



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-172-24-4
(Richman 41st & Thomas East, LLC PUD)**
January 8, 2026

Maryvale Village Planning Committee

January 14, 2026

Meeting Date:

Planning Commission Hearing Date:

February 5, 2026

Request From:

R-4 (Multifamily Residence District) (1.69 acres) and PSC (Planned Shopping Center District) (1.72 acres)

Request To:

PUD (Planned Unit Development) (3.41 acres)

Proposal:

PUD to allow multifamily residential for seniors

Location:

Approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road

Owner:

Phoenix Manor, LLC c/o Boswell Alliance Construction Co.

Applicant:

Richman 41st & Thomas East, LLC

Representative:

Benjamin Graff, Quarles & Brady, LLP

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity

<u>General Plan Land Use Map Designation</u>		Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	Thomas Road	Arterial	40-foot south half street
	41st Avenue	Local	30-foot west half street
<i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</i>			

General Plan Conformity

The proposal will add to the mix of housing types within the immediate area, which is located next to a senior center and within proximity to a high ridership transit route on Thomas Road.

CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: **Development should be designed to included convenient bicycle parking.**

The PUD narrative includes bicycle parking and other bicycle infrastructure, including electric bicycle charging, to support alternative modes of transportation.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; **DESIGN PRINCIPLE: Integrate trees and shade into the design of new** **development and redevelopment projects throughout Phoenix.**

The PUD narrative proposes standards that integrate trees and shade in the design, including enhanced streetscape standards requiring larger trees and additional sidewalk tree shade coverage, extra shade for all pedestrian walkways and surface parking shade.

Applicable Plans, Overlays, and Initiatives

[Shade Phoenix Plan](#) – See Background Item No. 7.

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 9.

[Housing Phoenix Plan](#) – See Background Item No. 10.

[Zero Waste PHX](#) – See Background Item No. 11.

[Transportation Electrification Action Plan](#) – See Background Item No. 12.

[Phoenix Climate Action Plan](#) – See Background Item No. 13.

[Conservation Measures for New Development](#) - See Background Item No.14.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Open space, drive aisle, and vacant land	R-4 and PSC
North (across Thomas Road)	Single-family residential	R1-6
North (adjacent)	Senior center and commercial	R-4 and PSC
South	Multifamily residential	R-4
West	Retail shopping center	PSC
East (across 41st Avenue)	Single-family residential	R1-6

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 3.41-acre site located approximately 615 feet west of the southwest corner of 41st Avenue and Thomas Road. The request is to rezone 1.69 acres from R-4 (Multifamily Residence District) and 1.72 acres of PSC (Planned Shopping Center District) to PUD (Planned Unit Development) to allow multifamily residential for seniors. Currently, the site is used as open space, a drive aisle for the adjacent commercial development, and vacant land.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre; therefore, the proposed PUD at a maximum of 32.26 dwelling units per acre is consistent with the General Plan's designation.

