



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-170-25-7
March 6, 2026

Central City Village Planning Committee Meeting Date: March 16, 2026
Meeting Date:
Planning Commission Hearing Date: April 6, 2026
Request From: C-2 HP MH (Intermediate Commercial, Historic Preservation Overlay, Middle Housing Overlay District) (0.19-acres)
Request To: WU Code T3:2 HP MH (Walkable Urban Code, Transect 3:2 District, Historic Preservation Overlay, Middle Housing Overlay District) (0.19-acres)
Proposal: Single-family residential
Location: Approximately 130 feet east of the northeast corner of 15th Avenue and Polk Street
Owner: City of Phoenix, Neighborhood Services Department
Applicant: City of Phoenix, Planning Commission
Representative: Chris Christensen, City of Phoenix, Neighborhood Services Department
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>	Polk Street	Local	33-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBOHOODS; HISTORIC DISTRICTS; DESIGN PRINCIPLE: Ensure new development and infill that is responsive to the historic surroundings and is compatible in size, scale, massing, proportion and materials.</i></p> <p>The subject site is located within a Historic Preservation Overlay District and within the Oakland Historic District. The development, as required by Chapter 8 of the Phoenix</p>			

Zoning Ordinance, will be subject to the Historic Preservation Design Review process to ensure the development is consistent with the established historic character of the Oakland neighborhood.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CONNECT NEIGHBORHOODS; DESIGN PRINCIPLE: Design: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposal, as stipulated, will enhance the pedestrian environment of the neighborhood by requiring that the existing detached sidewalk on Polk Street remain and that the landscaping within the landscape strip be replenished.

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 and as required by the Walkable Urban Code, will provide trees and shade on Polk Street 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.

[Preserve Historic Phoenix Plan](#): Background Item No. 7.

[Housing Phoenix 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.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	C-2 HP MH
North	Single-family residential	C-2 HP MH and R-5 RI HP MH
West	Vacant land	C-2 HP MH
East	Single-family residential	R-5 RI HP MH

South (across Polk Street)	Commercial and parking lot	C-2 HP CMOD MH and R-5 RI CMOD MH (Approved C-2 HGT/WVR CMOD MH)
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Walkable Urban Code T3:2		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	N/A	0.19
Total Number of Units	No Maximum	2
Density	No Maximum	10.53 dwelling units per acre
Building Height	30 Feet	24.66 feet (Met)
Parking	4 spaces (minimum 2 spaces per unit)	4 spaces (Met)
<i>Building Setbacks</i>		
Polk Street (Primary Frontage)	20-foot minimum	20 feet (Met)
Side (East/West)	3-foot and 10-foot minimum	East: 3 feet (Met) West: 10 feet (Met)
Rear (North)	20-foot minimum	15 feet (Not met)*
<i>Minimum Parking Setbacks</i>		
Polk Street (Primary Frontage)	30-foot minimum or behind building	20 feet (Not met)*
Side (East/West)	5-foot minimum	West: Not specified North: Not specified
Rear (North)	5-foot minimum	Not specified
<i>Lot Requirements</i>		
Lot Coverage	60 percent maximum	24.59 percent (Met)
Polk Street (Primary Frontage)	50 percent minimum	Not specified
<i>Frontage Types Allowed</i>		
Polk Street (Primary Frontage)	Porch, patio, stoop or alternative frontages per Section 1305.B.1.c	Not specified

* The site/plot plan will need to be redesigned or a variance must be obtained.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 0.19-acres located approximately 130 feet east of the northeast corner of 15th Avenue and Polk Street from C-2 HP MH (Intermediate Commercial, Historic Preservation Overlay, Middle Housing Overlay District) to WU Code T3:2 HP MH (Walkable Urban Code, Transect 3:2 District, Historic Preservation Overlay, Middle Housing Overlay District) for single-family residential.

The site is currently vacant and owned by the City of Phoenix. A Request for Proposals (RFP) was issued in September 2024, and the Award Recommendation naming Habitat for Humanity Central Arizona was posted on January 16, 2025. The Phoenix City Council approved the recommendation in June 2025. Upon rezoning, the site will be redeveloped in compliance with the Walkable Urban Code zoning district standards and all applicable stipulations, supporting a pedestrian-oriented and context-sensitive design.

GENERAL PLAN

2. The subject site is designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The areas to the south (across Polk Street), east, west, and north are designated Residential 3.5 to 5 dwelling units per acre. The proposal is not consistent with the General Plan Land Use Map designation, however, a General Plan Amendment is not required as the site is under 10 acres.

