



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-180-25-6
Rio Rancho PUD
August 27, 2026

Camelback East Village Planning Committee Meeting Date:

September 1, 2026

Planning Commission Hearing Date:

October 1, 2026

Request From:

R1-6 (Single-Family Residence District)
(1.51 acres)
C-3 (General Commercial) (0.80 acres)
C-2 (Intermediate Commercial) (0.71 acres)

Request To:

PUD (Planned Unit Development) (3.02 acres)

Proposal:

PUD to allow commercial uses and surface parking

Location:

Southeast corner of 26th Street and Indian School Road

Owner:

ATFC Holdings, LLC & ATFC, LLC

Applicant:

Lily Drosos, Rose Law Group, PC

Representative:

Tom Galvin and Samantha DeMoss, Rose Law Group, PC

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial and Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Indian School Road	Major Arterial	40-foot south half street
	26th Street	Local	0-foot and 20-foot east half street
	Fairmount Avenue	Local	0-foot north half street

General Plan Conformity

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The proposed PUD allows for adaptive reuse of existing buildings while providing adequate parking at an appropriate location.

CELEBRATE OUR DIVERSE COMMUNITIES & 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 will have adequate development standards and location limits on commercial land uses while only allowing surface parking on the southern portion of the site, preventing any negative impacts to the surrounding area.

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 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

[Complete Streets Guiding Principles](#) – See Background Item No. 12.

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

[Transportation Electrification Action Plan](#) – See Background Item No. 14.

[Conservation Measures for New Development](#) – See Background Item No. 15.

[Phoenix Climate Action Plan](#) – See Background Item No. 16.

[Zero Waste PHX](#) – See Background Item No. 17.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial and vacant land	C-3, C-2, and R1-6
North (across Indian School Road)	Commercial	C-3
East	Multi-family residential	R-4
South (across Fairmount Avenue)	Single-family residential	R1-6
West (across 26th Street)	Commercial and single-family residential	C-2, R-3, and R1-6

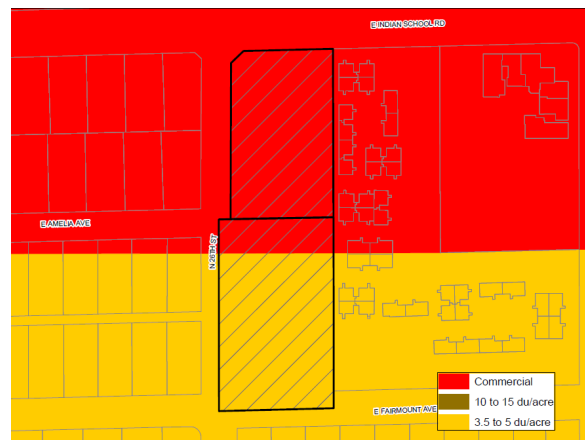
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 3.02-acre site located at the southeast corner of 26th Street and Indian School Road from 1.51-acres of R1-6 (Single-Family Residence District), 0.80-acres of C-3 (General Commercial), and 0.71-acres of C-2 (Intermediate Commercial) to PUD (Planned Unit Development) for the Rio Rancho PUD to allow commercial uses and surface parking.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation is Commercial for the northern portion of the subject site and Residential 3.5 to 5 dwelling units per acre for the southern portion of the site. Adjacent properties to the east and west (across 26th Street) are designated Commercial and Residential 3.5 to 5 dwelling units per acre. Adjacent properties to the south (across Fairmount Avenue) are designated Residential 3.5 to 5 dwelling units per acre. To the north (across Indian School Road) is designated Commercial.

