



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-158-25-6
February 20, 2026

Camelback East Village Planning Committee Meeting Date: March 3, 2026

Planning Commission Hearing Date: April 6, 2026

Request From: C-2 (Intermediate Commercial) (0.86 acres)
R-4 (Multi-Family Residence District) (0.29 acres)

Request To: C-2 (Intermediate Commercial) (1.15 acres)

Proposal: Commercial

Location: Approximately 150 feet east of the northeast corner of 7th Street and Maryland Avenue

Owner: Willie M Yee GCE Trust

Applicant: Tony Tang, Tony Tang Architect Ltd.

Representative: Paul Gilbert, Gilbert Blilie, PLLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Maryland Avenue	Minor Collector	33-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.</p> <p>The proposal, as stipulated, will support walking, bicycling, and transit use by including bicycle parking, detached sidewalks, and enhanced shade.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Locate neighborhood retail to be easily accessible to neighborhoods.</p>			

<u>General Plan Conformity</u>
The proposal will facilitate development of neighborhood retail uses within walking distance of residential uses.
<i>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.</i>
The proposal, as stipulated, incorporates enhanced shading requirements for all walkways, public sidewalks, bicycle infrastructure, and surface parking lots.

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Adjacent to street	Minimum 20 feet, Average 25 feet	97 feet (Met)
Not adjacent to street	East: 10 feet West: 0 feet North (adjacent to R1-6): 25 feet North (adjacent to C-2): 0 feet	East: 54 feet (Met) West: 0 feet (Met) North (adjacent to R1-6): 0 feet (Not Met)* North (adjacent to C-2): 0 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to street	Minimum 20 feet, Average 25 feet	25 feet (Met)
Not adjacent to street	East: 10 feet West: 0 feet North (adjacent to R1-6): 10 feet North (adjacent to C-2): 0 feet	East: 12 feet (Met) West: 0 feet (Met) North (adjacent to R1-6): 10 feet (Met) North (adjacent to C-2): 0 feet (Met)
Maximum Lot Coverage	50%	29.6% (Met)
Maximum Building Height	2 stories, 30 feet	1 story, 15 feet (Met)
Minimum Parking	37 spaces Retail: 1 space/300 square feet	44 spaces (Met)

*Site plan revision or variance required

Applicable Plans, Overlays, and Initiatives
<u>Phoenix Climate Action Plan</u> – See Background Item No. 5.
<u>Shade Phoenix Plan</u> – See Background Item No. 6.
<u>Transportation Electrification Action Plan</u> – See Background Item No. 7.
<u>Complete Streets Guiding Principles</u> – See Background Item No. 8.
<u>Comprehensive Bicycle Master Plan</u> – See Background Item No. 9.
<u>Conservation Measures for New Development</u> – See Background Item No. 10.
<u>Zero Waste PHX</u> – See Background Item No. 11.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant and single-family residential	C-2 and R-4
North	School, multi-family residential, and single-family residential	C-2 and R1-6
West	Commercial retail	C-2
East	Single-family residential	R-4
South (across Maryland Avenue)	Commercial office	C-2 and R-5

Background/Issues/Analysis

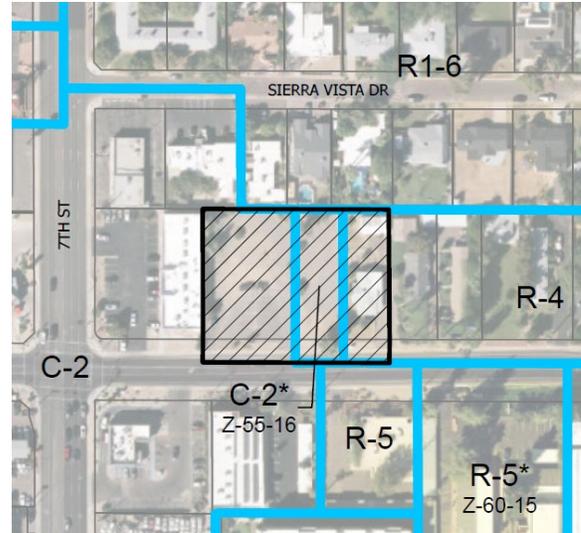
SUBJECT SITE

1. This request is to rezone 1.15 acres located approximately 150 feet east of the northeast corner of 7th Street and Maryland Avenue from 0.86 acres of C-2 (Intermediate Commercial) and 0.29 acres of R-4 (Multi-Family Residence District) to C-2 (Intermediate Commercial) for commercial uses.