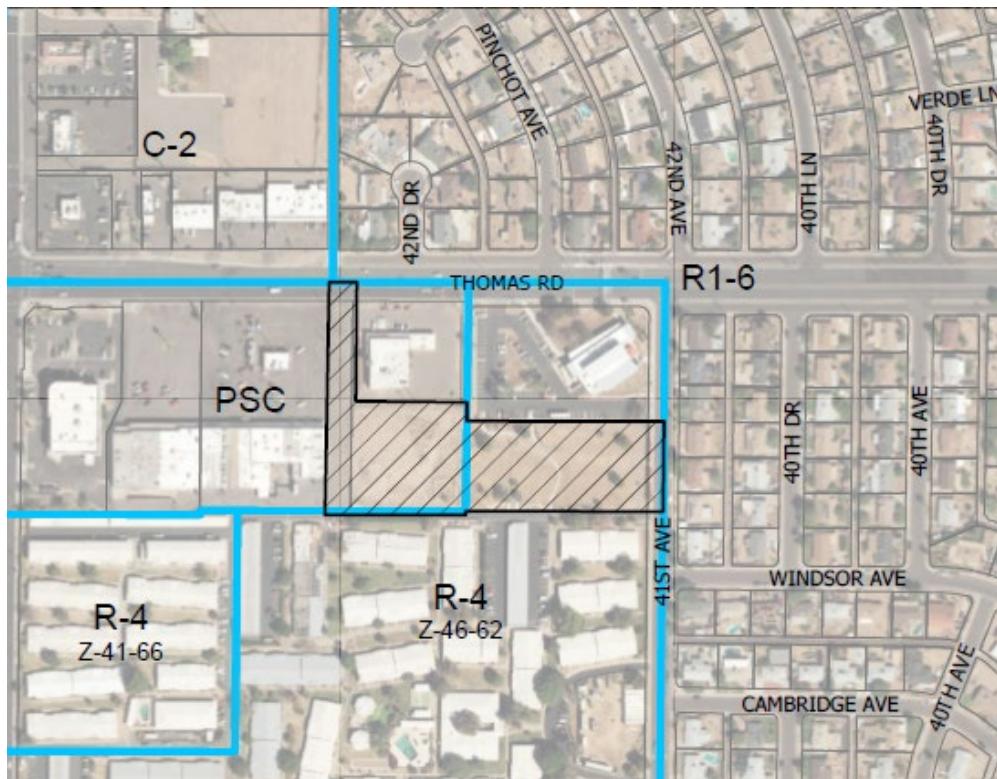
The General Plan Land Use Map designation to the north, across Thomas Road, is Residential 3.5 to 5 dwelling units per acre and north, adjacent to the site, is Residential 15+ dwelling units per acre. To the south is designated Residential 15+ dwelling units per acre. To the west is designated Commercial. To the east, across 41st Avenue, is designated Residential 3.5 to 5 dwelling units per acre.



Source: Planning and Development Department

SURROUNDING ZONING AND LAND USES

3. To the north, across Thomas Road, is a single-family subdivision zoned R1-6 (Single-Family Residence District) and to the north, adjacent to the site, is a senior center and a commercial building zoned R-4 (Multifamily Residence District) and PSC (Planned Shopping Center District), respectively. To the south is a multifamily development zoned R-4 (Multifamily Residence District). To the east across 41st Avenue, is a single-family subdivision zoned R1-6. To the west is a commercial shopping center zoned PSC (Planned Shopping Center).



Zoning Aerial Map

Source: Planning and Development Department

PROPOSAL

4. 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.
5. The PUD proposes standards that support the vision of a well-landscaped and pedestrian friendly multifamily residential development with a detached sidewalk along Thomas Road, an attached sidewalk along 41st Avenue, additional shading, and pedestrian paths. It also provides a minimum of three amenities, such as a swimming pool, outdoor grills, dog park and game courts. Additionally, it provides two pedestrian connections to the existing senior center making it a more compatible use to the surrounding built environment.

The building is proposed at a maximum height of three-stories or 36 feet and the building facades will incorporate a diverse range of materials to avoid

uniformity and enhance visual interest. It will also include variations in rooflines to provide added visual interest.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative. The proposed standards were designed to allow for a multifamily development that provides enhanced architecture, landscaping and a more pedestrian-friendly environment which is sensitive to the surrounding uses.

List of Uses

The Development Narrative specifies multifamily residential as the permitted use.

It also states that temporary uses would comply with Section 708 of the Zoning Ordinance and accessory uses as permitted for multifamily residential in Section 608 of the Zoning Ordinance.

Development Standards

The following is a table of proposed development standards for the project.

Density (Maximum)	110 Dwelling Units 32.26 Dwelling Units per Gross Acre
Minimum Building Setbacks	
North adjacent to Thomas Road	10 feet
East interior	5 feet
North interior	15 feet
East adjacent to 41st Avenue	80 feet
South interior	70 feet
West interior	5 feet
Maximum Building Height	3 stories or 36 feet
Maximum Lot Coverage	50%
Open Space	5%

Stipulation 1.b requires adding the word "Minimum" in front of Open Space to ensure that 5% is the least amount provided.

