

# City of Phoenix

*Meeting Location:  
City Council Chambers  
200 W. Jefferson St.  
Phoenix, Arizona 85003*



**City of Phoenix**

## **Agenda**

**Wednesday, October 2, 2024**

**2:30 PM**

**phoenix.gov**

**City Council Formal Meeting**

**If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.**

#### OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak:

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=ed193149a16c0152360696b1488f1d209>

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2551 458 1860# (for English) or 2559 681 4822# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2559 681 4822#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2559 681 4822#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

### **CALL TO ORDER AND ROLL CALL**

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**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

**000 CITIZEN COMMENTS**

**ADJOURN**

## City Council Formal Meeting



City of Phoenix

### Report

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**Agenda Date: 10/2/2024, Item No. 1**

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### **For Approval or Correction, the Minutes of the Formal Meeting on February 15, 2023**

#### **Summary**

This item transmits the minutes of the Formal Meeting of February 15, 2023, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

#### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

## City Council Formal Meeting



City of Phoenix

### Report

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**Agenda Date:** 10/2/2024, **Item No.** 2

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### **For Approval or Correction, the Minutes of the Formal Meeting on March 1, 2023**

#### **Summary**

This item transmits the minutes of the Formal Meeting of March 1, 2023, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

#### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# City Council Formal Meeting



City of Phoenix

## Report

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**Agenda Date: 10/2/2024, Item No. 3**

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### **For Approval or Correction, the Minutes of the Formal Meeting on March 22, 2023**

#### **Summary**

This item transmits the minutes of the Formal Meeting of March 22, 2023, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

#### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# City Council Formal Meeting



City of Phoenix

## Report

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**Agenda Date: 10/2/2024, Item No. 4**

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### **Mayor and Council Appointments to Boards and Commissions**

#### **Summary**

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

#### **Responsible Department**

This item is submitted by the Mayor's Office.

## ATTACHMENT A



# City of Phoenix

**To:** City Council  
**From:** Mayor Kate Gallego

**Date:** October 2, 2024

**Subject:** BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

### **Civilian Review Board**

I recommend the following for appointment:

#### Penny Allee Taylor

Ms. Taylor is a consultant and resident of District 6. She fills a vacancy for a term to expire October 2, 2027.

#### Terry Araman

Mr. Araman is a retiree and resident of District 3. He fills a vacancy for a term to expire October 2, 2028.

#### Tyrone Benson

Mr. Benson is a former Quality and Reliability Engineer at the Intel Corporation and a resident of District 6. He fills a vacancy for a term to expire October 2, 2028.

#### John Graham

Mr. Graham is the Chairman and Chief Executive Officer of Sunbelt Holdings. He fills a vacancy for a term to expire October 2, 2026.

#### Valentina Hernandez

Ms. Hernandez is the Director of Integrated Nutrition at Mountain Park Health Center and a resident of District 8. She fills a vacancy for a term to expire October 2, 2026.

#### Patricia (PJ) Jasso

Ms. Jasso is the former Director of Public Engagement at Native American Connections and resident of District 3. She fills a vacancy for a term to expire October 2, 2027.

Braden Lopez-Biggs

Mr. Lopez-Biggs is a Realtor and Office Manager at Housing Around AZ and a resident of District 1. He fills a vacancy for a term to expire October 2, 2026.

Michael Robert

Dr. Robert is the Superintendent at the Osborn School District and a resident of District 4. He fills a vacancy for a term to expire October 2, 2028.

Armando Ruiz

Mr. Ruiz is the Chief Executive Officer of ESPIRITU Community Development Group and a resident of District 7. He fills a vacancy for a term to expire October 2, 2027.

**Desert View Village Planning Committee**

Councilman Jim Waring recommends the following for appointment:

George Birchby

Mr. Birchby is the Chief Engagement Officer at Passport Destilados and a resident of District 2. He fills a vacancy for a partial term to expire November 19, 2024.

**Paradise Valley Village Planning Committee**

Vice Mayor Debra Stark recommends the following for appointment:

Ben Timm

Mr. Timm is an Intern at Tiffany & Bosco and resident of District 3. He fills a vacancy for a partial term to expire November 19, 2024.

**Tourism and Hospitality Advisory Board**

Councilman Jim Waring recommends the following for reappointment:

Brent Gumbert

Mr. Gumbert will serve his first full term to expire September 30, 2026.

**Vision Zero Community Advisory Committee**

Councilwoman Betty Guardado recommends the following for appointment:

Sandra Serrano

Ms. Serrano is a resident of District 5. She fills a vacancy for a partial term to expire March 1, 2025.





## Liquor License - Corazon De Agave

Request for a liquor license. Arizona State License Application 301803.

### Summary

#### Applicant

Juanita Esparza, Agent

#### License Type

Series 12 - Restaurant

#### Location

4010 E. Bell Road, Suites 101 & 102

Zoning Classification: C-2

Council District: 2

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is October 4, 2024.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

#### Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Just Tacos and More

2910 N. 32nd Street, #160, Phoenix

Calls for police service: 1

Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "The owner's of Cocimex Group, LLC are committed to upholding the highest standards for "It's business practices and employees. They have been trained in the techniques of legal & responsibility and has taken Title IV Liquor training course. As the owner's and operators of the restaurant Mr. Garrido and Mrs. Colar De Garrido will oversee all employees & will provide a safe experience all staff & patrons."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Mr. Garris & Mrs. Colar De Garrido of Cocimex Group, LLC wish to provide dining in a family restaurant environment w/the service of an alcoholic drink at the request of any patron over the age of 21 years. In addition Mr. Garriso & Mr. Colar De Garrido will responsibly adhere to all state & federal tax laws & maintain a strict adherence to the security requirements of the city and state."

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## Liquor License - American Vape Cafe & Smoke Shop

Request for a liquor license. Arizona State License Application 302960.