The subject site consists of portions of lots originally subdivided in 1912 and annexed into the City of Phoenix in 1959. The subject site was zoned C-2 and R-4 since 1961, until a portion of the R-4 area was rezoned to C-2 in 2016 (Rezoning Case No. Z-55-16-6). The development proposed at that time was never built, and the subject site remains primarily vacant with one single-family home. This request would rezone the remaining R-4 portion to C-2 to facilitate a commercial development.

SURROUNDING LAND USES AND ZONING

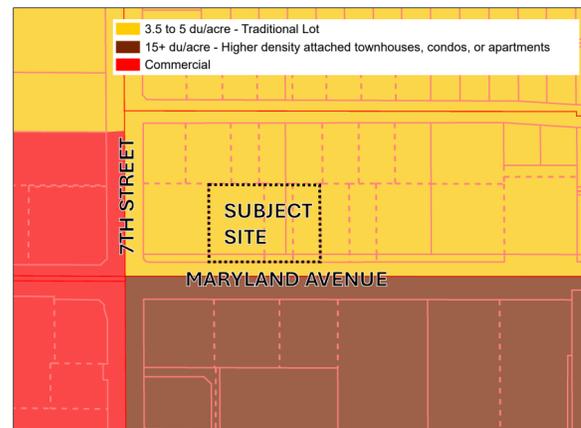
- The properties to the north are a high school zoned C-2 and multi-family and single-family residential properties zoned R1-6. To the west is commercial retail zoned C-2. To the east is a single-family residential property zoned R-4. To the south, across Maryland Avenue, are commercial offices zoned C-2 and R-5.



Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP

- The General Plan Land Use Map designation for the subject site, as well as properties to the north, west, and east, is Residential 3.5 to 5 dwelling units per acre. To the south, across Maryland Avenue, is designated Residential 15+ dwelling units per acre. The proposed zoning is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the site is less than 10 acres in size.



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

PROPOSAL

- The conceptual site plan, attached as an exhibit, proposes a one-story, approximately 11,000-square-foot multi-tenant commercial development. Vehicular access is proposed from one driveway off Maryland Avenue with surface parking on the southern and eastern portions of the lot. The conceptual building elevations, attached as an exhibit, demonstrate a roof height of 15 feet and building facades with a variety of materials and colors and four-sided architecture. Staff recommends the following stipulations in order to maintain compatibility with the surrounding area:

- Twenty-foot height limit (Stipulation No. 1)
- Minimum 50-foot building setback on the east perimeter (Stipulation No. 2)
- Minimum 2-inch caliper tree sizes in the side and rear landscape setbacks (Stipulation No. 3)

STUDIES AND POLICIES

5. [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. This goal is addressed in Stipulation No. 10, which requires a minimum of one GI technique for stormwater management to be implemented in this development.

6. [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 proposal will provide enhanced shade for all public and private walkways, bicycle infrastructure, and surface parking lots. These are addressed in Stipulation Nos. 7 and 9.

7. [Transportation Electrification Action Plan](#)

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments, and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of

electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 6.

8. **Complete Streets Guiding Principles**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including on site bicycle parking, a detached sidewalk along Maryland Avenue, and alternative pavement for portions of the driveway near the pedestrian walkways. These are addressed in Stipulation Nos. 4, 5, and 12.

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. As stipulated, the development will provide bicycle parking. This is addressed in Stipulation No. 5.

10. **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. 8 through 11.

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. The proposed development will provide recycling services.

COMMUNITY CORRESPONDENCE

12. As of the writing of this report, one letter of support has been received for this case.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department requires a 6-foot-wide detached sidewalk to be constructed on the north side of Maryland Avenue, that all street improvements are made to City and ADA standards, and that unused driveways will be replaced with curb, gutter, and sidewalk. These are addressed in Stipulation Nos. 12 through 14.

OTHER

14. 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. 15.
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. 16.
16. 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 scale and character of the surrounding area.
2. The proposal, as stipulated, has adequate development standards to mitigate negative impacts to the surrounding area.
3. The proposal, as stipulated, provides enhanced shade and pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations

1. The development shall be limited to 20 feet in height.
2. A minimum 50-foot building setback shall be provided along the east perimeter of the site.

3. Required side and rear landscape setbacks shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
4. 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.
5. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. All bicycle infrastructure and 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.
8. 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 located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
9. 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.
10. A minimum of one green stormwater infrastructure (GSI) element for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. The sidewalk along Maryland Avenue shall be a minimum of 6 feet in width and detached with a minimum 8-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.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
- b. Shrubs, accents and vegetative groundcovers with a maximum mature height of three feet (excluding accents) 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.