Landscape Standards

Minimum Landscape Setbacks		
	North adjacent to Thomas Road	10 feet
	East interior	5 feet
	North interior	5 feet
	East adjacent to 41st Avenue	20 feet
	South interior	10 feet
	West interior	5 feet

Parking Standards

The following table summarizes the parking standards. Electric vehicle and bicycle parking are above what is required by Phoenix Zoning Ordinance standards.

Minimum Parking Standards		
Number of Parking Spaces provided for Special Needs Population		110
Non-Special Needs Population		Comply with Section 702 of the Zoning Ordinance
Electric Vehicle Parking		3% EV Capable
Bicycle Parking		0.25 spaces per total dwelling unit, maximum 50 spaces

Fences/Walls

The PUD notes fences and walls shall comply with the Phoenix Zoning Ordinance and parking areas shall be buffered from adjacent properties and screened from public right-of-way by maximum 6-foot-tall wall.

Amenities

The PUD proposes a minimum of three residential amenities, including: interior community room, outdoor social area in a green space with gazebo, community garden, fitness center, swimming pool, outdoor grills, dog park, shaded pickleball court, and bocce ball court.

Shade

The PUD requires all pedestrian walkways, including sidewalks, to be shaded a minimum of 75 percent. The surface parking areas are required to be shaded a minimum of 25 percent.

Streetscape Standards

The PUD provides minimum streetscape standards along the Thomas Road and 41st Avenue frontages. A minimum six-foot-wide detached sidewalk and a minimum 10-foot landscape strip between the curb and sidewalk is required along Thomas Road. This area is to provide enhanced landscaping and 75 percent minimum shade tree coverage over the sidewalk. A minimum five-foot-wide sidewalk shaded to 75 percent is required along 41st Avenue.

Staff recommends Stipulation No. 1.c to remove the reference to an attached sidewalk to allow for the flexibility of it being attached or detached.

Design Guidelines

To ensure quality building and design several guidelines have been incorporated within the PUD. These include using a diverse range of materials and variations in roof lines to provide visual interest. Also, blank walls shall not exceed 30 feet without a variation in texture, materials, color, or building fenestration, and screen walls will be consistent or complementary with the building façade. One key component of the design of the site is the pedestrian connections which will be provided to the senior center.

Signs

All signage shall comply with City of Phoenix Zoning Ordinance, Section 705.

Sustainability

Sustainability provisions are incorporated into the PUD, such as but not limited to recycling, water conservation measures, energy efficient building materials, bicycling parking, and amenities to reduce traffic trips.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **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. The Development Narrative requires a minimum 75 percent shade on all pedestrian pathways, including sidewalks and requires a minimum of 25 percent surface parking lot shade. These standards exceed the minimum Zoning Ordinance requirements.

8. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety and connectivity for all users, the PUD proposes standards for a detached sidewalk along Thomas Road. Also, there are direct pedestrian connections provided for access to the senior center.

9. **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. The Development Narrative includes bicycle and electric bicycle parking provisions.

10. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with 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 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 housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

11. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The Sustainability section of the PUD narrative states recycling services will be provided.

12. **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. The Development Narrative contains standards for a minimum of three percent of the required vehicle parking spaces to be EV Capable Infrastructure, and 10 percent of the required bicycle parking spaces to include standard electrical receptacles for electric bicycle charging capabilities.

13. **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 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. The PUD proposes additional and enhanced landscaping which would reduce the heat island effect.

14. **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 the Sustainability section of the PUD Narrative, including requirements for water efficient landscaping, limitations on natural turf, a leak detection device, irrigation controllers, sprinkler heads and drip lines to minimize water waste, and a commitment to the Water Efficiency Checkup Program.

COMMUNITY INPUT SUMMARY

15. At the time the staff report was written, staff did not receive any correspondence in support or opposition of the case.

INTERDEPARTMENTAL COMMENTS

16. **City of Phoenix Aviation Department**

The City of Phoenix Aviation Department requested the airport disclosure stipulation. This is addressed in Stipulation No. 2.