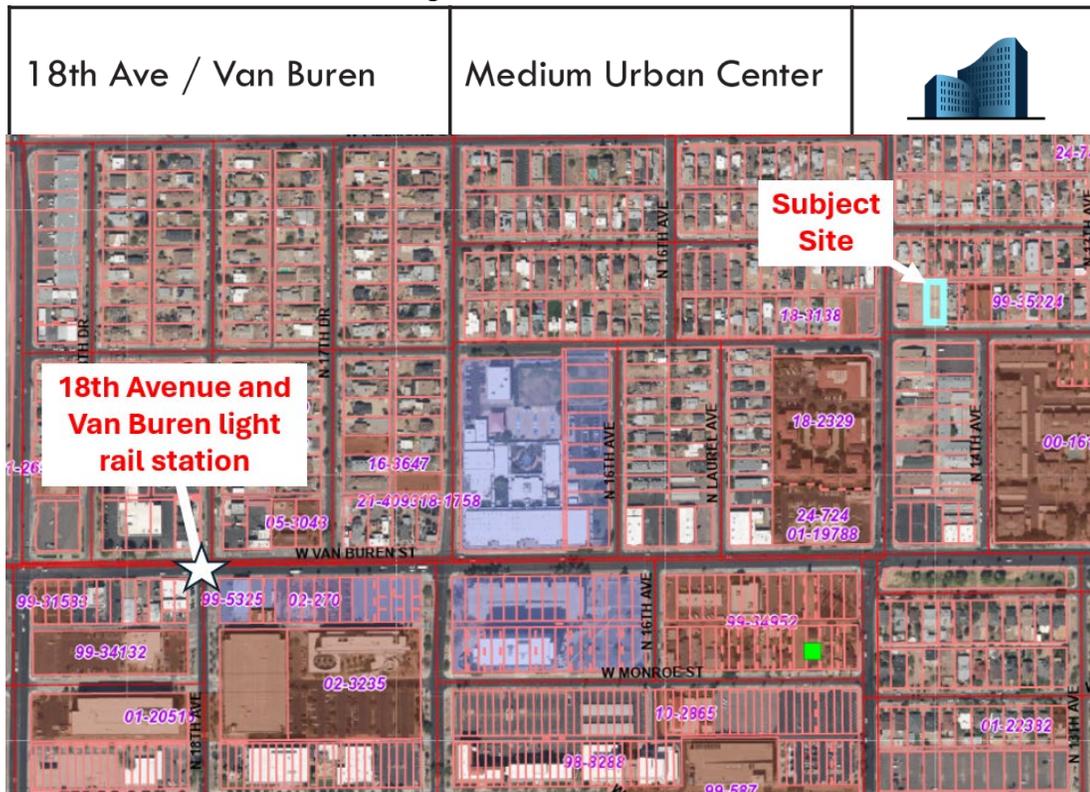


General Plan Land Use Map; Source: Planning and Development Department

3. [**Transit Oriented Development Strategic Policy Framework**](#)

The Transit Oriented Development Strategic Policy Framework is part of the City's General Plan which identified planning typologies to describe urban environments. The subject site is located with a half mile of the proposed 18th Avenue and Van Buren light rail station. The identified environment for the station is Medium Urban Center, applicable to an area within one quarter mile of the station. Medium Urban Center is a place type characterized by medium intensity with building heights typically from three to six stories with incentive heights of up to ten stories. The

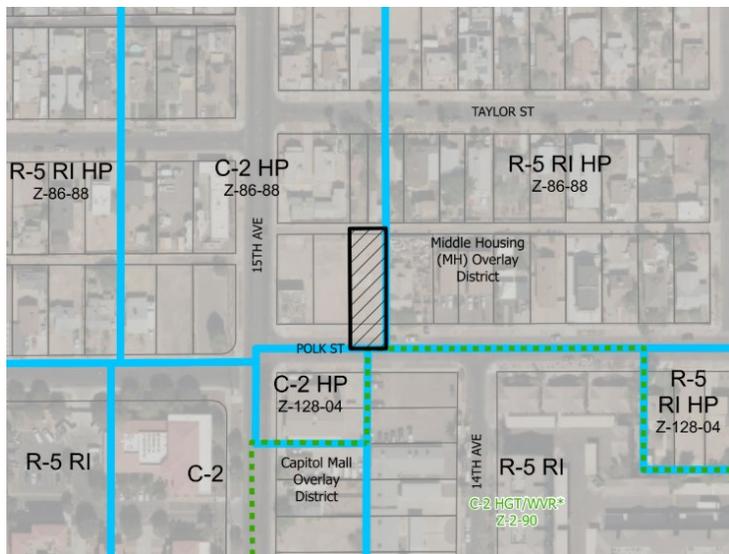
subject site's proximity to the 18th Avenue and Van Buren light rail station makes it a suitable candidate for rezoning to the Walkable Urban Code.



TOD Strategic Policy Framework, Source: Planning and Development Department
Aerial Map, Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

4. To the north of the subject site is single-family residential zoned C-2 HP MH (Intermediate Commercial, Historic Preservation Overlay, Middle Housing Overlay District) and R-5 RI HP MH (Multi-Family Residence District—Restricted Commercial, Middle Housing Overlay District); to the west is vacant land zoned C-2 HP MH (Intermediate Commercial, Historic Preservation Overlay, Middle Housing Overlay District); to the east is single-family residential zoned R-5 RI HP



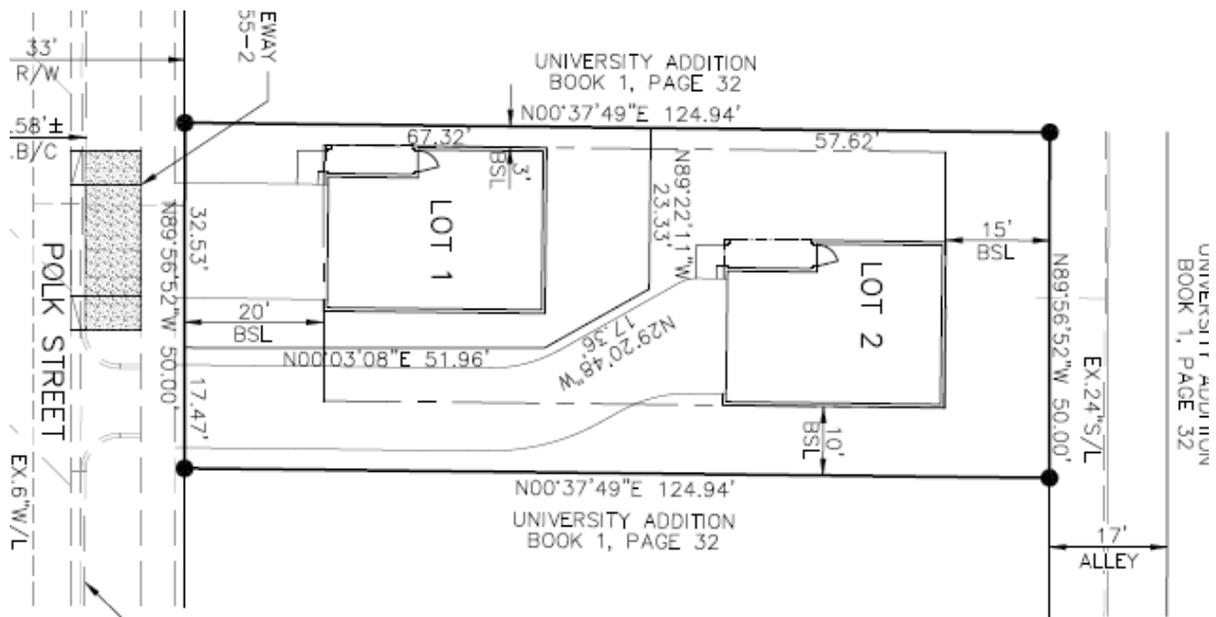
General Plan Land Use Map; Source: Planning and Development Department