13. 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.
14. 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.
15. 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.
16. 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

February 20, 2026

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Staff Report: Z-158-25-6

February 20, 2026

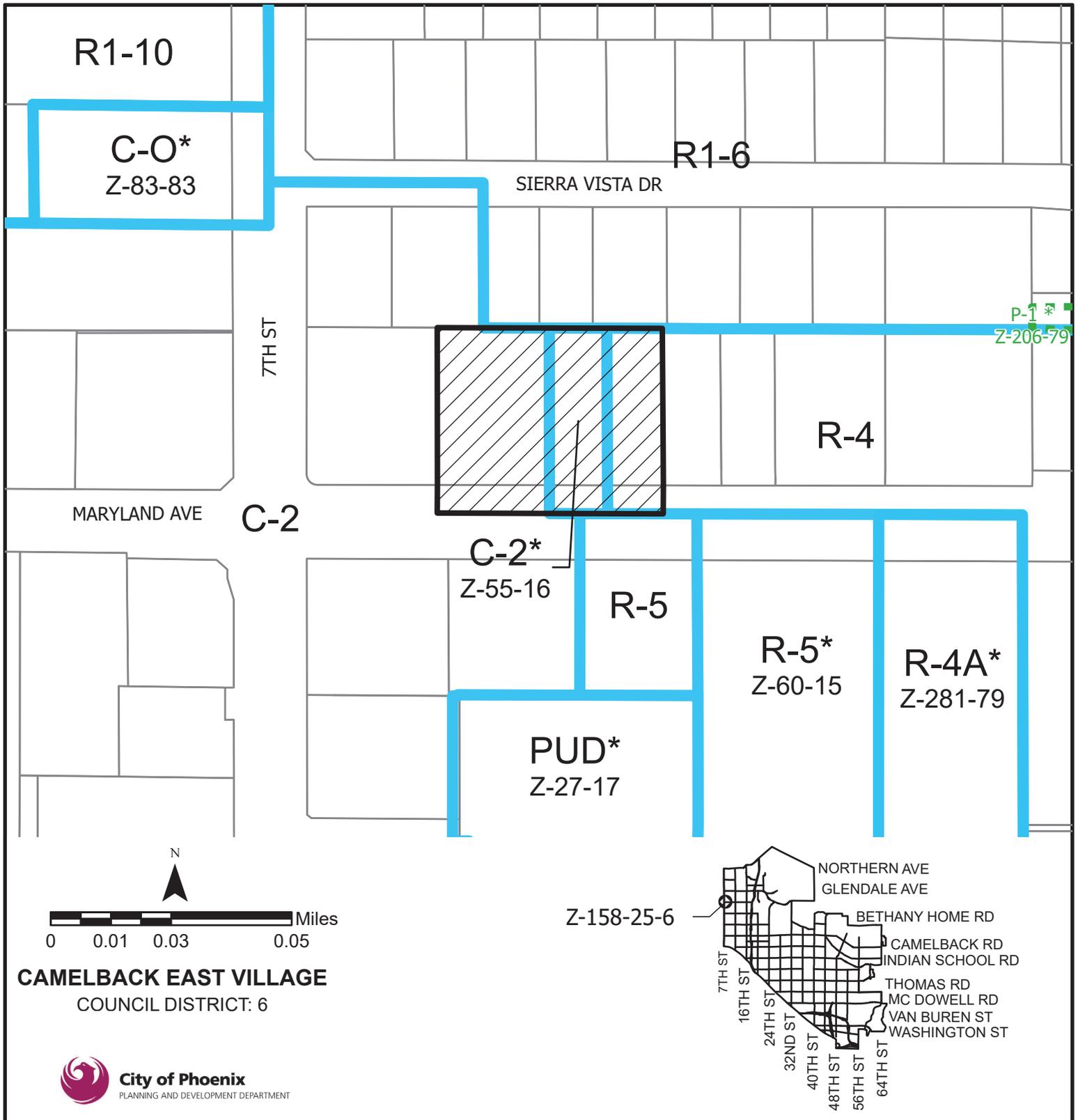
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Aerial sketch map