17. **Street Transportation Department**

The Street Transportation Department requested the following:

- Minimum of two direct pedestrian connections to the senior center.
- Minimum six-foot-wide detached sidewalk with a 10-foot-wide landscape strip along Thomas Road.
- Minimum five-foot-wide sidewalk along 41st Avenue.
- Dedication and construction of 50 feet of right-of-way for the south half of Thomas Road.
- All mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
- Replace unused, broken or out-of-grade street improvements to be in compliance with current ADA guidelines.
- That all streets within and adjacent to the development, be constructed with all required elements, including meeting ADA requirements.

These are addressed within the PUD Narrative and in Stipulation Nos. 3 through 6.

OTHER

18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 7.
19. 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. 8.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal will add to the mix of housing options, including senior housing, within proximity to an existing senior center.
3. The proposed PUD sets forth design and development standards that support efforts from various plans and initiatives, including the Share Phoenix Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Housing Phoenix Plan, Zero Waste PHX, the Transportation Electrification Action Plan, and the Phoenix Climate Action Plan.

Stipulations

1. An updated Development Narrative for the Richman 41st & Thomas East, LLC 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 December 22, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 8, D. Development Standards, D.1 Development Standards table, Column 1, Row e. add the word "Minimum" in front of Open Space.
 - c. Page 10, D. Development Standards, D.8 Streetscape Standards table, Column 2, Row b. remove the word "Attached" in front of Sidewalk width.
2. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
3. A minimum 50 feet of right-of-way shall be dedicated for the south half of Thomas Road.
4. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
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. 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.
8. 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

Matteo Moric

January 8, 2026

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

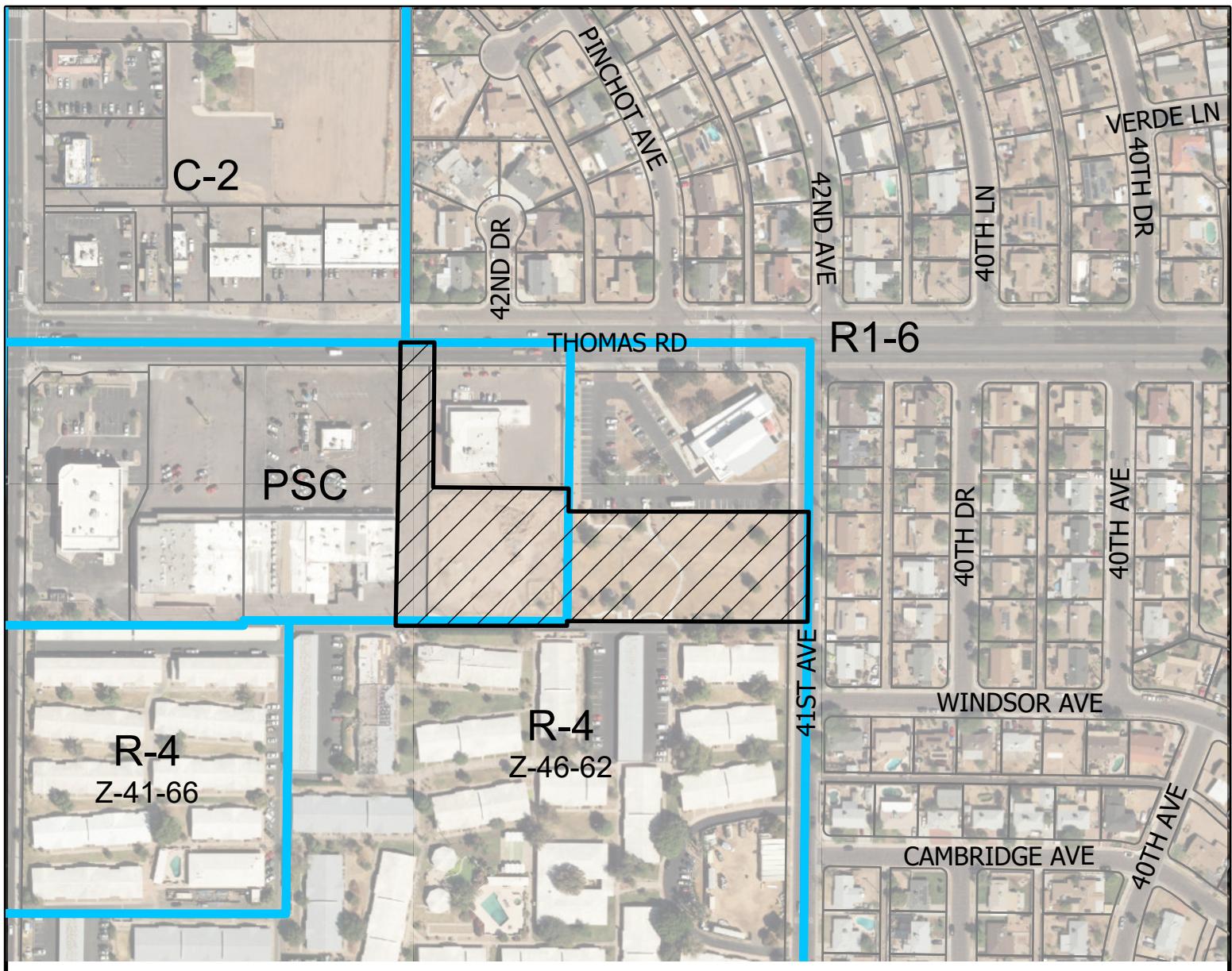
Conceptual Site Plan date stamped December 22, 2025