### Summary

#### Applicant

Jared Repinski, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

20833 N. Cave Creek Road, Ste. 104

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a convenience store and smoke shop. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is October 8, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have been representing liquor licensed establishments in Arizona for over 15 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / liquor / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment - American Vape Cafe & Smoke Shop - Data

Attachment - American Vape Cafe & Smoke Shop - Map

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: AMERICAN VAPE CAFE & SMOKE SHOP

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	2	2
Beer and Wine Store	10	7	6
Restaurant	12	5	3
Club	14	1	0

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	35.93	50.74
Violent Crimes	12.31	4.27	4.56

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	44	10
Total Violations	76	23

### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6124001	2237	79	11	10
6149002	1372	88	0	1
6150001	1977	77	12	2
6169003	1399	22	11	4
6170003	1050	72	0	35
6170004	1193	51	22	15
Average	0	61	13	19





## Liquor License - Birrieria Tijuana, LLC

Request for a liquor license. Arizona State License Application 297276.

### Summary

#### Applicant

Gissellel Ibarra Felix, Agent

#### License Type

Series 12 - Restaurant

#### Location

3202 E. Greenway Road, #1613

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is October 12, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.



### Public Opinion

No protest or support letters were received within the 20-day public comment period.

### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I am a first generation family member with this restaurant, and for us it's important for the growth of our business. For this same reason, having a liquor license would increase the sales of our restaurant. As well, we would be paying be more taxes and would generate us to hire more employees."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We would like to offer our customers more drinks with their meals, if chosen to have one. Secondly, our restaurant strives to ensure our customers are receiving the best services at a high quality. We would show the community that we are a reliable and would demonstrate the ability to responsibly sell alcohol."

### Staff Recommendation

Staff recommends approval of this application.

### Attachments

Attachment - Birrieria Tijuana LLC - Data

Attachment - Birrieria Tijuana LLC - Map

### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: BIRRIERIA TIJUANA LLC

## Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	2	0
Liquor Store	9	8	3
Beer and Wine Store	10	8	4
Restaurant	12	7	1
Club	14	1	0

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	97.92	96.6
Violent Crimes	12.31	20.67	20.8

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

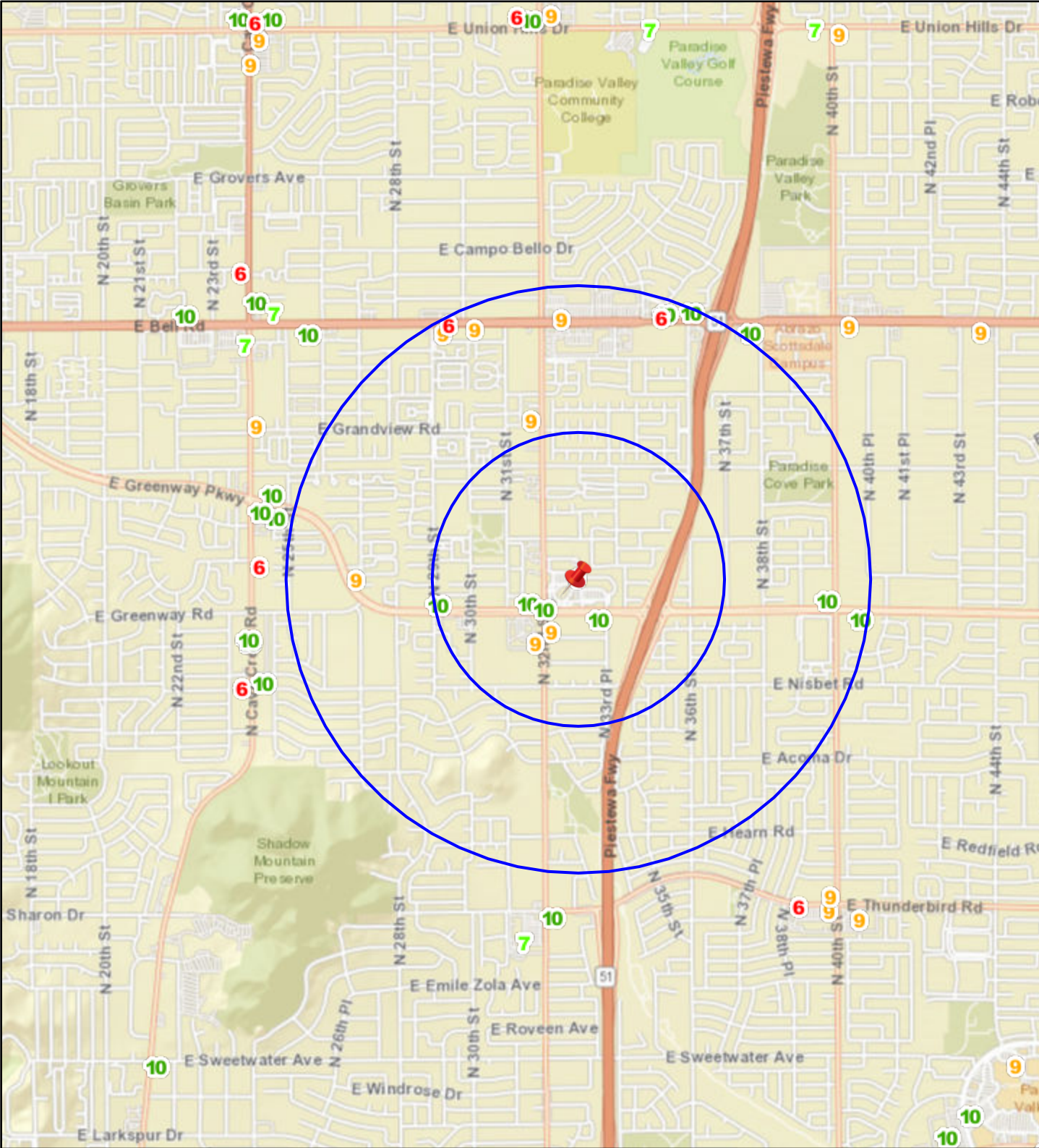
Description	Average	1/2 Mile Average
Parcels w/Violations	43	56
Total Violations	75	107

### Census 2010 Data 1/2 Mile Radius

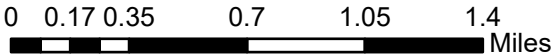
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033021	1993	86	0	41
1033023	1946	82	2	19
1033031	1578	87	10	14
1033032	1103	78	9	18
1033033	1037	75	23	0
1033041	1926	47	13	34
1033042	1219	2	16	38
1033043	1952	26	28	48
1033062	2272	17	22	37
1035012	999	80	8	26
Average	0	61	13	19

# Liquor License Map: BIRRIERIA TIJUANA LLC

3202 E GREENWAY RD



Date: 9/17/2024





## Liquor License - Blake Lounge

Request for a liquor license. Arizona State License Application 301739.

