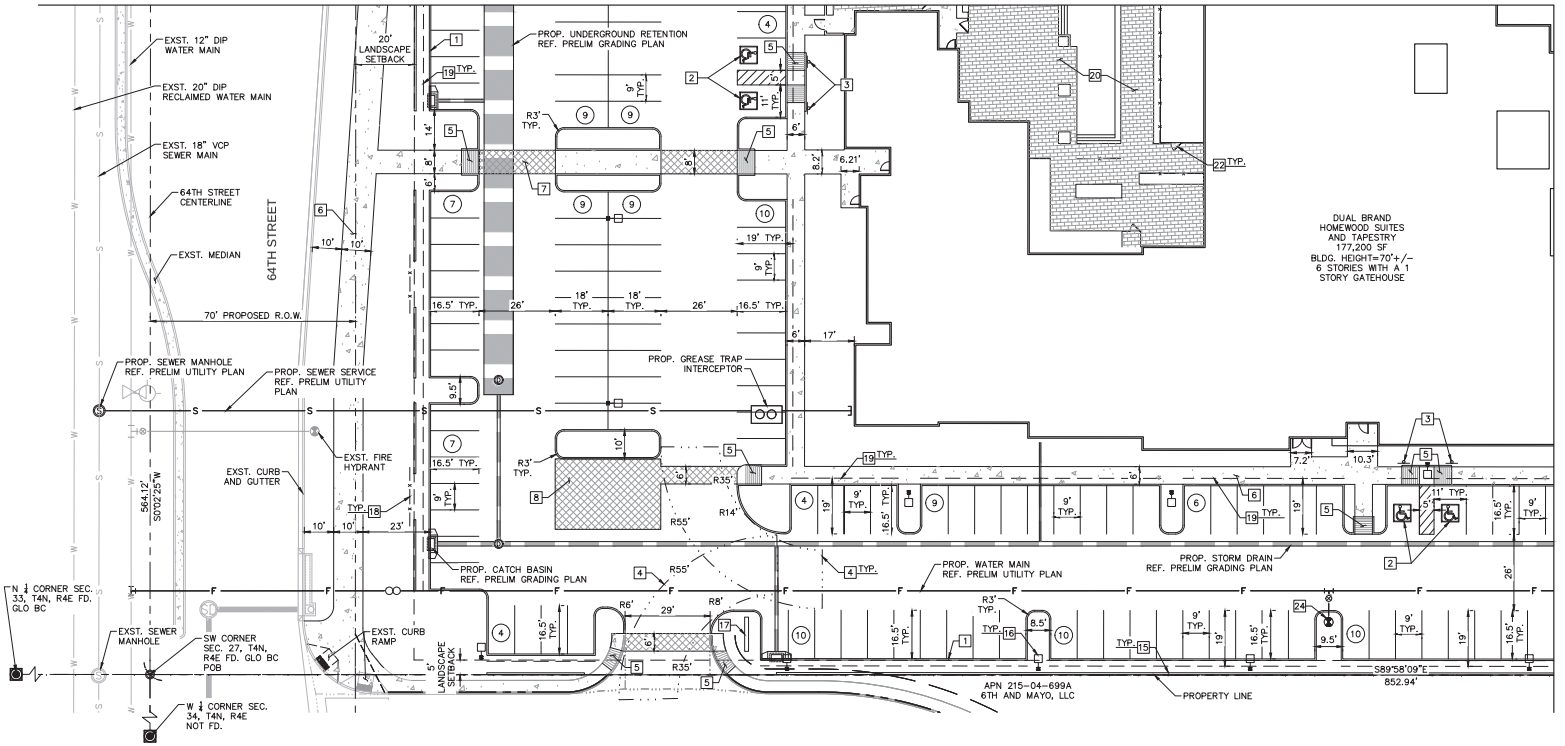
Prelim SP.dwg

SP1

1 OF 3 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\SCO_Civil\091377005 - 64th & Mayo\CADD\Prelim SP.dwg, Layout:Layout1 Dec 29, 2025 - 8:19am Madeline.Hoyle
THESE ePen VAR ATB JUT LOT ePen_OT_SouthPrpe, xDb_OT xUF ePen_OT_xUF ePen_OT_xDb
ANY REUSE OF THE DRAWINGS FOR ANY OTHER PURPOSE AND EXTENSION OF THE AUTHORIZED USE FOR THE SPECIFIC PURPOSE AND GIVEN FOR WHICH IT WAS PREPARED, BEING WITHOUT LIMITATION ANY ALTERATION OF ANY REPRODUCTION OF THE DRAWINGS OR ANY PORTION THEREOF, SHALL BE WITHOUT WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC.



LEGAL DESCRIPTION (PER TITLE REPORT)

A PORTION OF TRACT MF3 OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA AND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 27, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°58'09" EAST, A DISTANCE OF 2644.14 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, NORTH 00°02'25" EAST, A DISTANCE OF 564.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 20°25'52" EAST, A DISTANCE OF 9000.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°19'31", FOR AN ARC LENGTH OF 836.49 FEET;

THENCE SOUTH 16°23'10" EAST, A DISTANCE OF 177.71 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°45'50", FOR AN ARC LENGTH OF 140.53 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID SOUTH LINE, NORTH 89°58'09" WEST, A DISTANCE OF 852.94 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING ALL OIL, GAS OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION , TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE AS RESERVED IN PATENT RECORDED DECEMBER 20, 2024 AS 2024-0676745 OF OFFICIAL RECORDS.

SITE DATA

EXISTING ZONING:	R1-18, S-1
PROPOSED ZONING:	CP/BP
APN:	215-04-699A
PERMITTED USES:	COMMERCIAL/MOTEL/HOTEL
BUILDING HEIGHT:	70' AND 6 STORIES WITH A 1 STORY GATEHOUSE
GROSS AREA:	354,937 SF, 8.15 AC
NET AREA:	261,769 SF, 6.10 AC
BUILDING AREA:	177,200 SF
TOTAL LOT COVERAGE:	39,300/261,769 = 15%
PARKING SPACES REQUIRED:	254 SPACES (1 SPACE PER GUESTROOM)
PARKING PROVIDED:	267 SPACES (8 ADA SPACES)

NOTES

1. REFER HEREON FOR LEGEND.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- (4) PARKING SPACE INDICATOR

SITE PLAN NOTES

1. CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET 220.
2. PROP. ADA PARKING STALL.
3. PROP. ADA SIGNAGE.
4. PROP. FIRE TURNING RADIUS.
5. CONSTRUCT SIDEWALK RAMP.
6. CONSTRUCT CONCRETE SIDEWALK PER COP STD DET P1230, WIDTH PER PLAN.
7. INSTALL CROSSWALK, DIMENSION PER PLAN.
8. INSTALL DELIVERY AND LOADING ZONE.
15. CONSTRUCT PARKING SCREENWALL.
16. PROP. SITE LIGHT.
17. PROP. MONUMENT SIGN.
18. PROP. FENCE.
19. 2.5' VEHICLE OVERHANG.
20. PROP POOL/AMENTITY AREA. REF LANDSCAPE PLANS.
22. PROP. PEDESTRIAN GATE. REF. ARCH PLANS FOR DETAILS.
24. PROP. FIRE HYDRANT.

CITY OF PHOENIX

JAN 12 2026

Planning & Development Department

GRAPHIC SCALE IN FEET 0 10 20 40

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14646 N. SCOTTSDALE ROAD, SUITE 200, SCOTTSDALE, ARIZONA 85254 (602) 944-5500

N 64TH ST & E MAYO BLVD

PRELIMINARY SITE PLAN

PHOENIX, ARIZONA

PROJECT No.	091377005
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	MCH
DESIGN BY:	WFK
CHECK BY:	CGF
DATE:	12/29/25

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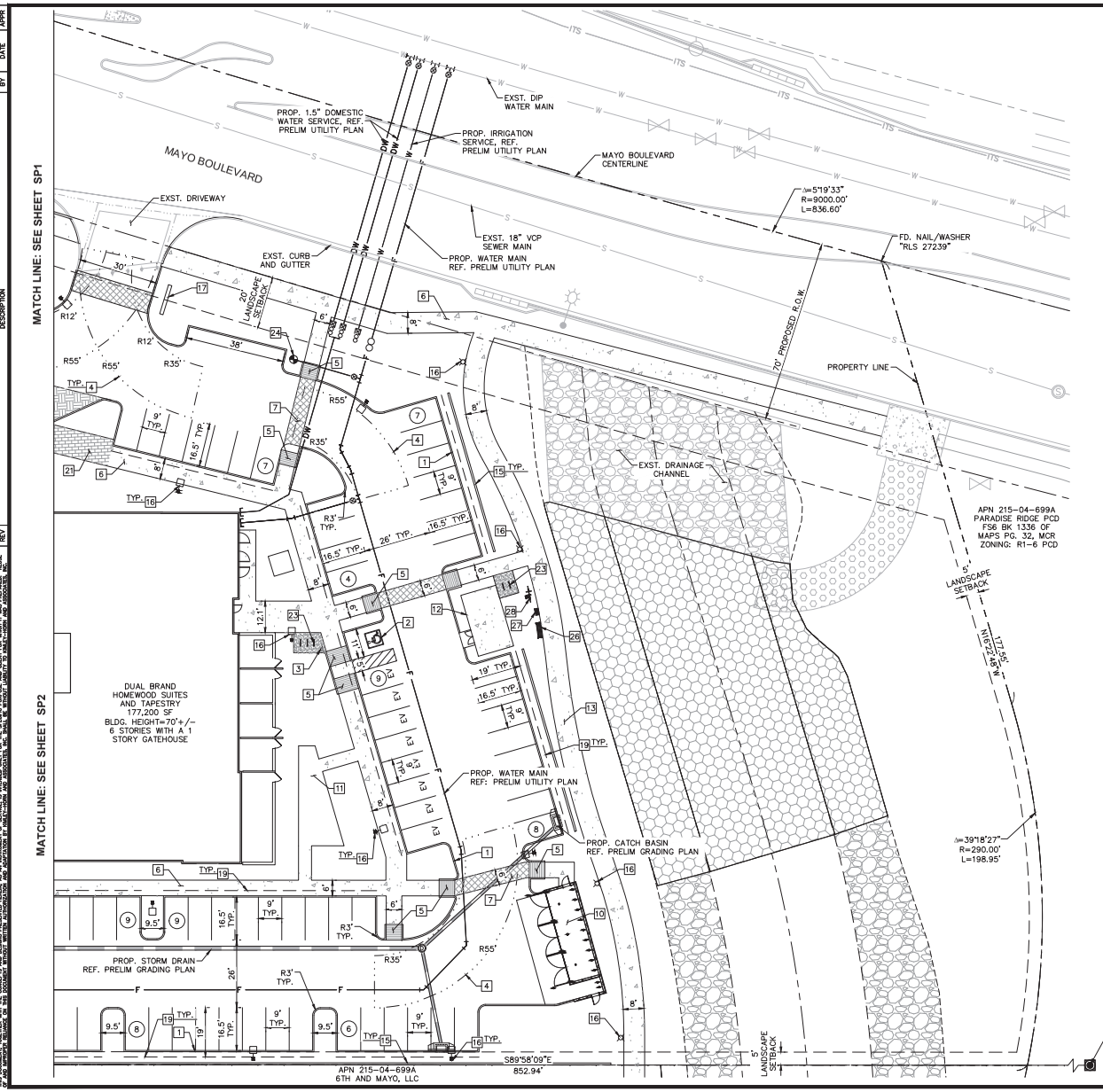
Prelim SP.dwg

SP2

2 OF 3 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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THE INFORMATION CONTAINED IN THIS DRAWING COMPRISES THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND PROJECT FOR WHICH IT WAS PREPARED, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. ANY UNAUTHORIZED USE, DISCLOSURE OR MODIFICATION OF THIS DOCUMENT WITHOUT PRIOR WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. IS PROHIBITED AND ANY AUTHORIZED USE SHALL BE AT THE RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. ALL RIGHTS RESERVED.



SITE PLAN NOTES

1. CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET 220.
2. PROP. ADA PARKING STALL.
3. PROP. ADA SIGNAGE.
4. PROP. FIRE TURNING RADIUS.
5. CONSTRUCT SIDEWALK RAMP.
6. CONSTRUCT CONCRETE SIDEWALK PER COP STD DET P1230, WIDTH PER PLAN.
7. INSTALL CROSSWALK, DIMENSION PER PLAN.
10. PROP. TRASH ENCLOSURE.
11. PROP. DOG PARK.
12. PROP. GAS GENERATOR.
13. INSTALL 8' SHARED USE PATH.
15. CONSTRUCT PARKING SCREENWALL.
16. PROP. SITE LIGHT.
17. PROP. MONUMENT SIGN.
19. 2.5' VEHICLE OVERHANG.
21. INSTALL DECORATIVE PAVERS. REF. LANDSCAPE PLANS FOR DETAILS.
23. PROP. BICYLCE PARKING.
24. PROP. FIRE HYDRANT.
26. PROP. BENCH.
27. PROP. WATER FOUNTAIN.
28. PROP. BICYLCE REPAIR STATION.

NOTES

1. REFER TO SHEET SP2 FOR LEGEND.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

CITY OF PHOENIX

JAN 12 2026

Planning & Development Department

NORTH

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SCOTTSDALE, ARIZONA 85254 (602) 944-5500

N 64TH ST & E MAYO BLVD

PRELIMINARY SITE PLAN

PHOENIX, ARIZONA

PROJECT No.	091377005
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	MCH
DESIGN BY:	WFK
CHECK BY:	CGF
DATE:	12/29/25

NOT FOR CONSTRUCTION

Prelim SP.dwg

SP3

3 OF 3 SHEETS

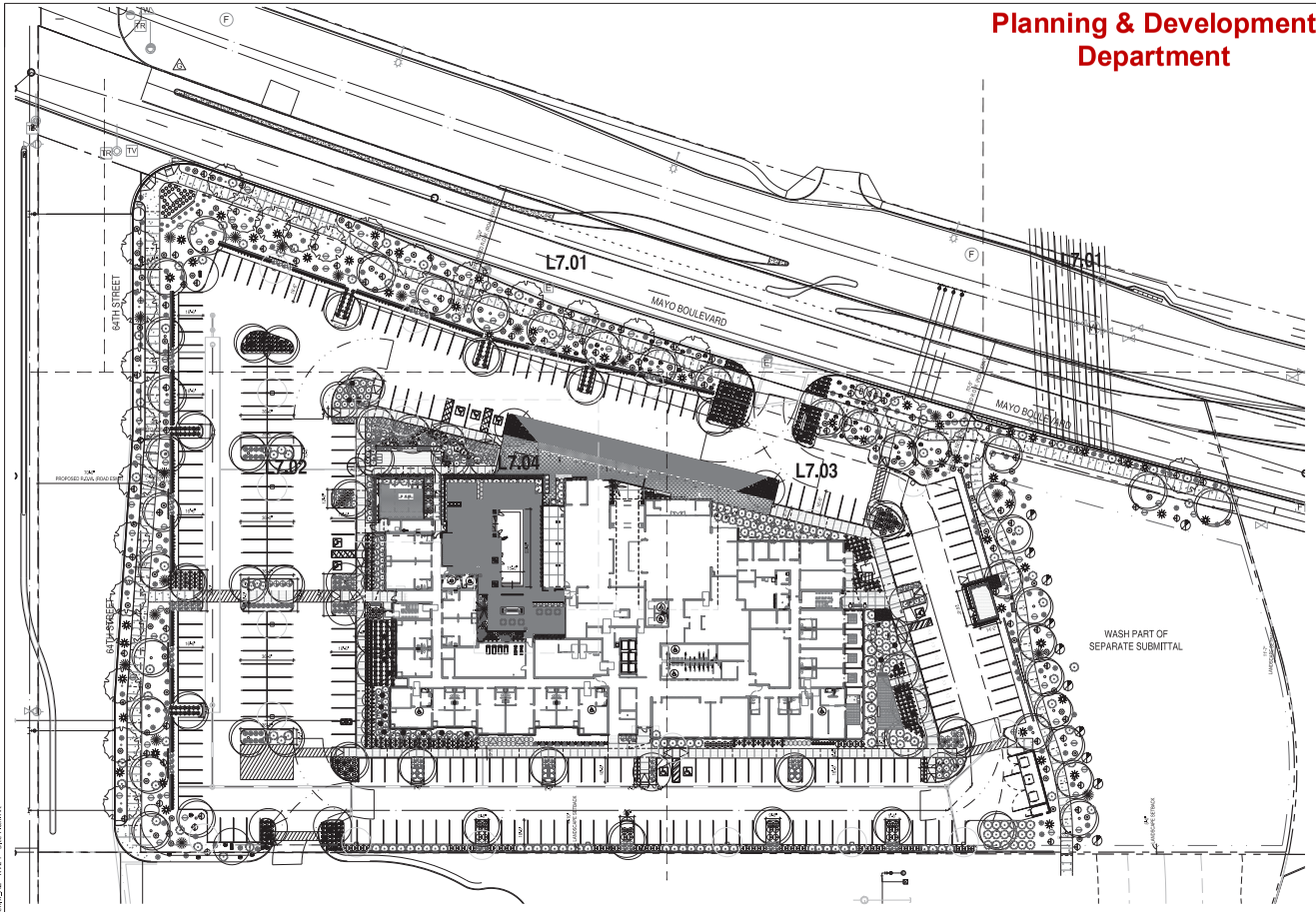
REV	DESCRIPTION	BY	DATE	APPR

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XREFS: xBM_VR_ATB_ALT_01.dwt xBM_OT_SolarPrep_v00_01.dwt xBM_OT_v00_01.dwt xD
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CITY OF PHOENIX

JAN 12 2026

Planning & Development Department



SCALE: 1"=40'

0 10 20 40 80

SCALE IN FEET: 1"= 40'

N

OVERALL LANDSCAPE PLAN 01

DETAIL

PLANTING GENERAL NOTES:

1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUNDCOVER, UNLESS NOTED OTHERWISE.
4. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.
7. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
8. THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.

VINES

FICUS PUMILA CREEPING FIG	5 GAL	16	CAN FULL

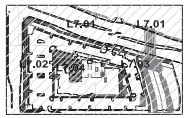
INERT MATERIALS

- ½" MINUS DECOMPOSED GRANITE TO MATCH EXISTING. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.
- INERT MATERIAL 1
  DESCRIPTION

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES (H x W x CAL.)
TREES				
#	SALVAGED/EXISTING TREE TREE	–	1	–
·	ACACIA WILLARDIANA PALO BLANCO	–	24	–
▮	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW -BUBBA	–	5	–
⬮	OLNEYA TESOTA IRONWOOD	–	9	–
·	PARKINSONIA MICROPHYLLUM HYBRID- THORNLESS PALOVERDE	–	27	–
✱	PHOENIX DACTYLIFERA DATE PALM	–	4	–
·	PROSOPIS HYBRID 'AZT' SEEDLESS THORNLESS HYBRID MESQUITE	–	79	–
v	VITUS AGNUS CASTUS CHASEE TREE	–	1	–
	ECHINOCACTUS GRUSONII SAGUARO	–	32	6' HT MIN SPEAR
SHRUBS				
	ASCLEPIAS SUBULATA MILKWEED	5 GAL	104	CAN FULL
+	CHLOROPHYTUM COMOSUM SPIDER PLANT	5 GAL	16	CAN FULL
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	86	CAN FULL
	HESPERALOE PARVIFLORA'PERPA BRAKELIGHT' BREAKLIGHTS RED YUCCA	5 GAL	428	CAN FULL
	HESPERALOE PARVIFLORA 'RED' –	5 GAL	174	CAN FULL
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	157	CAN FULL
	LARREA TRIDENTATA CREOSOTE BUSH	15 GAL	11	CAN FULL
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	365	CAN FULL
	RUELLIA BRITONNIANA MEXICAN PETUNIA	5 GAL	58	CAN FULL
	RUSSELIA EQUISETIFORMIS –	5 GAL	117	CAN FULL
	SIMMONDSIA CHINENSIS VISTA COMPACT JOJOBA	5 GAL	12	CAN FULL
ACCENT				
	AGAVE BLUE GLOW BLUE GLOW AGAVE	5 GAL	134	CAN FULL
	ALOE BARBADENSIS 'YELLOW' ALOE VERA "YELLOW"	5 GAL	455	CAN FULL
	ALOE HERCULES TREE ALOE	8'HT MIN	2	CAN FULL
	CARNEGIEA GIGANTEA SAGUARRO	-	11	3 ARM MIN
	CEPHALOCEREUS SENILIS OLD MAN CACTUS	–	2	5' HT MIN
	CEREUS PERUVIANUS PERUVIAN APPLE CACTUS	–	9	5' HT MIN
	CLEISTOCACTUS STRAUSII SILVER TORCH	5 GAL	5	CAN FULL
	DASILIRION WHEELERI DESERT SPOON	5 GAL	51	CAN FULL
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL	53	CAN FULL
	FOUQUIERA SPLENDENS OCOTILLO	5 GAL	19	CAN FULL
	LOPHOCEREUS SCHOTTII 'MONSTROSE' TOTEM CACTUS	5 GAL	7	CAN FULL
	OPUNTIA GOMEI 'OLD MEXICO' OLD MEXICO PRICKLY PEAR	5 GAL	10	CAN FULL
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST	5 GAL	18	CAN FULL
	PACHYCEREUS PRINGLEI 'CARDON' MEXICAN GIANT CARDON	–	3	8'HT MIN
	PEDILANTHUS BRACTEATUS TALL SLIPPER PLANT	5 GAL	51	CAN FULL
	PORTULACARIA AFRA ELEPHANT FOOD	5 GAL	104	CAN FULL
	SANSEVIERIA TRIFASCIATA 'MOONSHINE' SILVER SNAKE PLANT	5 GAL	17	CAN FULL
	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL	25	CAN FULL
	YUCCA PALLIDA PALE-LEAF YUCCA	5 GAL	283	CAN FULL
	YUCCA ROSTRATA BEAKED YUCCA	5 GAL	56	CAN FULL

KEYMAP



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Architecture • Planning • Construction Management

SEAL:

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ARIZONA U.S.A.

09-05-14

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Engineer

N 64th ST & E MAYO BLVD
PHOENIX, AZ 85054

TAPESTRY COLLECTION by Hilton | HOMEWOOD SUITES by Hilton

PLAZA COMPANIES

FAYTH

PLAZA COMPANIES, AMO
9401 W. THUNDERBIRD RD,
SUITE 200
PEORIA, ARIZONA 85381

FAYTH HOSPITALITY GROUP, LLC
5442 BELMONT AVE,
DALLAS, TX 75206

Revisions:

11/20/2024 - CONCEPT SET
08/26/2025 - PUD
10/02/2025 - PROGRESS UPDATE

drawn by: VHS

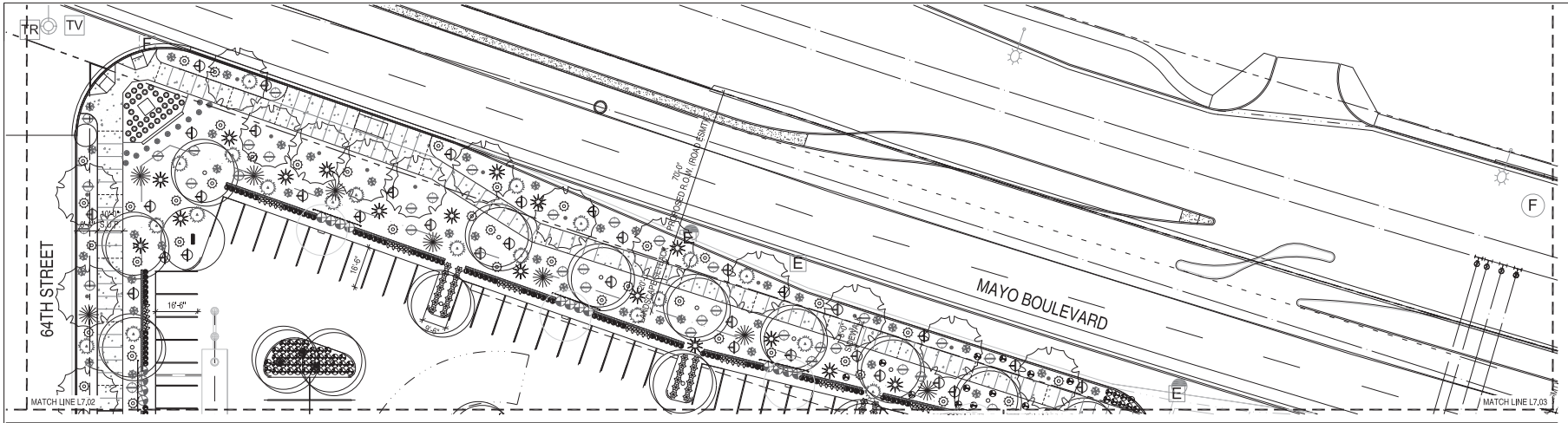
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job no.: 25024

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sheet no.: L7.00

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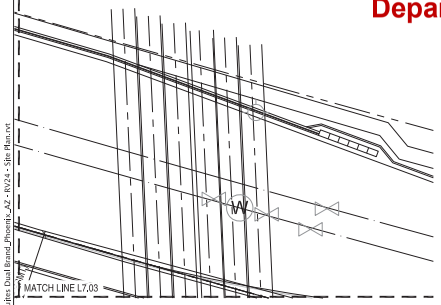


PARTIAL LANDSCAPE PLAN DETAIL 01

CITY OF PHOENIX

JAN 12 2026

Planning & Development Department



PARTIAL LANDSCAPE PLAN DETAIL 01

0 5 10 20 40
SCALE IN FEET: 1"=20'
N

PORTULACARIA AFRA ELEPHANT FOOD	5 GAL	104	CAN FULL
SANSEVIERIA TRIFASCIATA 'MOONSHINE' SILVER SNAKE PLANT	5 GAL	17	CAN FULL
SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL	25	CAN FULL
YUCCA PALLIDA PALE-LEAF YUCCA	5 GAL	283	CAN FULL
YUCCA ROSTRATA BEAKED YUCCA	5 GAL	56	CAN FULL

VINES

FICUS PUMILA CREEPING FIG	5 GAL	16	CAN FULL

INERT MATERIALS

- ¾" MINUS DECOMPOSED GRANITE TO MATCH EXISTING. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE
- INERT MATERIAL 1 DESCRIPTION
- INERT MATERIAL 2 DESCRIPTION

PLANTING GENERAL NOTES:

1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUNDCOVER, UNLESS NOTED OTHERWISE.
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8. THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.

ENCELIA FARINOSA BRITTLE BUSH	5 GAL	86	CAN FULL
HESPERALOE PARVIFLORA'PERPA BRAKELIGHT' BREAKLIGHT'S RED YUCCA	5 GAL	428	CAN FULL
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RUSSELIA EQUISETIFORMIS –	5 GAL	117	CAN FULL
SIMMONDSIA CHINENSIS VISTA COMPACT JOJOBA	5 GAL	12	CAN FULL

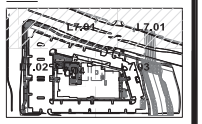
ACCENT

AGAVE BLUE GLOW BLUE GLOW AGAVE	5 GAL	134	CAN FULL
ALOE BARBADENSIS 'YELLOW' ALOE VERA 'YELLOW'	5 GAL	455	CAN FULL
ALOE HERCULES TREE ALOE	8'HT MIN	2	CAN FULL
CARNEGIEA GIGANTEA SAGUARRO	-	11	3 ARM MIN
CEPHALOCEREUS SENILIS OLD MAN CACTUS	–	2	5' HT MIN
CEREUS PERUVIANUS PERUVIAN APPLE CACTUS	–	9	5' HT MIN
CLEISTOCACTUS STRAUSII SILVER TORCH	5 GAL	5	CAN FULL
DASILIRION WHEELERI DESERT SPOON	5 GAL	51	CAN FULL
EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL	53	CAN FULL
FOUQUIERA SPLENDENS OCOTILLO	5 GAL	19	CAN FULL
LOPHOCEREUS SCHOTTII 'MONSTROSE' TOTEM CACTUS	5 GAL	7	CAN FULL
OPUNTIA GOMEI 'OLD MEXICO' OLD MEXICO PRICKLY PEAR	5 GAL	10	CAN FULL
PACHYCEREUS MARGINATUS MEXICAN FENCE POST	5 GAL	18	CAN FULL
PACHYCEREUS PRINGLEI 'CARDON' MEXICAN GIANT CARDON	–	3	8'HT MIN
PEDILANTHUS BRACTEATUS TALL SLIPPER PLANT	5 GAL	51	CAN FULL

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES (H x W x CAL.)
TREES				
+ #	SALVAGED/EXISTING TREE TREE	–	1	–
·	ACACIA WILLARDIANA PALO BLANCO	–	24	–
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW-BUBBA	–	5	–
	OLNEYA TESOTA IRONWOOD	–	9	–
*	PARKINSONIA MICROPHYLLUM HYBRID- THORNLESS PALOVERDE	–	27	–
	PHOENIX DACTYLIFERA DATE PALM	–	4	–
*	PROSOPIS HYBRID 'AZT' SEEDLESS THORNLESS HYBRID MESQUITE	–	79	–
v	VITUS AGNUS CASTUS CHASEE TREE	–	1	–
	ECHINOCACTUS GRUSONII SAGUARO	–	32	6' HT MIN SPEAR
SHRUBS				
	ASCLEPIAS SUBULATA MILKWEED	5 GAL	104	CAN FULL
+	CHLOROPHYTUM COMOSUM SPIDER PLANT	5 GAL	16	CAN FULL

KEYMAP



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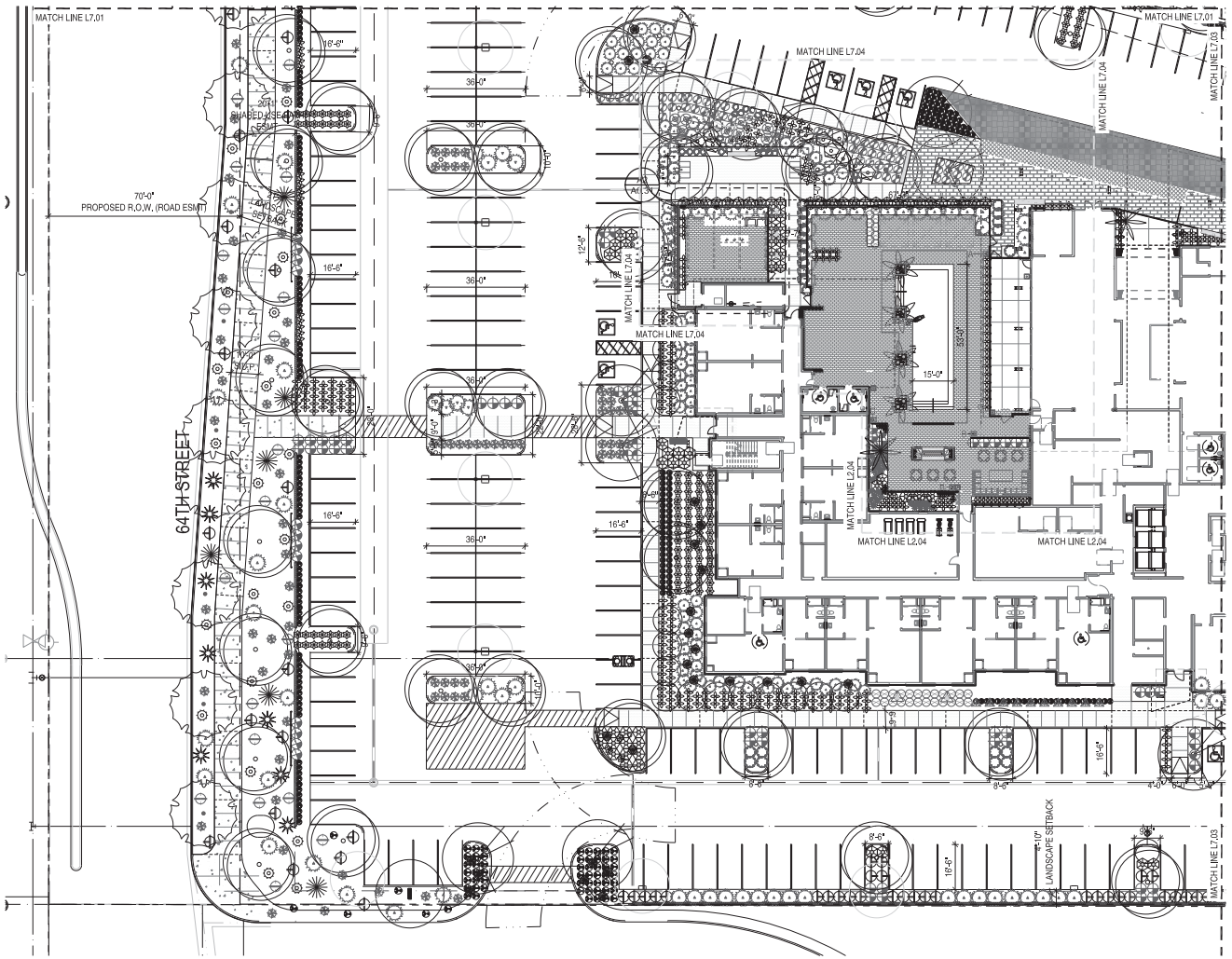
FAYTH HOSPITALITY GROUP, LLC
5442 BELMONT AVE,
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Revisions:
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10/02/2025 - PROGRESS UPDATE

drawn by: VHS
date: 11/18/2025
job no.: 25024
sheet title: LANDSCAPE PLAN
sheet no.: L7.01

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SCALE: 1"=20'

SCALE IN FEET: 0 5 10 20 40 — 1"=20'

N

PARTIAL LANDSCAPE PLAN DETAIL 01

- ½" MINUS DECOMPOSED GRANITE TO MATCH EXISTING. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.
- INERT MATERIAL 1 DESCRIPTION
- INERT MATERIAL 2 DESCRIPTION

AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.
7. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
8. THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.

