



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-106-25-8
February 2, 2026

Central City Village Planning Committee February 9, 2026

Meeting Date:

Planning Commission Hearing Date: March 5, 2026

Request From:

PSC (Planned Shopping Center) (14.17 acres)

Request To:

C-2 (Intermediate Commercial) (14.17 acres)

Proposal:

Grocery store with banquet hall

Location:

Southeast corner of 16th Street and Portland Street

Owner:

Lutfy Family Limited Partnership

Applicant/Representative:

Madison Leake, Burch & Cracchiolo, P.A.

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity

<u>General Plan Land Use Map Designation</u>	Commercial		
<u>Street Map Classification</u>	16th Street	Arterial	45 to 55-foot east half street
	Roosevelt Street	Minor Collector	30-foot north half street
	Portland Street	Local	30-foot south half street
	Patricio Street	Local	30-foot west half street

STRENGTHEN OUR LOCAL ECONOMY; 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 proposal will allow a banquet hall to operate in an existing building and outdoor area. The banquet hall use will be compatible with the existing uses within the shopping center.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal, as stipulated, will include upon redevelopment bicycle facilities to encourage bicycling and transit use to leverage its proximity to the light rail station. Features include bicycle parking and a bicycle repair station.

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

The proposal, as stipulated, will include upon redevelopment trees and shade on all street frontages, shaded parking, and shaded pedestrian pathways which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#): Background Item No. 3

[Eastlake-Garfield Transit Oriented Development Policy Plan](#): Background Item No. 4.

[Comprehensive Bicycle Master Plan](#): Background Item No. 7.

[Transportation Electrification Action Plan](#): Background Item No. 8.

[Shade Phoenix Plan](#): Background Item No. 9.

[Complete Streets Guidelines](#): Background Item No. 10.

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

[Conservation Measures for New Development](#): Background Item No. 12.

[Monarch Butterfly Pledge](#): Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Grocery Store and other retail/commercial services	PSC
North (across Portland Street)	Self-service storage facility, vacant land, and single-family and multifamily homes	C-2 SP and C-2
East (across Patricio Street)	Single-family homes	R-3 RI, R-4 RI, and R-5 RI
South (across Roosevelt Street)	School, health clinic, and commercial	R-5 and C-1
West (across 16th Street)	Multifamily residential, vacant land, and single-family homes	R-5 RI HP
Southeast	Gas station	C-1

Background/Issues/Analysis

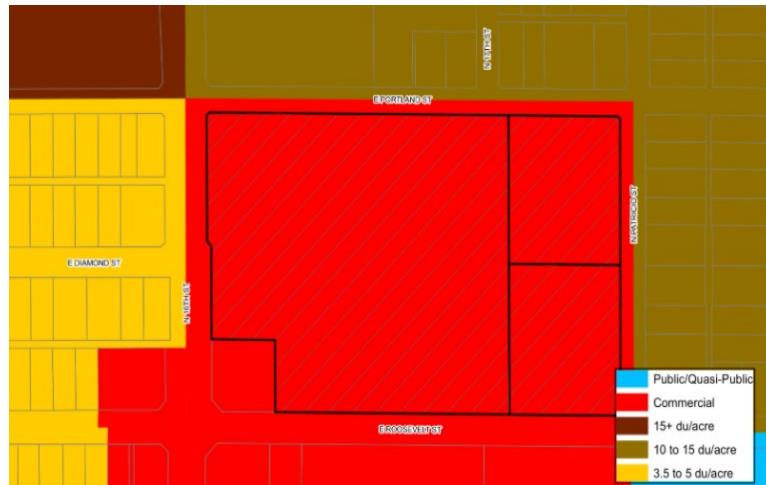
SUBJECT SITE

1. This request is to rezone 14.17 acres located at the southeast corner of 16th Street and Portland Street from PSC (Planned Shopping Center) to C-2 (Intermediate Commercial) for a grocery store with banquet hall. The site is currently developed with a grocery store and other retail/commercial uses.

Additionally, the subject site is located within the Eastlake-Garfield Transit Oriented Development (TOD) Policy Plan area.