### Summary

#### Applicant

Amy Nations, Agent

#### License Type

Series 7 - Beer and Wine Bar

#### Location

12400 N. Tatum Boulevard

Zoning Classification: RSC PCD

Council District: 3

This request is for an ownership and location transfer of a liquor license for a beer and wine bar. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is October 4, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

### Public Opinion

No protest or support letters were received within the 20-day public comment period.

### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "The Blake Lounge is a amenity in The Blake apartment community owned by a large developer. They operate with liquor licenses at all their apartment communities and have proven themselves to be conscience operators. Management staff has successfully completed Title 4 basic and management liquor training to ensure compliance with liquor laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The residents at these apartment communities have requested the lounges as an amenity. It's been a great success as residents can drink close to home and don't worry about having to drive or find a safe ride home. The lounges have become an intricate part and the high demand of our current and future residents."

### Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

### Attachments

Attachment - Blake Lounge - Data

Attachment - Blake Lounge - Map

### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: BLAKE LOUNGE

## Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	3	1
Beer and Wine Bar	7	1	0
Liquor Store	9	4	3
Beer and Wine Store	10	8	3
Hotel	11	1	1
Restaurant	12	27	21

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	102.89	263.37
Violent Crimes	12.31	7.56	14.54

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	44	23
Total Violations	76	36

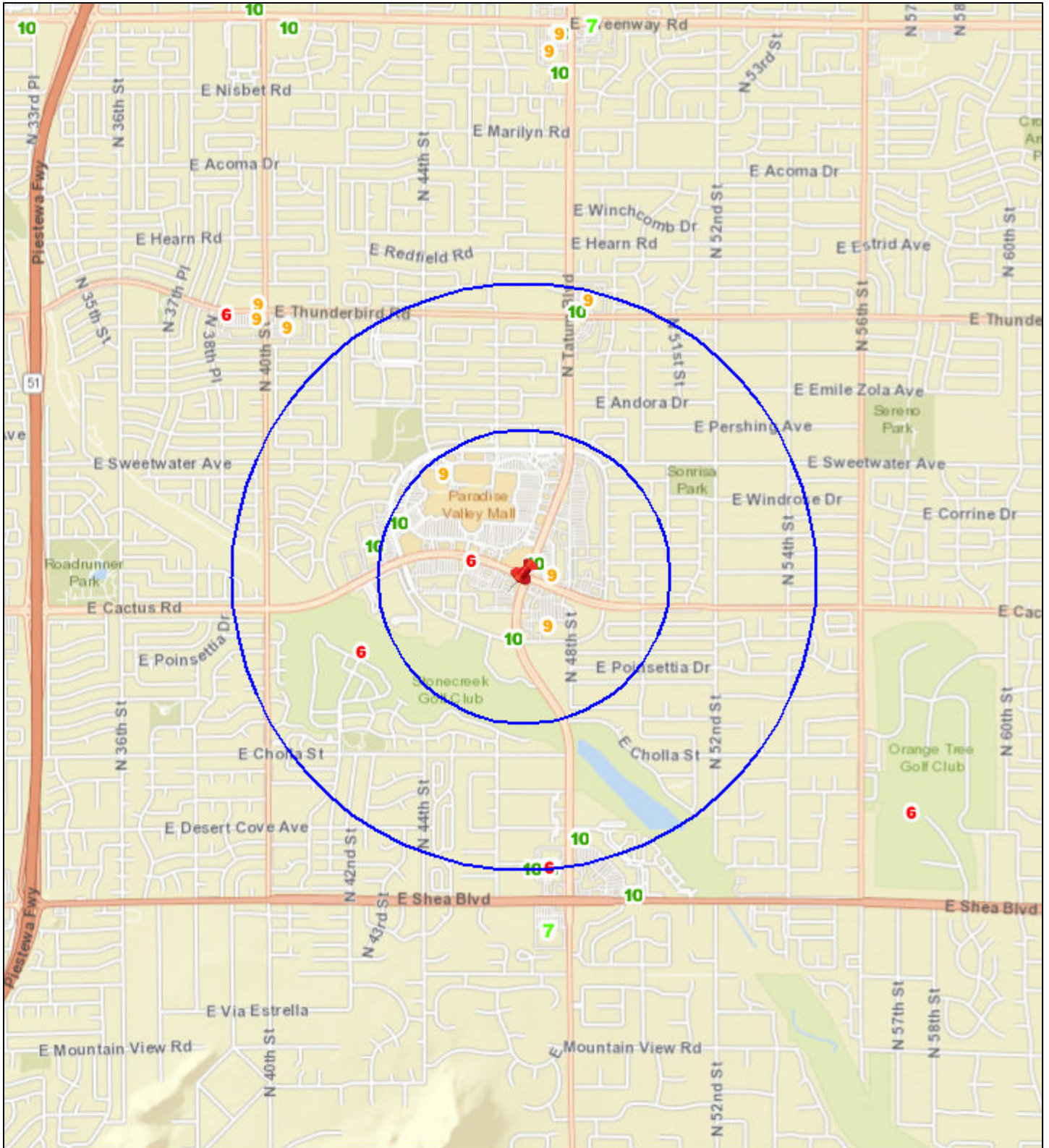
### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1834	100	6	0
1032052	1192	82	0	16
1032082	1548	38	36	18
1032083	885	93	10	0
1032091	804	74	0	24
1032101	872	20	20	12
1032102	1681	32	14	19
1032106	886	23	22	7
Average	0	61	13	19

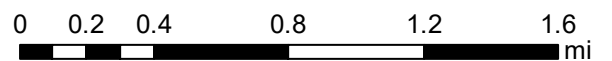


# Liquor License Map: BLAKE LOUNGE

12400 N TATUM BLVD



Date: 8/13/2024





## Liquor License - Federal Pizza

Request for a liquor license. Arizona State License Application 302325.