MH (Multi-Family Residence District – Restricted Commercial, Residential Infill District, Historic Preservation Overlay, Middle Housing Overlay District); and to the south (across Polk Street) is a commercial use and parking lot zoned C-2 HP CMOD MH (Intermediate Commercial, Historic Preservation Overlay, Capitol Mall Overlay District) and R-5 RI CMOD HP (Approved C-2 HGT/WVR CMOD MH) (Intermediate Commercial, Capitol Mall Overlay District, Historic Preservation Overlay, Approved Intermediate Commercial, Height Waiver, Density Waiver, Capitol Mall Overlay District, Middle Housing Overlay District).

PROPOSAL

5. Site Plan

The site plan, attached as an exhibit, depicts two lots, and access for both lots from Polk Street. Staff has advised the development team to reorient the lots to have access from the alley, in accordance with the Walkable Urban Code standards.



Conceptual Site Plan Source: Clouse Engineering Inc.

6. Elevations

Final building elevations have not yet been determined, however, the applicant has provided sample elevations from Habitat for Humanity as a reference. Following rezoning approval, the development team will collaborate with the City of Phoenix Historic Preservation Office to ensure the design reflects historic patterns present in the surrounding area. In addition, all elevations will be subject to the Historic Preservation Design Review process to confirm consistency with the established historic character of the neighborhood.

The sample elevations, attached as an exhibit, depict single-family residential and duplex elevations with various materials, two roof line options, and second floor balconies.



Conceptual Elevations and Renderings; Source: Habitat of Humanity

STUDIES AND POLICIES

7. [Preserve Historic Phoenix Plan](#)

Preserve Historic Phoenix Plan is a comprehensive plan that provides a long-term vision and framework to guide the direction and priorities of the Phoenix Historic Preservation Program. The Preserve Historic Phoenix Plan is intended to inform and inspire us to connect with and preserve our unique archaeological and historic resources. This plan describes the benefits and legal basis for historic preservation and includes an overview of the history of Phoenix, past preservation efforts in the city, the historic preservation program, and five goals.

The proposal is consistent with the goals and policies of the Preserve Historic Phoenix Plan as the development will undergo the Historic Preservation Design Review process and include close collaboration with the City of Phoenix Historic Preservation Office. Together, these measures will ensure that the final building design reflects the historic patterns and architectural character of the surrounding area.

8. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for additional housing units.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing for-sale affordable housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

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 No. 6 and as required by the Walkable Urban Code, the proposal will create a comfortable streetscape environment by ensuring that the existing

detached sidewalk along Polk Street remains and that the landscape strip is replenished in accordance with the Walkable Urban Code landscaping standards.

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 and as required by the Walkable Urban Code, will support walking, bicycling, and transit use by including a shaded detached sidewalk along Polk Street and an activated street frontage. These are addressed in the Walkable Urban Code and Stipulation No. 6.

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 City of Phoenix offers recycling services for single-family residential properties.

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 through 3.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requires that the existing detached sidewalk along Polk Street remain and that the developer construct all improvements in the right-of-way with all required elements and to ADA standards. These are addressed in Stipulation Nos. 5 and 6.
15. The City of Phoenix Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Sky Harbor

Airport to future owners or tenants of the property. This is addressed in Stipulation No. 4.

OTHER

16. 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.
17. 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.
18. 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 several General Plan goals and the Historic Preservation Overlay.
2. The proposal will redevelop an underutilized site with an affordable, single-family residential development that will contribute to the mix of housing options in the area.
3. As stipulated, the proposal provides enhanced shade consistent with the Shade Phoenix Plan and the Complete Streets Guiding Principles.

Stipulations:

1. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
2. 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.
3. Natural turf shall only be utilized on individual single-family lots (behind the front yard), as approved by the Planning and Development Department.

4. The property owner shall record documents that disclose the existence, and operational characteristics of the 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.
5. The developer shall construct all streets within and adjacent to the development 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.
6. The existing detached sidewalk along Polk Street shall remain and the planters shall be replenished with landscaping consistent with the landscape standards of Section 1309 of the Zoning Ordinance, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