GENERAL PLAN

2. The subject site is designated as Commercial on the General Plan Land Use Map. The areas to the north (across Portland Street) and to the east (across Patricio Street) are designated Residential 10 to 15 dwelling units per acre. The area to the south (across Roosevelt Street) is designated Commercial. The area to the east is designated Commercial and Residential 3.5 to 5 dwelling units per acre. The area



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

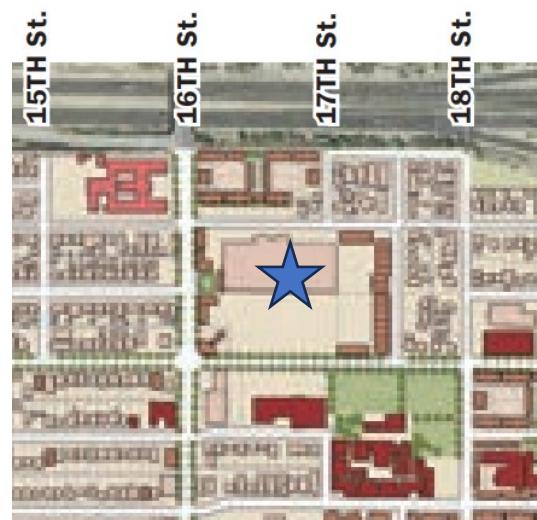
to the southwest is designated Commercial. The proposal is consistent with the General Plan Land Use Map designation.

3. **Transit Oriented Development Strategic Policy Framework**

The Transit Oriented Development (TOD) Strategic Policy Framework is part of the City's General Plan which identified planning typologies to describe urban environments. The subject site is less than a mile from the 12th Street / Washington Street / Jefferson Street light rail stations. The identified environment for the station is Major Urban Center, applicable to an area within one quarter mile of the station and along arterial streets. Major Urban Center is a place type characterized by medium to high intensity with building heights typically from four to eight stories with incentive heights of up to 15 stories. Land uses may include destination retail and entertainment, mid rise living, and office employment. The proposal is for a grocery store with a banquet hall and will continue to operate as a retail and pedestrian destination within the Eastlake-Garfield area.

4. **Eastlake-Garfield Transit Oriented Development Policy Plan**

The site is located within the Eastlake-Garfield TOD Policy Plan area, the boundaries for which are Interstate 10 to the north and east, 7th Street to the west, and the Union Pacific Railroad to the south. The policy plan adopted for the Eastlake-Garfield TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Eastlake-Garfield TOD District, one key recommendation is the implementation of a form-based zoning code. While this proposal is for conventional zoning rather than the Walkable Urban Code, staff recommends Stipulation No. 1.a. that requires, upon redevelopment of the site, buildings comply with the Walkable Urban Code building frontage types on 16th Street and Roosevelt Street.

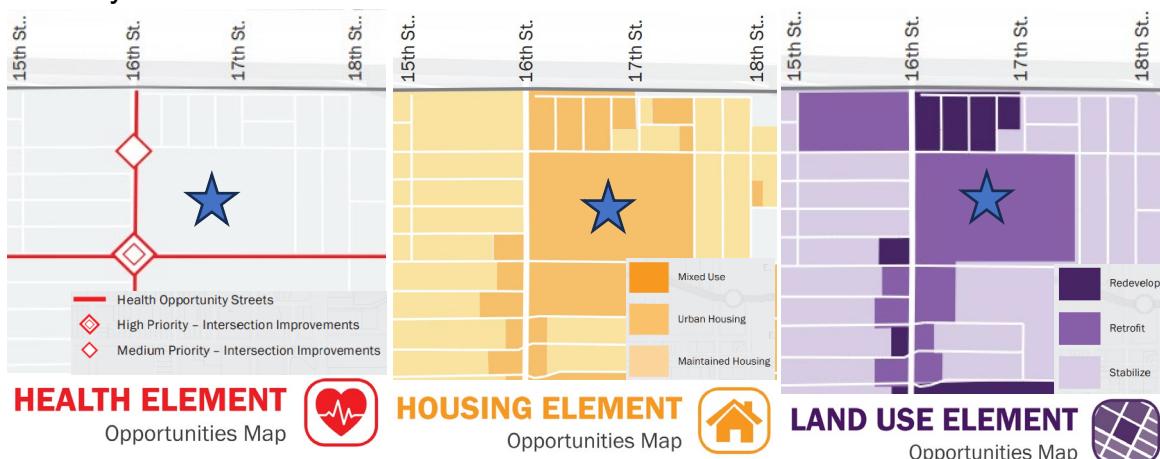


MASTER PLAN

The Land Use Element of the plan designates the site with a "Redevelop" label, indicating its suitability for higher-intensity, transit-supportive redevelopment. It is also identified as a retrofit opportunity in the Land Use Element, as urban housing

in the Housing Element, and as an investment area in the Prioritizing Growth section.