### Summary

#### Applicant

Andrea Lewkowitz, Agent

#### License Type

Series 12 - Restaurant

#### Location

12636 N. Tatum Boulevard

Zoning Classification: PUD

Council District: 3

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in March 2025.

The 60-day limit for processing this application is October 12, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

### Public Opinion

No protest or support letters were received within the 20-day public comment period.

### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Federal Pizza is known for its wood-fired pizza and Italian favorites, complemented by an impressive selection of unique beers, wines, and spirits. Applicant would like to offer alcoholic beverages to guests 21+ as an incident to the delicious dishes they enjoy."

### Staff Recommendation

Staff recommends approval of this application noting that the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

### Attachments

Attachment - Federal Pizza - Data

Attachment - Federal Pizza - Map

### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

## Liquor License Data: FEDERAL PIZZA

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Liquor Store	9	4	3
Beer and Wine Store	10	6	4
Hotel	11	1	0
Restaurant	12	24	21

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	100.1	259.02
Violent Crimes	12.31	7.59	15.18

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	44	33
Total Violations	75	50

### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1834	100	6	0
1032052	1192	82	0	16
1032082	1548	38	36	18
1032091	804	74	0	24
1032101	872	20	20	12
1032102	1681	32	14	19
1032105	468	0	19	22
1032106	886	23	22	7
Average	0	61	13	19







## Liquor License - Senor Taco Express

Request for a liquor license. Arizona State License Application 302982.

### Summary

#### Applicant

Theresa Morse, Agent

#### License Type

Series 12 - Restaurant

#### Location

3215 N. Central Avenue

Zoning Classification: C-2 TOD-1

Council District: 4

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor alcohol consumption.

The 60-day limit for processing this application is October 13, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Senor Taco Express (Series 12)  
23015 N. Scottsdale Road, Suite G107, Scottsdale  
Calls for police service: N/A - not in Phoenix  
Liquor license violations: None

### Public Opinion

No protest or support letters were received within the 20-day public comment period.

### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I have at least 10 years working in the liquor industry and I will run the day to day operation along with my wife (member listed). My wife and I have attended both Basic & Management Liquor training recently. We will require all employees selling alcohol to attend Basic training to prevent sales to intoxicated or underage. We will apply for a Use Permit to be able to sell food and alcohol on our fenced patio. Additionally, we will abide by State law, health department regulations and City of Phoenix ordinances."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"This location was a fast food chain that did not appeal to our customers who come from nearby businesses & residential properties. We have received numerous complements about our food and that we applied for a liquor license. Based upon the feedback from the community, it appears that a restaurant license for this location will be in the best interest of the community. We will always be vigilant to ensure no open alcohol will be removed from the premises including the patio once we obtain a Use Permit."

### Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

### Attachments



Attachment - Senor Taco Express - Data  
Attachment - Senor Taco Express - Map

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: SENOR TACO EXPRESS

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	11	1
Beer and Wine Bar	7	2	2
Liquor Store	9	6	1
Beer and Wine Store	10	12	4
Hotel	11	2	1
Restaurant	12	39	13
Club	14	1	0

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	187.65	275.26
Violent Crimes	12.31	37.15	46.7

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

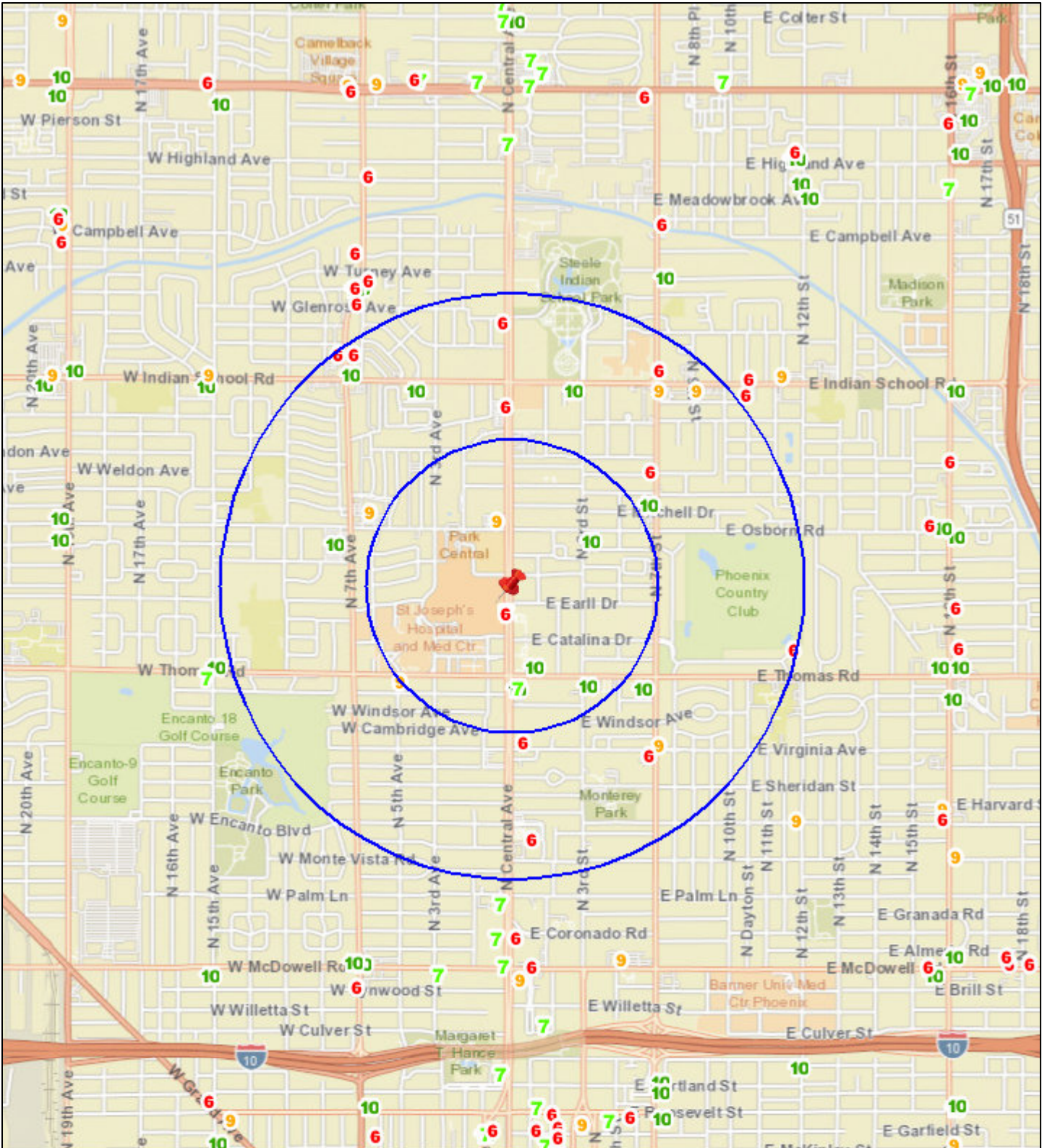
Description	Average	1/2 Mile Average
Parcels w/Violations	44	67
Total Violations	75	116