PLANTING GENERAL NOTES:

1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUNDCOVER, UNLESS NOTED OTHERWISE.
4. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS. AT ALL TIMES THE PLANTS INSTALLED IN ALL

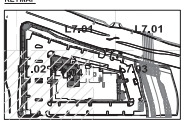
PLANT LEGEND

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	NOTES (H x W x CAL.)
TREES				
	SALVAGED/EXISTING TREE TREE	–	1	–
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	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW -BUBBA	–	5	–
	OLNEYA TESOTA IRONWOOD	–	9	–
	PARKINSONIA MICROPHYLLUM HYBRID- THORNLESS PALOVERDE	–	27	–
	PHOENIX DACTYLIFERA DATE PALM	–	4	–
	PROSOPIS HYBRID 'AZT' SEEDLESS THORNLESS HYBRID MESQUITE	–	79	–
	VITUS AGNUS CASTUS CHASEE TREE	–	1	–
	ECHINOCACTUS GRUSONII SAGUARO	–	32	6' HT MIN SPEAR
SHRUBS				
	ASCLEPIAS SUBULATA MILKWEED	5 GAL	104	CAN FULL
	CHLOROPHYTUM COMOSUM SPIDER PLANT	5 GAL	16	CAN FULL
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	86	CAN FULL
	HESPERALOE PARVIFLORA'PERPA BRAKELIGHT' BREAKLIGHTS RED YUCCA	5 GAL	428	CAN FULL
	HESPERALOE PARVIFLORA 'RED' –	5 GAL	174	CAN FULL
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	157	CAN FULL
	LARREA TRIDENTATA CREOSOTE BUSH	15 GAL	11	CAN FULL
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	365	CAN FULL
	RUELLIA BRITONNIANA MEXICAN PETUNIA	5 GAL	58	CAN FULL
	RUSSELIA EQUISETIFORMIS –	5 GAL	117	CAN FULL
	SIMMONDSIA CHINENSIS 'VISTA COMPACT JOJOBA	5 GAL	12	CAN FULL
ACCENT				
	AGAVE BLUE GLOW BLUE GLOW AGAVE	5 GAL	134	CAN FULL
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	CLEISTOCACTUS STRAUSII SILVER TORCH	5 GAL	5	CAN FULL

	PORTULACARIA AFRA ELEPHANT FOOD	5 GAL	104	CAN FULL	DASYLIRION WHEELERI DESERT SPOON	5 GAL	51	CAN FULL
	SANSEVIERIA TRIFASCIATA 'MOONSHINE' SILVER SNAKE PLANT	5 GAL	17	CAN FULL	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL	53	CAN FULL
	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL	25	CAN FULL	FOUQUIERA SPLENDENS OCOTILLO	5 GAL	19	CAN FULL
	YUCCA PALLIDA PALE-LEAF YUCCA	5 GAL	283	CAN FULL	LOPHOCEREUS SCHOTTII 'MONSTROSE' TOTEM CACTUS	5 GAL	7	CAN FULL
	YUCCA ROSTRATA BEAKED YUCCA	5 GAL	56	CAN FULL	OPUNTIA GOMEI 'OLD MEXICO' OLD MEXICO PRICKLY PEAR	5 GAL	10	CAN FULL
VINES					PACHYCEREUS MARGINATUS MEXICAN FENCE POST	5 GAL	18	CAN FULL
	FICUS PUMILA CREEPING FIG	5 GAL	16	CAN FULL	PACHYCEREUS PRINGLEI 'CARDON' MEXICAN GIANT CARDON	–	3	8'HT MIN
INERT MATERIALS					PEDILANTHUS BRACTEATUS TALL SLIPPER PLANT	5 GAL	51	CAN FULL

CITY OF PHOENIX
JAN 12 2026
Planning & Development Department

KEYMAP



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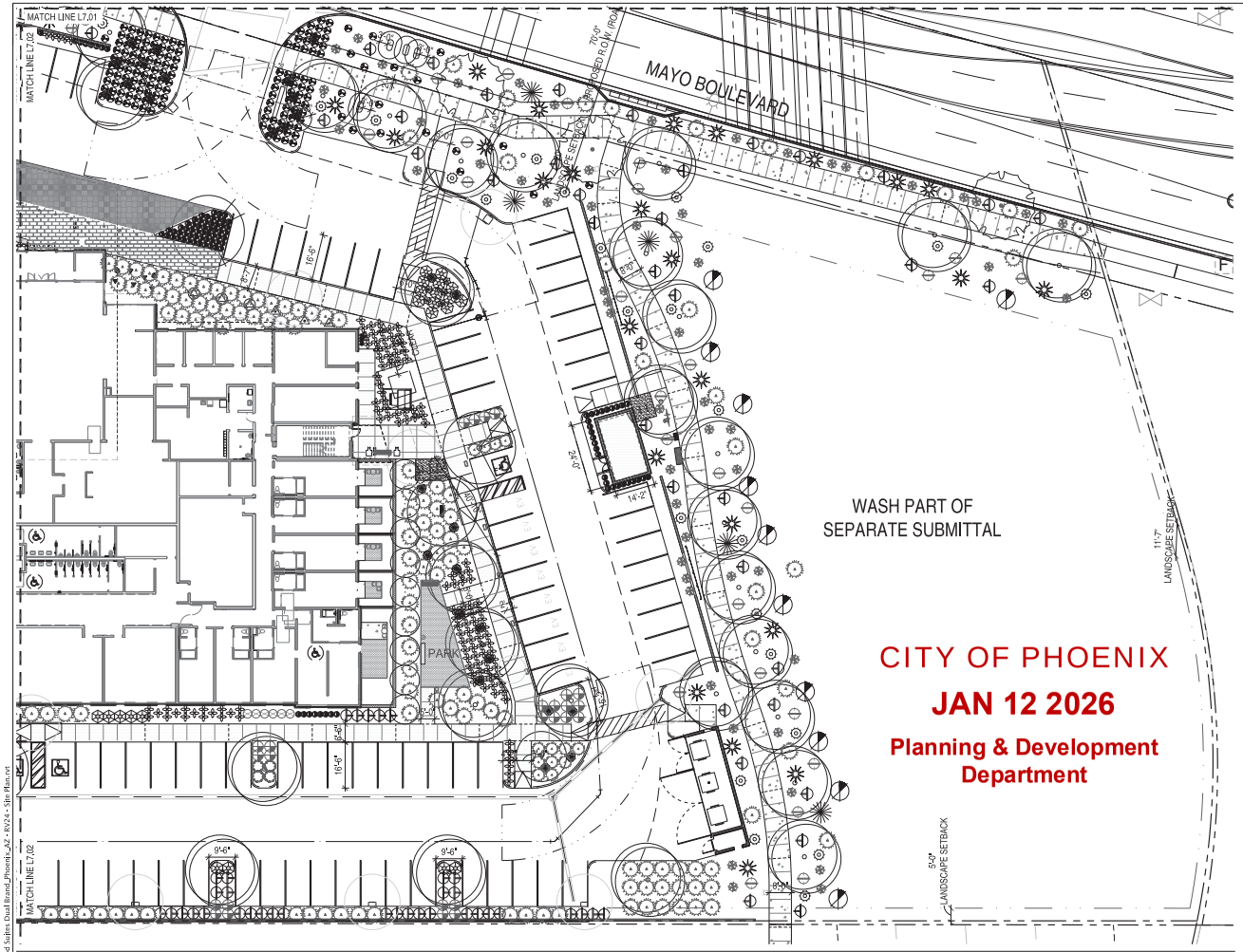
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Revisions:
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drawn by: VHS
date: 11/18/2025
job no.: 25024
sheet title: LANDSCAPE PLAN
sheet no.: **L7.02**

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SCALE: 1"=20'

0 5 10 20 40

SCALE IN FEET: 1"=20'

N

PARTIAL LANDSCAPE PLAN DETAIL 01

PLANT LEGEND

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	NOTES (H x W x CAL.)
TREES				
	SALVAGED/EXISTING TREE TREE	–	1	–
	ACACIA WILLARDIANA PALO BLANCO	–	24	–
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW -BUBBA	–	5	–
	OLNEYA TESOTA IRONWOOD	–	9	–
	PARKINSONIA MICROPHYLLUM HYBRID- THORNLESS PALOVERDE	–	27	–
	PHOENIX DACTYLIFERA DATE PALM	–	4	–
	PROSOPIS HYBRID 'AZT' SEEDLESS THORNLESS HYBRID MESQUITE	–	79	–
	VITUS AGNUS CASTUS CHASEE TREE	–	1	–
	ECHINOCACTUS GRUSONII SAGUARO	–	32	6' HT MIN SPEAR
SHRUBS				
	ASCLEPIAS SUBULATA MILKWEED	5 GAL	104	CAN FULL
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INERT MATERIALS				
	½" MINUS DECOMPOSED GRANITE TO MATCH EXISTING, VERIFY COLOR AND SIZE, TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.			
	INERT MATERIAL 1 DESCRIPTION			
	INERT MATERIAL 2 DESCRIPTION			
	DASILIRION WHEELERI DESERT SPOON	5 GAL	51	CAN FULL
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL	53	CAN FULL
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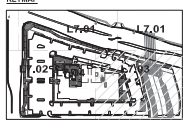
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CITY OF PHOENIX
JAN 12 2026
Planning & Development Department

KEYMAP



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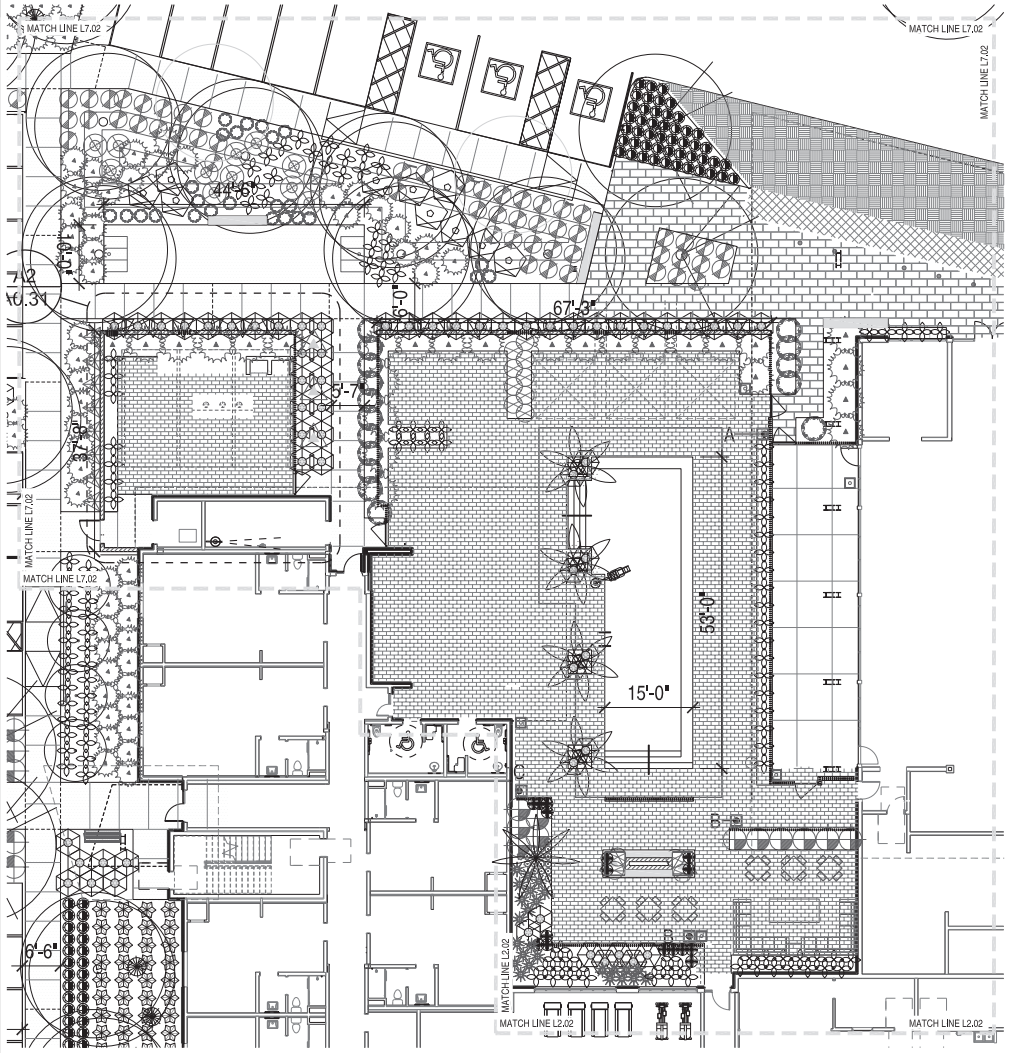
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SCALE: 1"=10'

0 5 10 20

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N

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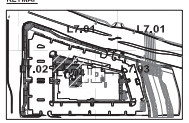
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*	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	86	CAN FULL
	HESPERALOE PARVIFLORA'PERPA BRAKELIGHT' BREAKLIGHTS RED YUCCA	5 GAL	428	CAN FULL
*	HESPERALOE PARVIFLORA 'RED' –	5 GAL	174	CAN FULL
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	157	CAN FULL
	LARREA TRIDENTATA CREOSOTE BUSH	15 GAL	11	CAN FULL
*	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	365	CAN FULL
	RUELLIA BRITONNIANA MEXICAN PETUNIA	5 GAL	58	CAN FULL
	RUSSELIA EQUISETIFORMIS –	5 GAL	117	CAN FULL
*	SIMMONDSIA CHINENSIS VISTA COMPACT JOJOBA	5 GAL	12	CAN FULL
ACCENT				
*	AGAVE BLUE GLOW BLUE GLOW AGAVE	5 GAL	134	CAN FULL
*	ALOE BARBADENSIS 'YELLOW' ALOE VERA 'YELLOW'	5 GAL	455	CAN FULL
*	ALOE HERCULES TREE ALOE	8'HT MIN	2	CAN FULL
*	CARNEGIEA GIGANTEA SAGUARRO	-	11	3 ARM MIN
*	CEPHALOCEREUS SENILIS OLD MAN CACTUS	–	2	5' HT MIN
*	CEREUS PERUVIANUS PERUVIAN APPLE CACTUS	–	9	5' HT MIN
*	CLEISTOCACTUS STRAUSII SILVER TORCH	5 GAL	5	CAN FULL
*	DASILIRION WHEELERI DESERT SPOON	5 GAL	51	CAN FULL

KEYMAP



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C1 NORTH ELEVATION

P3 3/32" = 1'-0"



A1 SOUTH ELEVATION

P3 3/32" = 1'-0"

EXTERIOR FINISH LEGEND

ST-1 THIN STONE - 16" X 30" SAND CANYON FLAGSTONE - CREAM CORONADO STONE

WD-1 ALLURA FIBER CEMENT LAP SIDING - 12" X 8 1/4" RUSTIC SERIES - SUMMER WHEAT WOODTONE

E-1 EIFS AMERISTONE SEDONA RED DRYVIT

E-2 EIFS SW 6022 HEARTY ORANGE- FINESSE SMOOTH FINISH DRYVIT

E-3 EIFS REFLECTIT - HAMMERED COPPER SMOOTH DRYVIT

E-4 EIFS 422 COTTON - SANDBLAST TEXTURE DRYVIT

E-5 EIFS 117 COLONIAL TAN - SANDBLAST TEXTURE DRYVIT

E-6 EIFS 516 SEASCAPE - FINESSE SMOOTH FINISH DRYVIT

E-7 EIFS 162 ANTHRACITE COAL - FINESSE SMOOTH FINISH DRYVIT

M-1 STANDING SEAM COPPER - SHEFFIELD METALS INTERNATIONAL

M-2 STANDING SEAM TERRA COTTA - SHEFFIELD METALS INTERNATIONAL

M-3 COLUMNS CHAMPAGNE - SHEFFIELD METALS INTERNATIONAL

M-4 MULLIONS DARK BRONZE - KAWNEER

GLAZING FINISH LEGEND

S-1 SPANDREL ATLANTICA SPANDREL VITRO + ICD COATINGS

G-1 CLEAR VITRO

G-2 ATLANTICA VITRO

G-3 SOLARBLUE VITRO

G-4 BRONZE VITRO

G-5 OPTIGRAY VITRO

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C1 EAST BUILDING ELEVATION
P3.1 3/32" = 1'-0"



A1 WEST BUILDING ELEVATION
P3.1 3/32" = 1'-0"

GLAZING FINISH LEGEND

- S-1 — SPANDREL ATLANTICA SPANDREL VITRO+ ICD COATINGS
- G-1 — GRAYLITE II VITRO
- G-2 — ATLANTICA VITRO
- G-3 — PACIFICA VITRO
- G-4 — BRONZE VITRO
- G-5 — OPTIGRAY VITRO
- G-6 — CLEAR VITRO

EXTERIOR FINISH LEGEND

- ST-1 — THIN STONE - 16" X 30" SAND CANYON FLAGSTONE - CREAM CORONADO STONE
- WD-1 — ALLURA FIBER CEMENT LAP SIDING - 12" X 8 1/4" RUSTICSERIES - SUMMER WHEAT WOODTONE
- E-1 — EIFS AMERISTONE SEDONA RED DRYVIT
- E-2 — EIFS SW 9022 HEARTY ORANGE- FINESSE SMOOTH FINISH DRYVIT
- E-3 — EIFS REFLECTIT - HAMMERED COPPER SMOOTH DRYVIT
- E-4 — EIFS 422 COTTON - SANDBLAST TEXTURE DRYVIT
- E-5 — EIFS 117 COLONIAL TAN - SANDBLAST TEXTURE DRYVIT
- E-6 — EIFS 916 SEASCAPE - FINESSE SMOOTH FINISH DRYVIT
- E-7 — EIFS 152 ANTHRACITE COAL - FINESSE SMOOTH FINISH - DRYVIT
- M-1 — STANDING SEAM COPPER - SHEFFIELD METALS INTERNATIONAL
- M-2 — STANDING SEAM TERRA COTTA - SHEFFIELD METALS INTERNATIONAL
- M-3 — COLUMNS CHAMPAGNE - SHEFFIELD METALS INTERNATIONAL
- M-4 — MULLIONS DARK BRONZE - KAWNEER

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D3 POOL COURTYARD ELEVATION
P3.2 3/16" = 1'-0"

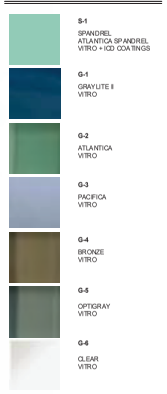


A4 EAST WING ELEVATION
P3.2 3/32" = 1'-0"



A2 WEST WING ELEVATION
P3.2 3/32" = 1'-0"

GLAZING FINISH LEGEND



S-1 SPANDREL ATLANTICA SPANDREL VITRO + ICD COATINGS
G-1 GRAYLITE II VITRO
G-2 ATLANTICA VITRO
G-3 PACIFICA VITRO
G-4 BRONZE VITRO
G-5 OPTIGRAY VITRO
G-6 CLEAR VITRO

EXTERIOR FINISH LEGEND



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M-1 STANDING SEAM COPPER - SHEFFIELD METALS INTERNATIONAL
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From: pensandoval@gmail.com
To: Adrian G Zambrano
Subject: Desert View Village 64th & Mayo
Date: Wednesday, November 26, 2025 11:03:34 AM

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Report Suspicious

We oppose the entire rezoning of this area from residential to commercial and apartments. The entire corridors along 68th St, Scottsdale Rd to/from Mayo/101, and now 56th St are being built up into commercial and apartments buildings which will increase the traffic on streets that are not set up to handle what will be double or triple number of vehicles all trying to get on the 101 from Scottsdale, 64th, and 56th St. in addition to bringing the Cardinals training facility within 1 mile radius, the congestion is already bad, and this will make it worse.
Norma and Praxedis Sandoval
Owners of 17850 N 68th St #1145

From: kbsle@aol.com
To: Griemsmann, Noel; Adrian G Zambrano
Subject: Re: New hotel proposal
Date: Monday, December 1, 2025 3:45:47 PM

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Report Suspicious

Hi Noel,
I did receive the notice of the next two meetings, however I will be out of town for the Dec. 8 Meeting.

After reviewing the latest documents, would you please add the following comments to your neighborhood summary comments page:

1) As a resident of Paradise Ridge which will be next door to the proposed hotel, I do not believe this is the right venue for the area with million dollar plus homes. A nice restaurant would be a much better option for the site especially due to the additional residences and town homes that are being built adjacent to the site. A hotel is too transient for a family community. There already is a hotel for Mayo visitors, which is set back and closer to the hospital, so it is likely this hotel will be filled with event guests who have no concern of keeping a neighborhood quiet, clean and safe.

2) If the plan for the hotel does get approved, my thoughts for adjustments follow:

-the height is too high for being so close to residents homes. The lighting will be too high for the neighborhood at night. I suggest reducing the floors to four. I just stayed at a Hyatt Place in Flagstaff and it had four floors which made it look to fit the area better. Is anyone considering the water usage for a 6 story hotel?
-The logo on the front top of the building doesn't fit with our desert landscape and should be more discreet like the ASU building, showing only the ASU letters, not the full name, and in a silver/white look which is located on the next lot.
-The company colors of the bright orange and green are again to "loud" and vivid for the desert space of Phoenix. Just as McDonalds does not have yellow arches in Sedona, these colors should be muted to keep the integrity of the desert landscape.
-The renderings sent did not show any landscaping but I would guess that is in the plan, and the more the better.
-The hotel should be required to have a set maximum number of adults per room that matches the beds. To have this become a constant churn of an overcrowded room for our local events is inappropriate for the residents, and our police department.
-The hotel should have 24/7 security on site for the hotel and parking lot to get ahead of issues.
-I would expect the pool to be fenced and locked for guests only.

Thank you for the opportunity to express my concerns.

Karen Batenic, Paradise Ridge resident

On Wednesday, November 19, 2025 at 12:05:47 PM MST, Griemsmann, Noel <ngriemsmann@swlaw.com> wrote:

> Karen,
>
> Thank you for reaching out and we will add your comments to the summary report to the City for that first meeting as well as pass them along to the developer team.
>
> On process, the next step is our informational presentation to the Desert View Village Planning Committee, which is scheduled for December 2nd. After that, we will have a second neighborhood meeting, date still not firmed up yet. If you received a letter last time, you will get another. If not, please send me your address and I will make sure you are on our mailing list.
>
> In the interim, please let me know of any other questions. Hope to see you at one of the upcoming meetings.
>
> **Noel J. Griemsmann, AICP**
> Sr Urban Planner
>
> **O:** 602.382.6824
> ngriemsmann@swlaw.com
>
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> **& WILMER**
> swlaw.com [us.content.exclaimer.net] [us.content.exclaimer.net]| [us.content.exclaimer.net]LinkedIn [us.content.exclaimer.net]
>
> ---
>
> **From:** kbsle@aol.com <kbsle@aol.com>
> **Sent:** Wednesday, November 19, 2025 11:29 AM
> **To:** Griemsmann, Noel <Ngriemsmann@swlaw.com>
> **Subject:** New hotel proposal
>
> **[EXTERNAL]** kbsle@aol.com
>
> ---
>
> Hi Noel,

We met at the meeting with the Paradise Ridge residents. I didn't have time to fill out the comment card but I would like to share in writing the points of concern that I mentioned to you for your thoughts and discussions.

With the proposal for the hotel to be so close to Paradise Ridge homes, I do not think that is the best venue for the area. A high end restaurant on the Mayo facing property would be better suited for the residents in the area to use. We already have an influx of drunken, rowdy people coming in to town for all of the events in the area ex. golf outing, etc. and a lower price hotel will attract more.

In addition, the drawings showed a building not considerate of the southwest landscape in architecture or colors which is important. The height of the building is too high as well. If it was designed as a higher end boutique hotel, I think it might be received better, or another use for the property.

Also, I haven't received any communication about meetings for residents to express their thoughts in person. Has that been sent out or will it be coming soon?

Thank you, Karen Batenic

From: Michelle
To: Adrian G Zambrano
Subject: 64 St & Mayo Rezoning for hotel
Date: Monday, December 29, 2025 12:53:23 PM

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Report Suspicious

Hi Adrian,
I have attended a meeting that Snell & Wilmer conducted for getting the land rezoned near my home. I realize that with Mayo Hospital expanding they want to provide short term stays for patients and families, but this is not the place to do it. That corner backs up to my neighborhood Paradise Ridge with single family homes. A 7 story hotel with a parking surrounding it just isn't right. Wouldn't a 2-3 story building be more in line with what surrounds us? Or have the builder of the the townhomes get to build out all the way to Mayo Blvd?
Please let me know how I can be updated more about the dates and process of this rezoning?
Thank you,
Michelle Seabrook

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-87-E-03-2
INFORMATION ONLY

Date of VPC Meeting	December 2, 2025
Request From	S-1 (Approved CP/BP PCD)
Request To	PUD PCD
Proposal	Major Amendment to the Paradise Ridge PCD to allow a hotel
Location	Southeast corner of 64th Street and Mayo Boulevard

VPC DISCUSSION:

Agenda Item 3 (GPA-DSTV-1-25-2) and Agenda Item 4 (Z-87-E-03-2) are companion cases and were heard together.

One member of the public registered to speak on this item.

Applicant Presentation:
Nick Wood, with Snell & Wilmer, LLP, introduced himself and provided an overview of the site. Mr. Wood discussed the Rawhide Wash and surrounding street improvements. Mr. Wood explained the request, noting that the PUD limits the uses and allows the proposed height. Mr. Wood explained the General Plan Amendment request. Mr. Wood then displayed and discussed the site plan, landscape plan, shade plan, building elevations, and renderings.

Questions from Committee:
Vice Chair Louis Lagrave asked if the parking is above ground or below ground. **Mr. Wood** responded that it is all surface parking.

Committee Member Gary Kirkilas commended the inclusion of the trail along the wash. Committee Member Kirkilas asked if the wash would be channelized or kept in its natural condition. **Mr. Wood** responded that the wash would be kept in its natural state. Committee Member Kirkilas asked if the proposal includes green stormwater infrastructure (GSI). Mr. Wood responded that he could ask the landscape architect if that could be included in the project.

Chair Steven Bowser stated that the City has guidelines for GSI.

Committee Member Jason Israel asked if the property is within a floodplain. **Mr. Wood** displayed an aerial of the site and surrounding area, noting that the entire surrounding area is within the AO floodplain. Mr. Wood stated that the Rawhide Wash project would move the property into an A floodplain, which will reduce the potential flood impacts.

Committee Member Joseph Barto asked if the Hilton brand is committed to the project or if they are prospective. **Mr. Wood** responded that they are committed.

Public Comments:
Richard Manski asked what the traffic management plan is for the roads in the area to minimize the impact for people that live in Paradise Ridge and the surrounding area.

Applicant Response:
Mr. Wood responded that a Traffic Impact Analysis (TIA) has been submitted to and approved by the Street Transportation Department. Mr. Wood stated that the biggest improvement the development includes would be widening both 64th Street and Mayo Boulevard. Mr. Wood summarized what the street improvements would include.

Committee Discussion:
Chair Bowser asked for clarification that the street improvements are being built in accordance with the approved Master Street Plan. **Mr. Wood** responded affirmatively.