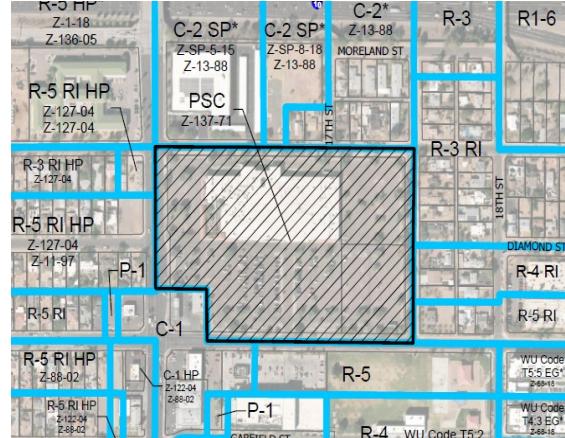
The site is identified as Existing Market/"Town Center" and the southwest corner of the site is identified Corner store / new entry plaza to "town center" on the Annotated Master Plan. The site is further supported by mobility and health-related priorities. The 16th Street and Portland Street intersection qualifies for Medium Priority – Intersection Improvements, while the 16th Street and Roosevelt Street intersection qualifies for High Priority – Intersection Improvements. Additionally, the site is identified as a Main Pedestrian Destination and the Roosevelt intersection is prioritized for bicycle improvements in the Mobility Element.



Eastlake Garfield TOD Policy Plan, Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

5. To the north (across Portland Street) are single-family and multifamily homes zoned C-2 (Intermediate Commercial) and vacant land and a self-service storage facility zoned C-2 SP (Intermediate Commercial, Special Permit). To the east (across Patricio Street) are single-family homes zoned R-3 RI (Multifamily Residence District, Residential Infill District - Multifamily Residential), R-4 RI (Multifamily Residence District, Residential Infill District – Multifamily Residential), and R-5 RI (Multifamily Residence District - Restricted Commercial, Residential Infill District - Multifamily Residential). To the south (across Roosevelt Street) is a school zoned R-4 (Multifamily Residence District) and R-5 (Multifamily Residence District – Restricted Commercial); a health clinic zoned R-5 (Multifamily



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

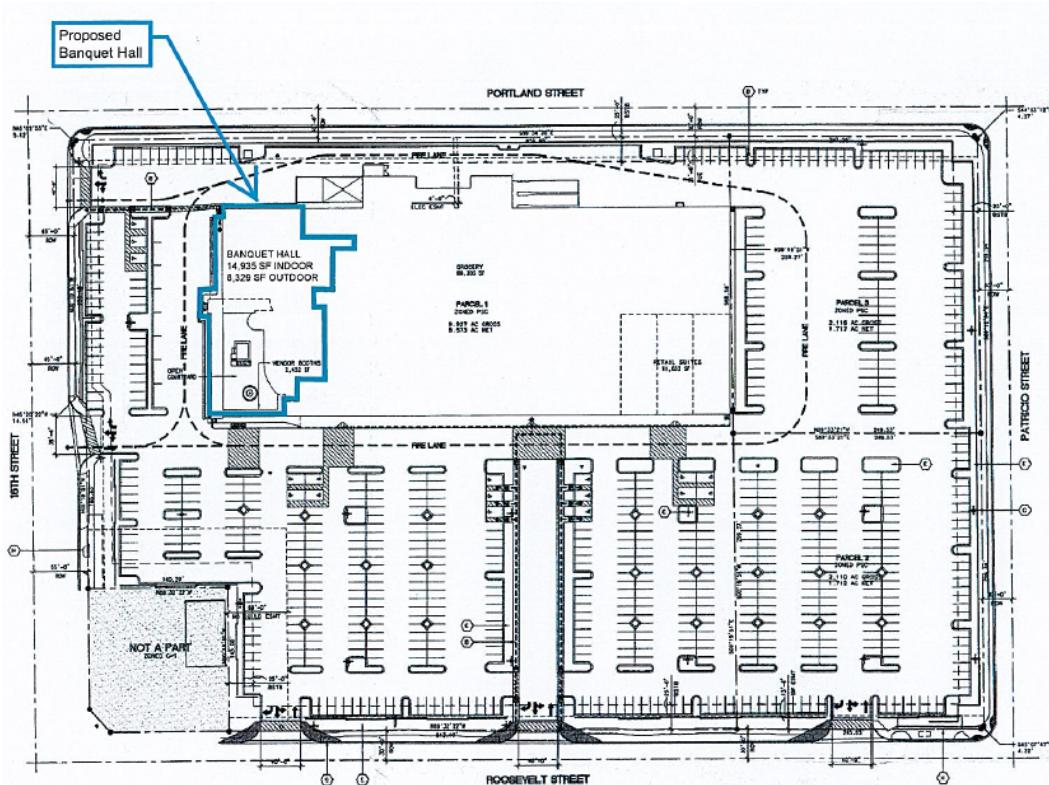
Residence District – Restricted Commercial), R-4 RI (Multifamily Residence District, Residential Infill District – Multifamily Residential), and C-1 (Neighborhood Retail); and commercial uses zoned C-1 (Neighborhood Retail). To the west (across 16th Street) is a multifamily development, vacant land, and single-family homes zoned R-5 RI HP (Multifamily Residence District - Restricted Commercial, Residential Infill District- Multifamily Residential, Historic Preservation Overlay District). To the southwest is a gas station zoned C-1.