### Census 2010 Data 1/2 Mile Radius

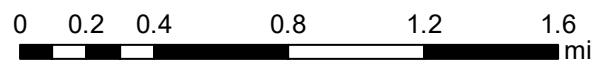
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105011	551	49	20	14
1105012	1249	13	23	11
1105013	824	16	17	40
1105021	1057	13	34	30
1105022	1216	28	19	23
1106004	1456	47	27	3
1118001	742	44	28	5
1118003	996	65	15	4
Average	0	61	13	19

# Liquor License Map: SENOR TACO EXPRESS

3215 N CENTRAL AVE



Date: 8/30/2024





## Liquor License - Snack Shack SNM

Request for a liquor license. Arizona State License Application 302158.

### Summary

#### Applicant

Tricia Clayden, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

8027 N. Black Canyon Highway

Zoning Classification: C-2

Council District: 5

This request is for an ownership and location transfer of a liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is October 12, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

### Public Opinion

One valid letter protesting the issuance of this license has been received and is on file in the Office of the City Clerk. The letter is from the owner of a neighboring business. They feel the approval of this liquor license will impact their business negatively by drawing customers away from their business. They also believe the proposed liquor license location is too close to nearby churches and schools.

### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I currently hold multiple business management degrees that will assist me with managing a successful business. For the past 4 years I have been the daily operations manager at a convenience store in charge of purchasing, sales, employee management and all daily store operations. I have successful employment and financial history showing tremendousness reliability all of my endeavors."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"In review of the community, there are a lot of apartments/hotels and neighborhoods in the surrounding area that would benefit from a convenience store within walking distance to their homes, There is not a grocery store that is close so our store so it would be highly beneficial for the community by providing a safe place for our neighbors to shop."

### Staff Recommendation

Staff gave careful consideration to the protest letter received, however after reviewing the application in its entirety staff is recommending approval of this application. Staff also notes the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

### Attachments

Attachment - Snack Shack SNM - Data

Attachment - Snack Shack SNM - Map

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

## Liquor License Data: SNACK SHACK SNM

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	3	1
Beer and Wine Store	10	10	4
Restaurant	12	7	2

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	229.19	299.15
Violent Crimes	12.31	54.45	88

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	43	61
Total Violations	74	112