Village Planning Committee Meeting Summary
Z-87-E-03-2

Date of VPC Meeting	February 3, 2026
Request From	S-1 (Approved CP/BP PCD)
Request To	PUD PCD
Proposal	Major Amendment to the Paradise Ridge PCD to allow a hotel
Location	Southeast corner of 64th Street and Mayo Boulevard
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION:

Committee Member Rick Nowell joined the meeting during this item, bringing the quorum to nine members.

Agenda Item 3 (GPA-DSTV-1-25-2) and Agenda Item 4 (Z-87-E-03-2) are companion cases and were heard together.

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

Staff Presentation:
Adrian Zambrano, staff, provided an overview of General Plan Amendment case GPA-DSTV-1-25-2, including the location of the request, the existing General Plan Land Use Map designation, and surrounding General Plan Land Use Map designations. Mr. Zambrano noted that the GPA boundary is larger than the companion rezoning case boundary in order to match the General Plan Land Use Map designations with the existing zoning in the surrounding area. Mr. Zambrano shared the staff findings and stated that staff recommends approval. Mr. Zambrano then provided an overview of Rezoning Case No. Z-87-E-03-2, including the location of the request, surrounding land uses and zoning, and the proposed General Plan Land Use Map designation. Mr. Zambrano provided background on the Paradise Ridge PCD, the Desert Ridge Kierland Major Employment Corridor, and the Peripheral Areas C and D General Plan. Mr. Zambrano summarized the PUD proposal and displayed the site plan, landscape plan, elevations, and renderings. Mr. Zambrano stated that the request has received three letters of opposition and summarized the concerns. Mr. Zambrano shared the staff

findings and stated that staff recommends approval, subject to stipulations. Mr. Zambrano shared the recommended stipulations and upcoming hearing schedule.

Applicant Presentation:
Nick Wood, with Snell & Wilmer LLP, introduced himself and provided context of surrounding developments in the area. Mr. Wood noted that the wash on the east side of the site is approximately 180 feet wide. Mr. Wood discussed the proposed General Plan Land Use Map designation. Mr. Wood then displayed and discussed the site plan, landscape plan, tree and shade plan, elevations, and renderings.

Questions from Committee:
Committee Member Richard Carlucci asked what the Mayo Flyover Study Area Intergovernmental Agreement is and what the $5 million contribution will go towards, per Stipulation 6. **Mr. Wood** responded that there was a point in time when Mayo Boulevard was going to span over the Loop 101 freeway west of Tatum Boulevard, within Superblock 8, to connect to the south side of the freeway. Mr. Wood stated that there was a development agreement between the Arizona State Land Department and the City of Phoenix regarding that flyover. Mr. Wood stated that they think the money will be used for roadway infrastructure, but they are not certain. Committee Member Carlucci asked for clarification that this funding contribution is in addition to the required right-of-way improvements adjacent to the site. Mr. Wood responded affirmatively.

Committee Member George Birchby asked if there have been studies for the need for hotels in the area. **Mr. Wood** responded that he does not know but noted that Plaza Companies builds many hotels and they do their research on market demand. Mr. Wood added that the proposed hotel would likely not draw away other hotels, noting that the need for them is exponential.

Committee Member David Kollar asked if there have been any traffic studies done to analyze the traffic patterns and traffic congestion, noting that there are multifamily residential developments proposed to the north and south. **Mr. Wood** responded that the Traffic Impact Analysis studied traffic in all directions generated from the site and from surrounding developments. Mr. Wood stated that according to the traffic engineer, the roadway network at full buildout will be able to handle the generated traffic. Committee Member Kollar asked if the offsite improvements include 64th Street expansion to Bell Road. Mr. Wood responded that the City is currently working on obtaining federal funds in order to expand 64th Street to Bell Road, but this development is not part of that.

Committee Member Gary Kirkilas thanked the applicant for incorporating green stormwater infrastructure standards, water conservation standards, and using the wash as a connection to the Reach 11 Recreation Area.

Chair Steven Bowser echoed appreciation for incorporation of water conservation standards.

Public Comments:
None.

Applicant Response:
None.

Committee Discussion:
Committee Member Kollar asked what fund does the money for the Mayo Flyover Study Area Intergovernmental Agreement go to and what the funds will be used for. **Mr. Zambrano** responded that the money would go into one fund and would be used in the general area for regional transportation infrastructure improvements. Committee Member Kollar asked what area the intergovernmental agreement applies to. Mr. Zambrano responded that it would be applicable to the entire area surrounding where the Mayo Boulevard flyover was located.

MOTION – Z-87-E-03-2:
Committee Member Warren made a motion to recommend approval of Z-87-E-03-2, per the staff recommendation. **Vice Chair Lagrave** seconded the motion.

VOTE – Z-87-E-03-2:
9-0; the motion to recommend approval of Z-87-E-03-2, per the staff recommendation passes with Committee Members Barto, Birchby, Carlucci, Kirkilas, Kollar, Nowell, Warren, Lagrave and Bowser in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

ATTACHMENT D

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** March 5, 2026

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 5 (Z-87-E-03-2) – SOUTHEAST CORNER OF 64TH STREET AND MAYO BOULEVARD

Rezoning Case No. Z-87-E-03-2 is a request to rezone 8.20 acres located at the southeast corner of 64th Street and Mayo Boulevard from S-1 (Approved CP/BP PCD) (Ranch or Farm Residence, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District) for the Plaza Companies Hospitality PUD for a major amendment to the Paradise Ridge PCD to allow a hotel.

The Desert View Village Planning Committee (VPC) heard this request on February 3, 2026 and recommended approval, per the staff recommendation, by a vote of 9-0.

On February 5, 2026, the applicant had a follow-up pre-application meeting with plan review staff for the updated plans of this development. During this meeting, plan review staff raised concerns with the 10-foot-wide detachment of the sidewalk becoming less than 10 feet when adjacent to the deceleration lane along Mayo Boulevard. Per the Street Transportation Department, the ultimate street buildout is dictated by the approved master street plan. To address this concern, staff recommends additional language be added to the Streetscape Standards Section of the PUD Development Narrative to refer to the approved master street plan for the required landscape strip width.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. An updated Development Narrative for the Plaza Companies Hospitality PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 12, 2026, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]. Change 3rd submittal date to December 30, 2025.

    b. Page 9, C. List of Uses, C1. Permitted Uses, 1st bullet point: Delete “Restaurants with recorded music or one musician”.

c. Pages 9 and 10, C. List of Uses, C1. Permitted Uses, 2nd bullet point: Update the font size to be the same size. Delete the extra bullet point below the last sub-bullet point, before the Temporary Uses section.

d. PAGE 12, D. DEVELOPMENT STANDARDS, D2. STREETSCAPE STANDARDS: ADD TEXT AT THE BOTTOM OF THE PAGE FOR FOOTNOTE 2 WHICH STATES "PER THE APPROVED MASTER STREET PLANS AND AS APPROVED/MODIFIED BY THE STREET TRANSPORTATION DEPARTMENT".

~~d~~ e. Pages 12 – 14, D. Development Standards, D2. Streetscape Standards, a. Mayo Boulevard and b. 64th Street, Live Coverage, both bullet points for each: Replace "maintained to a maximum height of two feet" to "maintained to a maximum height of three feet (excluding accents)".

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~~g~~ h. Page 16, D. Development Standards, D3. Minimum Landscape Standards, f. Parking Lot Landscaping: Replace "maintained to a maximum height of two feet" with "maintained to a maximum height of three feet (excluding accents)".

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~~i~~ j. Page 18, D. Development Standards, D7. Lighting, 2nd paragraph: Replace with "Pedestrian lighting shall be provided along the public sidewalks adjacent to 64th Street and Mayo Boulevard, along the wash pathway, and along private internal pedestrian pathways, as follows:".

~~j~~ k. Exhibits: Revise exhibits to remove parking overhang and the south retaining wall from impeding in the required south landscape setback.

2. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on panels 04013C 1315L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.

    a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities are adequately addressed, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

    b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.

    c. Conditions for Grading and Drainage permit and Building permit:

        (1) Final Grading and Drainage plans must receive approval from Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.

        (2) An Elevation Certificate (FEMA Form 086-0-33), based on Finished Grading and Drainage and construction plans for each structure, must be submitted to and approved by Floodplain Management prior to issuance of a Grading and Drainage permit and a Building permit.

    d. Conditions for building permit (prior to issuance of vertical construction):

        (1) An Elevation Certificate (FEMA Form 086-0-33), based on the building under construction, must be submitted to and approved by Floodplain Management prior to issuance of vertical construction.

        (2) Compaction test results demonstrating 95% compaction for building pads must be provided prior to issuance of vertical construction.

    e. Conditions for certificate of occupancy (C of O):

        (1) An Elevation Certificate (FEMA Form 086-0-33), based on finished construction, must be submitted to and approved by Floodplain Management prior to issuance of a Certificate of Occupancy.

        (2) An as-built plan review shall confirm that elevations shown on the plans correspond with those documented in the Elevation Certificate based on finished construction.

3. A bus pad on eastbound Mayo Boulevard that conforms with City of Phoenix Standard Detail P1260 shall be constructed. The pad shall be located from 64th Street according to P1258. The bus pad must be located within the public right-of-way or within a transit easement that the developer dedicates.

4. A minimum of 70 feet of right-of-way shall be dedicated for the south half of Mayo Boulevard, per the approved Master Street Plan for N. 64th & E. Mayo Blvd.

5. A minimum of 70 feet of right-of-way shall be dedicated for the east half of 64th Street to its ultimate condition, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.

6. A total of $5,000,000 in regional funding through ASLD shall be paid, due at the release of grading and drainage permits, in accordance with the Mayo Flyover Study Area Intergovernmental Agreement approved by City Council on December 7, 2022.

7. Reconstruction of the interim traffic signal at the intersection of 64th Street and Mayo Boulevard shall be fully funded and constructed with the first phase of development, per the approved Master Street Plan for N. 64th St. & E. Mayo Blvd.

8. Unless already constructed by others, the ultimate 100-year storm event box culvert dry crossing of Mayo Boulevard east of 64th Street shall be constructed to its full limits, including construction of the upstream and downstream maintenance access ramps.

9. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 10, 2025.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

PCD Stipulations

16. Master Plan documents shall be submitted for portions of the Planned Community District as development occurs, per the applicable development agreement.

17. Right-of-way and improvements shall be determined by the final Traffic Impact Study and a Master Street Plan – Development Agreement between the city, Arizona State Land Department, and the City of Scottsdale. Additional right-of-way and/or easements not specifically identified such as bus bays, turn lanes, landscape/sidewalk easements, slope and construction easements, etc., may be required as determined by the Master Street Plan, or when individual development plans are submitted to the Planning and Development Department for approval.

18. Detailed requirements for potable water, wastewater, and reclaimed water on-site and off-site infrastructure needed to service this project and infrastructure phasing schedules shall be determined at the time of review and approval of the PCD potable water, wastewater, and reclaimed water master plans. Off-site infrastructure requirements shall be a function of the amount of major master plan water and sewer lines constructed by other development in the area prior to initiation of this project.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
MARCH 5, 2026

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-87-E-03-2 (Companion Case GPA-DSTV-1-25-2) (Plaza Companies Hospitality PUD)
Location:	Southeast corner of 64th Street and Mayo Boulevard
From:	S-1 (Approved CP/BP PCD)
To:	PUD PCD
Acreage:	8.20
Proposal:	Planned Unit Development (PUD) to allow a hotel and commercial uses
Applicant:	Jonathan Stelzer, The Plaza Companies
Owner:	Jonathan Stelzer, The Plaza Companies
Representative:	Nick Wood, Snell & Wilmer LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Desert View 12/2/2025 Information only.
Desert View 2/3/2026 Approval, per the staff recommendation. Vote 9-0.

Planning Commission Recommendation: Approval, per the Staff Memo dated March 5, 2026.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approved Z-87-E-03-2, per the Staff Memo dated March 5, 2026.

Maker: Matthews
Second: James
Vote: 7-0
Absent: Busching, Jaramillo
Opposition Present: No

Findings:

1. The proposal is consistent with the proposed General Plan Land Use Map designation (GPA-DSTV-1-25-2) and the character of the surrounding area.

2. The proposal will facilitate new commercial development at an appropriate location, contributing to the land use mix in the area.

3. The proposed PUD supports efforts from various plans, policies, and initiatives, including the Peripheral Areas C and D General Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Monarch Butterfly Pledge initiative, the Phoenix Climate Action Plan, the Transportation Electrification Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations:

1. An updated Development Narrative for the Plaza Companies Hospitality PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 12, 2026, as modified by the following stipulations:

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This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 4/8/2026, **Item No.** *74

ADDITIONAL INFORMATION (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-190-25-3 - Approximately 330 Feet West of the Northwest Corner of 11th Avenue and Michigan Avenue (Ordinance G-7507) - District 3

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-190-25-3 and rezone the site from R1-8 (Single-Family Residence District) to R-2 (Multi-Family Residence District) to allow single-family residential.

Summary

Current Zoning: R1-8
Proposed Zoning: R-2
Acreage: 2.50 acres
Proposal: Single-family residential

Owner: Residential Pursuits Investments, LLC c/o Jovanna Ortega
Applicant: Chris Brown, Arcadia Capital Group
Representative: William Allison, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this item on February 17, 2026, and recommended approval, per the staff recommendation, by a vote of 7-3.
PC Action: The Planning Commission heard this case on March 5, 2026, and recommended approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation and direction, by a vote of 7-0.
The Planning Commission recommendation was appealed by a community member and a petition for a 3/4 vote was submitted on March 10, 2026. A 3/4 vote is required.

Location

Approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue
Council District: 3
Parcel Address: 18227 N. 13th Avenue

Responsible Department

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

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Lori Bays
Assistant City Manager

Date: April 6, 2026

From: Joshua Bednarek JB
Planning and Development Director

Subject: ITEM 74 ON THE APRIL 8, 2026, FORMAL AGENDA – PUBLIC HEARING/ ORDINANCE ADOPTION– REZONING APPLICATION Z-190-25-3 APPROXIMATELY 330 FEET WEST OF THE NORTHWEST CORNER OF 11TH AVENUE AND MICHIGAN AVENUE (ORDINANCE G-7507)

Item 74, Rezoning Application No. Z-190-25-3, is a request to rezone 2.50 acres located approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue from R1-8 (Single-Family Residence District) to R-2 (Multi-Family Residence District) to allow single-family residential.

The Deer Valley Village Planning Committee heard this item on February 17, 2026, and recommended approval, per the staff recommendation, by a vote of 7-3.

The Planning Commission heard this case on March 5, 2026, and recommended approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation and direction, by a vote of 7-0.

The Planning Commission recommendation was appealed by a community member and a petition for a 3/4 vote was submitted on March 10, 2026. A 3/4 vote is required.

As directed by the Planning Commission, the applicant has continued to work with the community to address their concerns. The applicant submitted a revised site plan to add stamped asphalt treatments to the north and west sides of the cul-de-sac.

A modification to Stipulation 1 is 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 site plan date stamped ~~January 22~~ **APRIL 3**, 2026, as modified by the following stipulations and approved by the Planning and Development Department, **WITH SPECIFIC REGARD TO THE STAMPED ASPHALT TREATMENT AT THE DRIVEWAY ALONG 13TH AVENUE, AND THE NORTH AND WEST SIDES OF THE CUL-DE-SAC.**

2. A minimum 50-foot radius modified cul-de-sac shall be dedicated at the termination of Michigan Avenue, as approved by the Street Transportation Department.

3. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 13th Avenue, adjacent to the development.

4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 3, 2025.

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

6. 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.

7. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

8. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

10. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

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. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.

13. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

14. 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.

15. 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.

16. The developer shall install the following traffic mitigation devices within the subdivision, near the juncture of the private streets with Michigan Avenue, as approved by the Planning and Development Department:

    a. Stop signs north and west of the cul-de-sac.

    b. Speed humps north and west of the cul-de-sac.

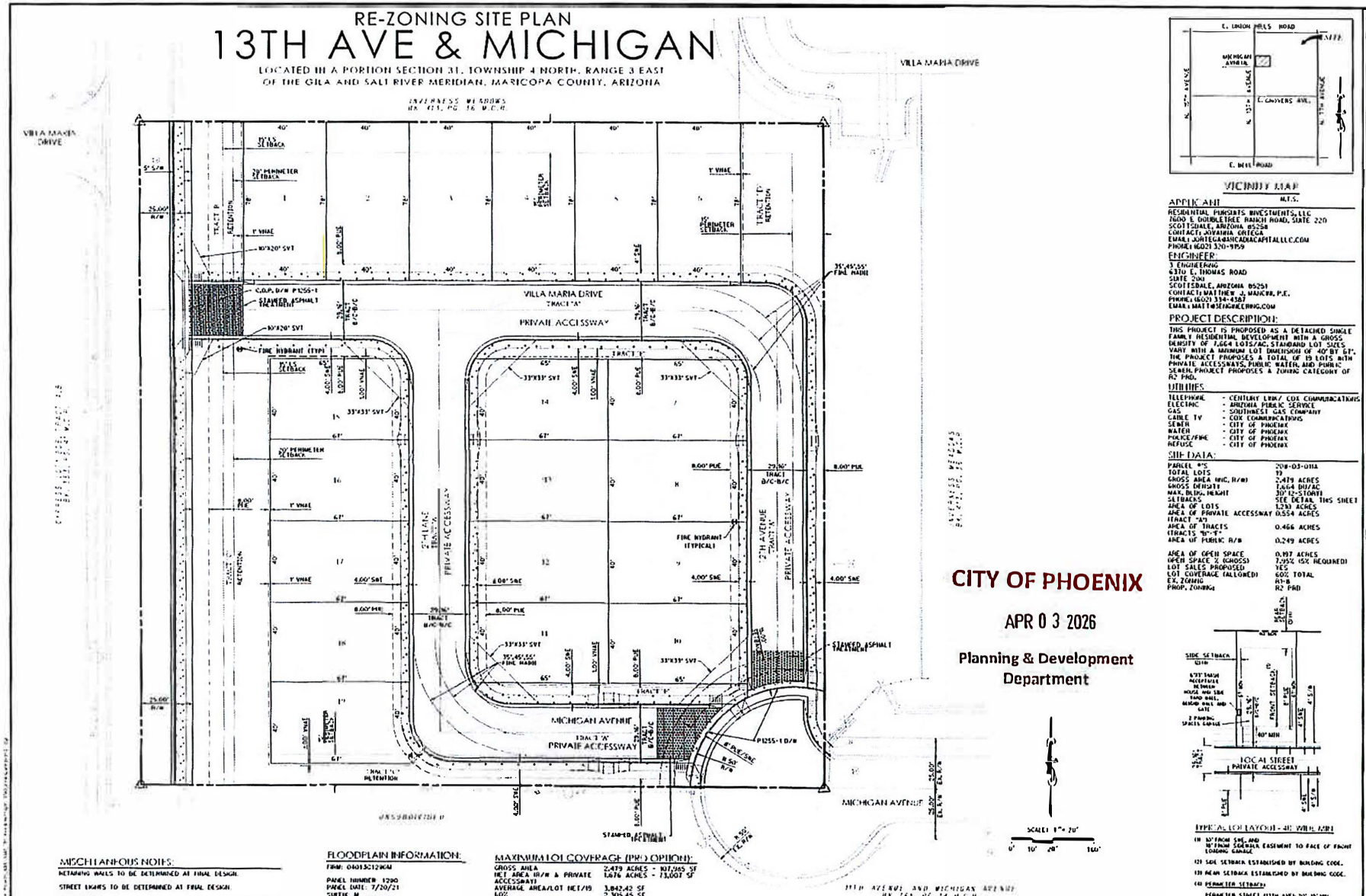
    c. A "private access, do not enter" sign facing the cul-de-sac.

Approved: _____ 4/6/26
Lori Bays, Assistant City Manager Date

Enclosure
Conceptual Site Plan date stamped April 3, 2026 (2 pages)

RE-ZONING SITE PLAN
13TH AVE & MICHIGAN

LOCATED IN A PORTION SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

APPLICANT
RESIDENTIAL PURSUITS INVESTMENTS, LLC
7600 E. DOUBLETREE RANCH ROAD, SUITE 220
SCOTTSDALE, ARIZONA 85258
CONTACT: XAVATHIA ORTEGA
EMAIL: XORTEGA@RANCHADACAPITALLLC.COM
PHONE: (602) 320-9159

ENGINEER
3 ENGINEERING
6370 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MAHONEY, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:
THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 7.664 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 40' BY 67'. THE PROJECT PROPOSES A TOTAL OF 19 LOTS WITH PRIVATE ACCESSWAYS, PUBLIC WATER, AND PUBLIC SEWER. PROJECT PROPOSES A ZONING CATEGORY OF R2 PAD.

UTILITIES

TELEPHONE	- CENTURY LINK/ COX COMMUNICATIONS
ELECTRIC	- ARIZONA PUBLIC SERVICE
GAS	- SOUTHWEST GAS COMPANY
CABLE TV	- COX COMMUNICATIONS
SEWER	- CITY OF PHOENIX
WATER	- CITY OF PHOENIX
POLICE/FIRE	- CITY OF PHOENIX
REFUSE	- CITY OF PHOENIX

SITE DATA:

PARCEL #'S	208-03-011A
TOTAL LOTS	19
GROSS AREA (INC. R/W)	2.479 ACRES
GROSS DENSITY	7.664 DU/AC
MAX. BLDG. HEIGHT	30' 2-STORY
SETBACKS	SEE DETAIL THIS SHEET
AREA OF LOTS	1.230 ACRES
AREA OF PRIVATE ACCESSWAY	0.554 ACRES
(TRACT "A")	
AREA OF TRACTS	0.466 ACRES
(TRACTS "B"-"F")	
AREA OF PUBLIC R/W	0.249 ACRES
AREA OF OPEN SPACE	0.197 ACRES
OPEN SPACE % (GROSS)	7.95% (5% REQUIRED)
LOT SALES PROPOSED	YES
LOT COVERAGE (ALLOWED)	60% TOTAL
EX. ZONING	R1-8
PROP. ZONING	R2 PAD

CITY OF PHOENIX
APR 0 3 2026
Planning & Development Department

TYPICAL LOT LAYOUT - 40' WIDE MIN.

(1) 10' FROM SIDE AND 18' FROM SIDEWALK EASEMENT TO FACE OF FRONT LOADING GARAGE
(2) SIDE SETBACK ESTABLISHED BY BUILDING CODE.
(3) REAR SETBACK ESTABLISHED BY BUILDING CODE.
(4) PERIMETER SETBACKS
PERIMETER STREET (13TH AVE) 20', 15' MIN. LANDSCAPE SETBACK.
PERIMETER STREET (MICHIGAN AVENUE) 15'
PROPERTY LINE REAR: 15'
PROPERTY LINE SIDE: 15'

MISCELLANEOUS NOTES:
RETAINING WALLS TO BE DETERMINED AT FINAL DESIGN.
STREET LIGHTS TO BE DETERMINED AT FINAL DESIGN.
NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

FLOODPLAIN INFORMATION:
FIRM: 04013C2190M
PANEL NUMBER: 2190
PANEL DATE: 7/20/21
SUFFIX: M
FIRM DATE: 7/20/21
FIRM ZONE: X
BASE FLOOD ELEV.: N/A

MAXIMUM LOT COVERAGE (PRD OPTION):

GROSS AREA	2.479 ACRES - 107,965 SF
NET AREA (R/W & PRIVATE ACCESSWAY)	1.676 ACRES - 73,007 SF
AVERAGE AREA/LOT (NET/19)	3,842.42 SF
60%	2,305.45 SF
TOTAL (60% x 19)	43,803.55 SF

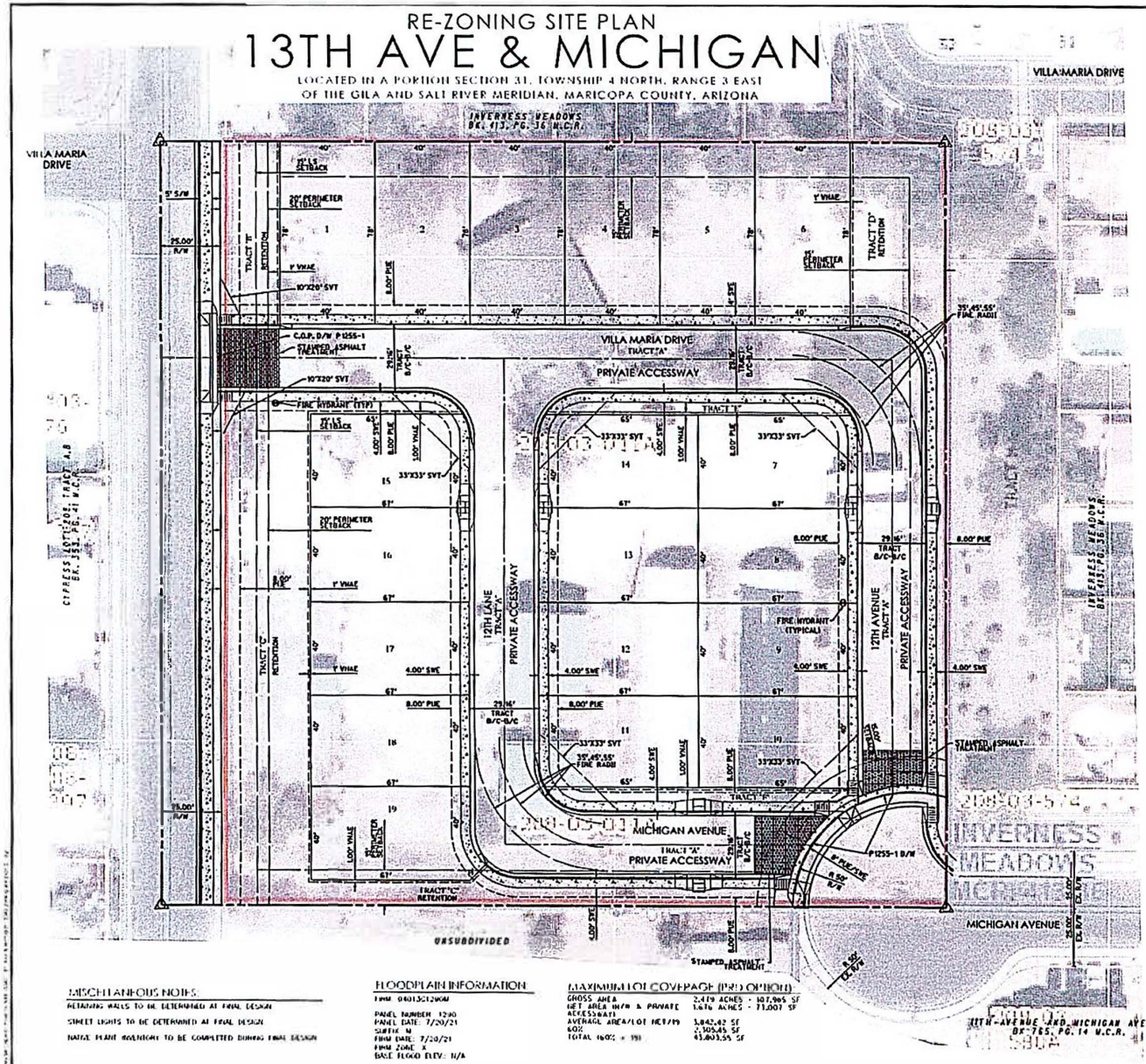
13TH AVE & MICHIGAN
PHOENIX, ARIZONA 85024
RE-ZONING SITE PLAN

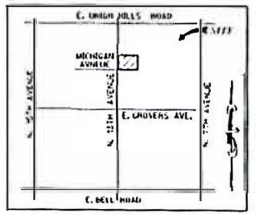
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PROJECT NO.
5343
SHEET NO.
RZSP01
1 of 1

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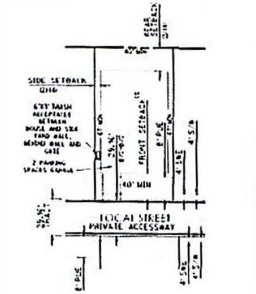
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PROP. ZONING	R2 PRD

CITY OF PHOENIX
APR 03 2026
Planning & Development Department

SCALE: 1" = 20'
0' 10' 20' 40'



TYPICAL LOT LAYOUT - 40' WIDE MIN.

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PANEL NUMBER: 1290
PANEL DATE: 7/20/21
SUFFIX: M
FIRM DATE: 7/20/21
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3 engineering
ENGINEERING | PLANNING | SURVEYING

13TH AVE & MICHIGAN
PHOENIX, ARIZONA 85024
RE-ZONING SITE PLAN

5343
RZSP01
1 of 1

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-190-25-3) FROM R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-2 (MULTI-FAMILY RESIDENCE DISTRICT).

_____

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

SECTION 1. The zoning of a 2.50-acre site located approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue in a portion of Section 31, Township 4 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R1-8" (Single-Family Residence District) to "R-2" (Multi-Family Residence District).

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

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,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped January 22, 2026, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum 50-foot radius modified cul-de-sac shall be dedicated at the termination of Michigan Avenue, as approved by the Street Transportation Department.

3. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 13th Avenue, adjacent to the development.

4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 3, 2025.

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

6. 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.

7. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

8. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

10. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the

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subdivision including the front yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

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. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.

13. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

14. 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.

15. 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.

16. The developer shall install the following traffic mitigation devices within the subdivision, near the juncture of the private streets with Michigan Avenue, as approved by the Planning and Development Department:

    a. Stop signs north and west of the cul-de-sac.

    b. Speed humps north and west of the cul-de-sac.

    c. A “private access, do not enter” sign facing the cul-de-sac.