Writer

Samuel Rogers

March 6, 2026

Team Leader

Racelle Escolar

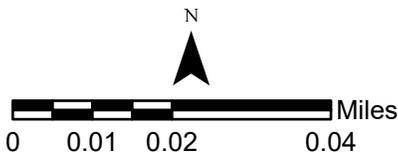
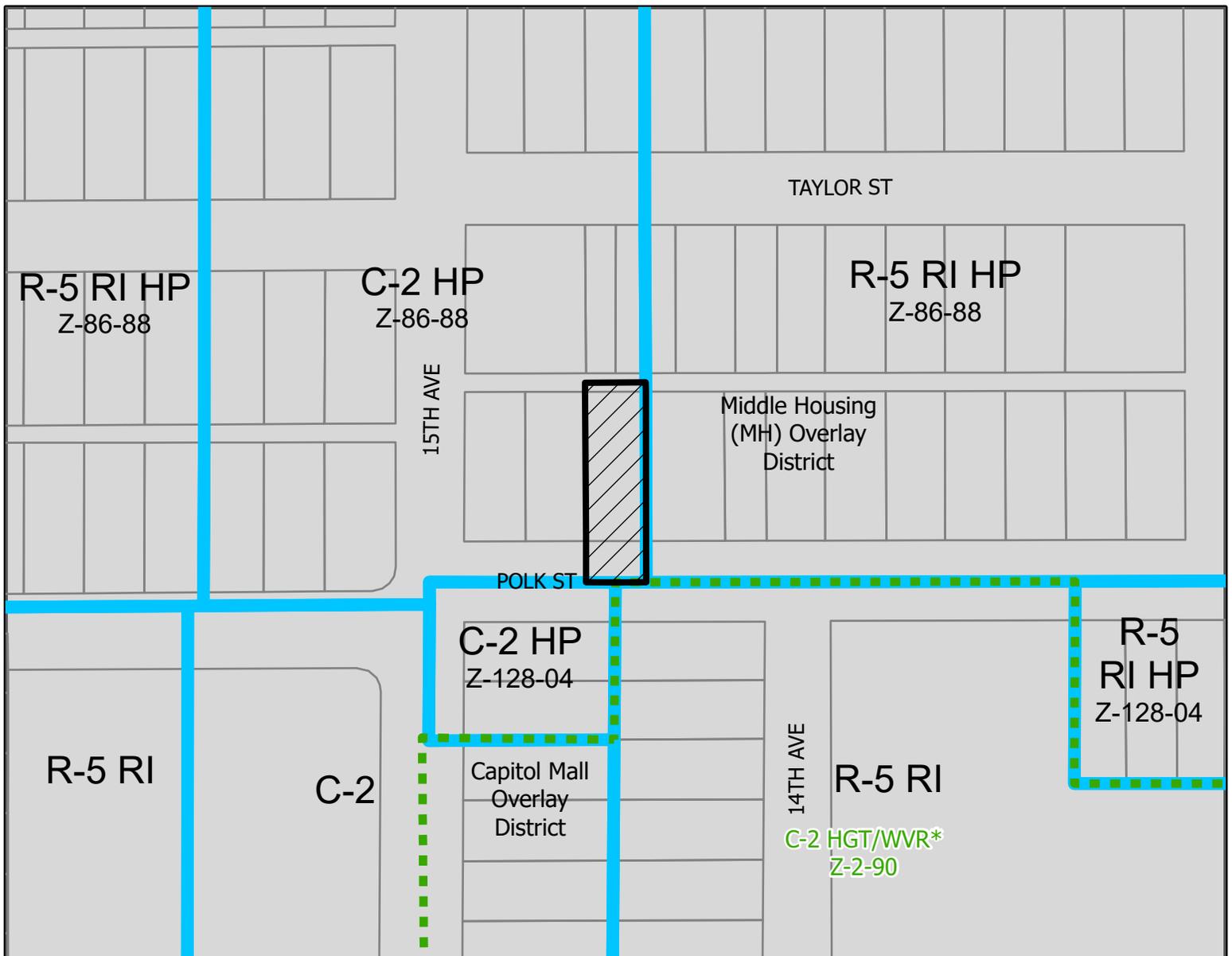
Exhibits