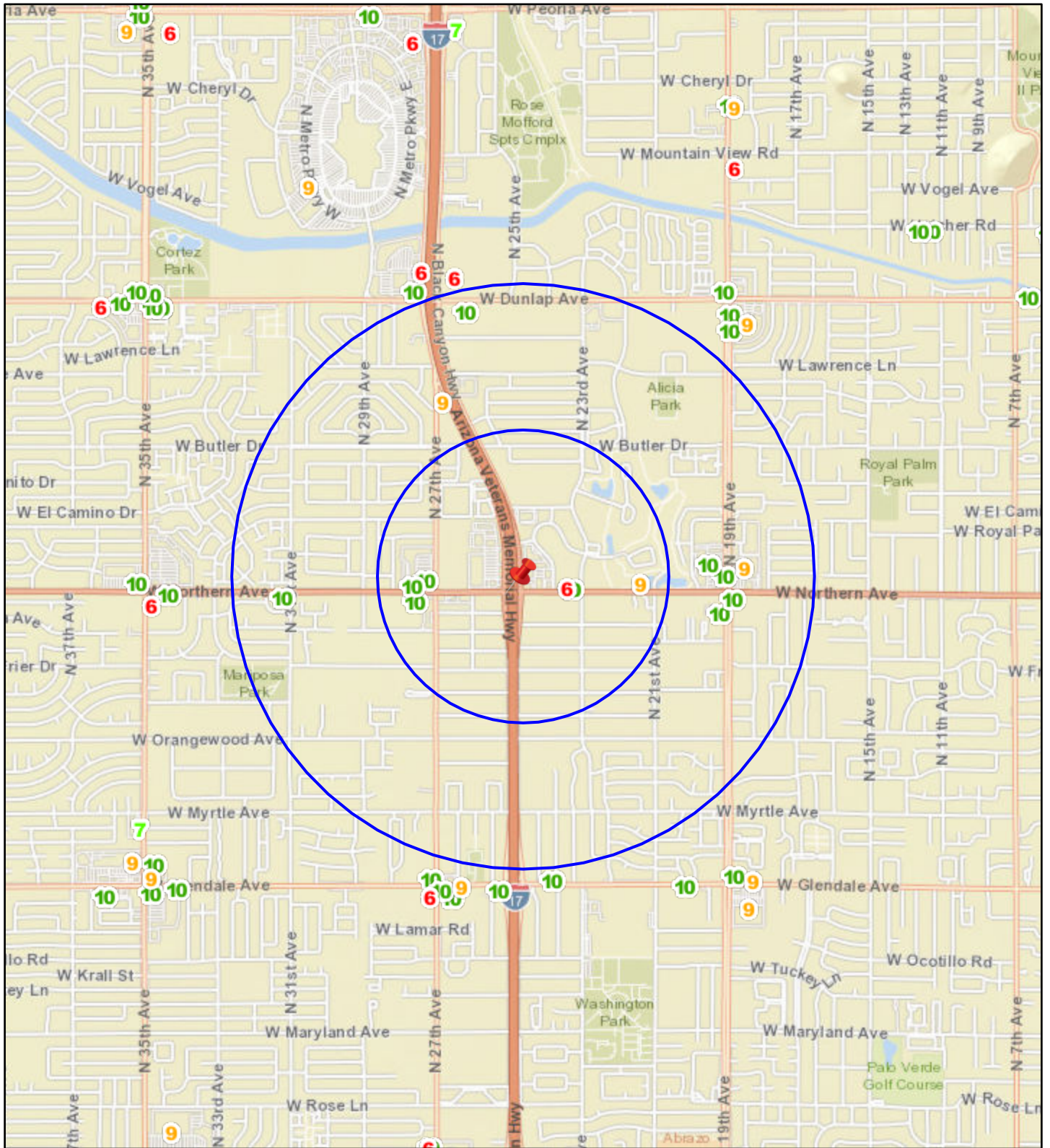


### Census 2010 Data 1/2 Mile Radius

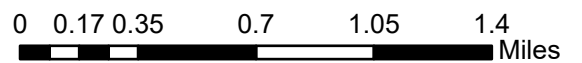
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1055011	1055	38	6	59
1055012	1442	0	11	38
1055021	777	0	25	45
1055032	782	25	26	16
1056012	1895	76	6	27
1059001	1697	50	0	42
1059003	1609	59	5	25
1060011	1487	31	17	50
1060021	1678	27	14	27
1060022	872	25	29	35
Average	0	61	13	19

# Liquor License Map: SNACK SHACK SNM

8027 N BLACK CANYON HWY



Date: 9/16/2024





## Liquor License - Sprouts Farmers Market #49

Request for a liquor license. Arizona State License Application 303580.

### Summary

#### Applicant

Amy Nations, Agent

#### License Type

Series 10 - Beer and Wine Store with Sampling Privileges

#### Location

9824 W. McDowell Road  
Zoning Classification: PCD  
Council District: 5

This request is for a new liquor license with sampling privileges for a grocery store. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is October 7, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"Sprouts Farmers Market implements strict alcohol sale policies at all locations throughout Arizona. Employees are required to go through extensive liquor law training and Sprouts Farmers Market conducts regular audits to ensure they comply."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"The added service would allow the customer a one stop shop as Sprouts Farmers Market is a full service market.

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment - Sprouts Farmers Market #49 - Data

Attachment - Sprouts Farmers Market #49 - Map

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: SPROUTS FARMERS MARKET #49

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	1	1
Beer and Wine Store	10	4	1
Hotel	11	1	1
Restaurant	12	14	9

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	27.38	17.51
Violent Crimes	12.31	4.48	3.39

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	44	8
Total Violations	76	17

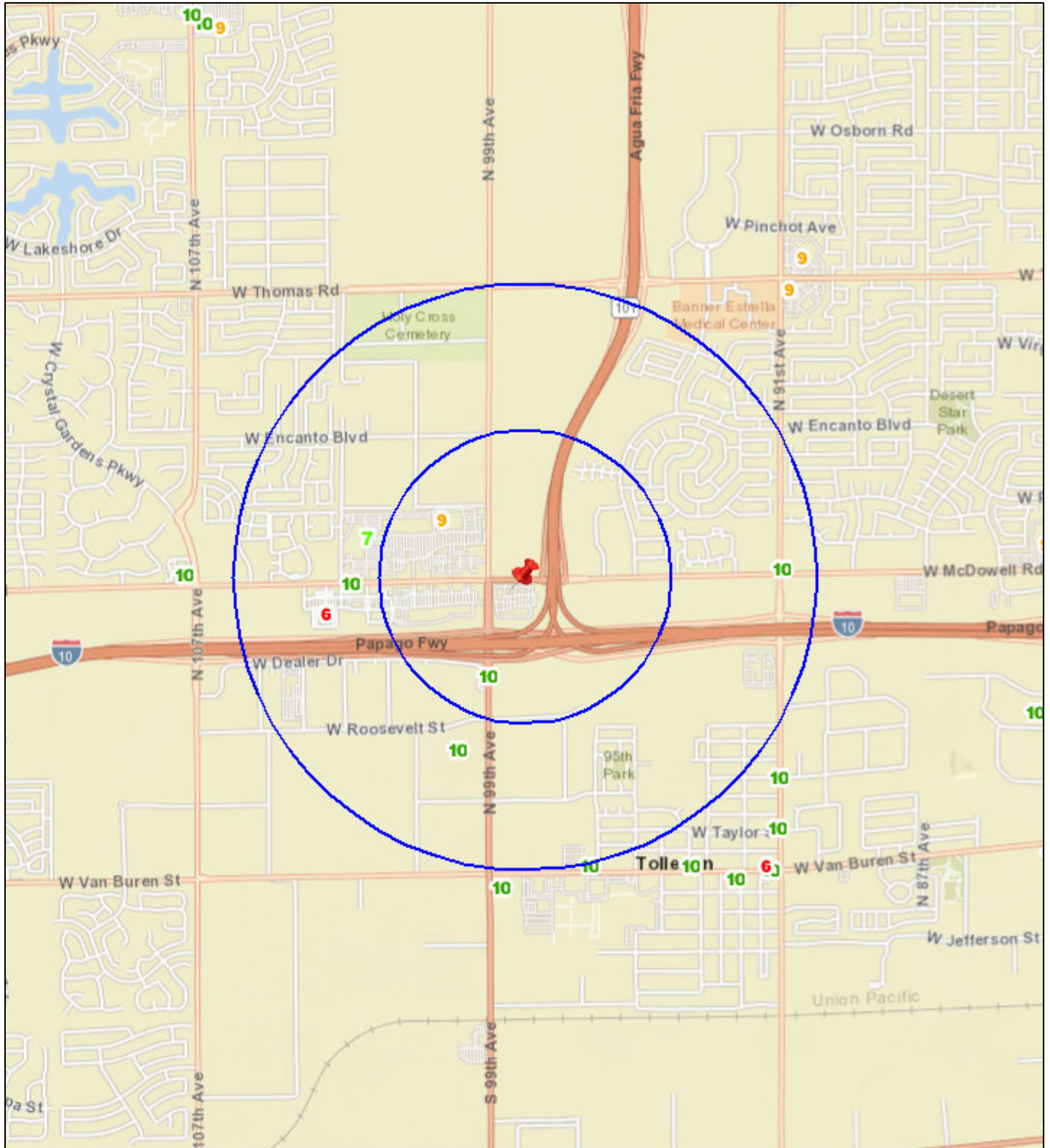
### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
0820171	2735	42	25	19
0820172	1746	87	18	21
0820241	1937	60	20	10
0820242	2447	19	7	11
0830002	3117	42	18	28
Average	0	61	13	19