Setback Exhibit date stamped December 22, 2025

Conceptual Elevations date stamped December 22, 2025

[Richman 41st & Thomas East, LLC PUD Development Narrative](#) date stamped

December 22, 2025

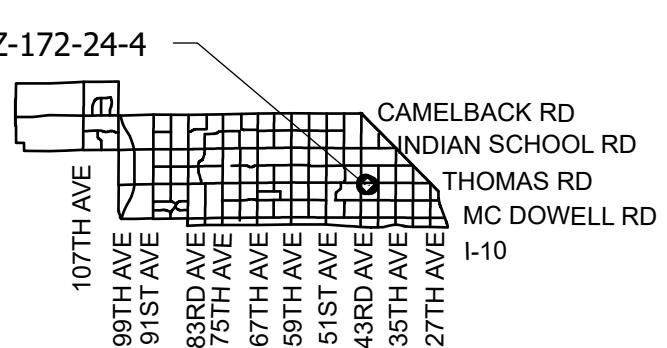


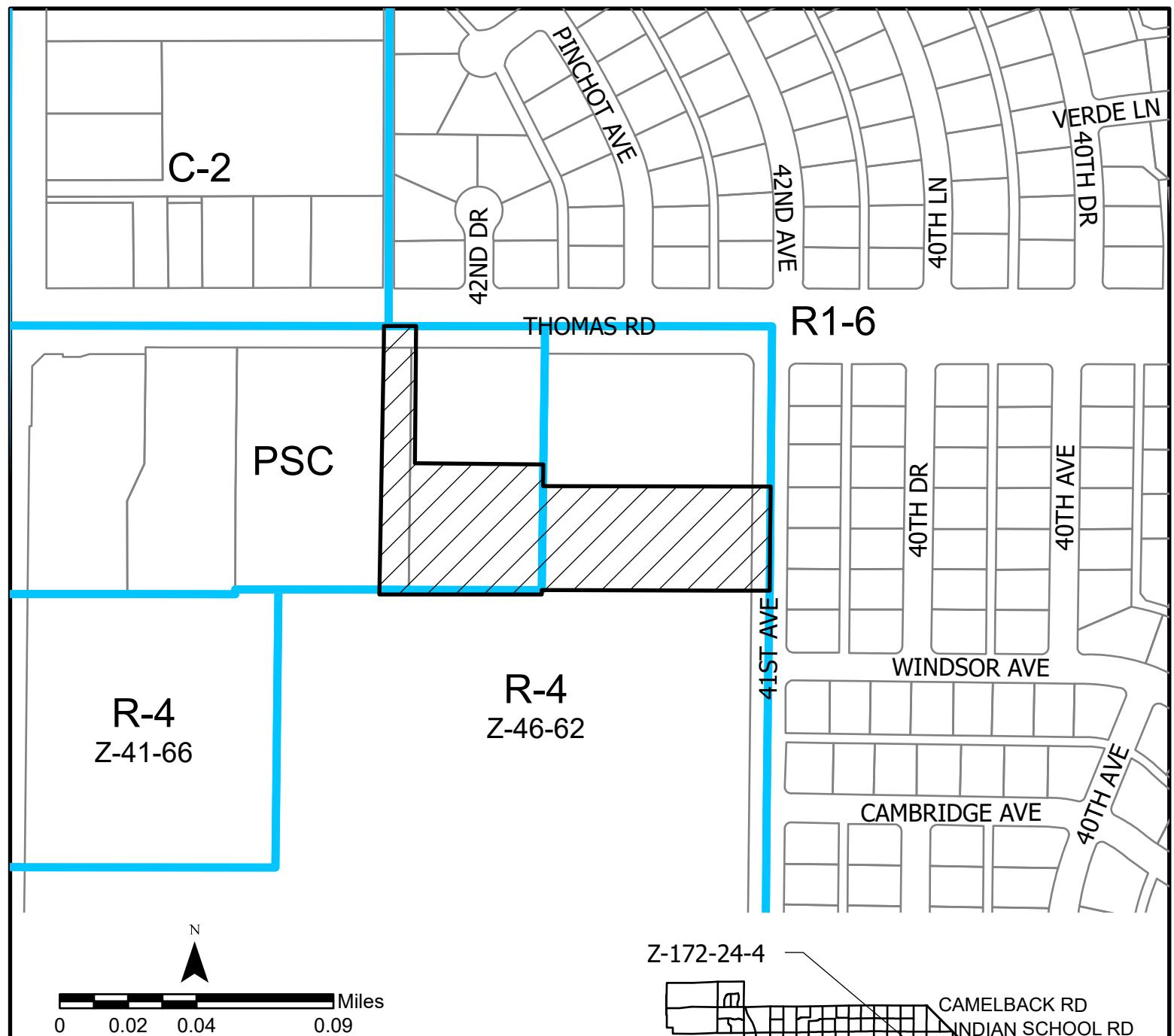
MARYVALE VILLAGE
COUNCIL DISTRICT: 4



APPLICANT'S NAME:		Quarles & Brady LLP		REQUESTED CHANGE:	
APPLICATION NO:		Z-172-24-4		FROM:	R-4 (1.69 ac.) PSC (1.72 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		DATE:	1/14/2025	TO:	PUD (3.41 ac.)
3.41 Acres		REVISION DATES: 11/13/2025		AERIAL PHOTO & QUARTER SEC. NO.	
				ZONING MAP	
MULTIPLES PERMITTED		CONVENTIONAL OPTION		* UNITS P.R.D OPTION	
R-4, PSC		49, N/A		59, N/A	
PUD		110		N/A	