PROPOSAL

6. Site Plan

The subject site contains an existing grocery store with various retail uses and commercial services. This proposal is to allow a banquet hall adjacent to the grocery store. The proposal will utilize the existing structures and does not propose any new construction. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the existing grocery store and the proposed banquet hall, the parking areas, and the drive aisles. The site has two ingress and egress points located on 16th Street and three ingress and egress points located on Roosevelt Street.

To promote pedestrian safety, Stipulation No. 1.d requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path, upon redevelopment of the site.



Conceptual Site Plan; Source: Architecture & Engineering Solutions LLC

STUDIES AND POLICIES

7. 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 short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for residents, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation Nos. 1.e for a bicycle repair station and Stipulation No. 1.m for a minimum of eight bicycle parking spaces, to be provided upon redevelopment of the site.

8. Transportation Electrification Action Plan

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 1.f which requires a minimum five percent of the required parking spaces to be EV Ready upon redevelopment.

9. 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.

Per Stipulation Nos. 1.b, 1.c, 1.h, 1.i, 1.j, and 1.n, upon redevelopment, the proposal will provide shaded parking; shaded pedestrian pathways; shaded detached sidewalks along 16th Street, Roosevelt Street, Portland Street, and Patricio Street; and replenished landscape planters within the parking lot.

10. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal, as stipulated, will support walking, bicycling, and transit use upon redevelopment by including activated frontages; shaded parking and pedestrian pathways; bicycle infrastructure; and shaded detached sidewalks along 16th Street, Roosevelt Street, Portland Street, and Patricio Street. These are addressed in Stipulation Nos. 1.a, 1.b, 1.c, 1.e, 1.h, 1.i, 1.j, and 1.m.

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 applicant's submittals indicated that tenants can participate in recycling services.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 1.b, 1.g, and 1.o.

13. **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. To support the monarch butterfly population, Stipulation No. 1.p addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site upon redevelopment.

COMMUNITY CORRESPONDENCE

14. At the time this staff report was written, staff has received one letter of support regarding the request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department requires that a minimum of 50 feet of right-of-way be dedicated along the east side of 16th Street; detached sidewalks be provided along 16th Street, Roosevelt Street, Portland Street, and Patricio Street; and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. These items are addressed in Stipulation Nos. 1.h through 1.l and 1.r.
16. The City of Phoenix Public Transit Department requires that the bus bay and pad on 16th Street be retained, this is addressed in Stipulation No. 1.q.

OTHER

17. 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. These are addressed in Stipulation Nos. 2 through 4.
18. 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. 5.
19. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal, as stipulated, will incorporate landscaping and shading that will enhance the location, consistent with General Plan goals and principles.
3. As stipulated, the proposal provides enhanced pedestrian and bicycle amenities consistent with the Eastlake Garfield Transit Oriented Development Policy Plan, Comprehensive Bicycle Master Plan, and the Complete Streets Guiding Principles.

Stipulations:

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 base 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.
- 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.
 - 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.

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.