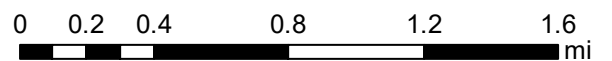


# Liquor License Map: SPROUTS FARMERS MARKET #49

9824 W MCDOWELL RD



Date: 8/13/2024





**Liquor License - Special Event - Childsplay, Inc.**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Steven Martin

Location

3515 E. Hialea Court  
Council District: 6

Function

Wine Tasting

Date(s) - Time(s) / Expected Attendance

November 2, 2024 - 4 p.m. to 8 p.m. / 150 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.





**Liquor License - Special Event - Madison District Educational Foundation**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Matthew Gerber

Location

5601 N. 16th Street  
Council District: 6

Function

Speaking Presentation

Date(s) - Time(s) / Expected Attendance

October 25, 2024 - 6 p.m. to 11 p.m. / 500 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



**Liquor License - Special Event - Mount Claret Roman Catholic Retreat Center  
Phoenix**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Thomas McGuire

Location

4633 N. 54th Street

Council District: 6

Function

Dinner

Date(s) - Time(s) / Expected Attendance

October 12, 2024 - 5 p.m. to 10 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



**Liquor License - Special Event - St. Benedict Roman Catholic Parish Phoenix**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Ashton Kelly

Location

16035 S. 48th Street

Council District: 6

Function

Festival

Date(s) - Time(s) / Expected Attendance

October 26, 2024 - 5 p.m. to 9 p.m. / 450 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



**Liquor License - Special Event - St. Theresa Council No. 13497 Knights of Columbus**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Michael Harris

Location

5045 E. Thomas Road

Council District: 6

Function

Festival

Date(s) - Time(s) / Expected Attendance

October 19, 2024 - 5 p.m. to 10 p.m. / 120 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



**Liquor License - Special Event - St. Thomas the Apostle Roman Catholic Parish  
Phoenix**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Steven Kunkel

Location

4510 N. 24th Street

Council District: 6

Function

Dinner

Date(s) - Time(s) / Expected Attendance

October 18, 2024 - 6 p.m. to 9 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## Liquor License - Hearsay

Request for a liquor license. Arizona State License Application 305795.

### Summary

#### Applicant

Andrea Lewkowitz, Agent

#### License Type

Series 12 - Restaurant

#### Location

2501 E. Camelback Road, Suites 10, 30, 50

Zoning Classification: C-2 H-R SP

Council District: 6

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption.

The 60-day limit for processing this application is October 21, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Hearsay will open in the center of the Esplanade, surrounded by 5 premier office towers, a residential tower, a hotel, a movie theater, and luxury retail businesses. The restaurant and conference center will offer breakfast, lunch, and dinner in a modern classic setting, and would like to offer alcoholic beverages to guests 21 and over as an incident to the meals served.

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment - Hearsay - Data

Attachment - Hearsay - Map

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

## Liquor License Data: HEARSAY

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	5	3
Beer and Wine Bar	7	3	1
Liquor Store	9	3	0
Beer and Wine Store	10	6	1
Hotel	11	3	2
Restaurant	12	43	20

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	143.15	156.15
Violent Crimes	12.31	11.65	12.2

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	43	22
Total Violations	74	29