Zoning sketch map

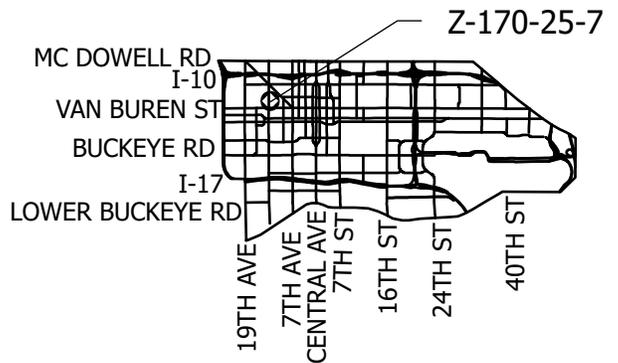
Aerial sketch map

Conceptual Site Plan date stamped January 15, 2026

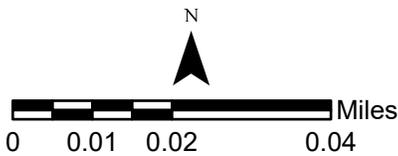
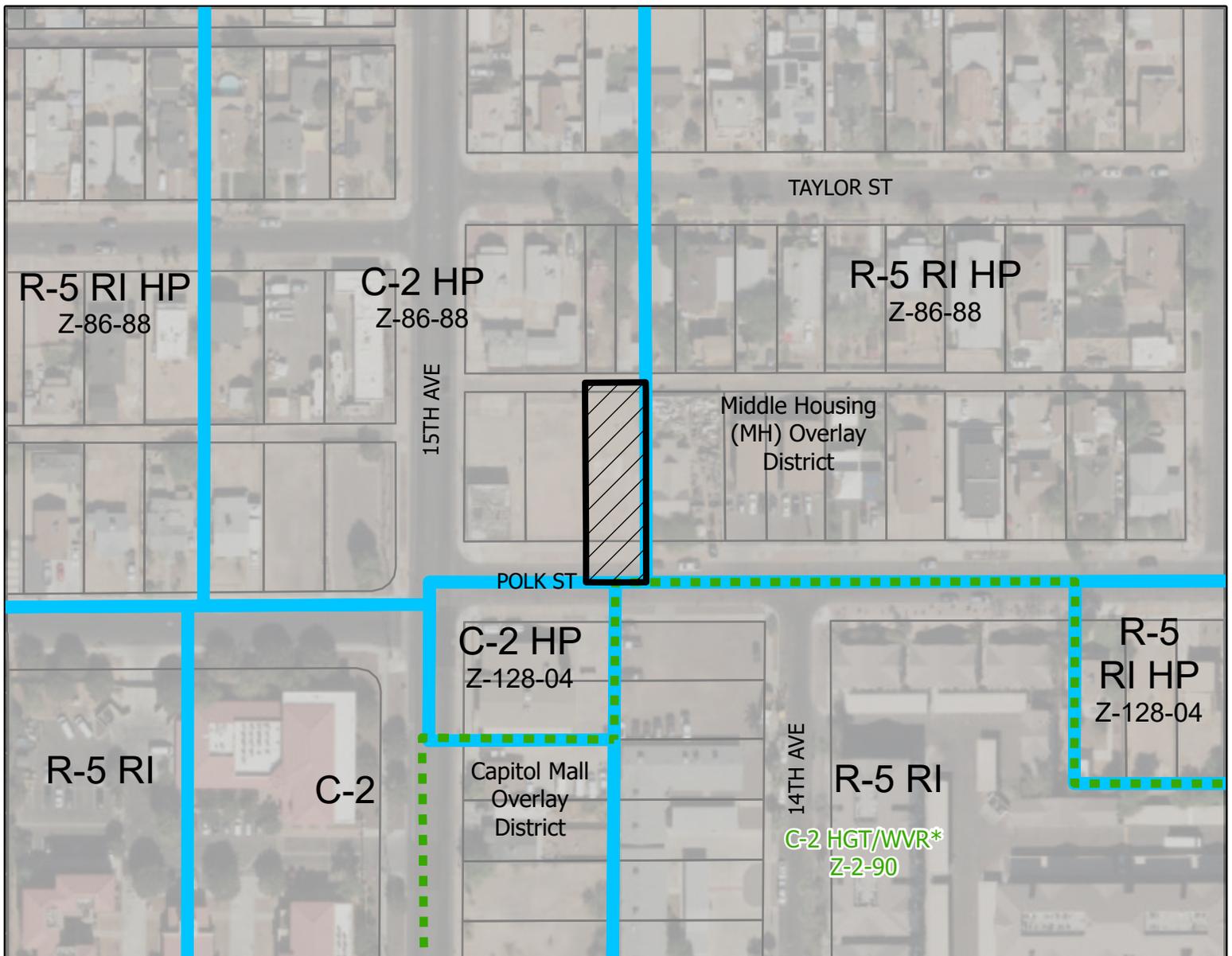
Conceptual Elevations date stamped January 15, 2026 (6 pages)



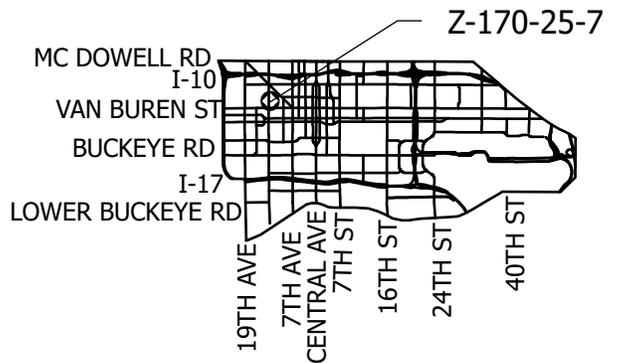
CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7



APPLICANT'S NAME: City of Phoenix, Neighborhood Services Department		REQUESTED CHANGE:	
APPLICATION NO: Z-170-25-7		FROM: C-2 HP MH (0.19 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.19 Acres	DATE: 1/22/2026	TO: WU Code T3:2 HP MH (0.19 ac.)	
	REVISION DATES: 2/18/2026		
AERIAL PHOTO & QUARTER SEC. NO. QS 11-26	ZONING MAP F-8	* UNITS P.R.D OPTION	
MULTIPLES PERMITTED C-2 HP MH WU Code T3:2 HP MH	STANDARD OPTION 3 No Maximum	3 N/A	
* Maximum Units Allowed with P.R.D. Bonus			



CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7



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MULTIPLES PERMITTED C-2 HP MH WU Code T3:2 HP MH	STANDARD OPTION 3 No Maximum	3 N/A	

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



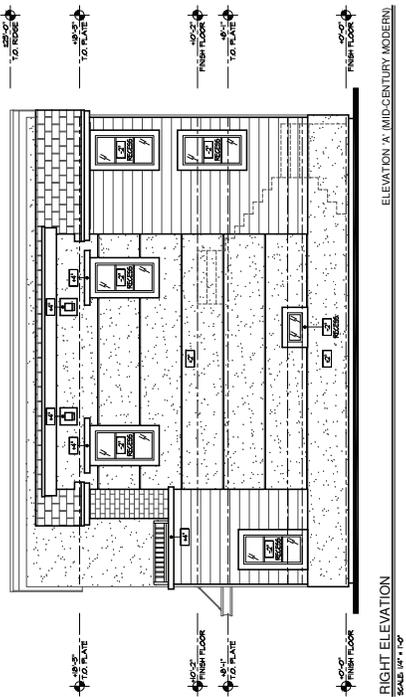
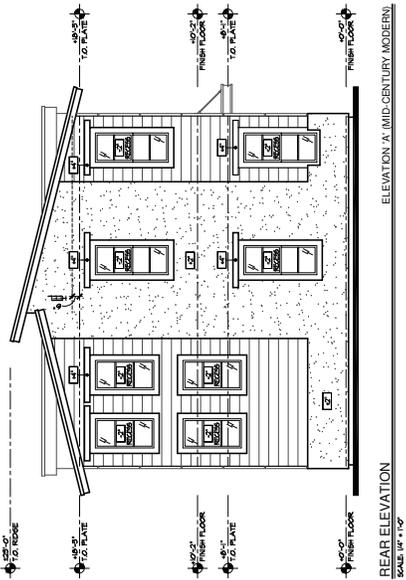
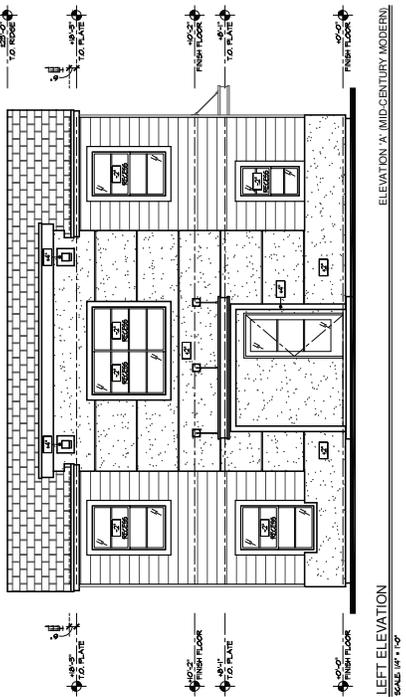
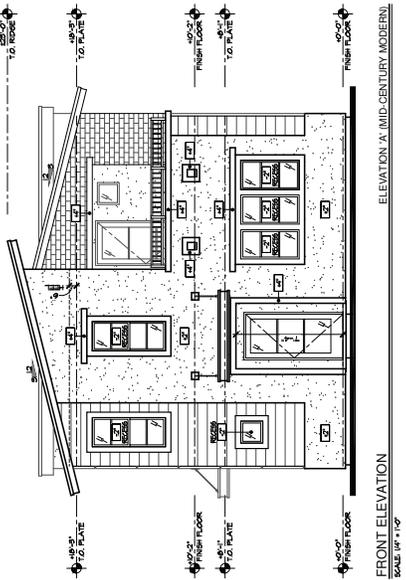
EXTERIOR ELEVATIONS
ELEVATION 'A'