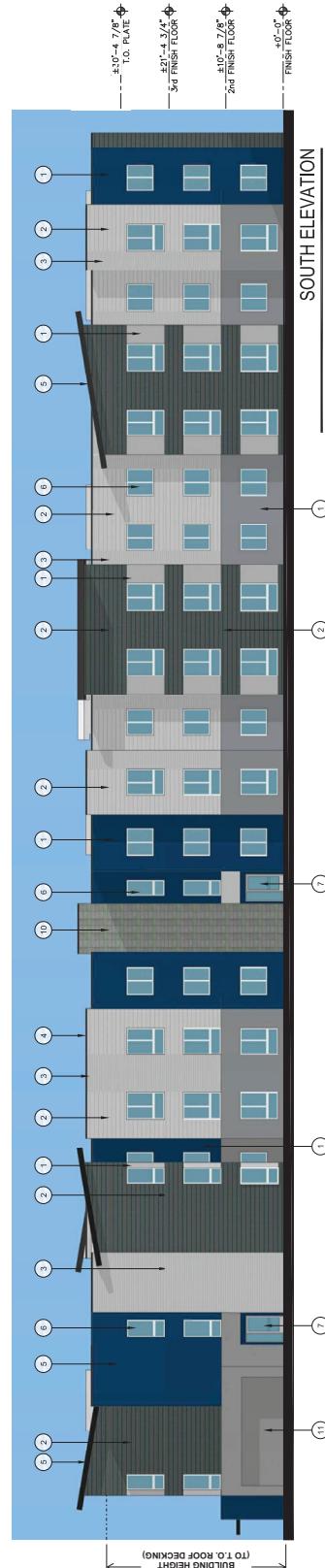
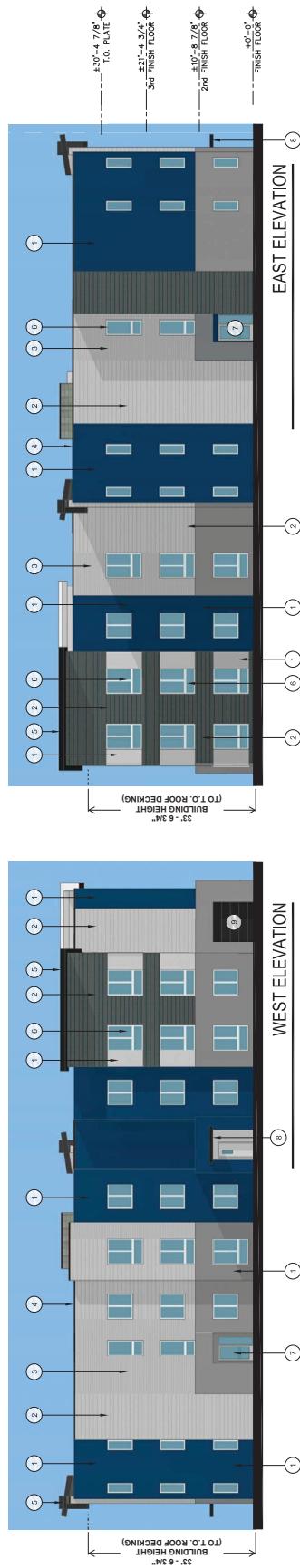
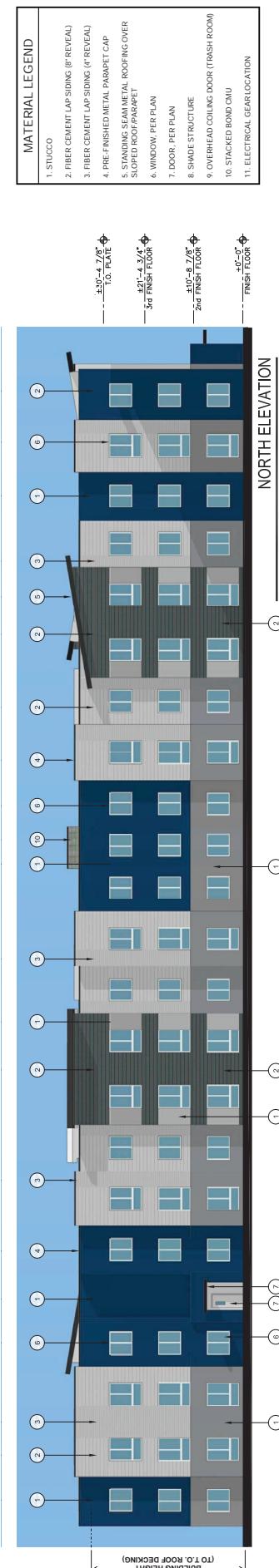
* Maximum Units Allowed with P.R.D. Bonus





* Maximum Units Allowed with P.R.D. Bonus





TRG 41st AVENUE
41ST AVENUE & W. THOMAS RD
PHOENIX, AZ 85019

PUD REZONING SUBMITTAL
CONCEPTUAL ELEVATIONS
(N.T.S.)

OWNER: RICHARD

KIVA #: 24-1392
SDEV: 2400455
PAPP: 2406337
PARCEL #: 108-12-001S/108-12-007
QS #: Q14-19

The Richman Group of Arizona
7777 W. Putnam Avenue