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

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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 8th day of April, 2026.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

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

By:
_____
_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

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

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-190-25-3

That portion of the South Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 31, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at North Quarter Corner of said Section 31;

Thence South 00 degrees 07 minutes 31 seconds East, along the North/South Mid-Section Line of said Section 31, a distance of 1307.61 feet;

Thence South 89 degrees 58 minutes 08 seconds East, a distance of 661.44 feet, to the Point of Beginning;

Thence North 00 degrees 04 minutes 17 seconds West, a distance of 327.19 feet;

Thence South 89 degrees 59 minutes 44 seconds East, a distance of 330.00 feet;

Thence South 00 degrees 04 minutes 17 seconds East, a distance of 327.35 feet;

Thence North 89 degrees 58 minutes 08 seconds West, a distance of 330.00 feet, to the Point of Beginning;

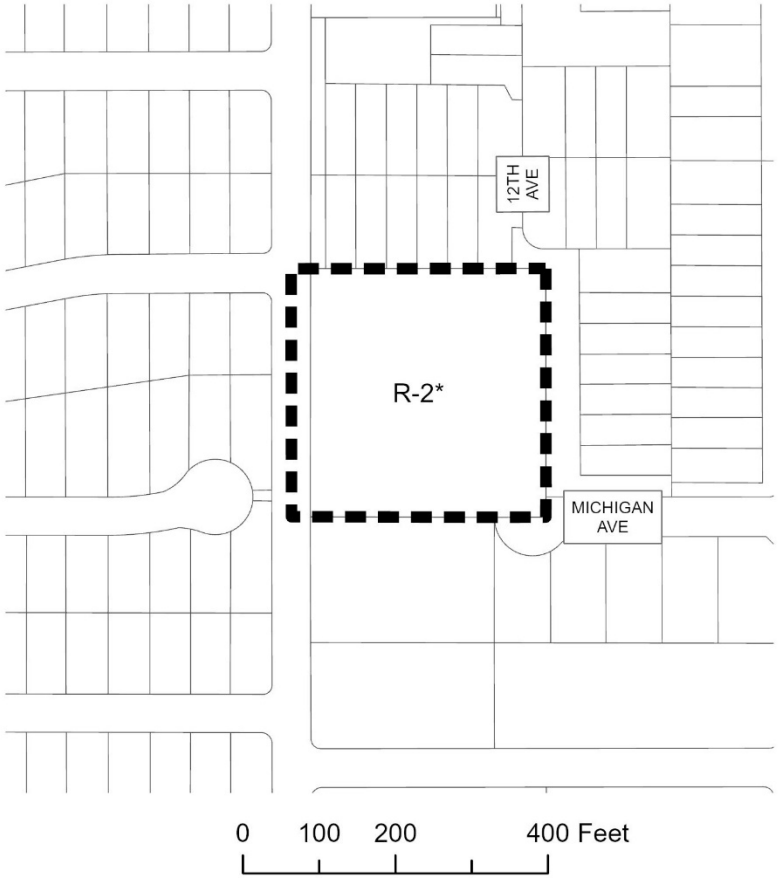
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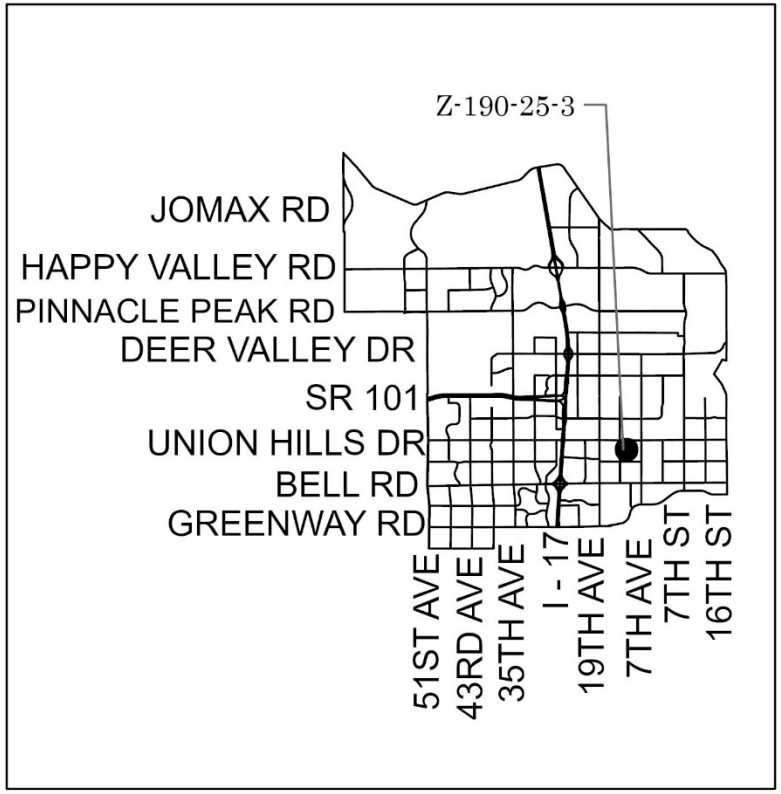
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-190-25-3
Zoning Overlay: N/A
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 3/13/2026

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ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-190-25-3
February 6, 2026

Deer Valley Village Planning Committee Meeting Date:	February 17, 2026
Planning Commission Hearing Date:	March 5, 2026
Request From:	R1-8 (Single-Family Residence District) (2.50 acres)
Request To:	R-2 (Multi-Family Residence District) (2.50 acres)
Proposed Use:	Single-family residential
Location:	Approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue
Owner:	Jovanna Ortega, Residential Pursuits Investments, LLC
Applicant:	Chris Brown, Arcadia Capital Group
Representative:	William Allison, Withey Morris Baugh, PLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Residential 3.5 to 5 dwelling units per acre		
Street Map Classification	13th Avenue	Local	25-foot east half street
	Michigan Avenue	Local	0-foot half street

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The proposal, as stipulated, is compatible with existing residential developments and zoning districts in the area.

General Plan Conformity
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties. The proposal is sensitive to the scale and character of the surrounding residential area by adhering to the density and height limitations outlined in the R-2 zoning district.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; WATER INFRASTRUCTURE (STORMWATER); DESIGN PRINCIPLE: Encourage construction plans that reflect a systematic and integrated approach to building design, civil engineering, and landscape architecture in order to maximize the potential for rainwater harvesting and stormwater retention for landscape watering. The proposal, as stipulated, will provide stormwater harvesting through the use of green stormwater infrastructure (GSI) elements, while utilizing drought-tolerant plant species, thus reducing the amount of potable water needed for irrigation purposes.

Applicable Plans, Overlays, and Initiatives
Complete Streets Guiding Principles: See Background Item No. 6. **Zero Waste PHX:** See Background Item No. 7. **Housing Phoenix Plan:** See Background Item No. 8. **Conservation Measures for New Development:** See Background Item No. 9. **Phoenix Climate Action Plan:** See Background Item No. 10.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Single-family residential	R1-8
North	Single-family residential	R-3
South	Single-family residential	R1-8
East	Single-family residential	R-3
West (across 13th Avenue)	Single-family residential	R1-6

R-2 – Multi-Family Residence District (Planned Residential Development Option)		
Standards	**R-2 Requirements**	**Provisions on the proposed site plan**
Gross Acreage	-	2.50 acres
Maximum Number of Units	30 units	19 units (Met)
Maximum Density	10.5, 12 with bonus	7.66 dwelling units per acre (Met)
Maximum Building Height	3 stories and 30 feet for the first 150 feet from development perimeter, 1 foot increase in height for each additional 5-feet of building setback to a maximum height of 4 stories and 48 feet 15 feet within 10 feet of a single-family zoning district, 1 foot increase in height for every additional 1 foot of building setback to the maximum permitted height	2 stories and 30 feet (Met)
Maximum Lot Coverage	60 percent	Not specified
Common Open Space	5 percent	7.95 percent (Met)
Minimum Parking	2 spaces per dwelling unit 38 spaces required	Not specified
Minimum Building Setbacks		
Front	10 feet	10 feet (Met)
Rear	None	None (Met)
Side	None	None (Met)
Street Side	10 feet	Not specified
Perimeter Street	20 feet	20 feet (Met)
Other Perimeter	15 feet	15 feet (Met)
Minimum Landscape Setbacks		
13th Avenue	15 feet	15 feet (Met)

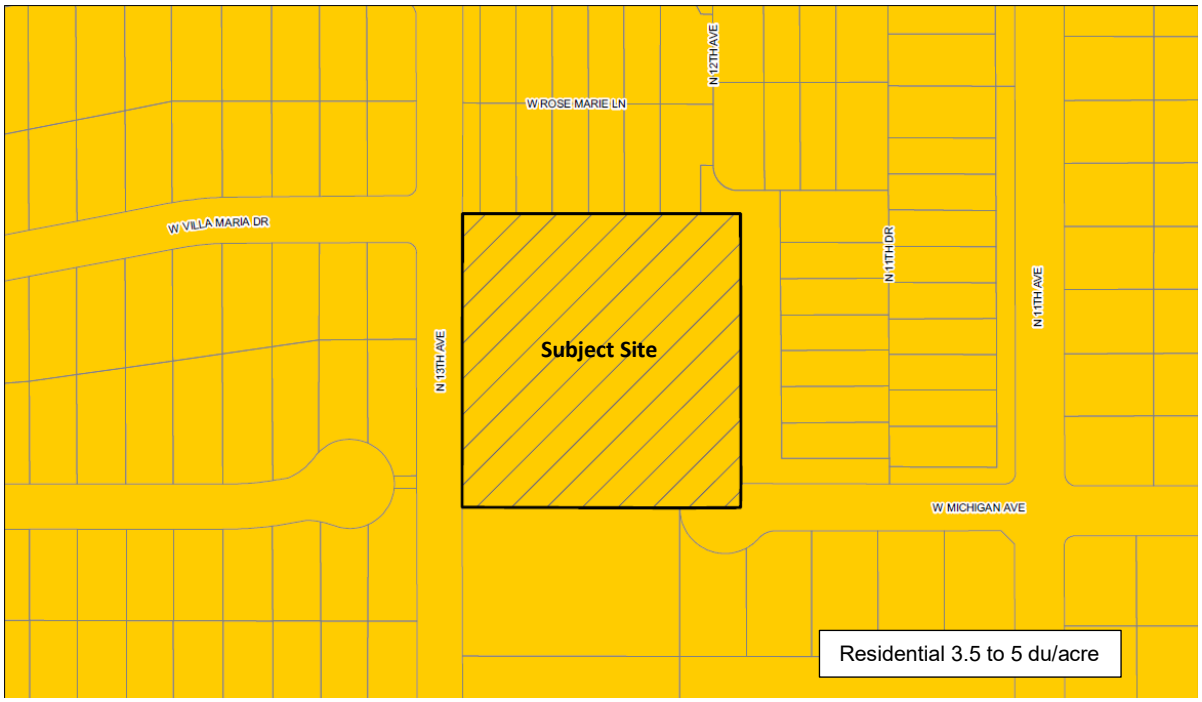
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.50 acres located approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue from R1-8 (Single-Family Residence District) to R-2 (Multi-Family Residence District) for single-family residential. The subject site is currently developed with a single-family residence.

GENERAL PLAN LAND USE MAP DESIGNATIONS

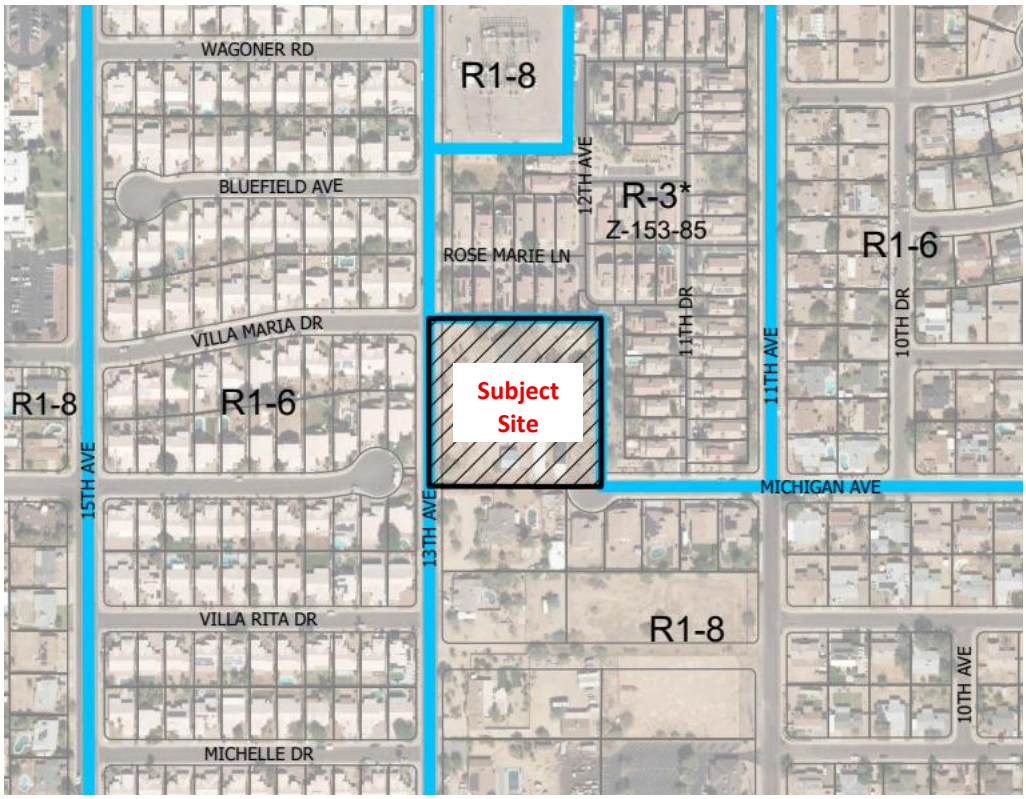
2. The subject site and the surrounding properties to the north, south, east, and west are designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The proposed R-2 zoning district is not consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre; however, a General Plan Amendment is not required as the site is under 10 acres in size and the proposed zoning and land use map designation both fall under the same housing type, traditional lot.



General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the north and east are single-family residences zoned R-3 (Multi-Family Residence District). To the south are single-family residences zoned R1-8 (Single-Family Residence District). To the west, across 13th Avenue, are single-family residences zoned R1-6 (Single-Family Residence District).

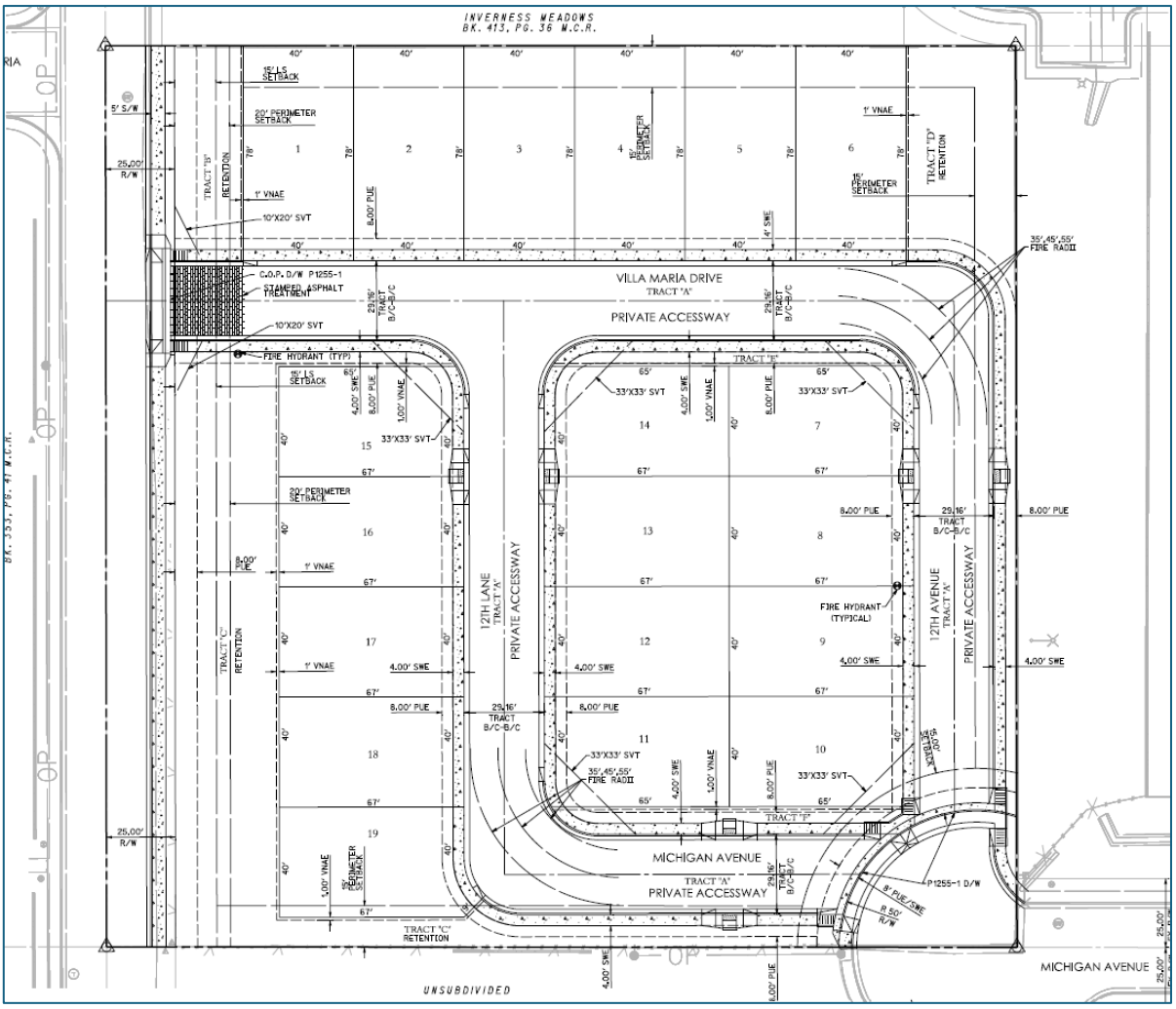


Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The proposal is for a 19-lot residential subdivision. As shown on the site plan, attached as an exhibit, the individual lots will have a minimum width of 40 feet and a depth of between 67 feet and 78 feet. Each individual lot will observe a ten-foot front building setback as measured to the livable area of the house, and an 18-foot front building setback as measured to the face of the garage door. The site plan depicts a 15-foot perimeter setback along its north, east, and south sides, and a 20-foot perimeter setback along 13th Avenue. The proposal will also include approximately eight percent open space. Stipulation No. 1 requires the development to be in greneral conformance with the site plan.



Conceptual Site Plan, Source: 3 Engineering, LLC

5. **Elevations**

The elevations, attached as an exhibit, are generally typical of single-family detached development in the area and include a variety of colors and materials.

STUDIES AND POLICIES

6. **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. As stipulated, the proposed development would provide a sidewalk along 13th Avenue adjacent to the site. This is addressed in Stipulation No. 3.

7. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The City of Phoenix offers recycling services for single-family residential properties.

8. **Housing Phoenix Plan**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional new housing units. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety of housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

9. **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. 7 through 12.

10. **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 emission 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 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. 11, which requires a minimum of two GI techniques for stormwater management to be implemented.

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has received seven emails and various attachments expressing opposition to this request citing concerns with the configuration of the cul-de-sac configuration located near the southeast corner of the site.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requires the developer to construct a 50-foot modified cul-de-sac at the termination of Michigan Avenue as well as a five-foot wide sidewalk along the east side of 13th Avenue adjacent to the site. The Street Transportation Department also requires the replacement of damaged or obsolete improvements, and that all improvements be consistent with the accepted Traffic Impact Statement, and that all new improvements be in compliance with ADA accessibility standards. These comments are addressed in Stipulation Nos. 2 through 6.

13. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. This is addressed in Stipulation No. 13.

OTHER

14. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 14.

15. 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. 15.

16. The developer will provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.

17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal, as stipulated, is appropriate at this location and is consistent with the scale and character of the surrounding area.

2. The proposal, as stipulated, will implement water-saving measures consistent with the city's Conservation Measures for New Development Policy.

3. The proposal will add to the diversity of housing options in the area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 22, 2026, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum 50-foot radius modified cul-de-sac shall be dedicated at the termination of Michigan Avenue, as approved by the Street Transportation Department.

3. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 13th Avenue, adjacent to the development.

4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 3, 2025.

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

6. 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.

7. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

8. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

10. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

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. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.

13. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

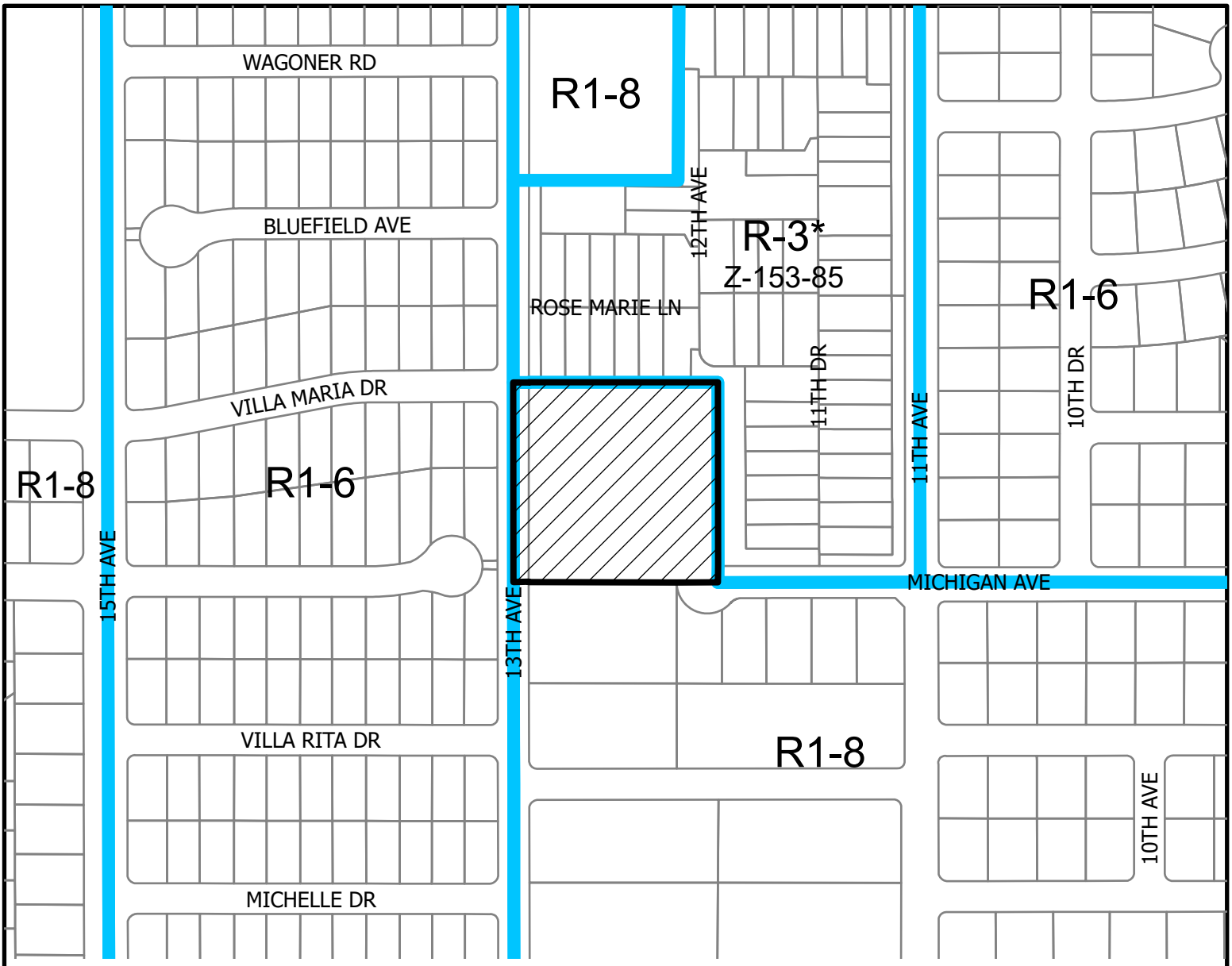
14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

15. 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
Robert Kuhfuss
February 6, 2026

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped January 22, 2026
Conceptual Elevations date stamped December 10, 2025 (16 pages)
Correspondence (56 pages)

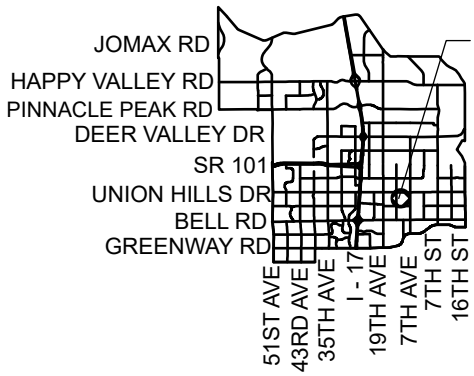


N

0 0.02 0.04 0.09 Miles

DEER VALLEY VILLAGE

COUNCIL DISTRICT: 3



Z-190-25-3

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Arcadia Capital Group
APPLICATION NO:	Z-190-25-3
DATE:	12/18/2025
REVISION DATES:	1/20/2026, 2/2/2026
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	2.50 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 38-26
ZONING MAP	M-8

REQUESTED CHANGE:

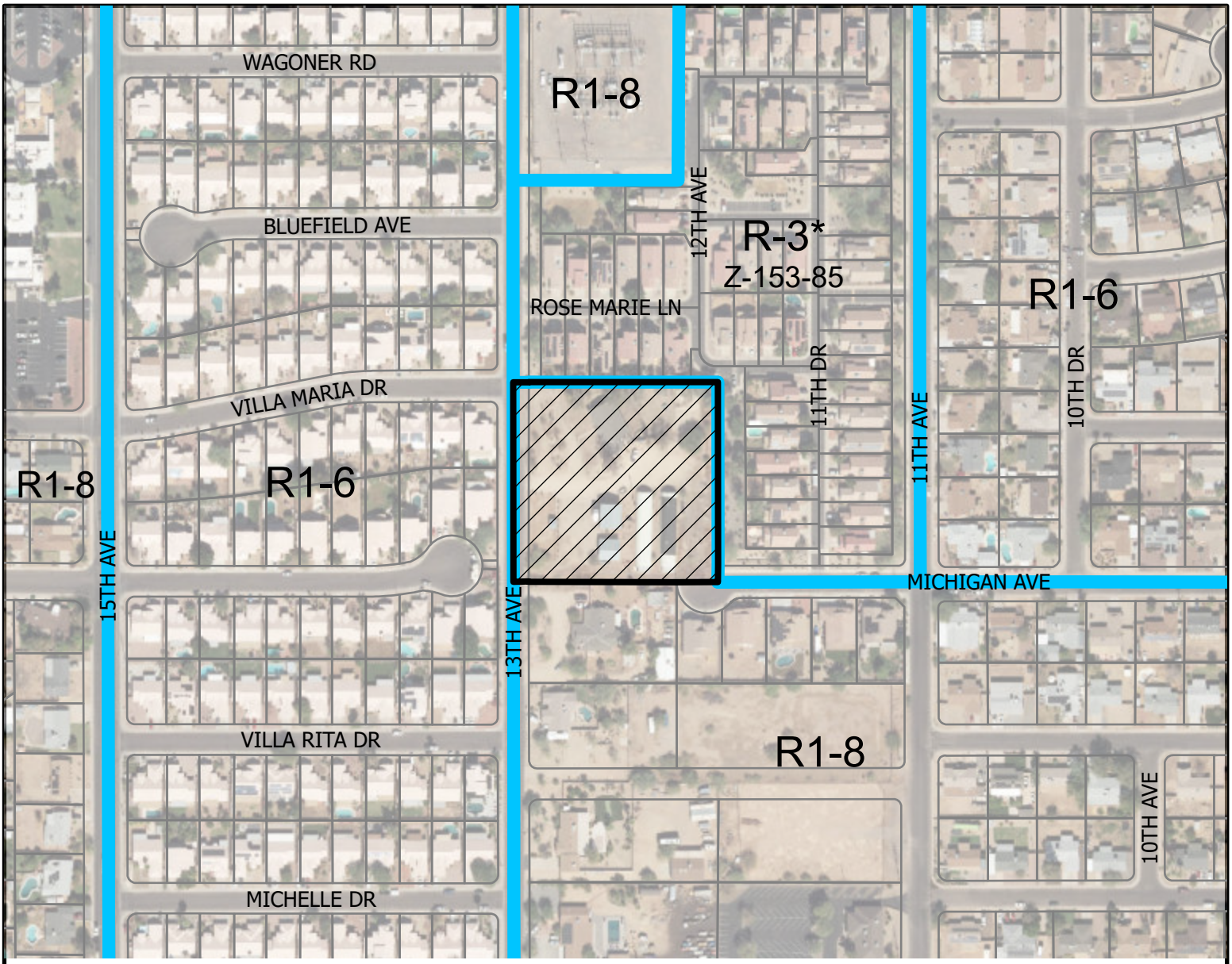
FROM: R1-8 (2.50 ac.)

TO: R-2 (2.50 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
R1-8	11	13
R-2	25	30

* Maximum Units Allowed with P.R.D. Bonus

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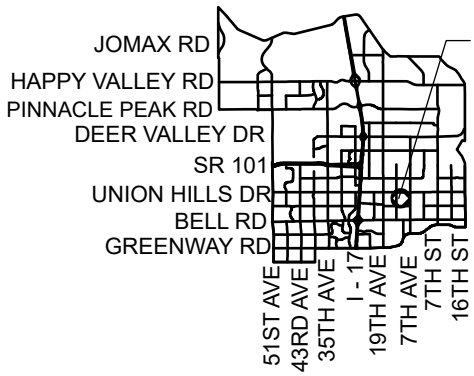


N

0 0.02 0.04 0.09 Miles

DEER VALLEY VILLAGE

COUNCIL DISTRICT: 3



Z-190-25-3

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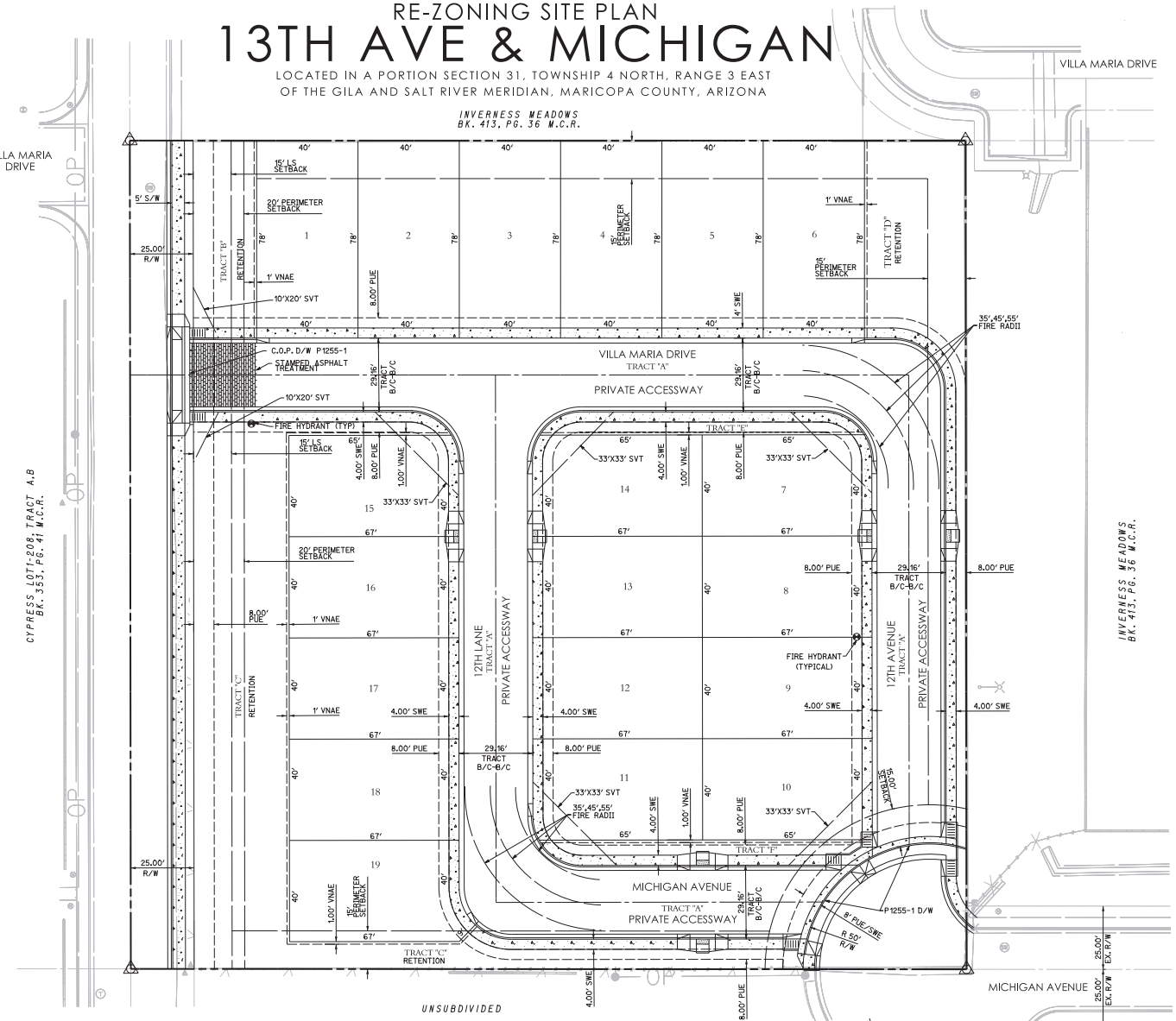
MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
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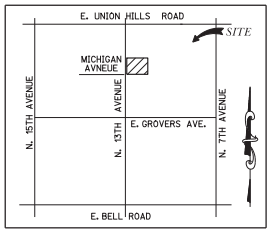
* Maximum Units Allowed with P.R.D. Bonus

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RE-ZONING SITE PLAN
13TH AVE & MICHIGAN

LOCATED IN A PORTION SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP
N.T.S.