Writer

Samuel Rogers

February 2, 2026

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Aerial sketch map

Staff Report: Z-106-25-8

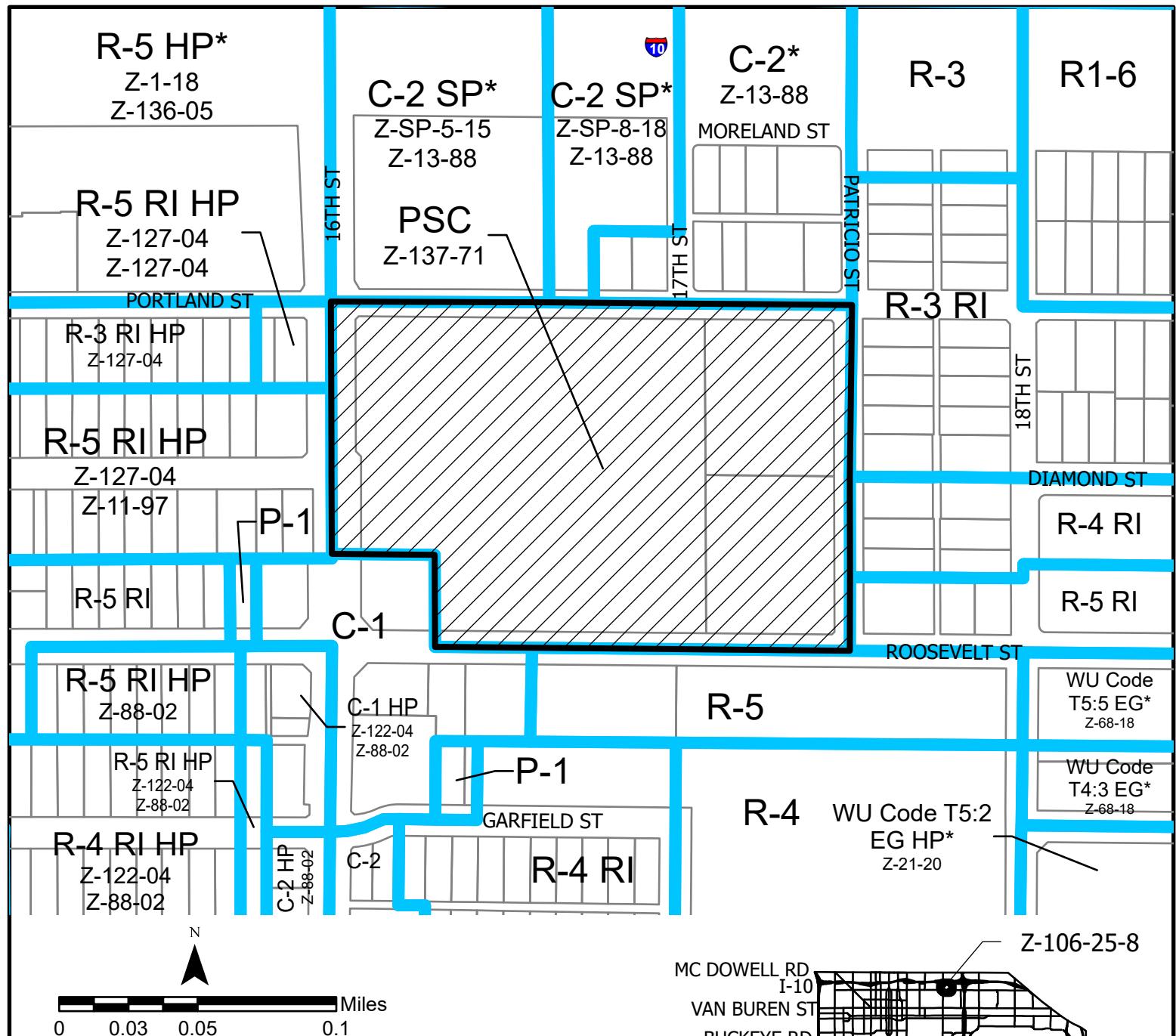
February 2, 2026

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Conceptual Site Plan date stamped August 14, 2025

Building and Site Photos date stamped August 8, 2025 (5 pages)