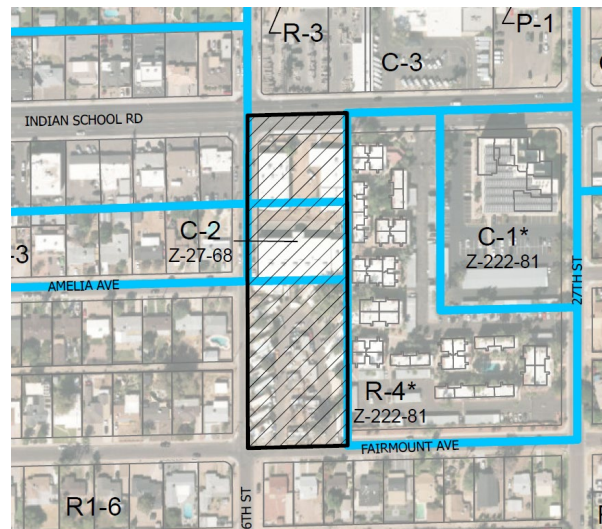


General Plan Land Use Map, Source: Planning and Development Department

The proposal for commercial uses and surface parking is consistent with the portion of the site designated Commercial, and the proposal for accessory surface parking is not consistent with the portion of the site designated Residential 3.5 to 5 dwelling units per acre. However, a General Plan Amendment is not required since the site is less than 10 acres.

SURROUNDING LAND USES AND ZONING

3. To the north, across Indian School Road, is a commercial use zoned C-3. To the east is multifamily residential zoned R-4 (Multi-Family Residence District). To the south, across Fairmount Avenue, is single-family residential zoned R1-6. To the west, across 26th Street, are commercial and single-family residential uses zoned C-2, R-3, and R1-6.



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 to repurpose one existing building on site as a private event space and develop a new surface parking lot with 83 parking spaces and new landscaping.

6. Land Use

The proposed development narrative defines land uses based on distinct parcels: Parcel 1 and Parcel 2. Parcel 1 permits all land uses in the C-2 (Intermediate Commercial) zoning district, in addition to animal rescue, which is not currently defined in the Zoning Ordinance, and permits restaurants and assembly halls with revised performance standards. For restaurants, outdoor dining would be permitted without a use permit, while location limits on outdoor



Parcel Map; Source: Applicant's Development Narrative

dining are incorporated that match the existing use permit stipulations. Assembly halls would not require a use permit, and a requirement is included that limits the use to Building C on the site plan and does not include any outdoor areas. Parcel 2 permits land uses consistent with the P-1 zoning district, which only permits surface parking lots.

Staff recommends Stipulation No. 1.b to fix alignments in the list of uses and remove redundant items.

7. **Development Standards**

The table below summarizes the key development standards set forth in the narrative, which are most analogous to the C-2 district. The proposed PUD matches the C-2 requirements for building height and lot coverage and allows smaller setbacks than allowed in the C-2 district to accommodate for the existing buildings. The proposed PUD standards for shade, bicycle parking, and EV parking exceed those of the C-2 district.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Maximum Building Height</i>	2 stories, 30 feet
<i>Maximum Lot Coverage</i>	50 percent
<i>Minimum Perimeter Building Setbacks</i>	North (Indian School Road): 10 feet, with the exception that the existing open patio may remain. East: 0 feet (in Parcel 1); 10 feet (in Parcel 2) West (26th Street): 0 feet (in Parcel 1); 25 feet (in Parcel 2) South (Fairmount Avenue): 25 feet
<i>Vehicular Parking</i>	Per Section 702; 5 percent of required spaces shall be EV Installed
<i>Bicycle Parking</i>	Per Section 1307

Staff recommends Stipulation No. 1.c to clarify footnotes in the Development Standards Table.

