



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** May 6, 2026

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 5 (Z-183-25-8) – NORTHEAST CORNER OF 16TH STREET
AND BROADWAY ROAD

Rezoning Case No. Z-183-25-8 is a request to rezone 5.79 acres located at the northeast corner of 16th Street and Broadway Road from 2.08 acres of R-5 RSIOD (Multi-Family Residence District – Restricted Commercial, Rio Salado Interim Overlay District), 1.45 acres of C-2 RSIOD (Intermediate Commercial, Rio Salado Interim Overlay District), and 2.26 acres of C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) to C-1 HGT/WVR DNS/WVR RSIOD (Neighborhood Retail, Height Waiver, Density Waiver, Rio Salado Interim Overlay District) to allow commercial and multi-family residential.

The South Mountain Village Planning Committee (VPC) heard this request on April 14, 2026 and recommended approval, per the staff recommendation, by a vote of 12-0.

Stipulations from the Aviation Department and the Public Transit Department were inadvertently left out of the original staff report; however they have since been communicated to the applicant. These stipulations include the disclosure of the Phoenix Sky Harbor Airport operational characteristics to future owners or tenants and the construction of a bus bay and bus stop pad on northbound 16th Street. These are addressed in Stipulation Nos. 27 through 28.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. Any multi-family residential development shall utilize the standards of the R-5 Planned Residential Development option.
2. Any mixed-use buildings shall have a maximum height of 48 feet.
3. Any non-residential buildings shall have a maximum height of 30 feet.
4. The site plan, landscape plan, and building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to preliminary site plan approval.
5. Where pedestrian pathways 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.

6. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Secure bicycle parking for multi-family residential and commercial shall be provided per Section 1307 of the Zoning Ordinance.
 - b. Guest bicycle parking for multi-family residential shall be provided at a minimum rate of 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required.
 - c. A minimum of 10 percent of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. A bicycle repair station (“fix it station”) shall be provided 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.
8. All internal pedestrian pathways 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.
9. The required landscape setback along the north, west, and south sides of the site shall include native cacti or similar spiny desert accent plants in addition to the required shrubs, as approved by the Planning and Development Department.
10. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
11. If perimeter fencing is proposed along Wood Street, 16th Street, or Broadway Road, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
12. The sidewalk along Broadway Road and 16th Street shall be a minimum of 6 feet in width and detached with a minimum 10-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. A mixture of shrubs, accents and vegetative groundcovers, maintained to a maximum 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. A minimum 5-foot-wide sidewalk shall be constructed on the south side of Wood Street, adjacent to the development.
14. A minimum 65-foot flared intersection tapering to a minimum 50 feet of right-of-way shall be dedicated for the north side of Broadway Road.
15. A minimum 65-foot flared intersection tapering to a minimum 50 feet of right-of-way shall be dedicated for the east side of 16th Street.
16. Unless otherwise deemed unnecessary for public use through the abandonment process, a minimum 16-foot-wide alley right-of-way shall be dedicated for the full length of the alley between Broadway Road and Wood Street.
17. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
18. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
19. 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.
20. 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.

21. 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.
22. 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.
23. 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.
24. A minimum of two green stormwater infrastructure (GSI) elements 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.
25. 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.
26. 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.
27. **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.**
28. **THE DEVELOPER SHALL CONSTRUCT A BUS BAY AND ATTACHED BUS STOP PAD ON NORTHBOUND 16TH STREET NORTH OF BROADWAY ROAD ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1258. THE PAD SHALL BE DESIGNED ACCORDING TO CITY OF PHOENIX STANDARD DETAIL P1260 WITH A DEPTH OF 10 FEET, AND DESIGN BAY ACCORDING TO STANDARD DETAIL P1256. THE BUS PAD MUST BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A TRANSIT EASEMENT THAT**

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THE DEVELOPER DEDICATES. THE BUS BAY MUST BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE ABOVE SPECIFICATIONS SHALL BE APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND/OR THE PUBLIC TRANSIT DEPARTMENT.