Correspondence

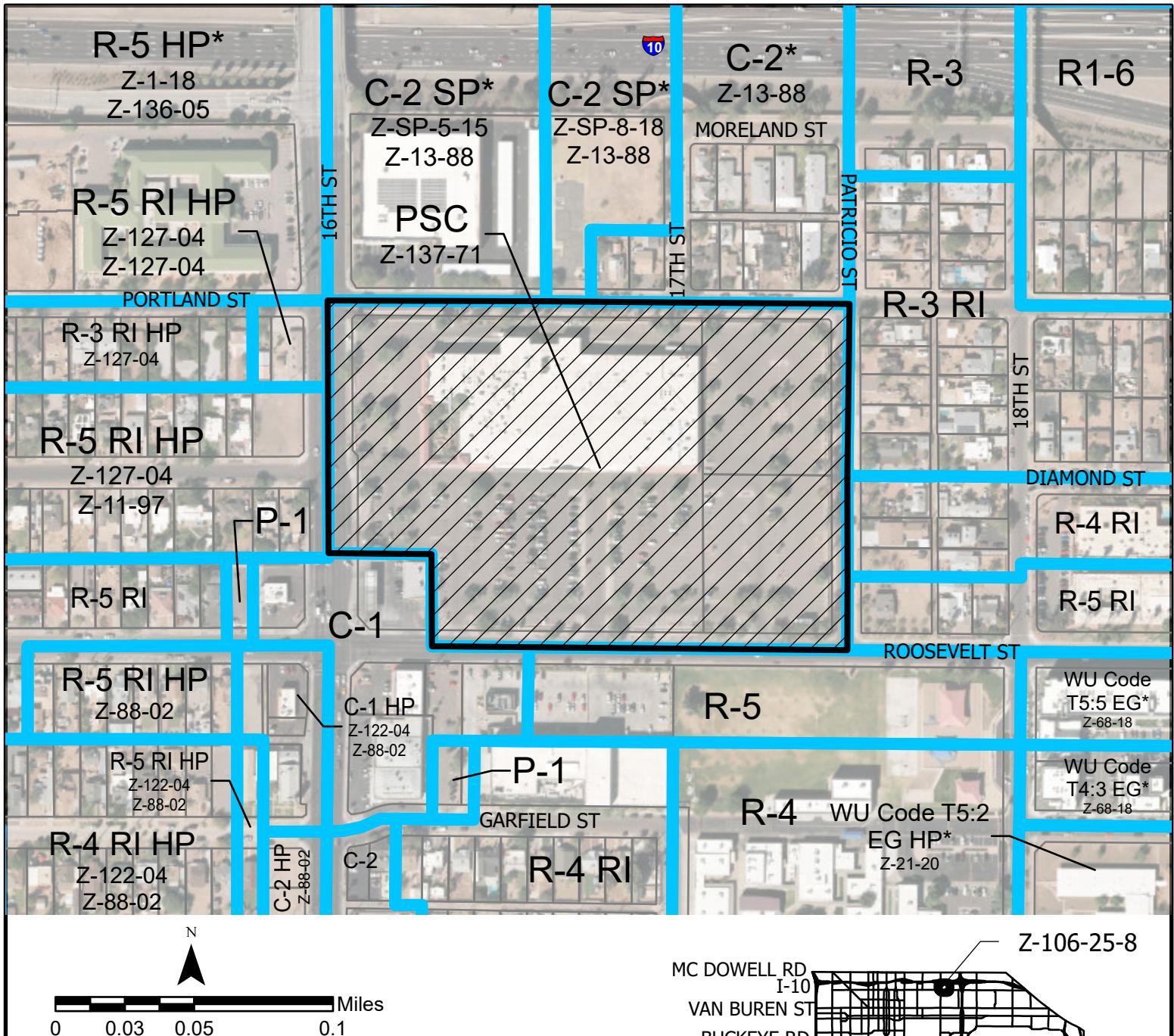


CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 8



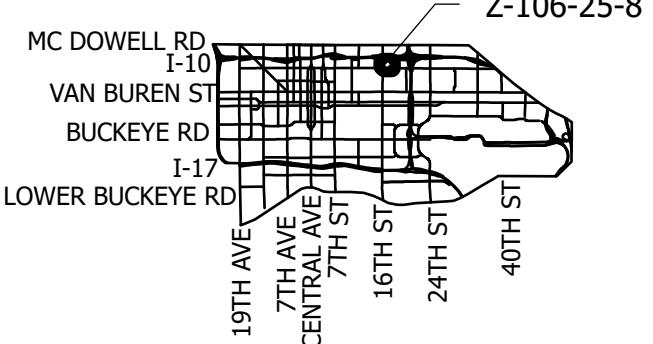
APPLICANT'S NAME:	Burch & Cracchiolo, P.A.			REQUESTED CHANGE:
APPLICATION NO:	Z-106-25-8	DATE:	8/20/2025	FROM: PSC (14.17 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:		TO: C-2 (14.17 ac.)
		1/26/2026		
14.17 Acres		AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
		QS 12-31	G-9	
MULTIPLES PERMITTED		CONVENTIONAL OPTION		* UNITS P.R.D OPTION
PSC		N/A		N/A
C-2		205		248

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



CENTRAL CITY VILLAGE

COUNCIL DISTRICT: 8



APPLICANT'S NAME:	Burch & Cracchiolo, P.A.			REQUESTED CHANGE:
APPLICATION NO:	Z-106-25-8	DATE:	8/20/2025	FROM: PSC (14.17 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:		TO: C-2 (14.17 ac.)
14.17 Acres		1/26/2026		
		AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
		QS 12-31	G-9	
MULTIPLES PERMITTED	CONVENTIONAL OPTION			* UNITS P.R.D OPTION
PSC	N/A			N/A
C-2	205			248