Conceptual Site Plan date stamped January 20, 2026

Conceptual Building Elevations date stamped January 20, 2026

Community Correspondence

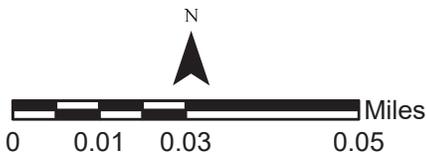
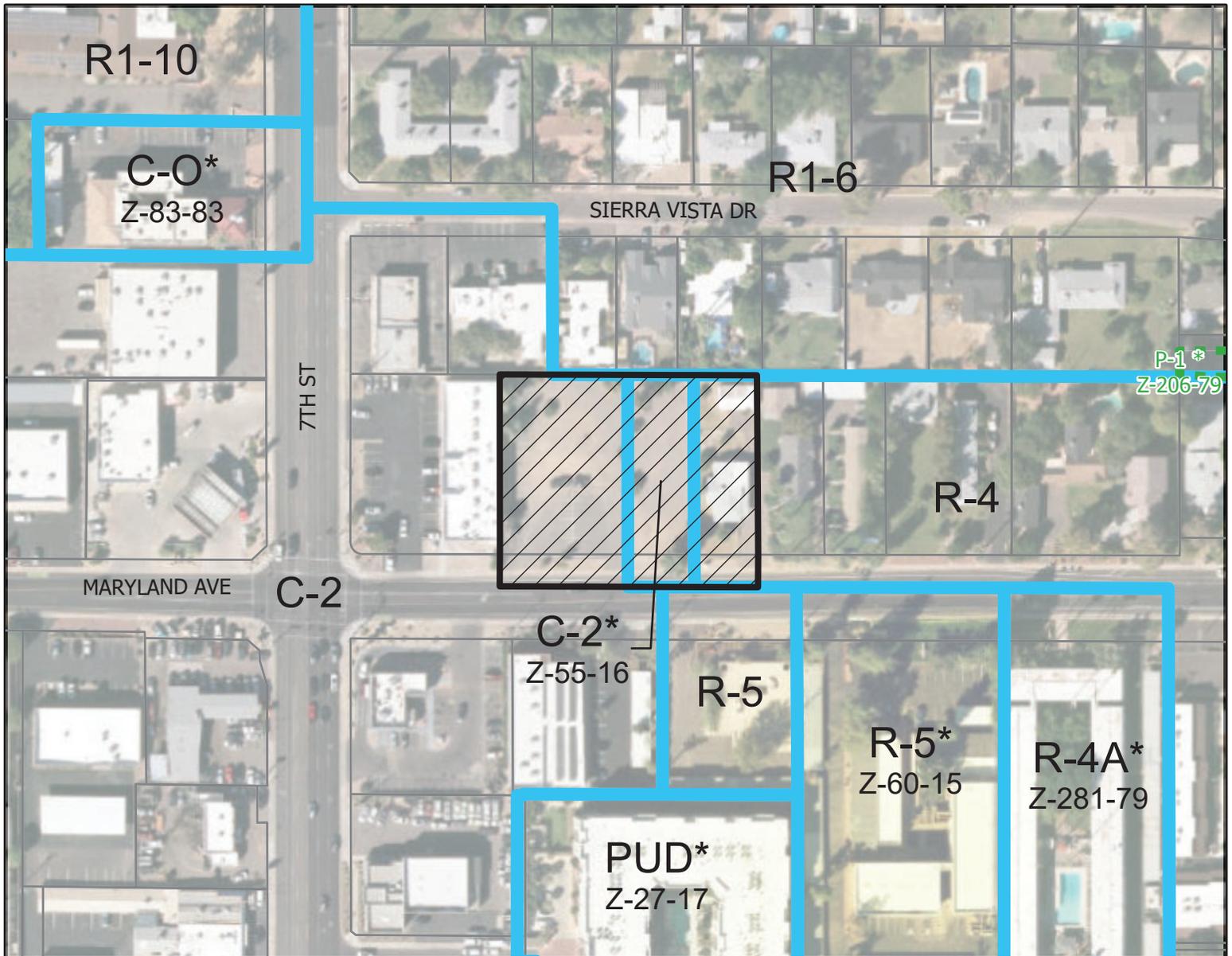


CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6

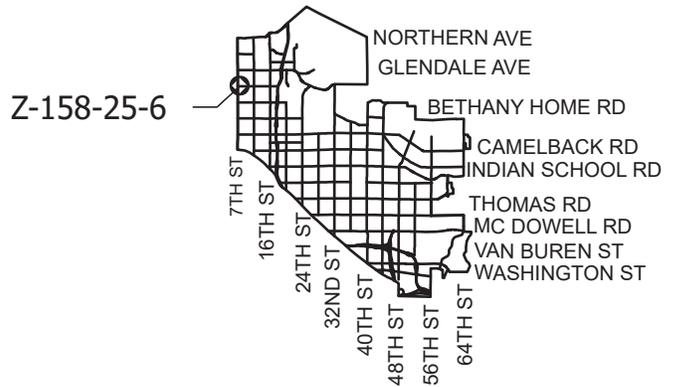


APPLICANT'S NAME: Tony Tang Architect Ltd.		REQUESTED CHANGE:	
APPLICATION NO: Z-158-25-6	DATE: 1/22/2026	FROM: R-4 (0.29 ac.)	C-2 (0.86 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.15 Acres	REVISION DATES:		TO: C-2 (1.15 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 22-29	ZONING MAP I-8	
MULTIPLES PERMITTED R-4, C-2 C-2	CONVENTIONAL OPTION 8, 12 16		* UNITS P.R.D OPTION 10, 15 20