8. **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 proposed in the PUD are smaller than those required in the C-2 district. The streetscape standards exceed the requirements of the C-2 district.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Minimum Landscape Setbacks</i>	North (Indian School Road): 15 feet, with the exception that the existing open patio may remain. East: 0 feet (in Parcel 1); 10 feet (in Parcel 2) West (26th Street): 0 feet (in Parcel 1); 25 feet (in Parcel 2) South (Fairmount Avenue): 25 feet
<u>Standard</u>	<u>PUD Proposed</u>
<i>Planting Standards (Perimeter Landscape Setbacks)</i>	Minimum 2-inch caliper trees (50% of required trees), minimum 3-inch caliper trees (25% of required trees), minimum 4-inch caliper trees (25% of required trees), planted 20 feet on center or in equivalent groupings, and minimum five 5-gallon shrubs per tree.
<i>Planting Standards (Right-of-way)</i>	<u>Indian School Road</u> : Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings. Shrubs, accents and vegetative groundcovers with a maximum mature height of three feet (excluding accents) evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage. <u>Fairmount Avenue</u> : Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings. Shrubs, accents and vegetative groundcovers with a maximum mature height of three feet (excluding accents) evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.
<i>Streetscape</i>	<u>Indian School Road</u> : 6-foot-wide detached sidewalk, 10-foot-wide planting area between back of curb and sidewalk; 75 percent sidewalk shade <u>26th Street</u> : 5-foot-wide attached sidewalk (Parcel 1 exempt until a future redevelopment) <u>Fairmount Avenue</u> : 5-foot-wide attached sidewalk
<i>Shade</i>	All pedestrian pathways: 75 percent minimum; Surface parking lots: 25 percent minimum

Staff recommends Stipulation No. 1.d to remove an unnecessary superscript and unnecessary exception language from the Landscape Standards Table and to revise the shade requirements for consistency with the streetscape standards.

9. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings on-site. Buildings will use a variety of materials on each building façade, primarily existing elements to remain. Buildings will not have blank

walls exceeding 50 feet in length and will have four-sided architecture, and surface parking areas will have screening walls and landscaped screening. Pedestrian enhancements will be provided, including a pedestrian path within Parcel 2.

10. **Signs**

The PUD proposes for all signage to comply with the signage requirements of Section 705 of the Zoning Ordinance.

11. **Sustainability**

The PUD proposes several sustainability principles within the development. Below is a highlight of proposed sustainability practices:

- Participation in the City of Phoenix Water Efficiency Program (City Enforced)
- Low water usage plumbing fixtures
- Designing HVAC systems to eliminate CFCs
- Using water-based adhesives for flooring to minimize VOC off gassing
- Energy Star rated appliances
- Using open space to reduce heat island effect
- Offering recycling services

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

12. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted 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 shaded, detached sidewalk along Indian School Road, bicycle parking, and enhanced pedestrian connectivity.

13. **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 PUD narrative includes standards for a shaded, detached sidewalk along Indian School Road, and enhanced shading requirements for pedestrian pathways and surface parking lots.

14. **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 PUD proposes a standard that five percent of required parking spaces be EV Installed.

15. [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. The PUD incorporates requirements for water conservation in landscape standards and sustainability sections.

16. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Development and Landscape Standards section of the PUD narrative, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

17. [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 project narrative indicates that recycling services will be encouraged.

COMMUNITY INPUT SUMMARY

18. At the time this staff report was written, staff has not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

19. The Street Transportation Department had the following comments:
- 50 feet of right-of-way shall be dedicated for the south half of Indian School Road
 - 25 feet of right-of-way shall be dedicated for the east half of 26th Street
 - 30 feet of right-of-way shall be dedicated for the north half of Fairmount Avenue
 - Improvements shall be constructed per 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. 2 through 7.

OTHER

20. 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. 8 through 10.
21. 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. 11.
22. 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 character of the surrounding area.
2. The proposed PUD incorporates adequate development standards to mitigate the impact to the surrounding properties.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks.

Stipulations

1. An updated Development Narrative for the Rio Rancho 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 August 14, 2026, 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 10: List of Uses, Restaurants, Bars, Taverns, and Cocktail Lounges: Indent Items (1), (2), and (3), under Item c; adjust alignment of Item e to match Item d; and delete Items f, g, and h.
 - c. Pages 11-12: Development Standards Table:
 - Parcel 1, Minimum Building Setbacks: Revise superscript in the left column to “1” and delete superscript in the right column
 - Parcel 1, Minimum Landscape Setbacks: Revise superscript to “1”
 - Parcel 2, Minimum Landscape Setbacks: Add superscript “2” to the left column
 - Revise Footnote 1 to “The existing open patio structure is permitted within the north building and landscape setback.”