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PLAN
1348

SUBDIVISION
320 E. HILL DR.
PHOENIX, AZ
AVONDALE
ARIZONA

SHEET No.
A2.1





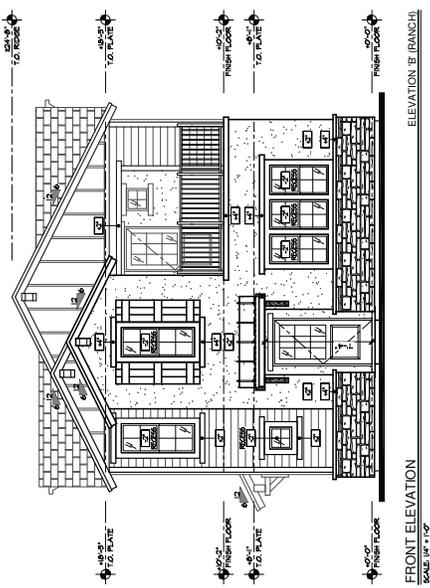
EXTERIOR ELEVATIONS
ELEVATION 'B'

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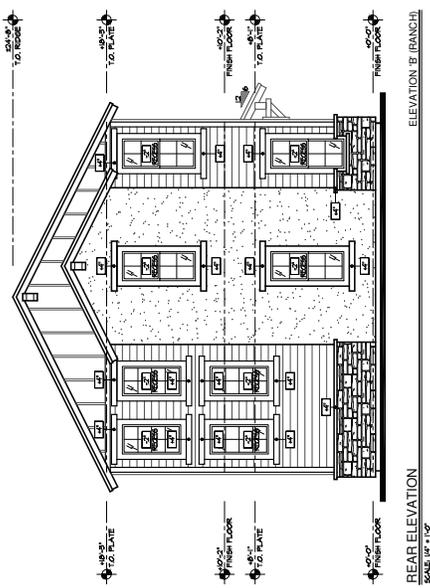
PLAN
1348

SUBDIVISION
320 E. HILL DR.
PHOENIX, AZ
AVONDALE
ARIZONA

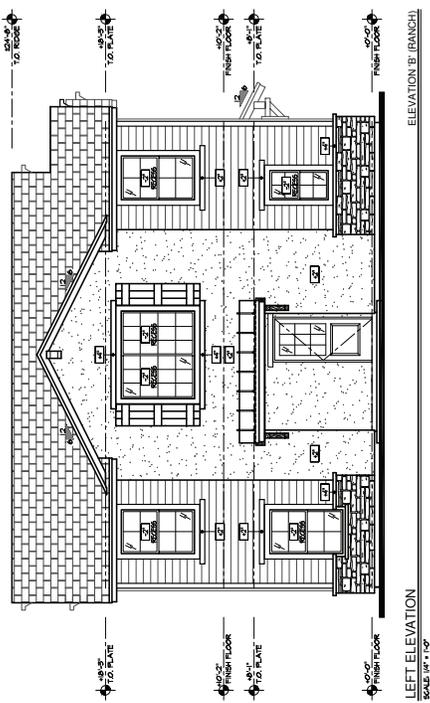
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A2.2



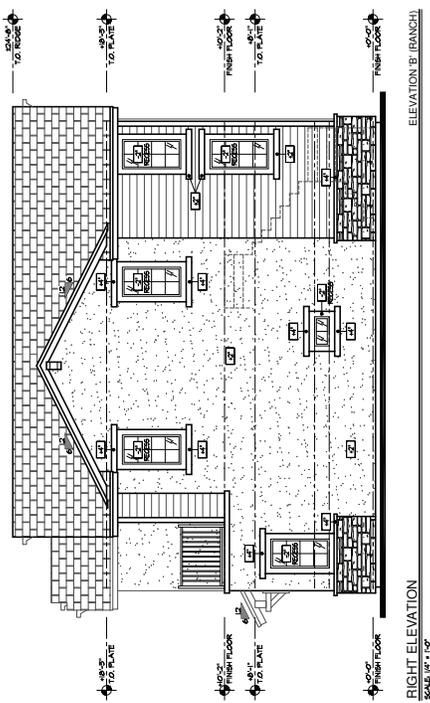
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ELEVATION 'B' (BRANCH)



REAR ELEVATION
SCALE: 1/4" = 1'-0"
ELEVATION 'B' (BRANCH)



LEFT ELEVATION
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ELEVATION 'B' (BRANCH)



RIGHT ELEVATION
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ELEVATION 'B' (BRANCH)