APPLICANT:

RESIDENTIAL PURSUITS INVESTMENTS, LLC
7600 E DOUBLETREE RANCH ROAD, SUITE 220
SCOTTSDALE, ARIZONA 85258
CONTACT: JOVANNA ORTEGA
EMAIL: JORTEGA@ARCADIACAPITALLLC.COM
PHONE: (602) 320-9159

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:

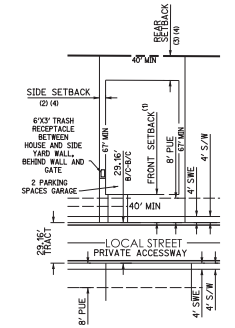
THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 7.664 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 40' BY 67'. THE PROJECT PROPOSES A TOTAL OF 19 LOTS WITH PRIVATE ACCESSWAYS, PUBLIC WATER, AND PUBLIC SEWER. PROJECT PROPOSES A ZONING CATEGORY OF R2 PRD.

UTILITIES:

TELEPHONE	- CENTURY LINK/ COX COMMUNICATIONS
ELECTRIC	- ARIZONA PUBLIC SERVICE
GAS	- SOUTHWEST GAS COMPANY
CABLE TV	- COX COMMUNICATIONS
SEWER	- CITY OF PHOENIX
WATER	- CITY OF PHOENIX
POLICE/FIRE	- CITY OF PHOENIX
REFUSE	- CITY OF PHOENIX

SITE DATA:

PARCEL #'S	208-03-011A
TOTAL LOTS	19
GROSS AREA (INC. R/W)	2.479 ACRES
GROSS DENSITY	7.664 DU/AC
MAX. BLDG. HEIGHT	30' (2-STORY)
SETBACKS	SEE DETAIL THIS SHEET
AREA OF LOTS	1.210 ACRES
AREA OF PRIVATE ACCESSWAY (TRACT "A")	0.554 ACRES
AREA OF TRACTS (TRACTS "B"-"F")	0.466 ACRES
AREA OF PUBLIC R/W	0.249 ACRES
AREA OF OPEN SPACE	0.197 ACRES
OPEN SPACE % (GROSS)	7.95% (5% REQUIRED)
LOT SALES PROPOSED	YES
LOT COVERAGE (ALLOWED)	60% TOTAL
EX. ZONING	R1-8
PROP. ZONING:	R2 PRD



TYPICAL LOT LAYOUT - 40' WIDE MIN.

(1) 10' FROM SWE, AND 18' FROM SIDEWALK EASEMENT TO FACE OF FRONT LOADING GARAGE
(2) SIDE SETBACK ESTABLISHED BY BUILDING CODE.
(3) REAR SETBACK ESTABLISHED BY BUILDING CODE.
(4) PERIMETER SETBACK:
PERIMETER STREET (13TH AVE): 20', 15' MIN. LANDSCAPE SETBACK.
PERIMETER STREET (MICHIGAN AVENUE): 15'
PROPERTY LINE REAR: 15'
PROPERTY LINE SIDE: 15'

SCALE: 1"= 20'
0' 10' 20' 160'

MISCELLANEOUS NOTES:

RETAINING WALLS TO BE DETERMINED AT FINAL DESIGN.

STREET LIGHTS TO BE DETERMINED AT FINAL DESIGN.

NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

FLOODPLAIN INFORMATION:

FIRM: 04013C1290M

PANEL NUMBER: 1290
PANEL DATE: 7/20/21
SUFFIX: M
FIRM DATE: 7/20/21
FIRM ZONE: X
BASE FLOOD ELEV.: N/A

MAXIMUM LOT COVERAGE (PRD OPTION):

GROSS AREA	2.479 ACRES - 107,985 SF
NET AREA (R/W & PRIVATE ACCESSWAY)	1.676 ACRES - 73,007 SF
AVERAGE AREA/LOT NET/19	3,842.42 SF
60%	2,305.45 SF
TOTAL (60% x 19)	43,803.55 SF

11TH AVENUE AND MICHIGAN AVENUE
BK 765, PG.14 M.C.R.

CITY OF PHOENIX
JAN 22 2026
Planning & Development Department

13TH AVE & MICHIGAN
PHOENIX, ARIZONA 85024
RE-ZONING SITE PLAN

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-0235
WWW.3ENGINEERING.COM

DATE: 1/16/26
PROJECT NO. 5343
SHEET NO. RZSP01
1 of 1

COPYRIGHT 2026 3 ENGINEERING, LLC

CITY OF PHOENIX
DEC 10 2025
Planning & Development Department



elevationA - DESERT CONTEMPORARY SCALE: 1/4" = 1'-0"



elevationB - MODERN SPANISH SCALE: 1/4" = 1'-0"



elevationC - MID-CENTURY MODERN SCALE: 1/4" = 1'-0"



elevationD - MODERN PRAIRIE SCALE: 1/4" = 1'-0"

06.13.2025

PLAN ONE | FRONT ELEVATIONS

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

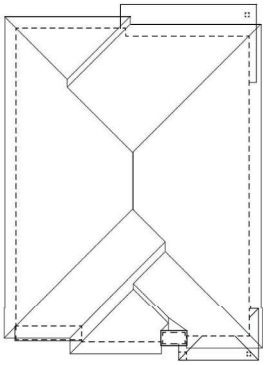
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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ARCA-2503

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

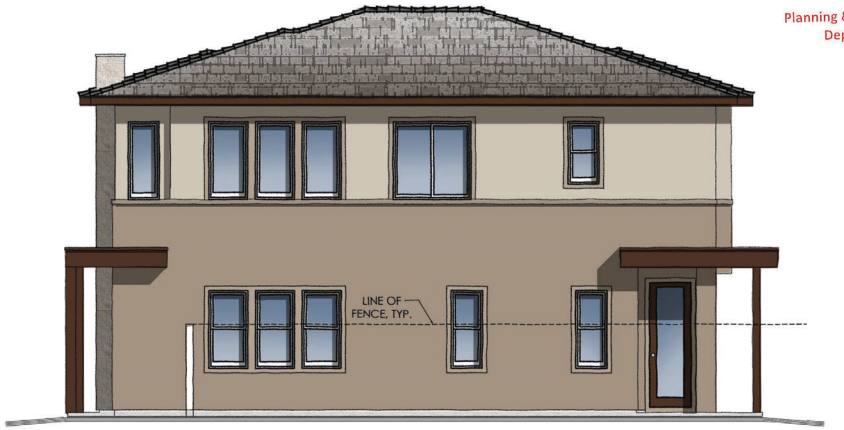
CITY OF PHOENIX
DEC 1 0 2025
Planning & Development Department



ALL PITCHES 4:12 U.N.O.

ROOF PLAN

SCALE: 1/8" = 1'-0"



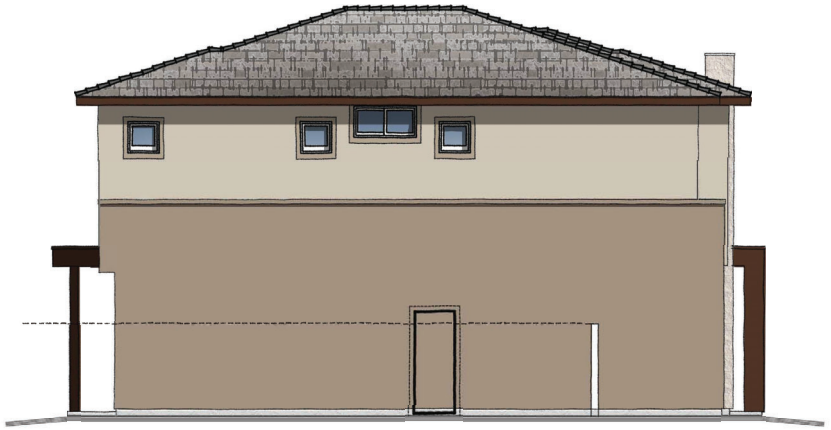
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN ONE | ELEVATION A | DESERT CONTEMPORARY

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

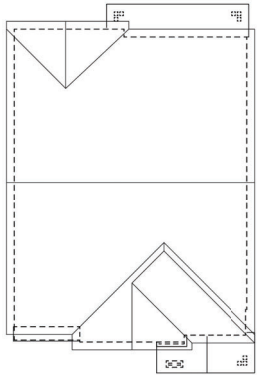
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santa ana, ca 92705 / 949 553.8919

CITY OF PHOENIX
DEC 1 0 2025
Planning & Development Department



ALL PITCHES 4:12 U.N.O.

ROOF PLAN

SCALE: 1/8" = 1'-0"



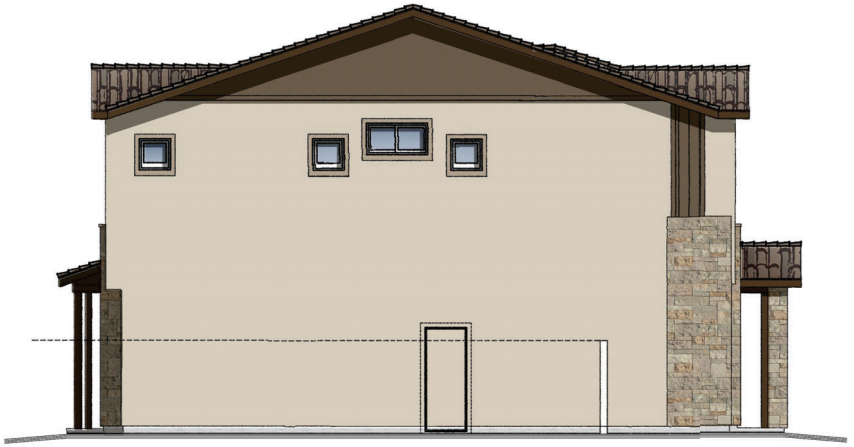
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN ONE | ELEVATION B | MODERN SPANISH

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

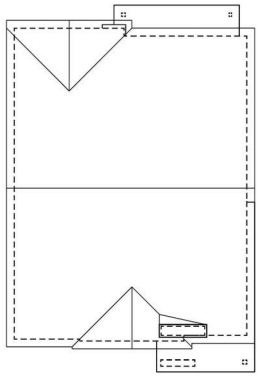
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santa ana, ca 92705 / 949 553.8919

CITY OF PHOENIX
DEC 1 0 2025
Planning & Development Department



ALL PITCHES 4:12 U.N.O.

ROOF PLAN

SCALE: 1/8" = 1'-0"



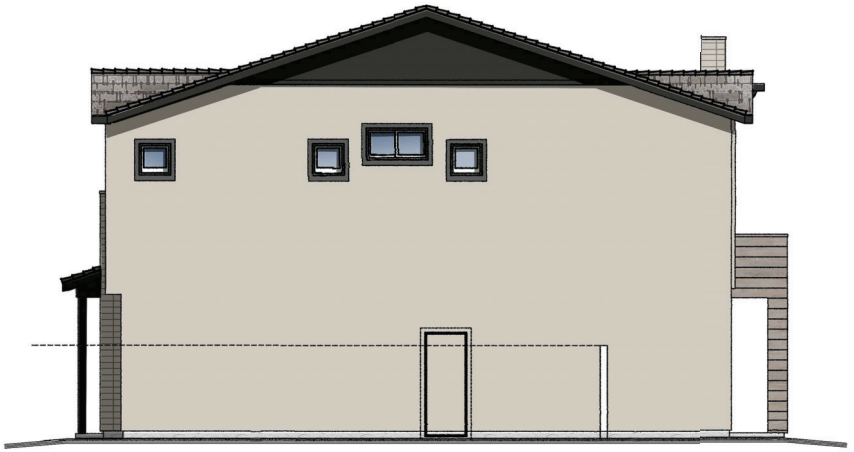
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN ONE | ELEVATION C | MID-CENTURY MODERN

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

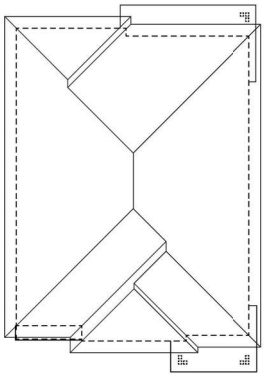
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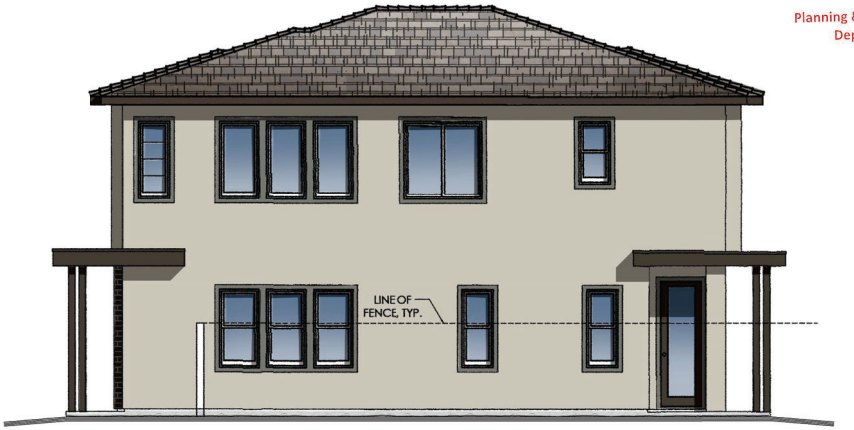
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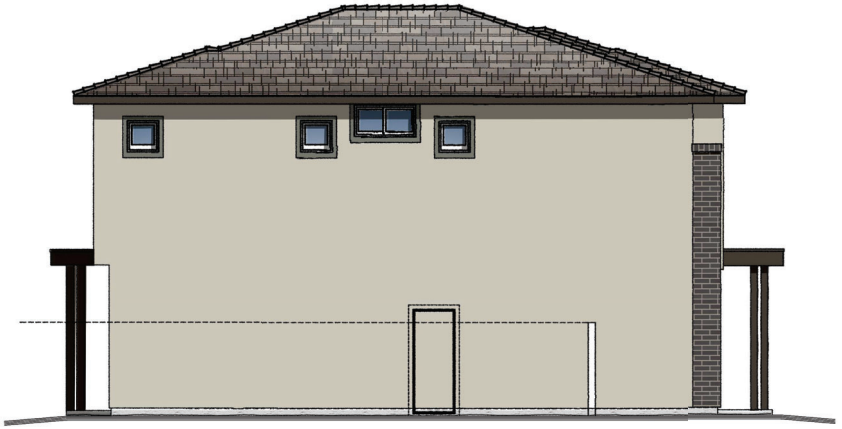
ROOF PLAN SCALE: 1/8" = 1'-0"



RIGHT ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"



LEFT ELEVATION SCALE: 1/4" = 1'-0"

06.13.2025

PLAN ONE | ELEVATION D | MODERN PRAIRIE

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN TWO | FRONT ELEVATIONS

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

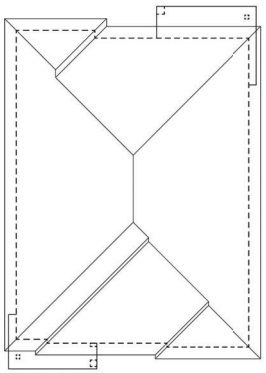
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ROOF PLAN

SCALE: 1/8" = 1'-0"



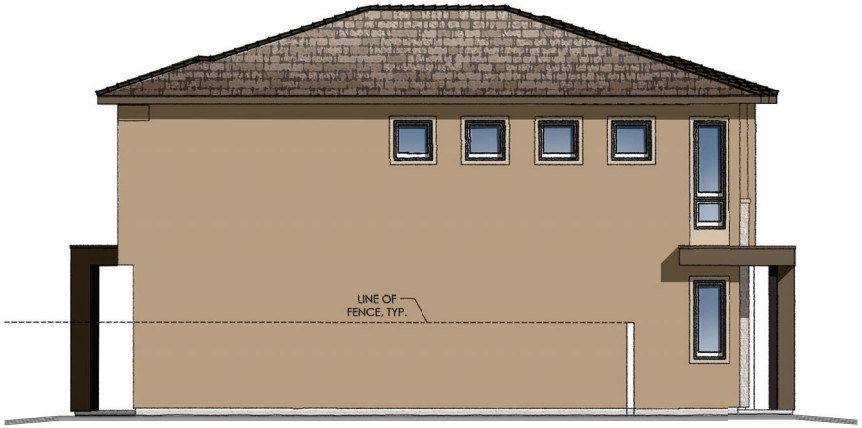
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN TWO | ELEVATION A | DESERT CONTEMPORARY

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

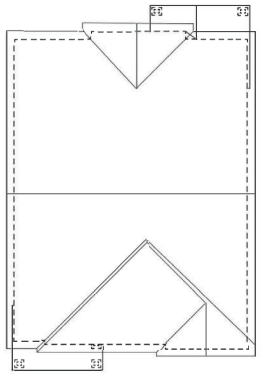
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ROOF PLAN

SCALE: 1/8" = 1'-0"



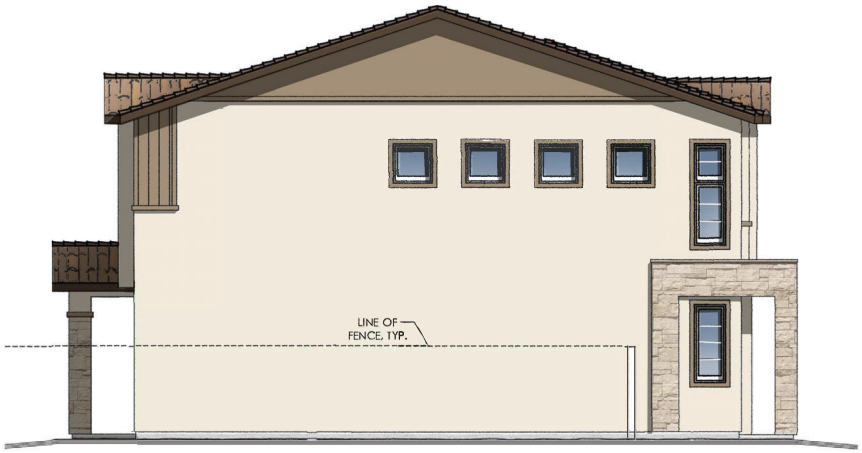
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN TWO | ELEVATION B | MODERN SPANISH

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

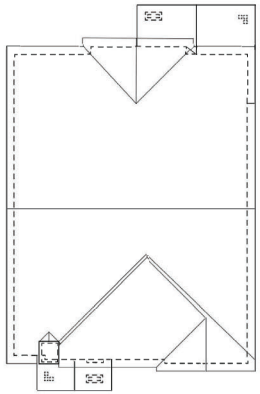
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ROOF PLAN

SCALE: 1/8" = 1'-0"



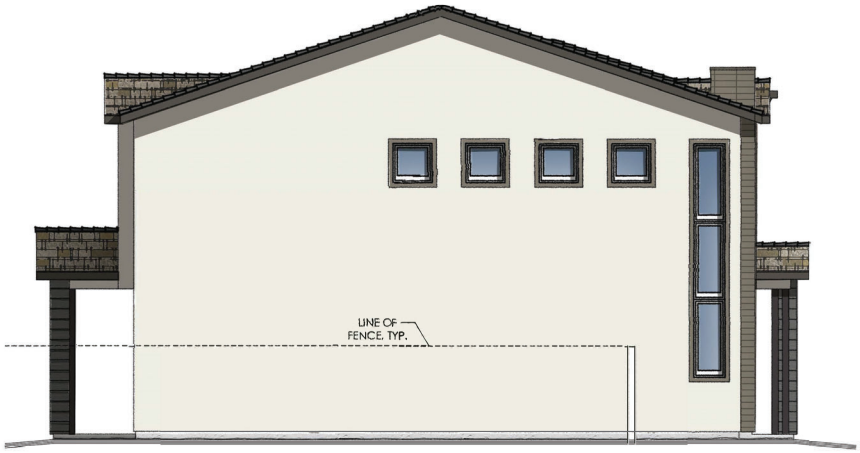
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN TWO | ELEVATION C | MID-CENTURY MODERN

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

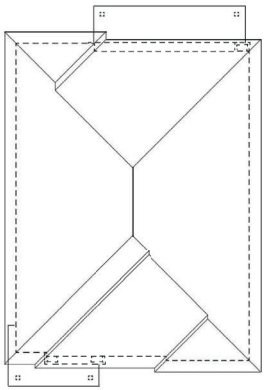
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ROOF PLAN

SCALE: 1/8" = 1'-0"



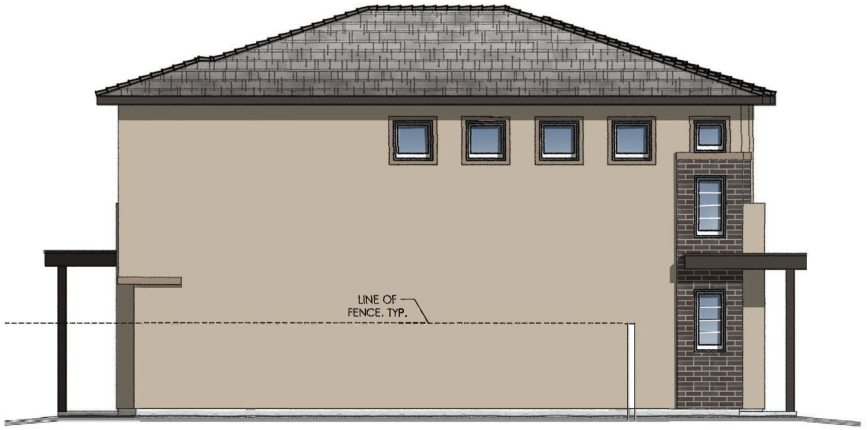
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN TWO | ELEVATION D | MODERN PRAIRIE

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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elevationA - DESERT CONTEMPORARY

SCALE: 1/4" = 1'-0"



elevationB - MODERN SPANISH

SCALE: 1/4" = 1'-0"



elevationC - MID-CENTURY MODERN

SCALE: 1/4" = 1'-0"



elevationD - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

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PLAN THREE | FRONT ELEVATIONS

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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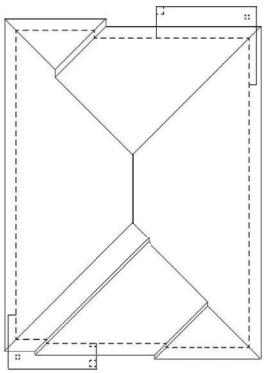
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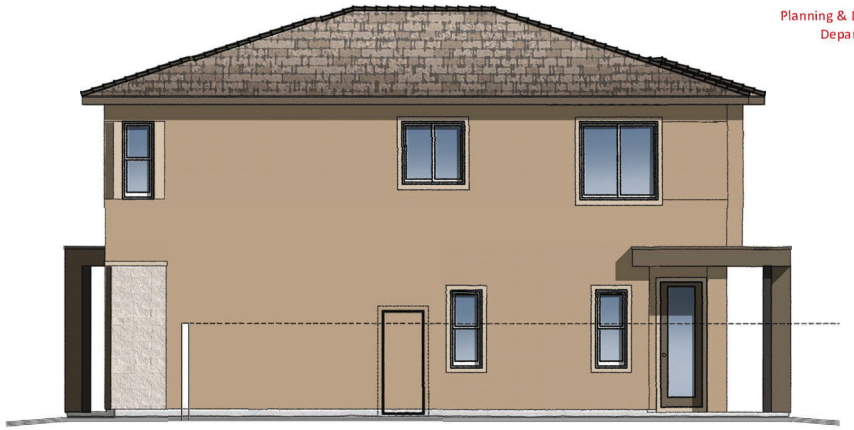
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ROOF PLAN

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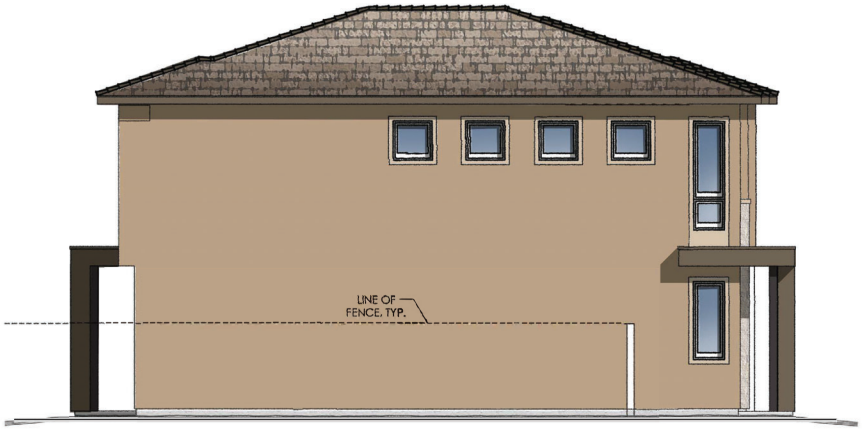
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN TWO | ELEVATION A | DESERT CONTEMPORARY

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

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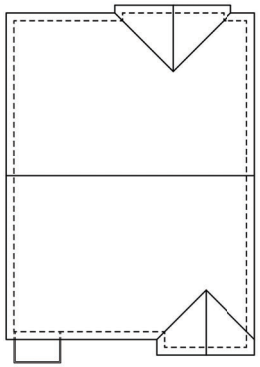
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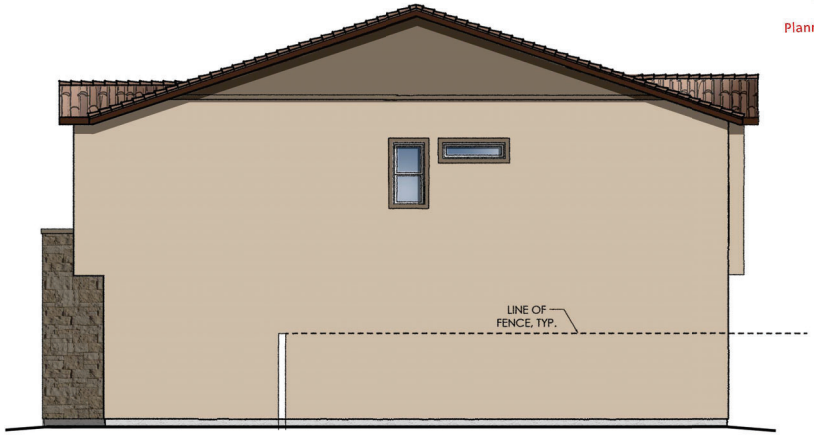
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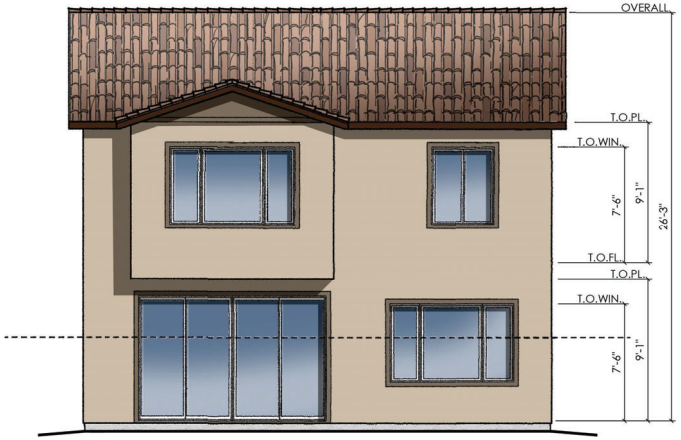
ROOF PLAN

SCALE: 1/8" = 1'-0"



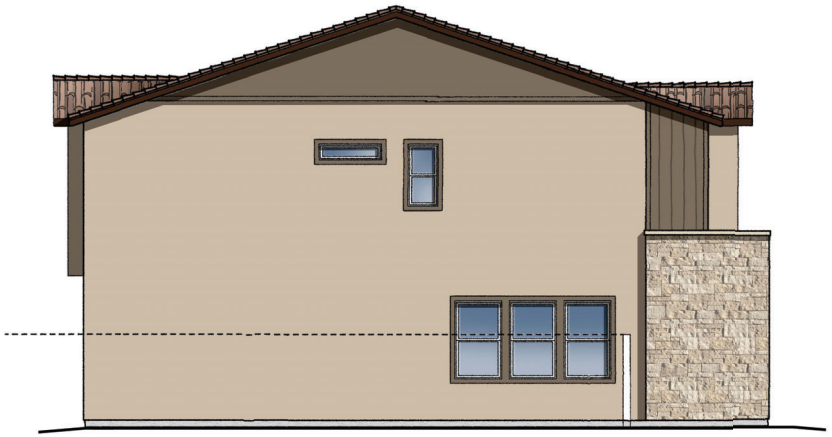
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN THREE | ELEVATION B | MODERN SPANISH