- d. Pages 13-14: Landscape Standards Table:
 - Remove superscript 1 from the header row
 - Eastern Boundary Landscape Standards: remove exception language
 - Shade Requirements: remove “public and” from the first sentence and add the following: “Enhanced shade, per the requirements of the Streetscape Standards Table.”
2. A minimum 50 feet of right-of-way shall be dedicated for the south half of Indian School Road.
3. A minimum 25 feet of right-of-way shall be dedicated for the east half of 26th Street, per the requirements established within the Rio Rancho PUD Streetscape Standards Table.
4. A minimum 30 feet of right-of-way shall be dedicated for the north half of Fairmount Avenue.
5. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 18, 2025.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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

Anthony Grande

August 27, 2026

Team Leader

Racelle Escobar

Exhibits

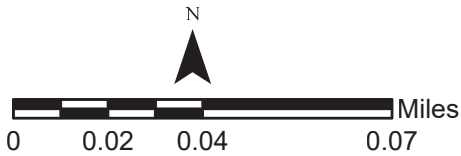
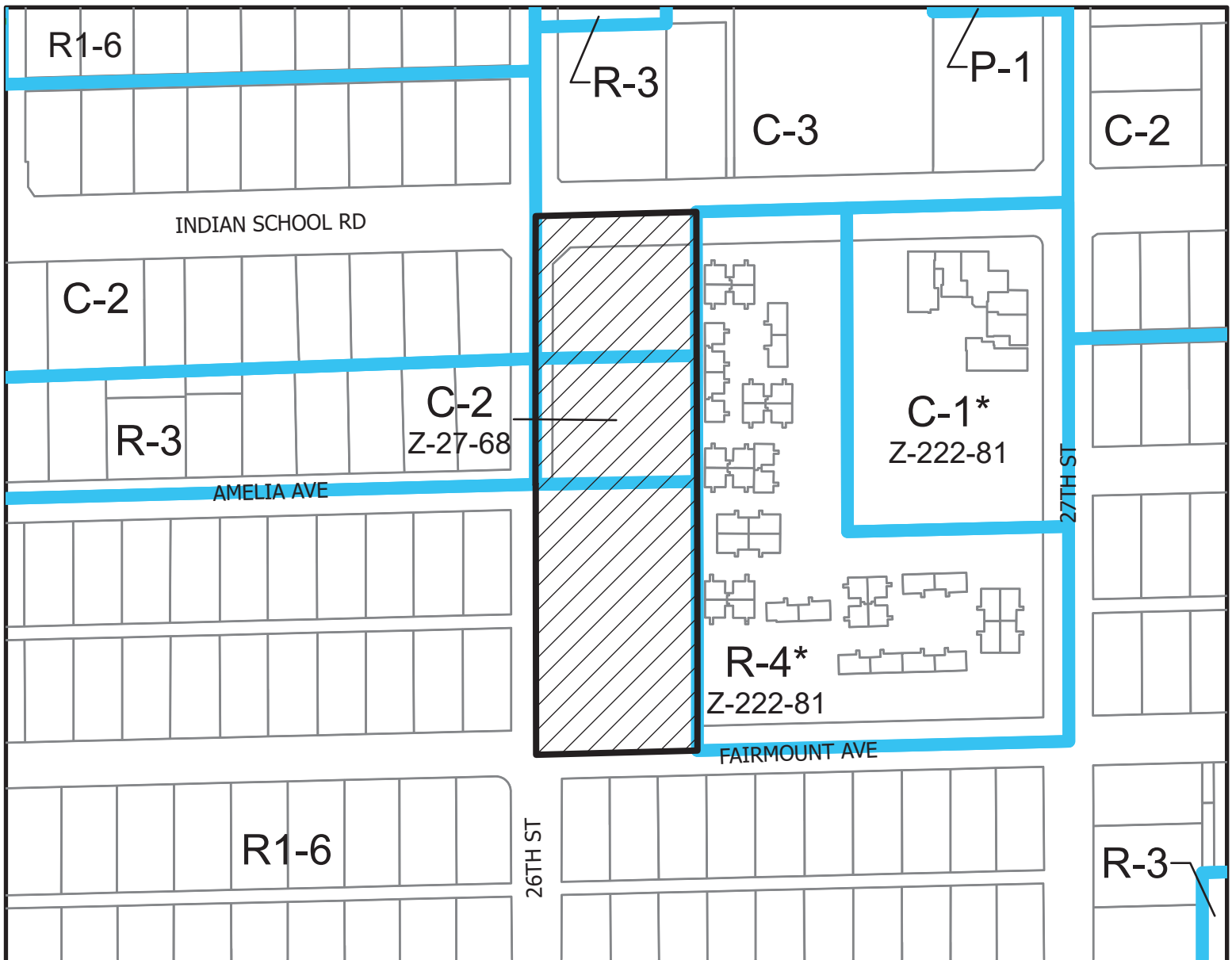
Sketch Map