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

Site Data

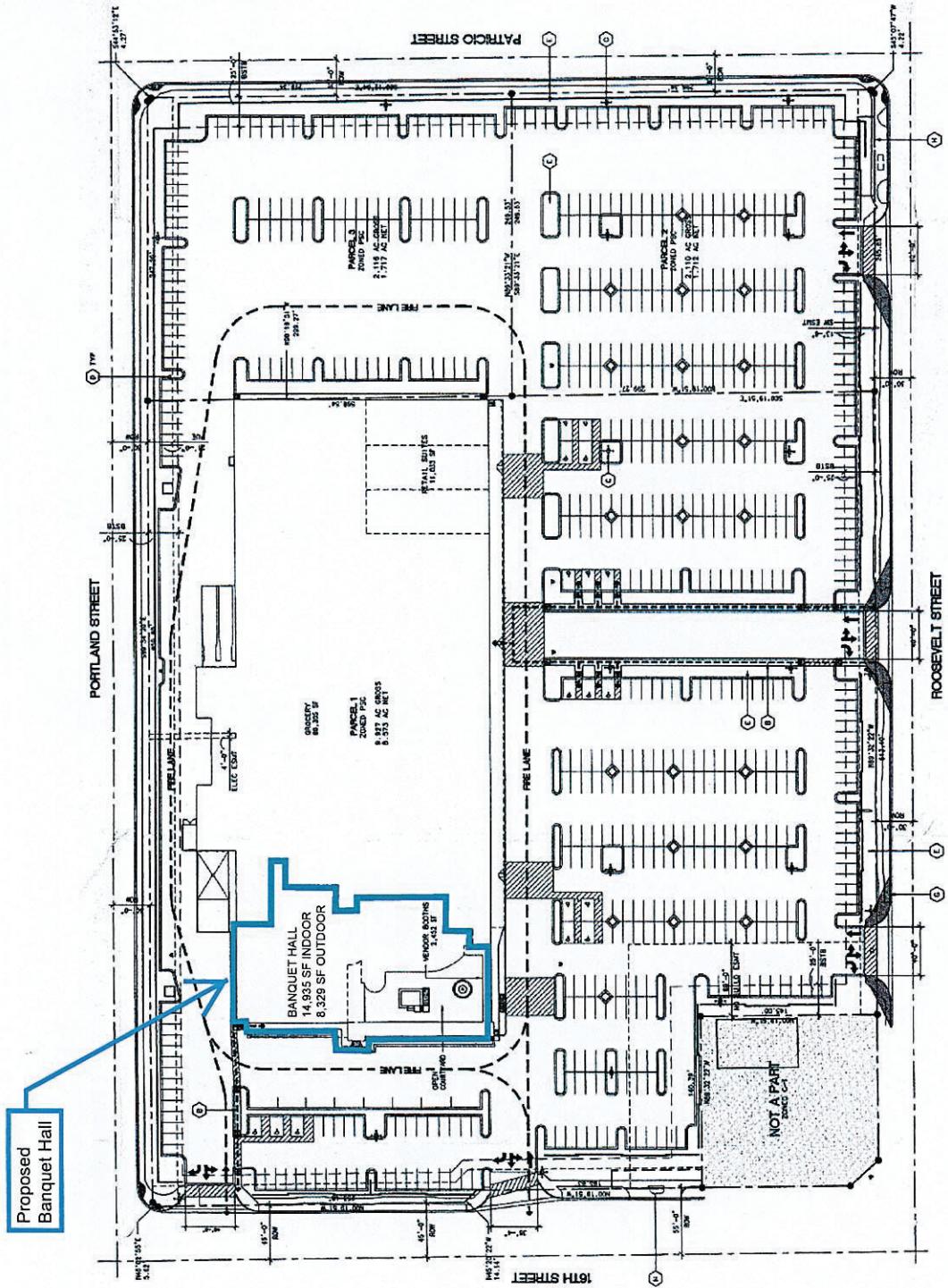
Existing Zoning: PSC, Planned Shopping Center District
Existing Use: Grocery, Retail, Restaurant

Proposed Zoning: C-2
Proposed Use: Existing Use: Grocery, Retail, Banquet Hall

Building Area: 114,602 SF

Parking Required (Large Commercial):
114,602 SF @ 1:250 SF 459
Accessible (401 to 500) 9
Total 468