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

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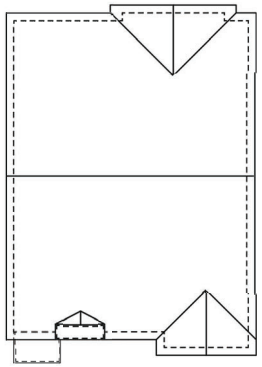
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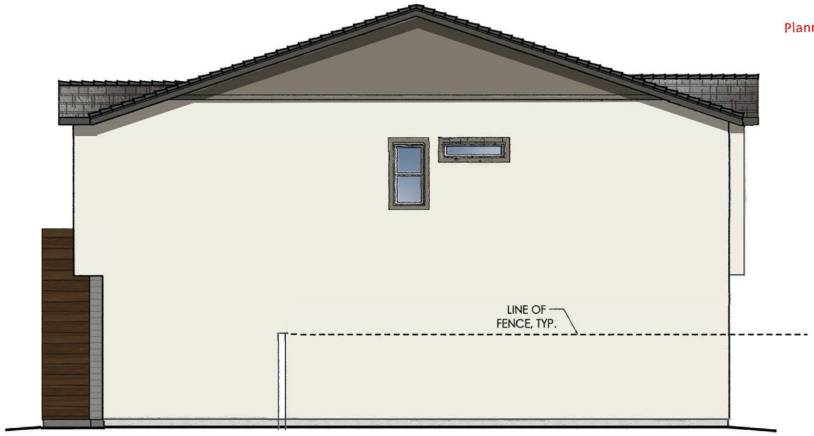
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ROOF PLAN

SCALE: 1/8" = 1'-0"



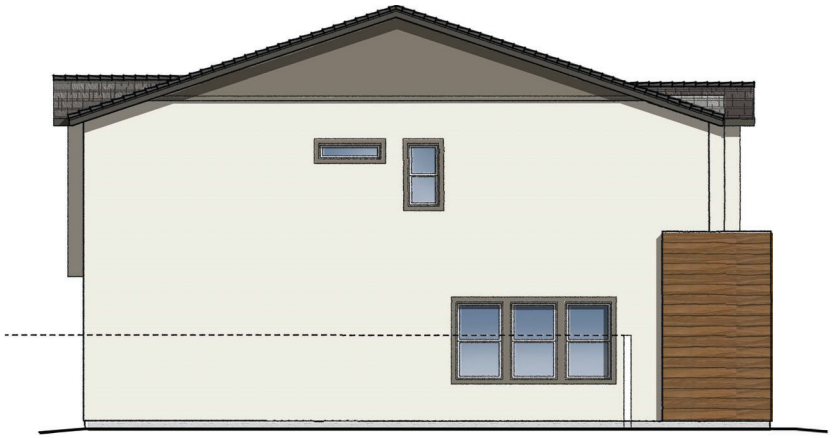
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

06.13.2025

PLAN THREE | ELEVATION C | MID-CENTURY MODERN

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

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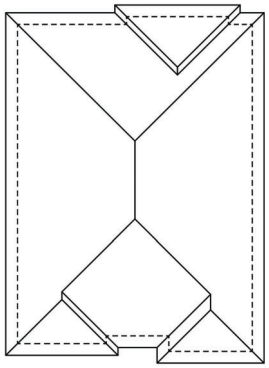
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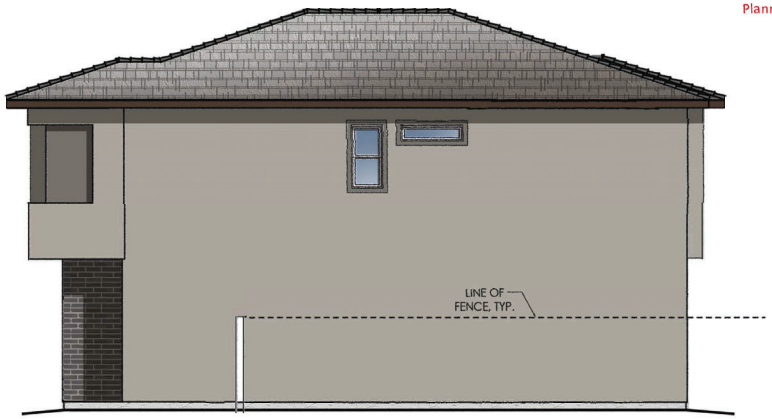
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ROOF PLAN

SCALE: 1/8" = 1'-0"



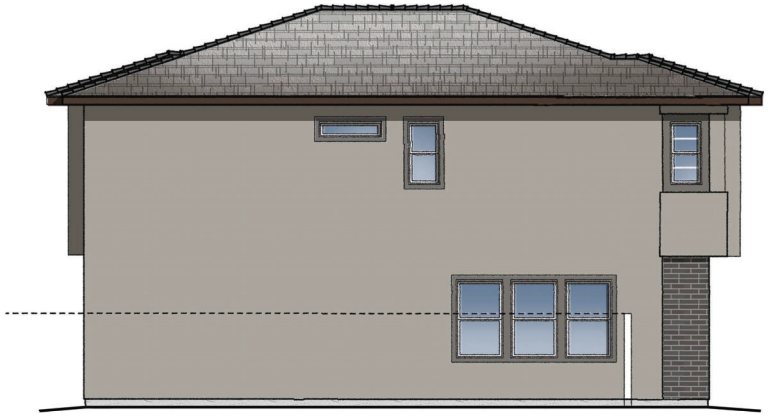
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN THREE | ELEVATION D | MODERN PRAIRIE

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

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MODELS

9100/9605



Model 9605, Contemporary panel, Custom painted after installation, Clear III vertical windows



Model 9100, Sonoma Ranch panel, White finish, Stockbridge IV windows, Decorative hardware

MODELS

8800/8850

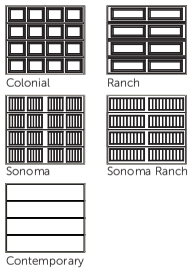


Model 8800, Black anodized aluminum, White Laminated glass



Model 8850, Clear anodized aluminum, Clear glass

1 Choose Your Style



2 Choose Your Color

Painted Finishes (Standard)

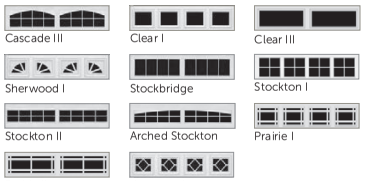


Premium Finish

TruChoice® COLOR SYSTEM

Available on Model 9605

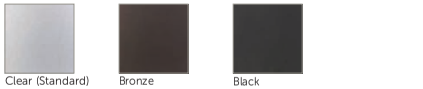
3 Choose Your Windows



Not all window styles available on all panel designs.
Window configuration may vary depending on door size.
See Dealer or website for complete window selection.

1 Choose Your Frame Color

Anodized Finishes



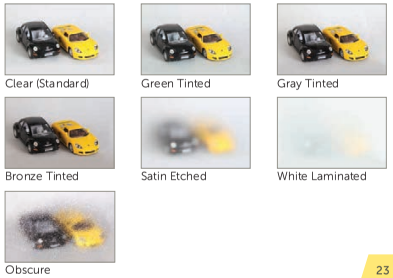
Powder Coated Finishes

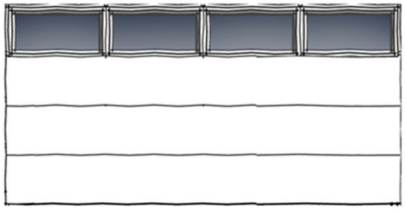
Painted Finishes (8850 only)





2 Choose Your Glass

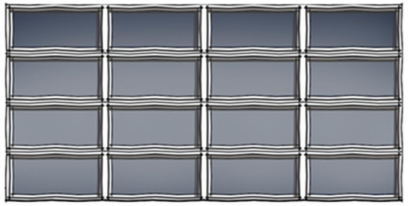




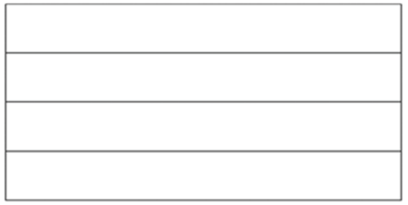
ELEVATION A
DESERT CONTEMPORARY
9100/9605 | CONTEMPORARY PANEL
CLEAR II WINDOWS



ELEVATION B
MODERN SPANISH
9100/9605 | SONOMA PANEL



ELEVATION C
MID-CENTURY MODERN
8800/8850 | 8800 BLACK ANODIZED ALUMINUM
W/GLASS -GLASS FINISH PER BUILDER



ELEVATION D
MODERN PRAIRIE
9100/9605 | CONTEMPORARY PANEL

CITY OF PHOENIX

DEC 10 2025

Planning & Development Department

06.13.2025

WAYNE DALTON | GARAGE DOORS

13TH AVENUE & MICHIGAN | ARCADIA

PHOENIX, ARIZONA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

ARCA-2503

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colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

From:	Kimberly Sisk
To:	Robert H Kuhfuss
Cc:	bill@wmbattorneys.com
Subject:	Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive
Date:	Friday, January 30, 2026 12:17:39 PM
Attachments:	2026.0130 Letter to Deer Valley Planning Committee.pdf

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

Good afternoon.

Please find my Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive.

Thank you.

Warm regards,

Kimberly Sisk
Cell - 520-784-3080

Kimberly Sisk
1117 W. Michigan Avenue
Phoenix, AZ 85023
Email: kesisk2010@gmail.com
Cell: 520-784-3080

January 30, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

I am the homeowner of 1117 W. Michigan Avenue, Phoenix, Arizona, and have resided at this property for approximately eleven (11) years. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my residence.

The proposed roundabout would be constructed immediately in front of my home and one other residence in a small cul-de-sac consisting of only five homes. This is not an arterial roadway environment. The placement of a roundabout at this location would effectively place my home on the functional berm of a highway, subjecting my property to traffic conditions wholly incompatible with residential use.

There is minimal setback between the roadway and my home. I work from home full time, with my primary office window located approximately forty (40) feet from the road. The prolonged construction activity, followed by permanent increases in traffic volume, noise, and vehicular proximity, would materially impair my ability to continue working from my home, which has been my established and stable work environment for over a decade.

From a public safety standpoint, the proposed design creates an unreasonable risk. Vehicles navigating a roundabout in such close proximity to residences increase the likelihood of loss-of-control incidents. Given the lack of significant buffer space or frontage, a vehicle could leave the roadway and strike a residence directly. *My office is in direct line of any loss-of-control incidents*. This is not a speculative concern given the geometry, speed variance, and proximity involved.

Additionally, there are approximately seven (7), or more, children under the age of thirteen who regularly ride bicycles and play within this neighborhood, including within my cul-de-sac. Introducing a roundabout and higher traffic volumes into what is currently a low-traffic residential area creates a foreseeable and unacceptable safety hazard for these children.

The proposed changes would also result in a substantial negative impact on property value and marketability. Homes located immediately adjacent to roundabouts experience reduced desirability due to noise, headlights, traffic exposure, and safety concerns. This would directly impair my ability to sell or refinance my home in the future.

My objections align with established City of Phoenix planning principles applied by the City of Phoenix Planning & Development Department, including:

Land use compatibility
Phoenix planning policy emphasizes compatibility between new development and existing neighborhoods. Introducing a roundabout into a small residential cul-de-sac conflicts with established low-density residential use and character.

Protection of established neighborhoods
City planning documents consistently prioritize protecting existing neighborhoods from incompatible traffic patterns and infrastructure that disproportionately burden a small number of residents.

Transportation context sensitivity
Traffic infrastructure is intended to be context-sensitive. Roundabouts are typically appropriate for collector or arterial roadways, not for short residential cul-de-sacs with minimal setbacks and no buffering.

Public safety considerations

Planning and zoning decisions must account for foreseeable safety impacts. Increased traffic volume and altered traffic patterns in close proximity to homes and children present a legitimate safety concern that should be avoided.

Property impact and livability

City planning principles recognize that rezonings should not impose undue negative impacts on nearby property owners, including loss of quiet enjoyment, reduced livability, or diminished property value.

To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

I, as well as my neighbors, as home owners and parents, intend to attend all scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***.

Please include this letter as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Kimberly Sisk

Kimberly Sisk

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com

From: Robert H Kuhfuss
To: "Kimberly Sisk"
Subject: RE: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive
Date: Friday, January 30, 2026 1:45:00 PM

Thank you for your email. When you arrive, please 1) sign the sign-in sheet and 2) complete an orange speaker card and hand it to me or the Committee Chair. You will have an opportunity to speak following the formal presentation. The Chair will determine how much time to allot to each speaker, typically 2 to 3 minutes each. Individuals may donate their time to another individual if that is made clear on the speaker card. We do not have formal mechanism to submit public comments, but your letter will be included in the staff report packet.

Hope this is helpful.

Robert H. Kuhfuss
Planner II* Village
Deer Valley Village and North Mountain Village
City of Phoenix
Planning and Development Department
Long Range Planning Division
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
robert.kuhfuss@phoenix.gov
(602) 534-1608



From: Kimberly Sisk <kesisk2010@gmail.com>
Sent: Friday, January 30, 2026 12:49 PM
To: Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov>
Subject: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

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

Good afternoon Mr. Kuhfuss.

I sent a separate email today submitting my written opposition to the referenced above rezoning application.

I understand there is a public meeting scheduled for February 17, 2026, at 6:00 p.m. before the Deer Valley Village Planning Committee, and I would like to speak at that meeting regarding my opposition.

Would you please provide guidance on the procedure for addressing the Committee? Specifically, I would appreciate clarification on whether advance sign-up or a formal request is required, how that process works if so, and whether there is a time limit for individual speakers so I can plan accordingly.

In addition, is there an online portal or formal mechanism available for submitting public comments on this rezoning application? I was unable to locate one and want to be sure my comments are properly submitted into the public record.

Thank you for your time and assistance.

Warm regards,

Kimberly Sisk
Cell - 520-784-3080

From:	Kimberly Sisk
To:	Robert H Kuhfuss
Cc:	bill@wmbattorneys.com
Subject:	Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive
Date:	Saturday, January 31, 2026 12:54:18 PM
Attachments:	2026.0131 Follow up 2nd Letter to Deer Valley Planning Committee with photos.pdf 2026.0131 Letter from Rose Joseph.pdf 2026.0131 Letter from Brett Judd.pdf 2026.0131 Letter from Alex Barber.pdf 2026.0131 Letter from Fadila Cufurovic.pdf

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

Good morning.

I am attaching my follow-up 2nd letter with photos to be added to the staff report.

I am also attaching letters from my 4 neighbors for convenience that each will be emailing to you both separately.

If you have any questions, please let me know.

Warm regards,

Kimberly Sisk
Cell-520-784-3080

On Fri, Jan 30, 2026 at 1:46 PM Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov> wrote:

> Thank you for your interest in this case. Your letter will be attached to the staff report that will be sent to the Village Planning Committee.
>
> ***Robert H. Kuhfuss***
>
> **Planner II* Village**
>
> **Deer Valley Village and North Mountain Village**
>
> City of Phoenix
>
> Planning and Development Department
>
> Long Range Planning Division
>
> 200 West Washington Street, 3rd Floor
>
> Phoenix, Arizona 85003

robert.kuhfuss@phoenix.gov

(602) 534-1608

From: Kimberly Sisk <kesisk2010@gmail.com>
Sent: Friday, January 30, 2026 12:15 PM
To: Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov>
Cc: bill@wmbattorneys.com
Subject: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

Good afternoon.

Please find my Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive.

Thank you.

Warm regards,

Kimberly Sisk

Cell - 520-784-3080

Kimberly Sisk
1117 W. Michigan Avenue
Phoenix, AZ 85023
Email: kesisk2010@gmail.com
Cell: 520-784-3080

January 31, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

This is my 2nd follow-up letter with additional information regarding the above rezoning application.

I am the homeowner of 1117 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

I am attaching photographs of my street, my home, and the proposed location of the roundabout. These images clearly demonstrate that there is **no physical space within our cul-de-sac to accommodate a roundabout**.

Construction of a roundabout at this location would materially and negatively alter the livability of my home and neighborhood. I have relied on the existing on-street parking for the past 11 years. A roundabout would eliminate those spaces entirely, leaving me with no practical parking for my multiple vehicles and no accommodation for guests during holidays, birthdays, or family gatherings. In addition, vehicle headlights would be directed into my living space at night, and my children would lose the ability to safely play and ride in front of our home. These impacts would significantly disrupt both my family life and my ability to work from home.

The loss of parking would not be limited to my household. The adjacent subdivision, which already has constrained parking, routinely relies on this area for overflow parking during family and community events. **A roundabout would remove that shared capacity and exacerbate existing constraints for multiple households**.

I have also included a photograph of the recently developed lot at the end of 11th Avenue and Union Hills. That project utilized a U-shaped roadway design and successfully accommodated 13 homes without the need for a roundabout. Construction was completed in January 2026, so the aerial imagery has not yet updated to reflect this development. **This example demonstrates that safe, functional alternatives exist that do not impose severe and unnecessary impacts on established neighborhoods.**

To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

My neighbors, as homeowners and parents, intend to attend all scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***

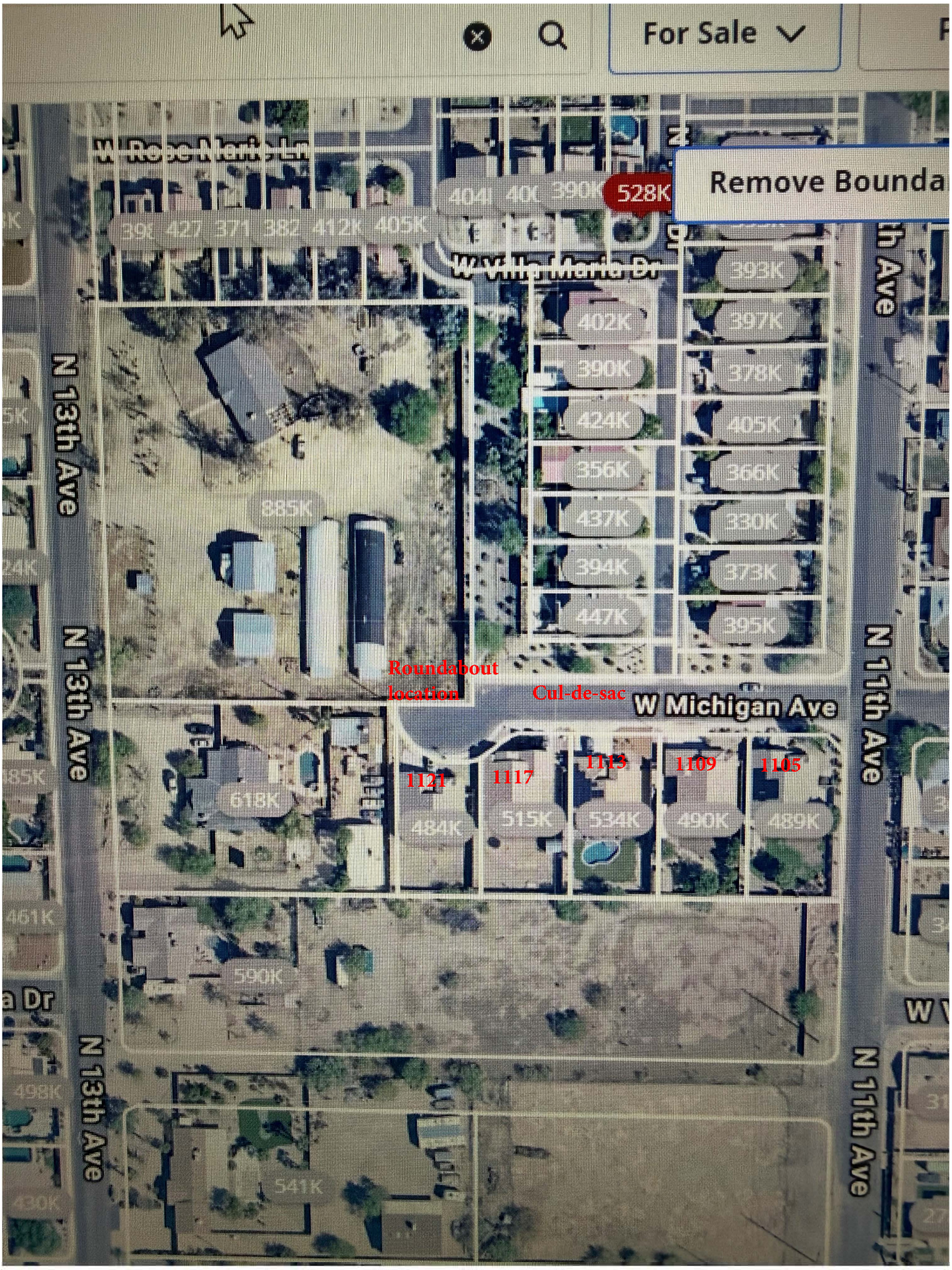
Please include this letter as part of the official record for Rezoning Application Z-190-25.

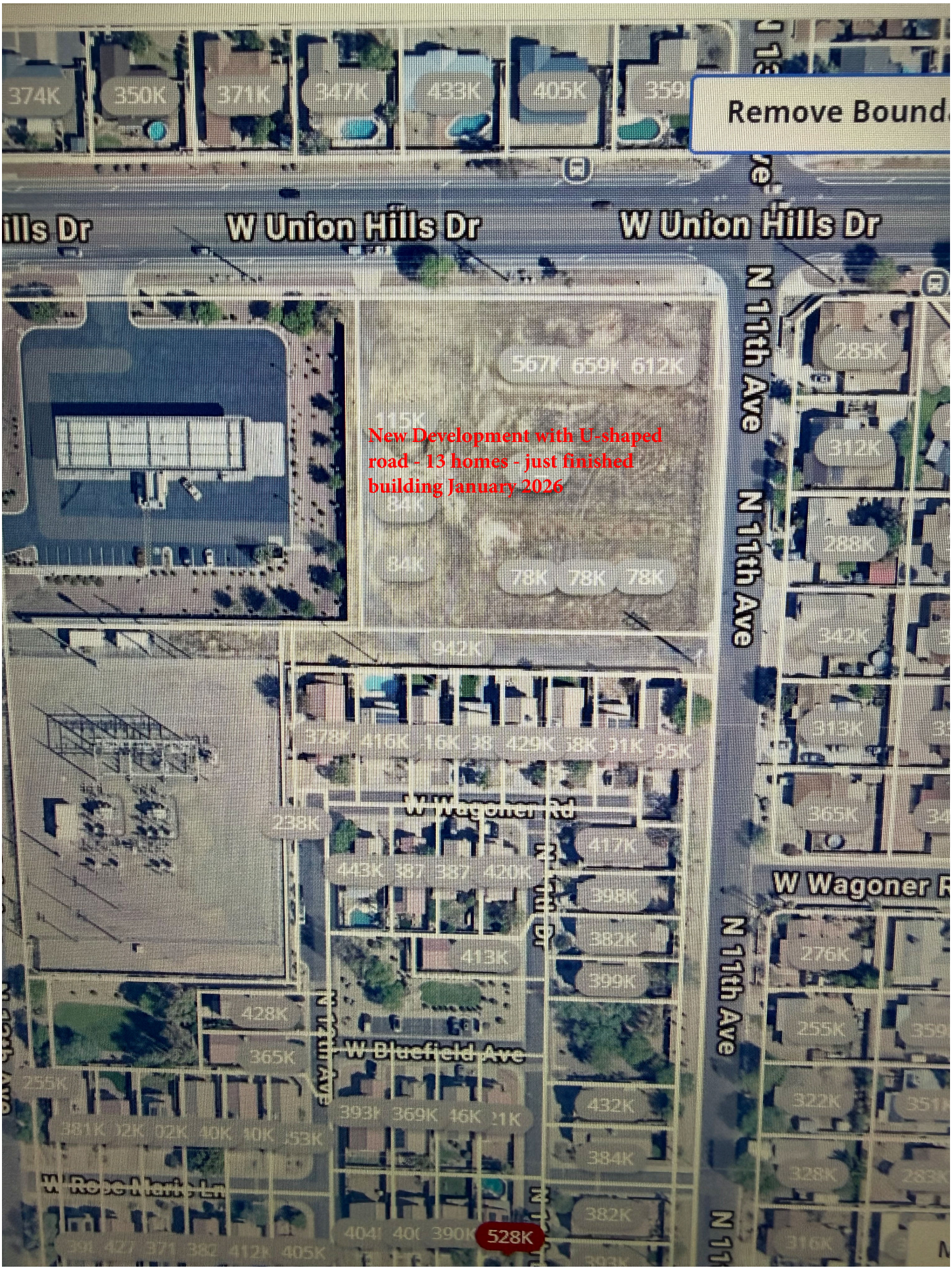
Sincerely,

Kimberly Sisk

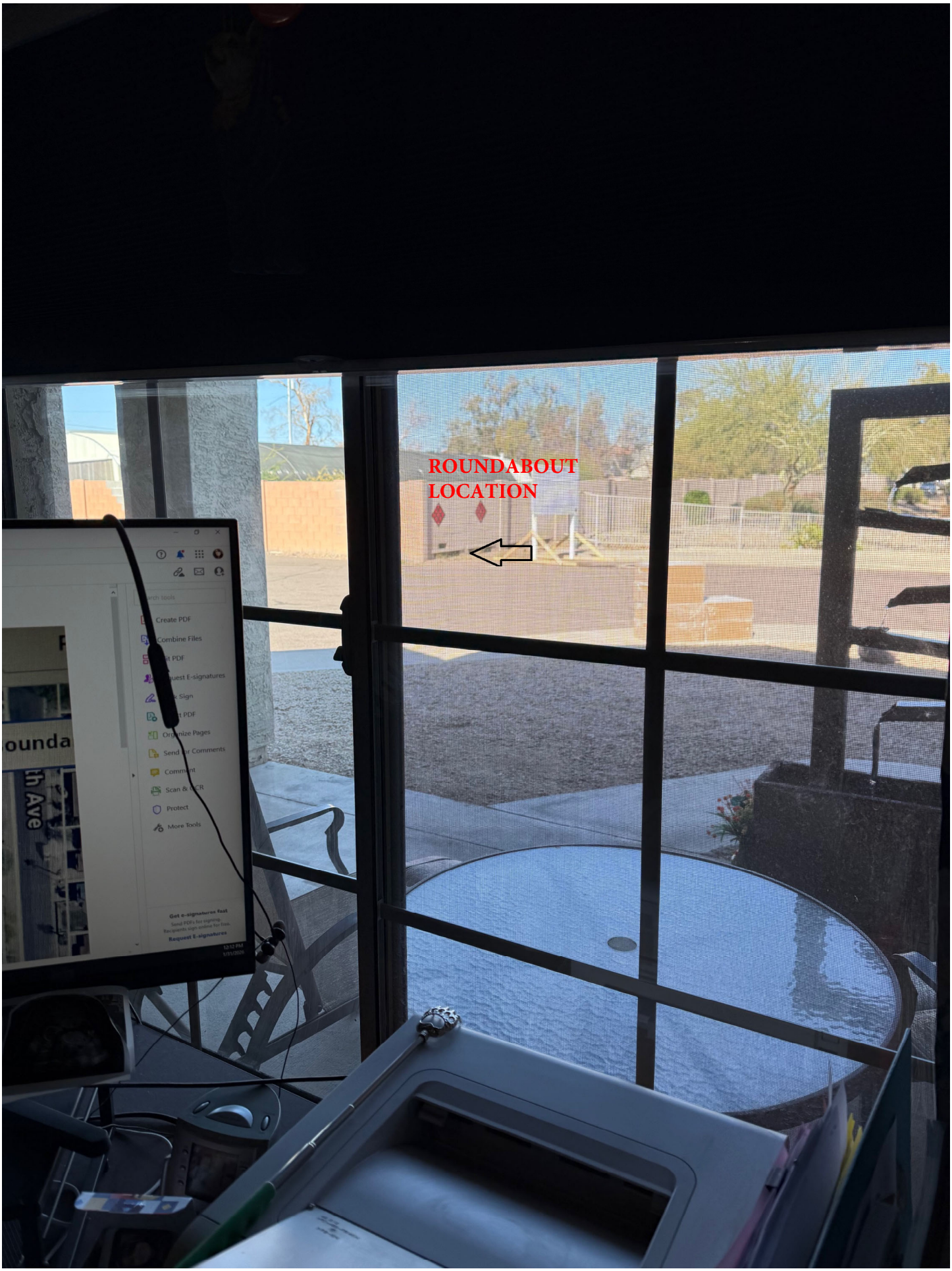
Kimberly Sisk

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com


For Sale
Remove Boundary
528K
404K
402K
397K
390K
378K
424K
405K
356K
366K
437K
330K
394K
373K
447K
395K
885K
Roundabout location
Cul-de-sac
W Michigan Ave
1121
1117
1113
1109
1105
618K
484K
515K
534K
490K
489K
530K
541K
N 13th Ave
N 11th Ave


Remove Bound
W Union Hills Dr
W Union Hills Dr
N 11th Ave
N 11th Ave
N 11th Ave
W Wagoner Rd
W Bluefield Ave
New Development with U-shaped road - 13 homes - just finished building January 2026


1121
ROUNDABOUT LOCATION
Rezoning sign
One of my little humans
No space for more traffic; lose parking space; headlights in front of home windows; lose space for children to safely play and ride bikes
1117


ROUNDABOUT
LOCATION
Create PDF
Combine Files
Protect
More Tools


1117
My office window
Start of roadway


1117
We have multiple vehicles, motorcycles, dirt bikes, and trailer; lost of space for parking - been here 11 years


1113
1117
1121
Roundabout location
Cul-de-sac view from 11th avenue;
no space for additional traffic;
side road goes into another sub-division with
almost too much traffic already


1105
1109
1113
1117
View from 1117
towards 11th Avenue;
limited road space

Rose Joseph
1113 W. Michigan Avenue
Phoenix, AZ 85023
Email: flexpassion@gmail.com
Cell: 623-202-9642

January 31, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

I am the homeowner of 1113 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

The proposed roundabout would be constructed immediately in front of my home and one other residence in a small cul-de-sac consisting of only five homes. This is not an arterial roadway environment. The placement of a roundabout at this location would effectively place my home on the functional berm of a highway, subjecting my property to traffic conditions wholly incompatible with residential use.

There is minimal setback between the roadway and my home. The prolonged construction activity, followed by permanent increases in traffic volume, headlights shining into my house at night, noise, and vehicular proximity, would materially impair any reasonable use and quiet enjoyment of my home.