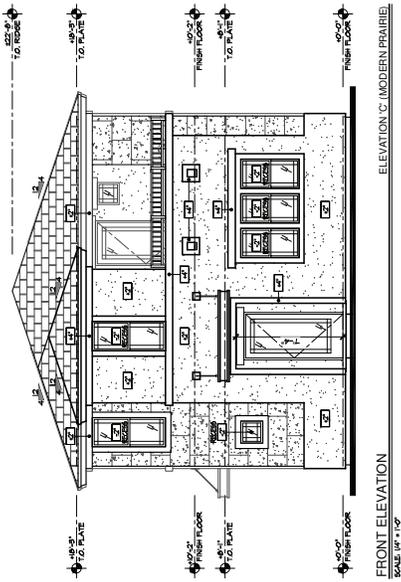
EXTERIOR ELEVATIONS
ELEVATION 'C'

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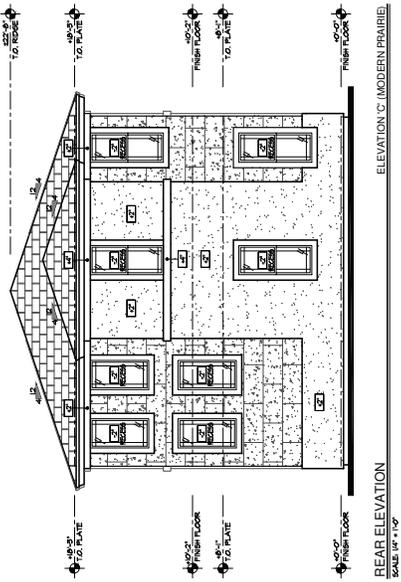
PLAN
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SUBDIVISION
320 E. HILL DR.
PHOENIX, AZ
AVONDALE
ARIZONA

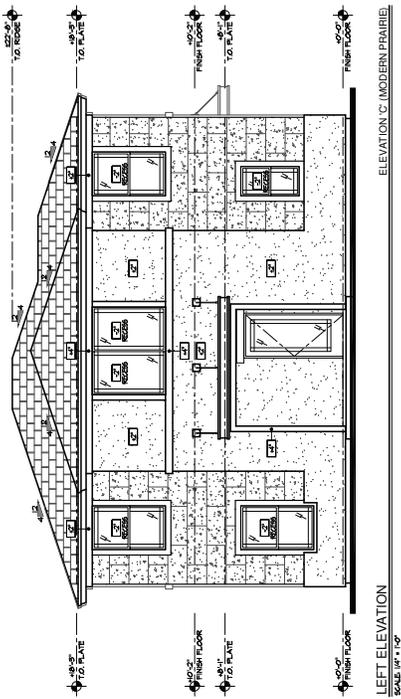
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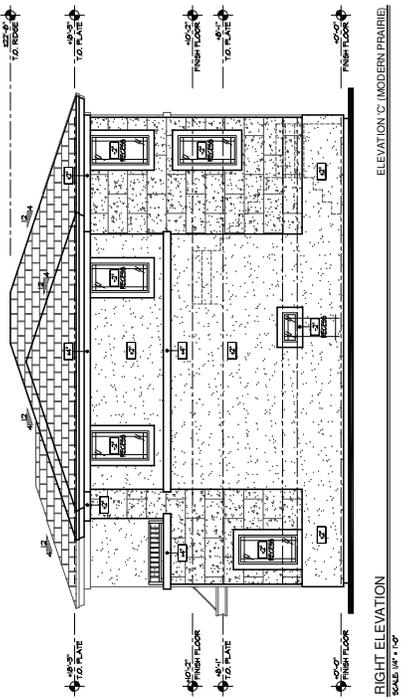
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ELEVATION 'C' (MODERN PRAIRIE)



REAR ELEVATION
SCALE: 1/4" = 1'-0"
ELEVATION 'C' (MODERN PRAIRIE)



LEFT ELEVATION
SCALE: 1/4" = 1'-0"
ELEVATION 'C' (MODERN PRAIRIE)



RIGHT ELEVATION
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ELEVATION 'C' (MODERN PRAIRIE)

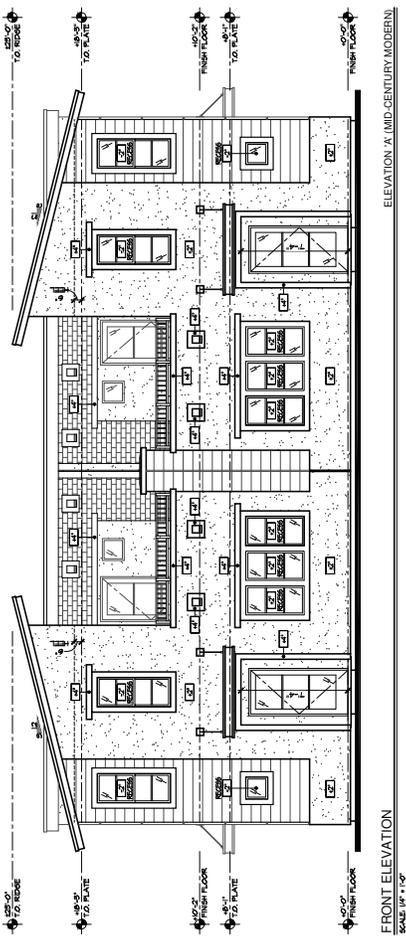
EXTERIOR ELEVATIONS COMBINED
ELEVATION 'A'