Aerial Map

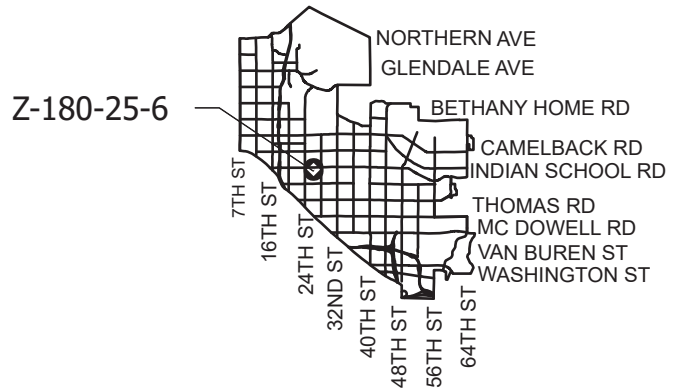
Conceptual Site Plan date stamped July 22, 2026

Conceptual Elevations date stamped December 4, 2025

[Rio Rancho PUD Development Narrative](#) date stamped August 14, 2026

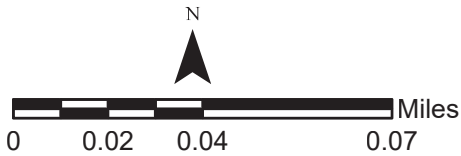
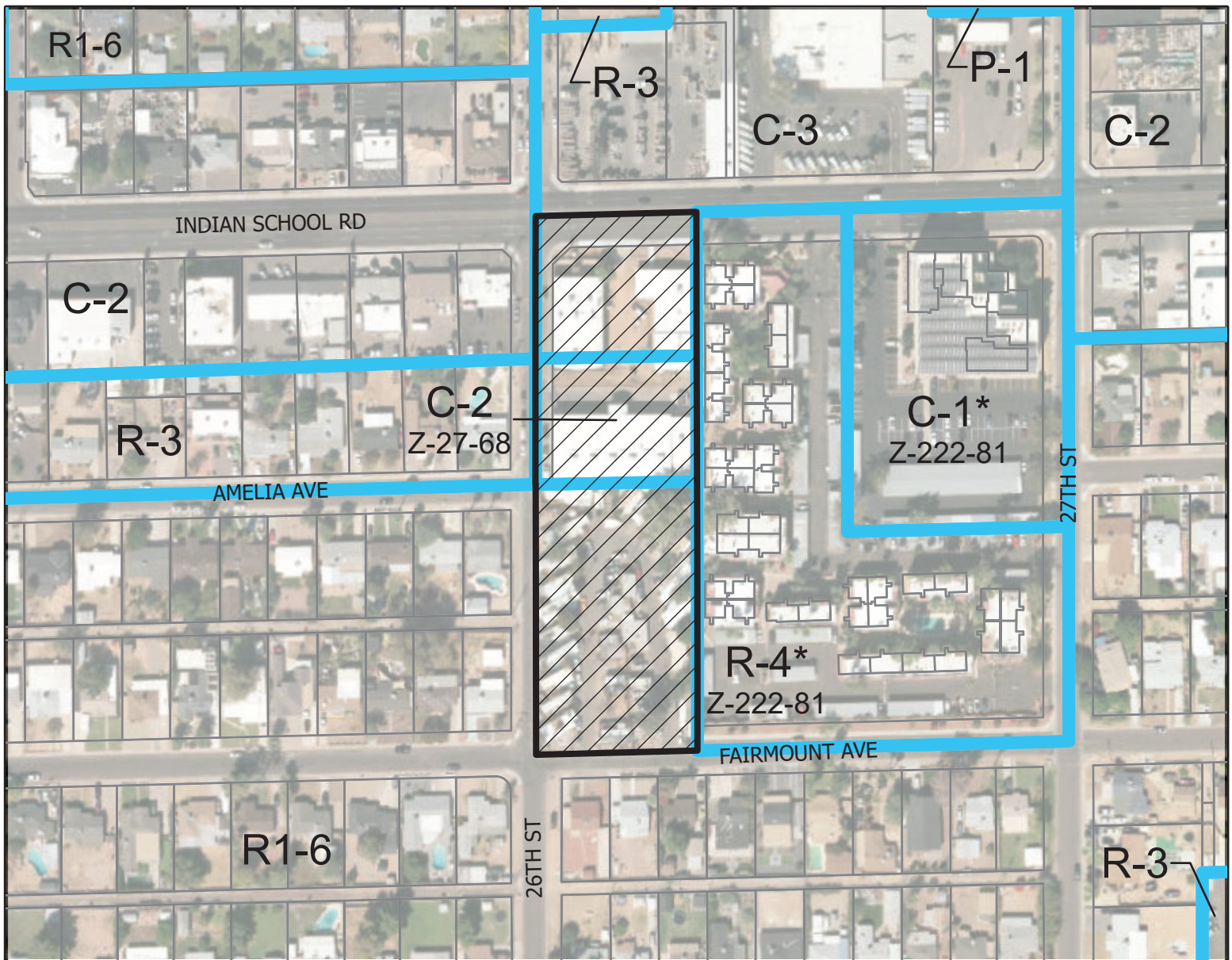


CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6

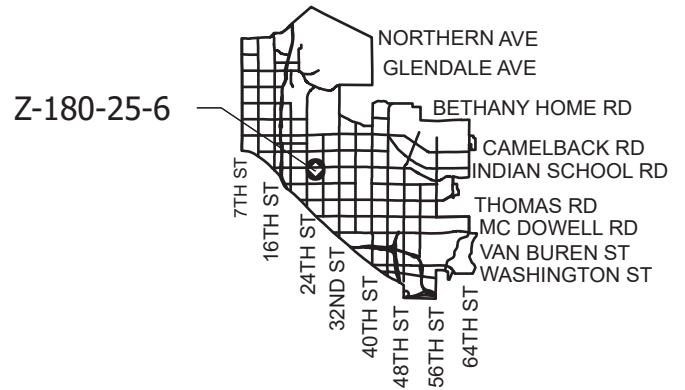


APPLICANT'S NAME: Rose Law Group pc		REQUESTED CHANGE:	
APPLICATION NO: Z-180-25-6	DATE: 1/15/2026	FROM: C-2 (0.71 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.02 Acres	REVISION DATES:		C-3 (0.80 ac.)
	AERIAL PHOTO & QUARTER SEC. NO.		R1-6 (1.51 ac.)
	ZONING MAP		TO: PUD (3.02 ac.)
QS 03-14		C-5	
MULTIPLES PERMITTED C-2, C-3, R1-6 PUD		CONVENTIONAL OPTION 10, 11, 8 N/A	
		* UNITS P.R.D OPTION 12, 14, 10 N/A	

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



CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6



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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.02 Acres	REVISION DATES:	C-3 (0.80 ac.)	
	AERIAL PHOTO & QUARTER SEC. NO. QS 03-14	ZONING MAP C-5	R1-6 (1.51 ac.)
		TO: PUD (3.02 ac.)	
MULTIPLES PERMITTED C-2, C-3, R1-6 PUD	CONVENTIONAL OPTION 10, 11, 8 N/A	* UNITS P.R.D OPTION 12, 14, 10 N/A	

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