From a public safety standpoint, the proposed design creates an unreasonable risk. Vehicles navigating a roundabout in such close proximity to residences increase the likelihood of loss-of-control incidents. Given the lack of significant buffer space or frontage, a vehicle could leave the roadway and strike a

residence directly. This is not a speculative concern given the geometry, speed variance, and proximity involved.

Additionally, there are approximately seven (7), or more, neighborhood children under the age of thirteen who regularly ride bicycles and play within this neighborhood, including within my cul-de-sac. I also have a handicap man living in my home with reduced mental capacity, as well as I believe there is a group home in the neighborhood that this would be an increased safety risk for. Introducing a roundabout and higher traffic volumes into what is currently a low-traffic residential area creates a foreseeable and unacceptable safety hazard for these children.

The proposed changes would also result in a substantial negative impact on property value and marketability. Homes located immediately adjacent to roundabouts experience reduced desirability due to noise, headlights, traffic exposure, and safety concerns. This would directly impair my ability to sell or refinance my home in the future.

My objections align with established City of Phoenix planning principles applied by the City of Phoenix Planning & Development Department, including:

Land use compatibility
Phoenix planning policy emphasizes compatibility between new development and existing neighborhoods. Introducing a roundabout into a small residential cul-de-sac conflicts with established low-density residential use and character.

Protection of established neighborhoods
City planning documents consistently prioritize protecting existing neighborhoods from incompatible traffic patterns and infrastructure that disproportionately burden a small number of residents.

Transportation context sensitivity
Traffic infrastructure is intended to be context-sensitive. Roundabouts are typically appropriate for collector or arterial roadways, not for short residential cul-de-sacs with minimal setbacks and no buffering.

Public safety considerations

Planning and zoning decisions must account for foreseeable safety impacts. Increased traffic volume and altered traffic patterns in close proximity to homes and children present a legitimate safety concern that should be avoided.

Property impact and livability

City planning principles recognize that rezonings should not impose undue negative impacts on nearby property owners, including loss of quiet enjoyment, reduced livability, or diminished property value.

To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

I, as a homeowner, plan to attend any possible scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***. I will be unable to attend the February 17, 2026, meeting as I have a scheduled medical procedure that day.

Please include this letter as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Rose Joseph

Rose Joseph

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com

Brett Judd
1105 W. Michigan Avenue
Phoenix, AZ 85023
Email: brettjudd70@gmail.com
Cell: 303-809-3952

January 31, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

I am the homeowner of 1105 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

The proposed roundabout would be constructed in a small cul-de-sac consisting of only five homes. This is not an arterial roadway environment. The placement of a roundabout at this location would effectively place my home on the functional berm of a highway, subjecting my property to traffic conditions wholly incompatible with residential use.

There is minimal setback between the roadway and my home. The prolonged construction activity, followed by permanent increases in traffic volume, headlights shining into my home at night, noise, and vehicular proximity, would materially impair any reasonable use and quiet enjoyment of my home.

From a public safety standpoint, the proposed design creates an unreasonable risk. Vehicles navigating a roundabout in such close proximity to residences increase the likelihood of loss-of-control incidents. Given the lack of significant buffer space or frontage, a vehicle could leave the roadway and strike a

residence directly. This is not a speculative concern given the geometry, speed variance, and proximity involved.

Additionally, there are approximately seven (7), or more, neighborhood children under the age of thirteen who regularly ride bicycles and play within this neighborhood, including within my cul-de-sac. Introducing a roundabout and higher traffic volumes into what is currently a low-traffic residential area creates a foreseeable and unacceptable safety hazard for these children.

The proposed changes would also result in a substantial negative impact on property value and marketability. Homes located immediately adjacent to roundabouts experience reduced desirability due to noise, headlights, traffic exposure, and safety concerns. This would directly impair my ability to sell or refinance my home in the future.

My objections align with established City of Phoenix planning principles applied by the City of Phoenix Planning & Development Department, including:

Land use compatibility
Phoenix planning policy emphasizes compatibility between new development and existing neighborhoods. Introducing a roundabout into a small residential cul-de-sac conflicts with established low-density residential use and character.

Protection of established neighborhoods
City planning documents consistently prioritize protecting existing neighborhoods from incompatible traffic patterns and infrastructure that disproportionately burden a small number of residents.

Transportation context sensitivity
Traffic infrastructure is intended to be context-sensitive. Roundabouts are typically appropriate for collector or arterial roadways, not for short residential cul-de-sacs with minimal setbacks and no buffering.

Public safety considerations
Planning and zoning decisions must account for foreseeable safety impacts. Increased traffic volume and altered traffic patterns in close proximity to homes and children present a legitimate safety concern that should be avoided.

Property impact and livability

City planning principles recognize that rezonings should not impose undue negative impacts on nearby property owners, including loss of quiet enjoyment, reduced livability, or diminished property value.

To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

I, as a homeowner, plan to attend any scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***.

Please include this letter as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Brett Judd

Brett Judd

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com

Alex Barber
1121 W. Michigan Avenue
Phoenix, AZ 85023
Email: alexdbarber@gmail.com
Cell: 347-392-6017

January 31, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

I am the homeowner of 1121 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

The proposed roundabout would be constructed immediately in front of my home and one other residence in a small cul-de-sac consisting of only five homes. This is not an arterial roadway environment. The placement of a roundabout at this location would effectively place my home on the functional berm of a highway, subjecting my property to traffic conditions wholly incompatible with residential use.

There is minimal setback between the roadway and my home. The prolonged construction activity, followed by permanent increases in traffic volume, headlights shining into my home at night, noise, and vehicular proximity, would materially impair any reasonable use and quiet enjoyment of my home.

From a public safety standpoint, the proposed design creates an unreasonable risk. Vehicles navigating a roundabout in such close proximity to residences increase the likelihood of loss-of-control incidents. Given the lack of significant buffer space or frontage, a vehicle could leave the roadway and strike a

residence directly. This is not a speculative concern given the geometry, speed variance, and proximity involved.

I currently have a renter in the home who has several minor children. Additionally, there are approximately seven (7), or more, neighborhood children under the age of thirteen who regularly ride bicycles and play within this neighborhood, including within my cul-de-sac. Introducing a roundabout and higher traffic volumes into what is currently a low-traffic residential area creates a foreseeable and unacceptable safety hazard for these children.

The proposed changes would also result in a substantial negative impact on property value and marketability. Homes located immediately adjacent to roundabouts experience reduced desirability due to noise, headlights, traffic exposure, and safety concerns. This would directly impair my ability to sell or refinance my home in the future.

My objections align with established City of Phoenix planning principles applied by the City of Phoenix Planning & Development Department, including:

Land use compatibility
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Public safety considerations
Planning and zoning decisions must account for foreseeable safety impacts.

Increased traffic volume and altered traffic patterns in close proximity to homes and children present a legitimate safety concern that should be avoided.

Property impact and livability

City planning principles recognize that rezonings should not impose undue negative impacts on nearby property owners, including loss of quiet enjoyment, reduced livability, or diminished property value.

To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

My neighbors, as homeowners and parents, intend to attend all scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***. I unfortunately live out-of-state in New York and unable to attend in person. If I may attend virtually, I would love that opportunity. Please advise.

Please include this letter as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Alex Barber

Alex Barber

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com

Fadila Cufurovic
1109 W. Michigan Avenue
Phoenix, AZ 85023
Email: f.cufurovic@cox.net
Cell: 602-410-4021

January 31, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

I am the homeowner of 1109 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

The proposed roundabout would be constructed in a small cul-de-sac consisting of only five homes. This is not an arterial roadway environment. The placement of a roundabout at this location would effectively place my home on the functional berm of a highway, subjecting my property to traffic conditions wholly incompatible with residential use.

There is minimal setback between the roadway and my home. The prolonged construction activity, followed by permanent increases in traffic volume, headlights shining into my house at night, noise, and vehicular proximity, would materially impair any reasonable use and quiet enjoyment of my home.

From a public safety standpoint, the proposed design creates an unreasonable risk. Vehicles navigating a roundabout in such close proximity to residences increase the likelihood of loss-of-control incidents. Given the lack of significant buffer space or frontage, a vehicle could leave the roadway and strike a

residence directly. This is not a speculative concern given the geometry, speed variance, and proximity involved.

Additionally, there are approximately seven (7), or more, neighborhood children under the age of thirteen who regularly ride bicycles and play within this neighborhood, including within my cul-de-sac. Introducing a roundabout and higher traffic volumes into what is currently a low-traffic residential area creates a foreseeable and unacceptable safety hazard for these children.

The proposed changes would also result in a substantial negative impact on property value and marketability. Homes located immediately adjacent to roundabouts experience reduced desirability due to noise, headlights, traffic exposure, and safety concerns. This would directly impair my ability to sell or refinance my home in the future.

My objections align with established City of Phoenix planning principles applied by the City of Phoenix Planning & Development Department, including:

Land use compatibility
Phoenix planning policy emphasizes compatibility between new development and existing neighborhoods. Introducing a roundabout into a small residential cul-de-sac conflicts with established low-density residential use and character.

Protection of established neighborhoods
City planning documents consistently prioritize protecting existing neighborhoods from incompatible traffic patterns and infrastructure that disproportionately burden a small number of residents.

Transportation context sensitivity
Traffic infrastructure is intended to be context-sensitive. Roundabouts are typically appropriate for collector or arterial roadways, not for short residential cul-de-sacs with minimal setbacks and no buffering.

Public safety considerations
Planning and zoning decisions must account for foreseeable safety impacts. Increased traffic volume and altered traffic patterns in close proximity to homes and children present a legitimate safety concern that should be avoided.

Property impact and livability

City planning principles recognize that rezonings should not impose undue negative impacts on nearby property owners, including loss of quiet enjoyment, reduced livability, or diminished property value.

To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

I, as a homeowner, plan to attend any possible scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***.

Please include this letter as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Fadila Cufurovic

Fadila Cufurovic

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com

From: Alex Murr
To: Robert H Kuhfuss; bill@wmbattorneys.com
Subject: Formal Opposition to Rezoning Application Z-190-25 - SEC 13th Avenue
Date: Sunday, February 1, 2026 8:37:02 AM
Attachments: 2026.0131 Letter from Alex Dabarber (1).pdf

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Report Suspicious

Alex Dabarber
1117 W. Michigan Avenue
Phoenix, AZ 85023
Email: alexdabarber@gmail.com
Cell: 347-392-6017

January 31, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

I am the homeowner of 1121 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

The proposed roundabout would be constructed immediately in front of my home and one other residence in a small cul-de-sac consisting of only five homes. This is not an arterial roadway environment. The placement of a roundabout at this location would effectively place my home on the functional berm of a highway, subjecting my property to traffic conditions wholly incompatible with residential use.

There is minimal setback between the roadway and my home. The prolonged construction activity, followed by permanent increases in traffic volume, headlights shining into my home at night, noise, and vehicular proximity, would materially impair any reasonable use and quiet enjoyment of my home.

From a public safety standpoint, the proposed design creates an unreasonable risk. Vehicles navigating a roundabout in such close proximity to residences increase the likelihood of loss-of-control incidents. Given the lack of significant buffer space or frontage, a vehicle could leave the roadway and strike a

residence directly. This is not a speculative concern given the geometry, speed variance, and proximity involved.

I currently have a renter in the home who has several minor children. Additionally, there are approximately seven (7), or more, neighborhood children under the age of thirteen who regularly ride bicycles and play within this neighborhood, including within my cul-de-sac. Introducing a roundabout and higher traffic volumes into what is currently a low-traffic residential area creates a foreseeable and unacceptable safety hazard for these children.

The proposed changes would also result in a substantial negative impact on property value and marketability. Homes located immediately adjacent to roundabouts experience reduced desirability due to noise, headlights, traffic exposure, and safety concerns. This would directly impair my ability to sell or refinance my home in the future.

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Increased traffic volume and altered traffic patterns in close proximity to homes and children present a legitimate safety concern that should be avoided.

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To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

My neighbors, as homeowners and parents, intend to attend all scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***. I unfortunately live out-of-state in New York and unable to attend in person. If I may attend virtually, I would love that opportunity. Please advise.

Please include this letter as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Alex Dabarber

Alex Dabarber

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com

From: Brett Judd
To: Robert H Kuhfuss
Subject: Zoning
Date: Sunday, February 1, 2026 5:21:17 PM
Attachments: 2026.0131 Letter from Brett Judd.pdf

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Brett Judd
1105 W. Michigan Avenue
Phoenix, AZ 85023
Email: brettjudd70@gmail.com
Cell: 303-809-3952

January 31, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

I am the homeowner of 1105 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

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Additionally, there are approximately seven (7), or more, neighborhood children under the age of thirteen who regularly ride bicycles and play within this neighborhood, including within my cul-de-sac. Introducing a roundabout and higher traffic volumes into what is currently a low-traffic residential area creates a foreseeable and unacceptable safety hazard for these children.

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To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

I, as a homeowner, plan to attend any scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***.

Please include this letter as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Brett Judd

Brett Judd

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com

From:	Kimberly Sisk
To:	Robert H Kuhfuss
Cc:	bill@wmbattorneys.com
Subject:	Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive
Date:	Sunday, February 1, 2026 5:17:59 PM
Attachments:	8. Photo of street on a Sunday.pdf 9. Photo of street on Sunday by posting of Rezoning notice.pdf 11. New Subdivision on 11th Ave and Union Hills with U-shaped roadway - 2nd photo.pdf 10. New Subdivision on 11th Ave and Union Hills with U-shaped roadway.pdf

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Report Suspicious

Good afternoon, Mr. Kuhfuss.

Please find additional photos to add with my prior two letters and photos for the staff report.

If you have any questions, please let me know.

Warm regards,

Kimberly Sisk
Cell-520-784-3080

On Sat, Jan 31, 2026 at 12:53 PM Kimberly Sisk <kesisk2010@gmail.com> wrote:

> Good morning.
>
> I am attaching my follow-up 2nd letter with photos to be added to the staff report.
>
> I am also attaching letters from my 4 neighbors for convenience that each will be emailing to you both separately.
>
> If you have any questions, please let me know.
>
> Warm regards,
>
> Kimberly Sisk
> Cell-520-784-3080
>
> On Fri, Jan 30, 2026 at 1:46 PM Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov> wrote:
>
> > Thank you for your interest in this case. Your letter will be attached to the staff report that will be sent to the Village Planning Committee.
> >
> > ***Robert H. Kuhfuss***
> >
> > **Planner II* Village**

Deer Valley Village and North Mountain Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

robert.kuhfuss@phoenix.gov

(602) 534-1608

From: Kimberly Sisk <kesisk2010@gmail.com>
Sent: Friday, January 30, 2026 12:15 PM
To: Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov>
Cc: bill@wmbattorneys.com
Subject: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

Good afternoon.

Please find my Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive.

Thank you.

Warm regards,

Kimberly Sisk

Cell - 520-784-3080


visitor parking
Visitor parking
Work vehicle parking - only available area for home at 1117
1117 house
Roundabout area


Roundabout in this area
Visit on a Sunday parking
Road in front of 1117 and 1121 houses


2nd part of U-shaped
roadway for new
Subdivision on 11th
Avenue and Union Hills


1st part of U-shaped roadway in new subdivison on 11th Avenue and Union Hills

From:	Kimberly Sisk
To:	Robert H Kuhfuss
Cc:	bill@wmbattorneys.com; info@3engineering.com
Subject:	Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive
Date:	Sunday, February 1, 2026 7:05:55 PM
Attachments:	2026.0201 Follow up 3rd Letter to Deer Valley Planning Committee with photos.pdf

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Report Suspicious

Good evening, Mr. Kuhfuss.

Please find attached my 3rd letter with attached aerial photo, and request for records submission.

Please add this with my prior two (2) letters, and photos 1-11 for the staff report.

I have included 3engineering (Attn: VP, Matthew Mancini) on this email as I believe their site plan has a design failure, which could open them up to a foreseeable liability issue.

If you have any questions, please let me know.

Warm regards,

Kimberly Sisk
Cell-520-784-3080

On Sun, Feb 1, 2026 at 5:15 PM Kimberly Sisk <kesisk2010@gmail.com> wrote:

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>
> ***Robert H. Kuhfuss***
>
> **Planner II* Village**
>
> **Deer Valley Village and North Mountain Village**
>
> City of Phoenix
>
> Planning and Development Department
>
> Long Range Planning Division
>
> 200 West Washington Street, 3rd Floor
>
> Phoenix, Arizona 85003
>
> robert.kuhfuss@phoenix.gov
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> (602) 534-1608
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> 
>
>
> ---
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> **Sent:** Friday, January 30, 2026 12:15 PM
> **To:** Robert H Kuhfuss <Robert.Kuhfuss@phoenix.gov>
> **Cc:** bill@wmbattorneys.com
> **Subject:** Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

Good afternoon.

Please find my Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive.

Thank you.

Warm regards,

Kimberly Sisk

Cell - 520-784-3080

Kimberly Sisk
1117 W. Michigan Avenue
Phoenix, AZ 85023
Email: kesisk2010@gmail.com
Cell: 520-784-3080

February 1, 2026

Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003
Email: robert.kuhfuss@phoenix.gov

Re: Formal Opposition to Rezoning Application Z-190-25 – SEC 13th Avenue and Villa Maria Drive

This is my 3rd follow-up letter with additional information regarding the above rezoning application.

I am the homeowner of 1117 W. Michigan Avenue, Phoenix, Arizona. I am writing to formally and unequivocally oppose Rezoning Application Z-190-25, specifically as it relates to the proposed traffic reconfiguration and the construction of a roundabout directly impacting my cul-de-sac and my home.

Roundabout safety concerns

Safety and Liability Concerns Regarding Backing Movements Into a Roundabout

Roundabouts are designed and engineered for **continuous forward traffic flow**. All elements of a roundabout—geometry, sight lines, signage, pedestrian crossings, and driver expectations—assume vehicles will **enter, circulate, and exit while moving forward**.

Any design that requires or encourages drivers to **back into or reverse near a roundabout creates a foreseeable and avoidable safety hazard**. **This would require us to back into our driveway, which doing so would also be a safety hazard.**

From a traffic-engineering standpoint, reversing movements in a roundabout environment **are unsafe because drivers circulating in the roundabout are not expecting backward movement. Their attention is directed to yielding patterns and vehicles approaching from the left, not to a vehicle suddenly reversing into the travel path. This violates fundamental principles of predictable driver behavior, which is a core safety assumption in roadway design.**

Visibility is also severely compromised. When a driver reverses, their field of view is further reduced, increasing the risk of collision with circulating vehicles, pedestrians, and cyclists. Pedestrian crossings are intentionally placed close to roundabout entries and exits; reversing movements place pedestrians directly in conflict with a maneuver they cannot reasonably anticipate.

From a safety and liability perspective, collisions involving backing vehicles are almost universally attributed to the reversing driver. **Because roundabouts are not designed to accommodate reverse movements, there are no mitigating features to reduce that risk.** As a result, any crash involving backing in or near a roundabout would be **entirely foreseeable**, **raising serious concerns about exposure to liability for approving a design that creates this condition.**

In short, if a proposed roadway configuration makes backing into a roundabout necessary or likely, that condition reflects a design failure, not a driver behavior issue. Safer, well-established alternatives exist and should be considered to avoid introducing an unnecessary and preventable safety risk into an established neighborhood.

Site-Specific Dimensions & Physical Constraints

Based on the aerial view of the cul-de-sac serving **1105, 1109, 1113, 1117, and 1121 W. Michigan Ave**, the following constraints are visually evident (*photo attached*):

- This is a **short residential cul-de-sac** with homes lining both sides and no excess pavement width.
- The turning area is already fully utilized for:
    - Vehicle turnaround
    - On-street parking
    - Guest and overflow parking for adjacent subdivisions

- The proposed roundabout location is positioned **inside the only functional turning bulb**, leaving no remaining space for:
    - Forward-only vehicle circulation
    - Parking retention
    - Pedestrian clearance zones

Key planning reality:
A standard single-lane roundabout requires substantially more diameter than this cul-de-sac provides. Even without landscaping or splitter islands, the geometry visible in the aerial shows that a roundabout would **physically displace parking and force backing movements**.

This is not a matter of preference — it is a **space limitation**.

---

2. Photo Overlay Explanation (Using My Actual Cul-de-Sac)

What the photo shows (from the attached aerial)

- The cul-de-sac is labeled with homes **1105 through 1121** along W. Michigan Ave
- The proposed roundabout location sits **directly in front of existing residences**
- There is no secondary access or escape route

Critical visual takeaway:
The overlay makes clear that **forward circulation cannot physically occur** here. Backing is not hypothetical — it is the only way vehicles could maneuver.

---

3. This aerial shows the cul-de-sac serving homes 1105 through 1121 West Michigan Avenue. Roundabouts are designed for continuous forward movement, but this location does not have the physical diameter to support that. As the diagram shows, vehicles would be forced to back up in order to maneuver, placing reversing traffic directly in front of homes and pedestrian areas. Drivers do not expect reverse movements in a roundabout, visibility is limited, and children and pedestrians are placed in unavoidable conflict zones. From a planning and safety standpoint, if backing becomes necessary, that indicates a design failure, not a driver behavior issue. Safer, forward-only alternatives exist and should be used here.

Key Concerns for Consideration

Safety

- Roundabouts are engineered for continuous forward vehicle movement.
- The site geometry does not support forward-only circulation, creating forced backing maneuvers.
- Reversing vehicles introduce unpredictable movements, limited sight distance, and direct conflict with pedestrians and children near homes.

Neighborhood Impact

- The design would eliminate long-standing on-street parking relied upon by multiple households.
- Loss of parking affects residents and adjacent subdivisions during normal use and family gatherings.
- Headlight intrusion and proximity to residences materially affect livability, and those working from home to continue their jobs.

Liability & Risk

- Collisions involving backing vehicles are typically assigned fault to the reversing driver.
- *Because the backing condition is inherent to the design, any resulting collision would be foreseeable.*
- *Approving a backing-dependent configuration increases potential exposure when safer alternatives exist.*

This shows liability as **foreseeable**, not speculative, if rezoning application is approved as submitted.

To be clear, I am not opposed to the development of the nineteen homes referenced in this application, ***provided that the existing block wall separating the new development from my cul-de-sac remains intact and no roundabout or similar traffic feature is introduced into or immediately adjacent to our residential street***.

My neighbors, as homeowners and parents, intend to attend all scheduled hearings and meetings related to this application and ***will continue to strongly oppose any design that introduces a roundabout or materially increases traffic exposure to my cul-de-sac***

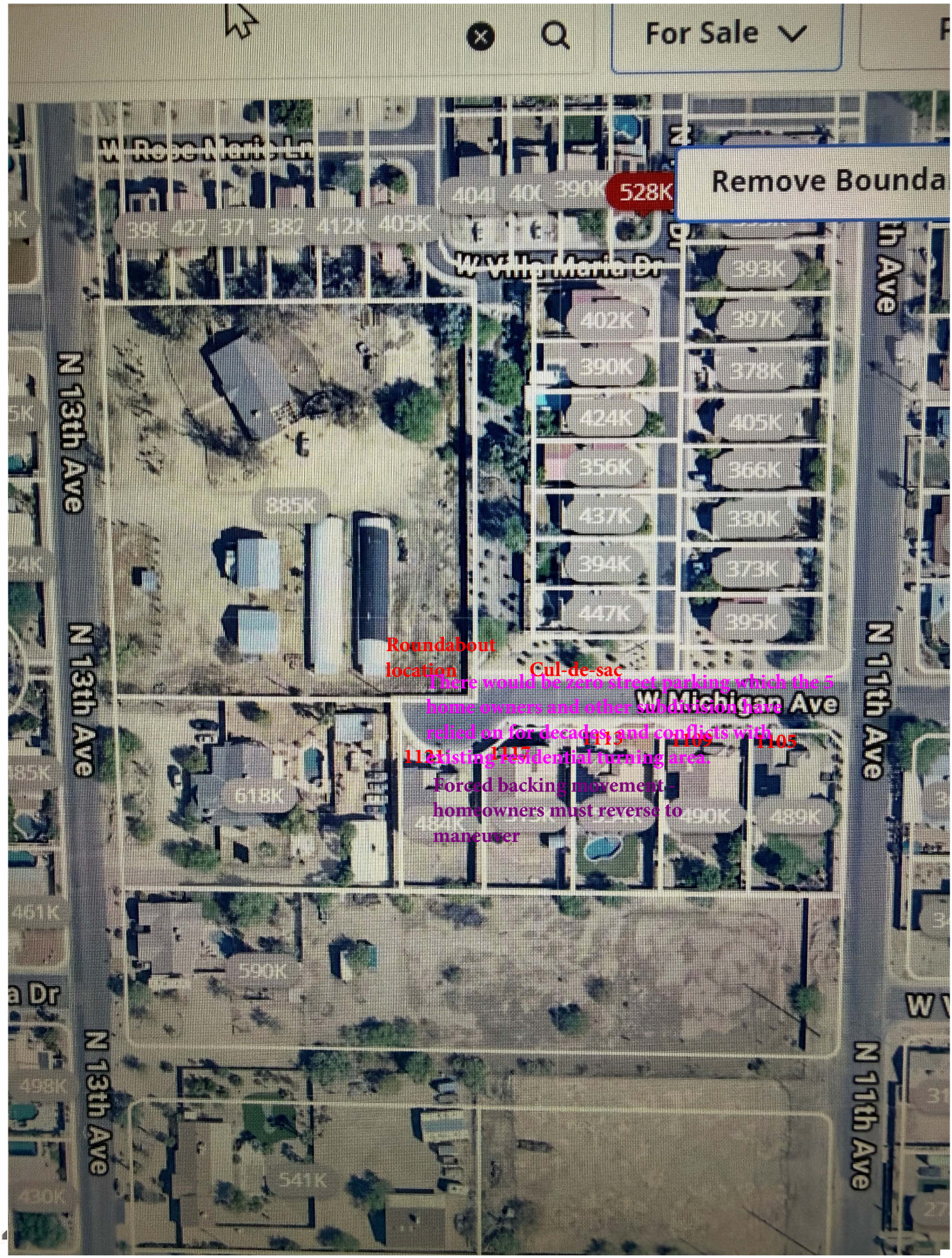
Please include *this letter, as well as my prior two (2) letters and multiple photographs 1-11*, as part of the official record for Rezoning Application Z-190-25.

Sincerely,

Kimberly Sisk

Kimberly Sisk

cc: William F. Allison, Esq.
Email: bill@wmbattorneys.com
info@3engineering.com (Attn: Matthew Mancini, VP)


For Sale
Remove Bounda
528K
W Michigan Ave
N 13th Ave
N 11th Ave
Roundabout location
Cul-de-sac
There would be zero street parking which the 5 home owners and other subdivision have relied on for decades, and conflicts with existing residential turning area.
Forced backing movement - homeowners must reverse to maneuver
1115
1109
1105
1121

New Request

Reference No: R031099-020126

Logged in as: kesisk2010@gmail.com

Thank you for your interest in public records of City of Phoenix. Your request has been received and is being processed in accordance with ARS §39-121. Your request was received on February 01, 2026 and given the reference number R031099-020126 for tracking purposes.

Your request will be forwarded to the relevant department(s) to locate the information you seek and to determine the volume and any costs associated with satisfying your request. You will be contacted about the availability and/or provided with copies of the records in question.

You can monitor the progress of your request in "My Request Center"

RE: Public Records Request – 13th Ave & Michigan Roundabout, Project No. 5343, RZSP01

To the City Clerk and Records Custodian,

Pursuant to Arizona public records law, please produce the records listed below relating to the roundabout proposed or constructed at 13th Avenue and Michigan Avenue, Project No. 5343, Rezoning RZSP01:

1. All stamped civil and traffic plan sets, revisions, redlines, and as built drawings.
2. All traffic, drainage, and sight distance analyses submitted with the project, including exhibits and software outputs.
3. City review comments and responses from Street Transportation, Planning and Development, Fire, and any other reviewing department, including staff reports and meeting notes.
4. Email correspondence between City staff and the applicant, developer, or engineer regarding roundabout geometry, signing and striping, emergency access, drainage, or safety concerns.
5. Any conditions of approval, directives, or required deviations imposed by the City relating to the roundabout design.
6. Any complaints, service requests, police reports, or internal memoranda referencing safety, visibility, drainage, or incidents at or near this intersection.

If any portion of this request is denied, please identify the specific exemption relied upon and release all segregable portions. Electronic production is preferred.

Thank you for your assistance.

Warm regards,

Kimberly Sisk

Kimberly Sisk
1117 W. Michigan Avenue
Phoenix, AZ 85023
kesisk2010@gmail.com
520 784 3080

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-190-25-3

Date of VPC Meeting	February 17, 2026
Request From	R1-8
Request To	R-2
Proposal	Single-family residential
Location	Approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-3

VPC DISCUSSION:

Two members of the public registered in opposition to this item, wishing to speak.
One member of the public registered in opposition to this item, not wishing to speak.
One member of the public registered a neutral position, wishing to speak.

STAFF PRESENTATION

Robert Kuhfuss, staff, presented the land use, zoning, and General Plan information on the site and surrounding area. Mr. Kuhfuss depicted the proposed site layout and other information. Mr. Kuhfuss highlighted the existing and proposed cul-de-sac configuration, noting the likelihood of additional discussion on the subject. Mr. Kuhfuss stated that the applicant is proposing three floor plans with four elevations each. Mr. Kuhfuss presented the development standards associated with the proposed zoning district stating that the proposal meets these standards. Mr. Kuhfuss stated there were a number of city plans, overlays, and initiatives that were addressed in the recommended stipulations of approval and provided an overview of the recommended stipulations. Mr. Kuhfuss stated that several members of the public had expressed concerns about the project, in particular the configuration of the cul-de-sac. Mr. Kuhfuss presented staff's findings and recommendation for approval.