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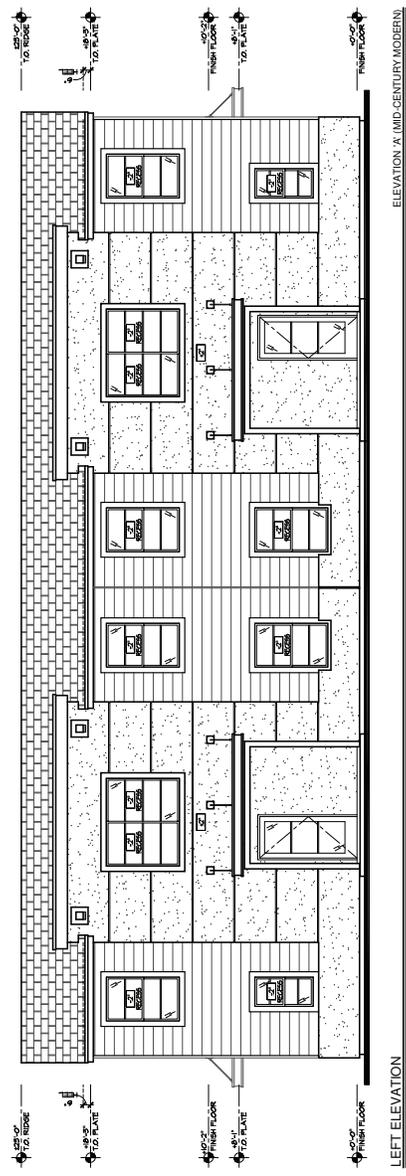
PLAN
1348

SUBDIVISION
320 E. HILL DR.
PHOENIX, AZ
AVONDALE
ARIZONA

SHEET No.
A2.4



FRONT ELEVATION
SCALE 1/8" = 1'-0"
ELEVATION 'A' (MID-CENTURY MODERN)



LEFT ELEVATION
SCALE 1/8" = 1'-0"
ELEVATION 'A' (MID-CENTURY MODERN)

EXTERIOR ELEVATIONS COMBINED
ELEVATION 'B'

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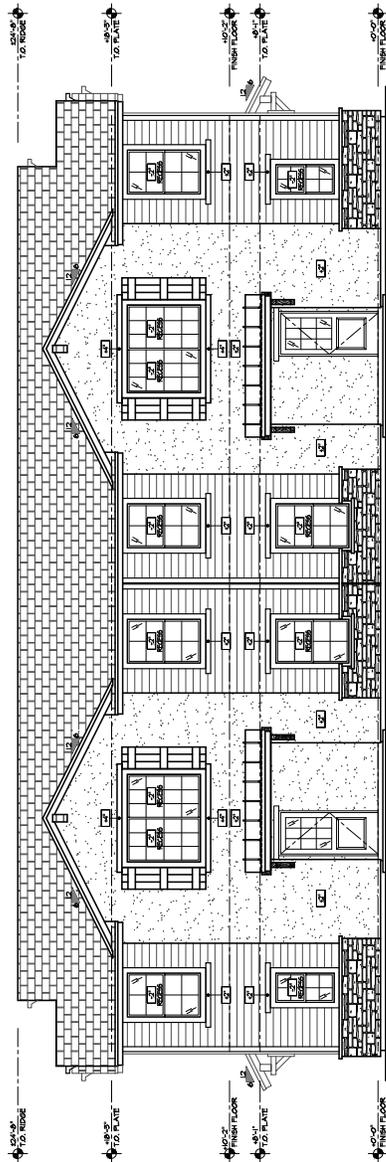
PLAN
1348

SUBDIVISION
3220 E. HILL DR.
PHOENIX, AZ
AVONDALE
ARIZONA

SHEET No.
A2.5



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



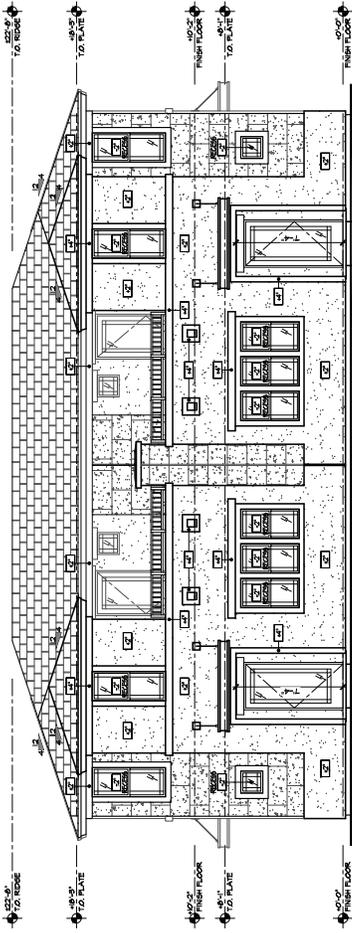
EXTERIOR ELEVATIONS COMBINED
ELEVATION 'C'

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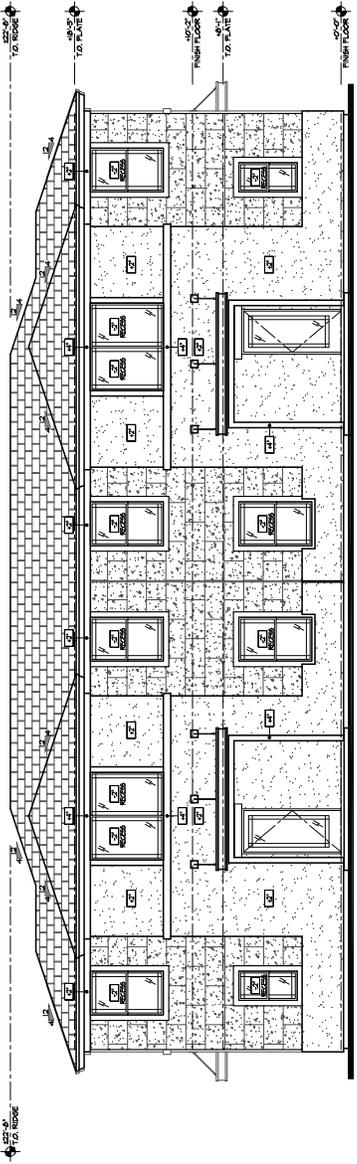
PLAN
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SUBDIVISION
3220 E. HILL DR.
PHOENIX, AZ
AVONDALE
ARIZONA

SHEET No.
A2.6



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



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