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



CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 6



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



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BUILDING COLOR ELEVATIONS

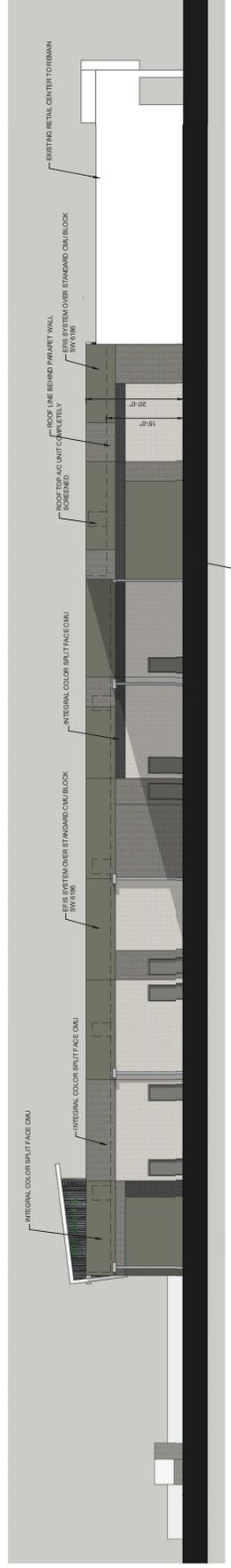
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2026 JAN 20
REVISION:
DRAWN BY
TONY T.



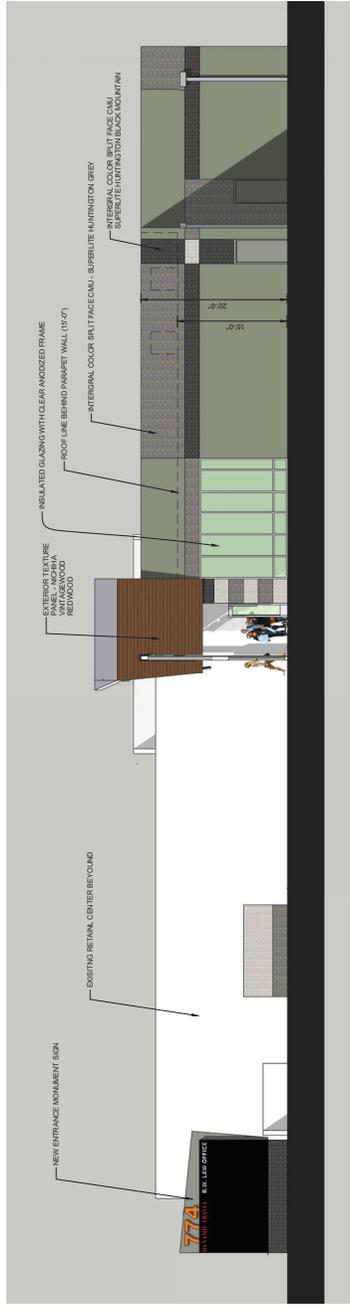
A3.1C
EXP. 2026 SEP 30



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

7th STREET/MARYLAND COMMERCIAL

COLOR SCHEDULE

BASED ON SHERWIN WILLIAMS

7th Street/Maryland Commercial
tony tang architect ltd.

CITY OF PHOENIX
JAN 20 2026
Planning & Development
Department

Anthony M Grande

Subject: FW: 7th St and Maryland Presentation

From: R R Rivera <robrriv@hotmail.com>

Sent: Thursday, February 12, 2026 8:49 AM

To: Kurt Waldier <kwaldier@gilbertblilie.com>

Subject: Re: 7th St and Maryland Presentation

Mr. Walder,

My apologies for not letting you know I received the slides. Thank you. My wife and I are looking forward to the new development and it was refreshing to meet the Yee's at the meeting. Despite negative concerns raised by some of the community members, we think the planned improvements by the project will be good for the neighborhood.

Regards,

Roberto Rivera