APPLICANT PRESENTATION

Bill Allison, representing the applicant with Withey Morris Baugh, PLC, provided the location of the property, stating that his client had also developed the property located at the southwest corner of 11th Avenue and Union Hills Drive. Mr. Allison stated that the proposed development would be similar to the site located to the north and east of the subject site. Mr. Allison displayed the General Plan Land Use Map for the area stating that the proposed density would be similar in density to the site located to the

north and east of the subject site. Mr. Allison provided a map depicting the zoning of the site and surrounding area noting the site and the area to the south of the site is currently zoned R1-8, while the area to the west is zoned R1-6 and the area to the north and east is zoned R-3. Mr. Allison stated that their initial application was for R-3 zoning but due to a recent Zoning Text Amendment that was approved by the City Council, the application was revised to R-2. Mr. Allison provided a summary of the development plan stating the intent was to build 19 single-family homes at a density of 7.7 dwelling units per acre. Mr. Allison stated that it was important to design the site to meet all of the R-2 development standards without needing a variance. Mr. Allison stated there would be a five-foot-wide sidewalk on 13th Avenue while the interior of the site would have four-foot-wide sidewalks. Mr. Allison stated there would be landscaping along 13th Avenue. Mr. Allison stated that the cul-de-sac would be completed per the City's requirements and that the primary entrance to the community would be from 13th Avenue, with secondary access onto Michigan Avenue. Mr. Allison displayed an image showing the configuration of the cul-de-sac as originally submitted for site plan review in December of 2024, stating that the Street Transportation Department required the completion of the cul-de-sac, noting that it was not possible to complete the cul-de-sac in its entirety due to the neighboring property. Mr. Allison stated they had discussed various configurations with the City and ended up with the design as currently proposed. Mr. Allison stated that sight visibility would be reviewed during site plan review. Mr. Allison stated that the original site design did not take access from Michigan Avenue and that the City would require the cul-de-sac to be completed regardless of whether the site takes access at that location or not. Mr. Allison stated that it was not possible to obtain 19 lots on the site without a variance unless the cul-de-sac is completed as depicted. Mr. Allison stated there would be three floor plans, each having four elevations. Mr. Allison stated that the Traffic Impact Statement indicates there will be 173 trips per day with AM and PM peak demands of 13 trips per day and 18 trips per day, respectively. Mr. Allison stated that because of the limited impact, a full Traffic Impact Analysis was not required. Mr. Allison summarized by stating the intent was to develop an infill parcel in a manner that is consistent with the City's Housing Policy to add middle housing. Mr. Allison stated there would be street improvements on 13th Avenue and at the cul-de-sac and reiterated there would be minimal vehicle traffic. Mr. Allison provided a poster board depicting the proposed landscaping of the site.

QUESTIONS FROM THE COMMITTEE

Committee Member Paul Clark asked if there would be any stop signs at the cul-de-sac. **Mr. Allison** stated that the site plan did not depict any stop signs and that the applicant would be willing to install stop signs.

Committee Member Ricardo Romero asked how many lots were in the original configuration. **Mr. Allison** stated the original configuration included 23 lots and would have required a number of variances to complete.

Committee Member James Sutphen asked about the history of the existing cul-de-sac and why it was configured that way. **Mr. Allison** stated that it was his

understanding that the developer of the property to the south was responsible for constructing the south half of the cul-de-sac. **Vice Chair Susan Herber** asked if the cul-de-sac would be required regardless of how that property was developed. Mr. Allison stated that it was his understanding that the Street Transportation Department would require the completion of the cul-de-sac.

Committee Member Romero asked what the price point would be and if they would all be detached units. **Mr. Allison** stated that they would all be detached units and that it was too early to tell what the price point would be other than market rate. **Vice Chair Herber** asked if they would be detached rentals or for sale. Mr. Allison stated they could be sold or rented and stated they would be platted lots as opposed to a build-to-rent community. Mr. Allison clarified that a build-to-rent community would be many units on a single lot, similar to an apartment complex. Vice Chair Herber stated there were detached rentals in the area. **Committee Paul Clark** asked if there was a builder in-tow. Mr. Allison stated that his client is the builder and that they just built the project at the southwest corner of 11th Avenue and Union Hills Drive.

Committee Member Gerrald Adams asked if the land to the east of the cul-de-sac was owned by the City and if the cul-de-sac could extend into that area. **Mr. Kuhfuss** stated that the land needed to construct a full cul-de-sac was owned by the adjacent subdivision and that the City had no way of acquiring the additional land at this time. **Committee Member Fareed Bailey** asked who owned the right-of-way to the south of the neighboring property. Mr. Kuhfuss stated that the City owned that right-of-way. **Committee Member Romero** stated that it was his understanding that any new development that occurs on the site would be required to construct the cul-de-sac in the manner depicted. Mr. Kuhfuss stated that was correct.

PUBLIC COMMENTS

Kimberly Sisk stated that she owns one of the homes located within the existing partial cul-de-sac on Michigan Avenue adjacent to the site. Ms. Sisk stated that the property referenced previously at 11th Avenue and Union Hills Drive consists of 13 detached rental properties and suggested that the Committee inquire more deeply into the rental issue. Ms. Sisk stated that she submitted multiple letters and seven photographs in an effort to demonstrate how the cul-de-sac currently functions. Ms. Sisk stated that a rezoning is not simply a request for increased density and that the proposal will change the function of a terminal residential street into a circulation roadway, placing maneuvering space within a private street, which creates a geometric safety conflict as opposed to a traffic volume issue. Ms. Sisk stated that the Traffic Impact Study submitted for this case only evaluated standard intersection behavior as a result of the proposed rezone and assumes that vehicles will approach, stop, and depart in predictable forward movements. Ms. Sisk stated that Michigan Avenue does not operate as an intersection and that the cul-de-sac serves as parking, maneuvering, and turnaround space, where vehicles routinely back into the path of travel. Ms. Sisk stated that the study never analyzed reverse movements, or reaction, sight distance, and conflicts between circulating vehicles. Ms. Sisk stated that opening the cul-de-sac to the development introduces traffic into an intersection

control area containing residential driveways. Ms. Sisk stated that vehicles leaving the subject property will not be focused on vehicles backing out of residential driveways, and that this is a foreseeable and dominant traffic conflict that has never been modeled. Ms. Sisk stated that the traffic report relies on low trip count to conclude safety, but low traffic volume does not eliminate the geometric conflict points and a design that forces incompatible movements remains unsafe regardless of the traffic count because the hazard is structural in nature. Ms. Sisk stated that she works from home and that her office window faces the street. Ms. Sisk stated, rhetorically, that if the cul-de-sac is approved as proposed, she could operate a drive-through food window from her office. Ms. Sisk stated that children could no longer play in the street once the road becomes a pass-through street, that neighborhood gatherings would disappear due to the constant circulation of vehicles, and that on-street parking becomes unusable due to interference with turning movements in a confined space. Ms. Sisk emphasized that this is not hypothetical and that the current proposal would turn a terminal street into a conductor roadway with inherent traffic conflicts. Ms. Sisk stated that since the traffic study did not evaluate the primary operating condition, it cannot support safe operation and requested the Committee deny access onto Michigan Avenue or require a supplemental traffic study to evaluate these conflicts prior to approval. Ms. Sisk referred to Mr. Allison's statement that the City requires the completion of the cul-de-sac as part of this development; however, this does not require that the site take access from the cul-de-sac.

Maria Tovar stated that she owns a property located along the south side of the proposed development. Ms. Tovar stated that she recently acquired the property and was concerned about how the proposed development would affect her property values. Ms. Tovar expressed concerns that the homes might be for low income and that 19 houses could have an impact on crime in the area. Ms. Tovar expressed concerns over the potential traffic in the neighborhood and how that might affect the ability for kids to walk to the nearby elementary school. Ms. Tovar expressed concerns over vibration caused by construction activities and with privacy adjacent to one-acre lots.

Jerry Brady stated that he lives in the area and was not prepared to give comments as he had only recently learned of the proposed project. Mr. Brady stated that he was in agreement with a prior speaker who expressed concerns over the impacts the proposed development would have on children walking to school.

APPLICANT RESPONSE

Mr. Allison stated that the proposed homes would be market-rate and should have a positive impact on property values in the area since new housing tends to "help all boats float higher". Mr. Allison stated that the proposal did not involve subsidized or Section 8 housing and reiterated that it is market-rate. Mr. Allison stated that no sidewalk currently exists on 13th Avenue adjacent to the site and that the proposed development would include a new sidewalk, which would create a safer environment for anyone walking on 13th Avenue, including children walking to school. Mr. Allison stated that the purpose of the Traffic Impact Statement was to look at traffic volumes,

not geometrics, and that the actual design would be evaluated during the site plan review process. Mr. Allison stated that the City's Street Transportation Department would review the development to ensure that it is designed properly, noting that they had gone through several iterations before coming to a conclusion on what the cul-de-sac would look like. Mr. Allison stated that the Street Transportation Department requires that the cul-de-sac be completed with the geometry shown, noting that the streets within the development will be private. Mr. Allison stated that the proposed lot yield at 19 lots is below the density allowed in the R-2 zoning district and is less dense than the neighborhoods to the north and east of the site. Mr. Allison stated they are looking to build an appropriate infill development without overbuilding the site or creating an unsafe condition while being in alignment with the City's Housing Policy. Mr. Allison stated that the proposed development would be comparable to that located to the north and east of the site. Mr. Allison stated that each home could be either sold or rented but it is not a build-to-rent community. Mr. Allison stated that each home would be sited on its own lot as opposed to build-to-rent, which has many homes on a single lot. Mr. Allison stated that they were amenable to exploring ideas on how to make the connection from the subject site to the adjacent neighborhood safer and gave the suggestion of placing stop signs where the internal streets intersect with the Michigan Avenue cul-de-sac and placing speed humps within the development to slow traffic down. Mr. Allison stated there was a "Dead End" sign on Michigan Avenue and that he did not believe that the sign should come down as a result of the proposed development since it is a private community and people should not be trying to access 13th Avenue through the site. Mr. Allison also stated that "Private Street" signs could be posed within the development.

COMMITTEE DISCUSSION

Committee Member Romero asked if the applicant had closed escrow on the property. **Mr. Allison** stated that he believed the owners closed escrow in July.

Committee Member Romero asked if there was ever any consideration towards making the development a gated community since the proposal already involves private streets. **Mr. Allison** stated that it was never part of the discussion but stated that they looked at gating the cul-de-sac but found that it was not possible due to there not being enough room to accommodate vehicular turnaround at each gate. **Committee Member Clark** asked what the reason was for the private streets and that communities with private streets are usually gated. Committee Member Clark asked how the City would allow private streets that are not gated. **Mr. Allison** stated that the development was always envisioned as having private streets and that he represents more communities with private streets that are not gated than communities with private streets that are gated.

Committee Member Clark stated that it was his understanding that the property located at 11th Avenue and Union Hills Drive was entirely rentals and asked if they were sold to private investors who turned them into rentals or if they were held by the builder. Mr. Allison stated that they are currently held by the builder and have not been sold to investors. Committee Member Clark asked if it was the builder's intent to

develop the property located at 11th Avenue and Union Hills Drive as a rental community. Mr. Allison stated that it was constructed to either be rented or sold but was not intended to be a build-to-rent community. Mr. Allison stated that there is nothing that the City can do to mandate whether a platted lot is sold or rented. **Chair Lopez-Biggs** asked for clarification that the applicant also developed the property located at 11th Avenue and Union Hills Drive and owns all 13 units in that development and rents them out through his corporation. **Mr. Allison** stated that was correct. Chair Lopez-Biggs asked for further clarification that it was not the developer's intention to place the 19 units of the subject site into his corporate rental portfolio. Mr. Allison responded that he did not say that and that he will not say that. Chair Lopez-Biggs stated that was part of the concern expressed by the community member in that it is uncertain whether these homes will be constructed for sale or to rent out. Mr. Allison stated that like the community at 11th Avenue and Union Hills Drive, these units could be sold or rented, and that the units at 11th Avenue and Union Hills Drive are currently rented out. Mr. Allison stated that as platted lots, they can be sold. **Vice Chair Herber** stated there is uncertainty as to whether these units would be sold or rented and there did not seem to be any disclosure on the matter. Mr. Allison stated that historically, the applicant has rented the units out for a couple years then sold them. Vice Chair Herber stated that response did not address the question. **Committee Member Clark** stated that if the units were marketed for sale and at the same time marketed for rent, it is easier to find a renter than a buyer due to interest rates and by default it becomes a for-rent community. Chair Lopez-Biggs asked if there would be a Homeowners' Association that will govern these 19 units. Mr. Allison stated there would have to be since there are private streets and other infrastructure that would be held by the community. Chair Lopez-Biggs stated that the Homeowners' Association would be controlled by the property owner, which would be a single individual person. Mr. Allison stated that when a large subdivision goes in, the Homeowners' Association is typically controlled by the developer until enough units are sold and the developer hands control to the homeowners. Chair Lopez-Biggs stated that if the developer chooses to sell only four of the 19 units, there would not be enough units sold for community control of the Homeowners' Association, which means that the developer controls the Homeowners' Association and its associated rules and regulations. Mr. Allison asked what the problem is if the developer maintains the community through the Homeowners' Association for a period of time. Vice Chair Herber stated that it was because control would not be in the hands of the community. Chair Lopez-Biggs stated that the concern was not the length of time but who has control five or ten years later and that typically it is the intention of the developer to sell the homes, whereas it seems the intention of this developer is to hold on to the homes as part of their portfolio, which is invoking concerns with some of the residents as to what type of neighbors they would have in their community. Chair Lopez-Biggs stated that if the homes are for sale, anyone can move in, but if they are for rent, while it could be stated that they are not for low-income housing, the neighbors have no clue as to who is moving into their community. Chair Lopez-Biggs stated that the developer could rent to anyone they wish at any price-point they wish. Mr. Allison asked why the developer would rent to a tenant at a rate that is allowing some element into the neighborhood that would be different than if they were buying the home. Mr. Allison stated that if the homes are to

be rented, they would be rented at market-rate, not at below-market-rate. Vice Chair Herber stated that Mr. Allison was not responding to their concerns. Vice Chair Herber stated that the concerns were simply that the neighbors in the area do not want a bunch of rentals in the area and that based on history, it is very likely they will be rentals. Vice Chair Herber stated if the developer were to state that rentals are not allowed, that might change the flavor of the discussion, and that Mr. Allison is dancing around the question. Mr. Allison stated that the City Council has no ability to dictate who may or may not live in the community.

Committee Member Sandra Hoffman stated that the property to the east is R-3 zoning with a density that is at least that of the proposed development and that she does not know if they are rentals or not. Committee Member Hoffman stated that the General Plan anticipates 3.5 to 5 dwelling units per acre and that the development is a quality development that is done well, it does not factor into the decision over entitlement whether it is for sale or for rent. Committee Member Hoffman suggested that the committee not disparage people who rent, especially when it is the state of the economy that creates that situation. Committee Member Hoffman stated that she believed the proposed development is a quality development and that if there is a demand to purchase and people can afford it then great, and that people sometimes rent homes for decades. Committee Member Hoffman stated that it appeared to be a quality development that is similar to that of the north and to the east and that she was supportive of the request.

Committee Member Gerrald Adams stated that he had read the letters that were included with the packet and that the concern seemed to be associated with the configuration of the cul-de-sac and that the committee was getting distracted from that issue with all of the discussion regarding whether the development would be for sale or for rent.

Committee Member Leon Thomas stated that he did not see any value added for the community members that already live there other than the potential for a sidewalk. Committee Member Thomas asked what type of community outreach had been done up to this point and that it seemed that the development is being forced onto the neighbors. Committee Member Thomas summarized the concerns as decreased access for children to play, pedestrian safety concerns, and the cul-de-sac's proximity to an existing residence. Mr. Allison stated that they had mailed two letters to the surrounding property owners and registered neighborhood associations as is required by the City, they held a neighborhood meeting late last year, and recently held a virtual meeting with Ms. Sisk. Mr. Allison stated that Ms. Sisk had copied him on all of the emails that she sent to Mr. Kuhfuss. Committee Member Thomas asked what adjustments had been done based on the input received. Mr. Allison stated that those who attended the neighborhood meeting had only asked about the proposed development and that there was nothing to respond to as a result of that meeting. Mr. Allison stated that he only learned of the opposition when Ms. Sisk contacted him regarding the cul-de-sac and that he would look at possible mitigations that had been discussed previously.

Committee Member Clark stated that he had completed a number of real estate transactions involving build-to-rent properties, and that it was common that such communities are gated and the intention is disclosed up front. Committee Member Clark stated that if the units were owner-occupied, they would take care of their properties, hold block parties, etc. and that would not occur in a rental community. Committee Member Clark stated that it was a bit of a shell-game in that it is kind of like a rental project and kind of like an owner-occupied project, and that it was not good for the community.

Chair Lopez-Biggs stated that he agreed but that he is not against the project and that as a for-sale property, it is great as it creates more housing opportunities. Chair Lopez-Biggs summarized the concerns as while the developer has the option to sell or rent, the track record states the latter will occur. Chair Lopez-Biggs stated that he understood the community's concerns over property values and added that rental properties do not affect property values. Chair Lopez-biggs stated that he appreciates the addition of the speed bumps and stop signs and that the situation with the cul-de-sac needs to be corrected regardless of whether the project gets built or not. Chair Lopez-Biggs stated that he is in support of the project but has an issue with the way the developer is going about it and wants to see clarity on that particular topic. Chair Lopez-Biggs stated that if the development is going to be built then sold, then do so and asked if it was to be rented out why not have multiple residences on a single lot. **Mr. Allison** stated that the developer tends to rent out the property for a year or two then sells it and that he did not know how he could be clearer on that topic. Chair Lopez-Biggs asked when the other property was constructed. Mr. Allison stated it was built over the last year.

Committee Member James Sutphen stated that he did not know how the committee got off track regarding 11th Avenue and Union Hills Drive and stated there were a number of undeveloped properties in the area. Committee Member Sutphen stated that while he appreciated the neighbor's concerns, Michigan Avenue is posted as a dead-end. Committee Member Sutphen stated that having the cul-de-sac built out will widen up that area making it easier to get in and out.

MOTION:
Committee Member Fareed Bailey motioned to recommend approval of Z-190-25-3, per the staff recommendation. **Committee Member Sandra Hoffman** seconded the motion.

VOTE:
7-3, motion to recommend approval of Z-190-25-3, per the staff recommendation passed with committee members Adams, Bailey, Davenport, Hoffman, Romero, Sutphen, and Lopez-Biggs in favor. Committee Members Clark, Thomas, and Herber were opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION
None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
MARCH 5, 2026

ITEM NO: 8	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-190-25-3
Location:	Approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue
From:	R1-8
To:	R-2
Acreage:	2.50
Proposal:	Single-family residential
Applicant:	Chris Brown, Arcadia Capital Group
Owner:	Jovanna Ortega, RPI
Representative:	William Allison, Withey Morris Baugh PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Deer Valley 2/17/2026 Approval, per the staff recommendation. Vote: 7-3.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation and direction to the applicant.

Motion Discussion: Commissioner Soronson requested a stipulation to add traffic calming measures to the development. Ms. Racelle Escolar recommended a stipulation to read as follows:

> The developer shall install the following traffic mitigation devices within the subdivision, near the juncture of the private streets with Michigan Avenue, as approved by the planning and development department:
>
> a. Stop signs north and west of the cul-de-sac.
>
> b. Speed humps north and west of the cul-de-sac.
>
> c. A “private access, do not enter” sign facing the cul-de-sac.

Commissioner Matthews made a MOTION to approve Z-190-25-3, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read by staff.

Commissioner James SECONDED the motion.

Mr. Soronson requested to amend the motion to add a stipulation to have the applicant continue to engage with the residents of the surrounding communities. Commissioner Matthews noted that engagement with the community should be given as direction to the applicant instead of a stipulation.

Commissioner Soronson made a SUBSTITUTE MOTION to approve Z-190-25-3, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read by staff and with direction to the applicant to coordinate with the residents that have concerns.

Commissioner James SECONDED the motion.

Motion details: Commissioner Soronson made a SUBSTITUTE MOTION to approve Z-190-25-3, per the Deer Valley Village Planning Committee recommendation, with an additional stipulation as read by staff and with direction to the applicant to coordinate with the residents that have concerns.

Commissioner James SECONDED the motion.

Maker: Soronson
Second: James
Vote: 7-0
Absent: Busching, Jaramillo
Opposition Present: Yes

Findings:

1. The proposal, as stipulated, is appropriate at this location and is consistent with the scale and character of the surrounding area.

2. The proposal, as stipulated, will implement water-saving measures consistent with the city's Conservation Measures for New Development Policy.

3. The proposal will add to the diversity of housing options in the area.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped January 22, 2026, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum 50-foot radius modified cul-de-sac shall be dedicated at the termination of Michigan Avenue, as approved by the Street Transportation Department.

3. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 13th Avenue, adjacent to the development.

4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated December 3, 2025.

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

6. 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.

7. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

8. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

9. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

10. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

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. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.

13. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

14. 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.

15. 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.

16. THE DEVELOPER SHALL INSTALL THE FOLLOWING TRAFFIC MITIGATION DEVICES WITHIN THE SUBDIVISION, NEAR THE JUNCTURE OF THE PRIVATE STREETS WITH MICHIGAN AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:

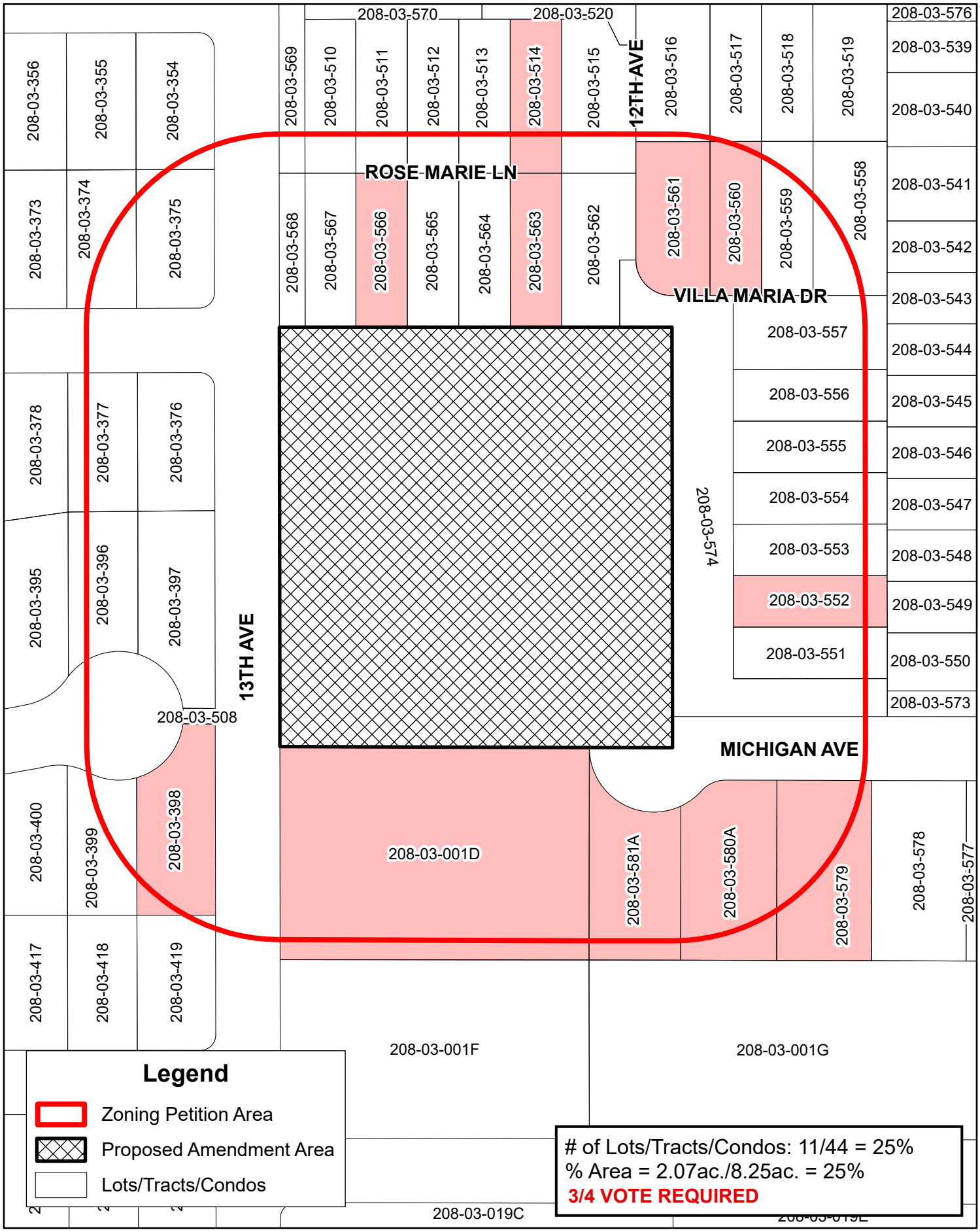
a. STOP SIGNS NORTH AND WEST OF THE CUL-DE-SAC.

b. SPEED HUMPS NORTH AND WEST OF THE CUL-DE-SAC.

c. A "PRIVATE ACCESS, DO NOT ENTER" SIGN FACING THE CUL-DE-SAC.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E



S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\Petitions\Z-190-25\Z-190-25_AA.aprx

Petition Verification Map for Z-190-25-3

Map prepared by City of Phoenix, Planning & Development Services Dept. 3/11/20

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**Z-190-25-3** Approximately 330 feet west of the northwest corner of 11th Avenue and Michigan Avenue	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**X**	**applicant**	
APPEALED FROM:	PC 3/5/2026	1117 West Michigan Avenue Phoenix, AZ 85023			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC 4/8/2026	Kimberly Sisk 520-784-3080 kesisk2010@gmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: **See attached Exhibit A.** Requesting a ¾ vote (petitions attached).					
RECEIVED BY:	Andrew Birkelbach	**RECEIVED ON:**		3/10/2026	

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Heather Klotz
Stephanie Vasquez

Andrew Birkelbach
Micah Alexander
PDD GIS
Byron Easton (for PHO appeals only)
Village Planner - Robert Kuhfuss
Applicant

CITY OF PHOENIX

MAR 10 2026

Planning & Development Department

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for **March 5, 2026** 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. **March 12, 2026**.

   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., **March 12, 2026**.

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. **March 12, 2026**.

   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. **March 19, 2026**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-190-25-3
APPLICATION NO.

13th Ave & Michigan Ave.
LOCATION OF APPLICATION SITE

3-5-2026
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Andrew Birkelbach
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Kimberly Sisk
PRINTED NAME OF PERSON APPEALING

Kimberly Sisk
SIGNATURE

1117 W. Michigan Avenue
STREET ADDRESS

3/10/2026
DATE OF SIGNATURE

Phoenix AZ 85023
CITY, STATE & ZIP CODE

520-784-3080
TELEPHONE NO.

KesicK2010@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST

See Attached Exhibit A

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

EXHIBIT A

I respectfully request that the City Council hold a public hearing regarding the Planning Commission's recommendation for Application No. Z-190-25-3.

The proposed rezoning raises substantial concerns that warrant further review, including potential impacts to long-term burrowing owl nesting habitat, safety issues associated with traffic circulation to connecting residential driveways, and liability risks due to increased vehicle volumes within the adjacent cul-de-sac, and questions regarding whether the submitted Traffic Impact Study adequately evaluates existing and projected conditions in accordance with the Maricopa County Traffic Impact Guide.

In addition, there are concerns regarding infrastructure capacity, compatibility with surrounding residential land use, and consistency with the City of Phoenix General Plan policies addressing neighborhood preservation, transportation safety, and responsible development. A City Council hearing is necessary to ensure a complete review of these issues and to allow affected residents the opportunity to present additional information for the Council's consideration.

PROTEST PETITION
Rezoning Case No. Z-190-25-3
City of Phoenix, Arizona

We, the undersigned property owners within one hundred fifty (150) feet of the property proposed for rezoning identified as Case No. Z-190-25-3, hereby formally protest the proposed rezoning pursuant to Arizona Revised Statutes §9-462.04.

The undersigned request that the Phoenix City Council require a three-fourths (3/4) vote of the City Council for approval of this rezoning pursuant to Arizona Revised Statutes §9-462.04(H).

The basis of this protest includes concerns related to public safety, roadway design, neighborhood compatibility, infrastructure capacity, and the proposed access connection through the Michigan Avenue residential cul-de-sac.

	Homeowner Name/Address	**Email**	**Phone**	**Signature**
1.	Kimberly Sisk 1117 W. Michigan Ave. Phoenix, AZ 85023	Kesisk2010@gmail.com	520-784-3080	Kimberly Sisk
2.	Arsen Muratov 1121 W. Michigan Ave. Phoenix, AZ 85023	alexdabarber@gmail.com	347-392-6017	Alex's Barbershop (Mar 7, 2026 17:44:57 EST)
3.	Rose Joseph 1113 W. Michigan Ave. Phoenix, AZ 85023	flexpassion@gmail.com	623-202-9642	Rose Joseph
4.	Sasha Gomez 19206 N. 11th Dr Phoenix AZ, 85023	sasha.pam.gomez@gmail.com	602 312 1242	
5.	Thomas Garcia 19206 N. 11th Drive Phoenix AZ 85023	Thomas.s.garcia.quintana@gmail.com	520 401 4732	Thomas Garcia

6.	Aimee Tidwell 1115 W. Villa Maria Dr. Phx, AZ 85023	aimeet134@gmail.com	602-518-4079	
7.	Romarsha Babakulla 1122 w Villa maria dr phx, AZ 85023	Rom.friends@gmail.com	816-719-3639	
8.	Albert Gavrielov 1207 W Rose Marie Ln Phx, AZ 85023	Avrom Gavrielov@gmail.com	520 590 4590	
9.	Carol Mayer 1206 W. Rose Marie Lane Phoenix AZ 85023	CCraftyone@aol.com	602-504-9421	Carol Mayer
10.	Lauren Scott Jacob Johnson Carolyn Johnson 1208 W. Rose Marie Ln Phx AZ 85023	AZlaurenscott@gmail.com	602 663-3995	Josef Johnson
11.	Cheyenne Herzog-Lowrance 1215 W. Rose Marie Ln. Phoenix, AZ 85023	chlowrance1@gmail.com	480-577-5350	
12	Adrian Barcelo 1219 W Rose marie ln Phoenix AZ 85023	adrianbrc17@hotmail.com	480 678 7043	

13	Cheryl Snyder 1303 W. Michigan Ave. Phx, AZ 85023	NO e-mail	602- 573- 9787	Cheryl Snyder
14	Mona Tovar 18049 N. 13th Ave Phoenix, AZ 85023	Professional services aaa@gmail.com	602-577-2719	
15				

Petition

Final Audit Report 2026-03-07

Created:	2026-03-07
By:	Kimberly Sisk (kimberly@lp2you.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAySQSCyc0GeAGo2l_HFhlKADwKloxa3Wj

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Document created by Kimberly Sisk (kimberly@lp2you.com)
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Document emailed to Alex's Barbershop (alexdabarber@gmail.com) for signature
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Document e-signed by Alex's Barbershop (alexdabarber@gmail.com)
Signature Date: 2026-03-07 - 10:44:57 PM GMT - Time Source: server

Agreement completed.
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ATTACHMENT F

For additional correspondence, please refer to the following items.

Correspondence received after the staff report:

https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html

- ➔ 2025
- ➔ Z-190-25