Parking Provided:
Standard (Exist. Dim.) 719
Accessible 17
Total 736



CITY OF PHOENIX

AUG 14 2025

Planning & Development
Department

View: East-facing Elevation along Patricia Street

CITY OF PHOENIX

AUG 08 2025

Planning & Development
Department



View: North-facing Elevation along Portland Street



View: North-facing Elevation along Portland Street

CITY OF PHOENIX

AUG 08 2025

Planning & Development
Department

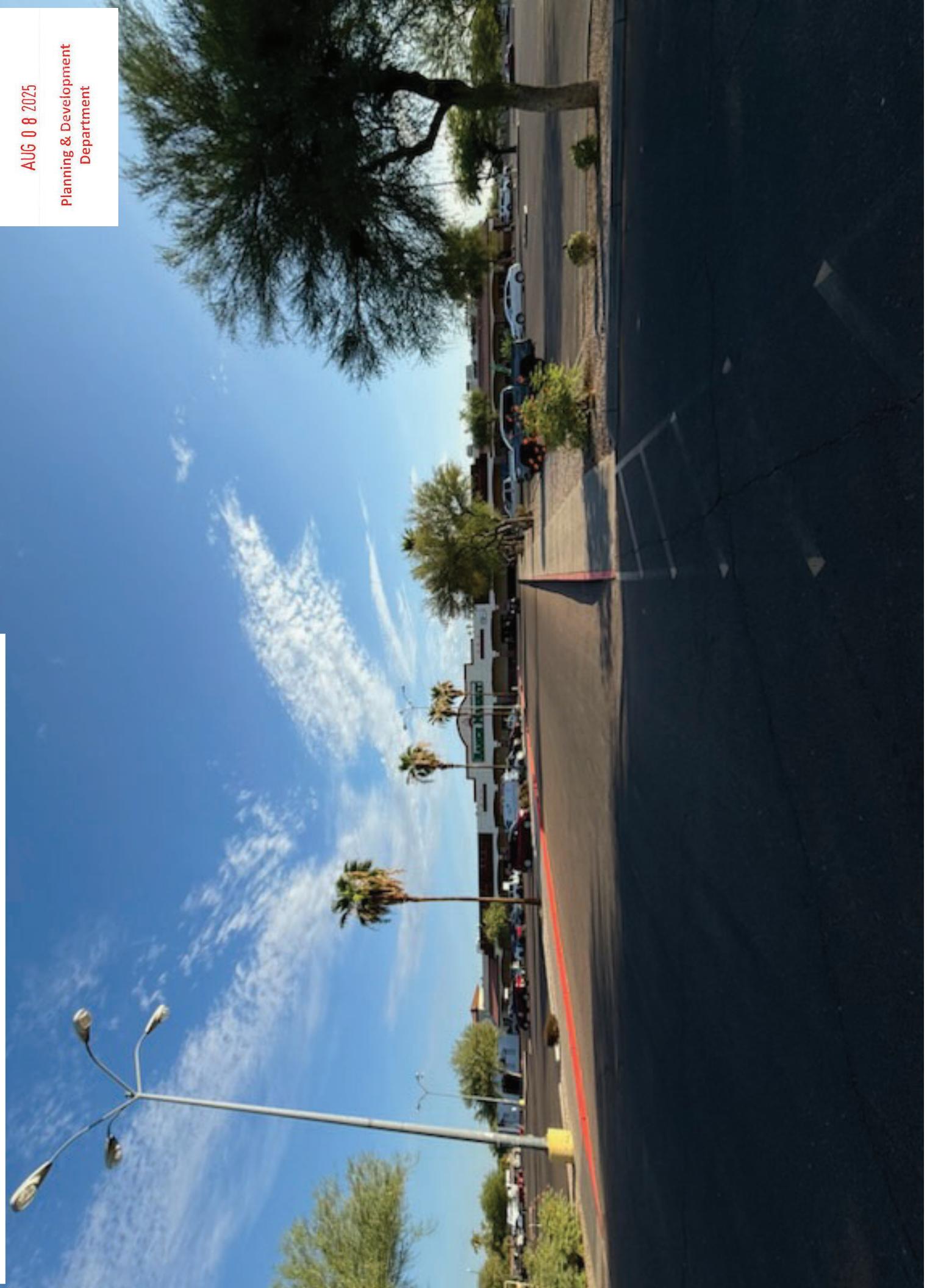


View: South-facing Elevation along Roosevelt Street

CITY OF PHOENIX

AUG 08 2025

Planning & Development
Department



View: West-facing Elevation along Roosevelt Street

CITY OF PHOENIX

AUG 08 2025

Planning & Development
Department





a neighborhood alliance

1204 E. Roosevelt St.
Phoenix, AZ 85006
garfieldneighborhood.org

September 25, 2025

Samuel S. Rogers
Central City Village Planner
City of Phoenix
200 West Washington Street
Phoenix, Arizona 85003

Re: Letter of Support for Z-106-25-8
Rezoning of Ranch Market – 16th St. & Roosevelt St.

Dear Members of the Central City Village Planning
Commission:

On behalf of Garfield Organization, a neighborhood alliance, I am requesting your approval for this rezoning application. The applicant and attorneys met with Garfield Neighborhood on Tuesday, September 23rd and presented their case for this rezoning application. We believe that this application, will be an appropriate upgrade to the existing facility.

After a brief explanation and discussion, the residents of Garfield concluded the meeting with unanimous support for this rezoning request.

Based on these reasons, we kindly request your support in improving the Garfield neighborhood by approving this rezoning application.

Thank you for your service and the time you've dedicated to considering this case.

Sincerely Yours,

Dana L. Johnson
president