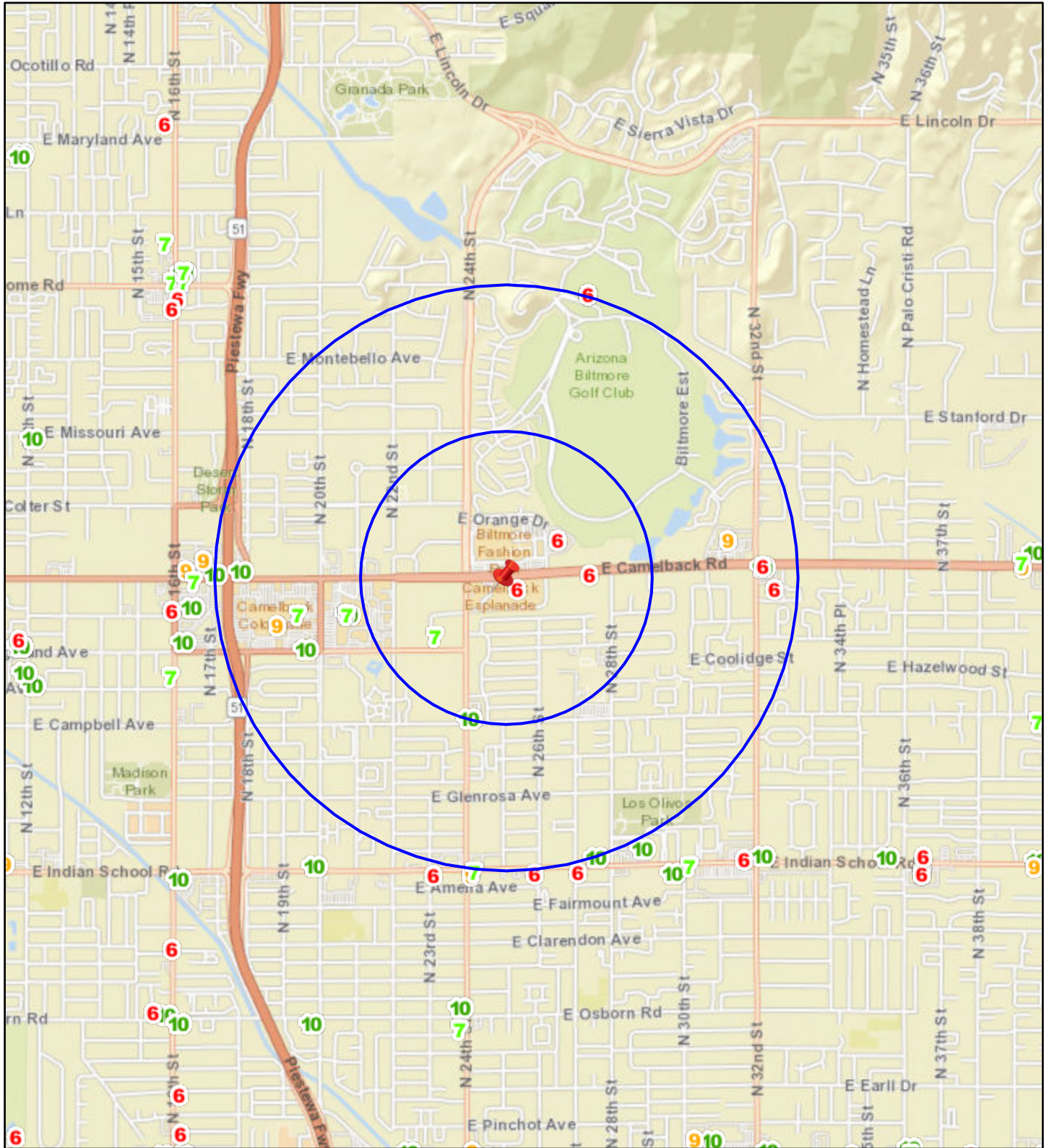


### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1077002	738	57	10	8
1078002	1477	63	28	5
1084003	1071	34	8	40
1084004	1641	65	7	19
1085022	732	23	28	12
1085024	549	43	31	15
Average	0	61	13	19

# Liquor License Map: HEARSAY

2501 E CAMELBACK RD



Date: 9/23/2024

0 0.17 0.35 0.7 1.05 1.4 Miles



**Liquor License - Special Event - Downtown Phoenix, Inc.**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Devney Majerle

Location

345 E. Monroe Street  
Council District: 7

Function

Festival

Date(s) - Time(s) / Expected Attendance

October 19, 2024 - 1 p.m. to 10 p.m. / 7,500 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## **Liquor License - Special Event - Hance Park Conservancy**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

### **Summary**

#### Applicant

Alison Sipes

#### Location

67 W. Culver Street  
Council District: 7

#### Function

Dinner

#### Date(s) - Time(s) / Expected Attendance

October 26, 2024 - 4 p.m. to 10 p.m. / 1,500 attendees

#### Staff Recommendation

Staff recommends approval of this application.

### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## Liquor License - Special Event - Alwun House Foundation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

### Summary

#### Applicant

Dana Johnson

#### Location

1209 E. Diamond Street  
Council District: 8

#### Function

Dance Performance

#### Date(s) - Time(s) / Expected Attendance

October 20, 2024 - 7 p.m. to 11 p.m. / 250 attendees

#### Staff Recommendation

Staff recommends approval of this application.

### Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



**Liquor License - Special Event - Arizona Black Bar**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

**Summary**

Applicant

Ramsey Bronyah

Location

415 E. Grant Street  
Council District: 8

Function

Dinner

Date(s) - Time(s) / Expected Attendance

November 16, 2024 - 6 p.m. to 9 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## **Liquor License - Special Event - The Garment League Inc**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

### **Summary**

#### Applicant

Patrice Terry-Thomas

#### Location

400 E. Van Buren Street, Suite 1100  
Council District: 8

#### Function

Networking Event

#### Date(s) - Time(s) / Expected Attendance

October 11, 2024 - 7 p.m. to 11:30 p.m. / 100 attendees

#### Staff Recommendation

Staff recommends approval of this application.

### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## Liquor License - CEO Distilling

Request for a liquor license. Arizona State License Application 303582.

### Summary

#### Applicant

Jeffrey Miller, Agent

#### License Type

Series 1 - In-State Producer

#### Location

4202 E. Elwood Street, #10

Zoning Classification:

Council District: 8

This request is for a new liquor license for an in-state producer. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is October 19, 2024.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

#### Public Opinion

No protest or support letters were received within the 20-day public comment period.

#### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the



applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
“We have been successfully operating our business at another location. We will continue to abide by Arizona Liquor Laws.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## Liquor License - Carbon Tapatio

Request for a liquor license. Arizona State License Application 302095.

### Summary

#### Applicant

Eliseo Gomez Castillo, Agent

#### License Type

Series 12 - Restaurant

#### Location

9032 S. Central Avenue

Zoning Classification: C-2

Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is October 7, 2024.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Carniceria El Charro (Series 10)  
810 N. 91st Avenue, Tolleson  
Calls for police service: N/A - not in Phoenix  
Liquor license violations: None

Carniceria La Tapatia (Series 10)  
517 W. Western Avenue, Avondale  
Calls for police service: N/A - not in Phoenix  
Liquor license violations: None

Carniceria Michoacan (Series 10)  
3549 W. Thomas Road, #104 & 105, Phoenix  
Calls for police service: 14  
Liquor license violations: In May 2007, a fine was paid for failure to notify of the sale of the license within 30 days, change in ownership without notifying the department, and for false or misleading information on application or other documents. In December 2011, a fine was paid for delinquent taxes.

Carniceria La Piedad (Series 10)  
1619 N. 59th Avenue, Phoenix  
Calls for police service: 21  
Liquor license violations: None

#### Public Opinion

No protest or support letters were received within the 20-day public comment period.

#### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have several businesses with liquor licenses, and have upheld all of State of Arizona laws and statues. Throughout the years I have been responsible with my liquor licenses and haven't had any complaints, issues or had any defaults with any license. I have been trained with title 4 training class and ensured that my employees take their title 4 class as well. With Carbon Tapatio I plan on following those same rules and

regulations as a responsible business owner.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

“Carbon Tapatio will be a family-oriented restaurant and a safe place to buy alcohol and will complement the foods we will be serving while upholding all laws and regulations of the state of Arizona.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment - Carbon Tapatio - Data

Attachment - Carbon Tapatio - Map

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

## Liquor License Data: CARBON TAPATIO

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Liquor Store	9	2	1
Beer and Wine Store	10	3	2
Restaurant	12	2	1

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	91.32	114.54
Violent Crimes	12.31	17.4	26.43

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

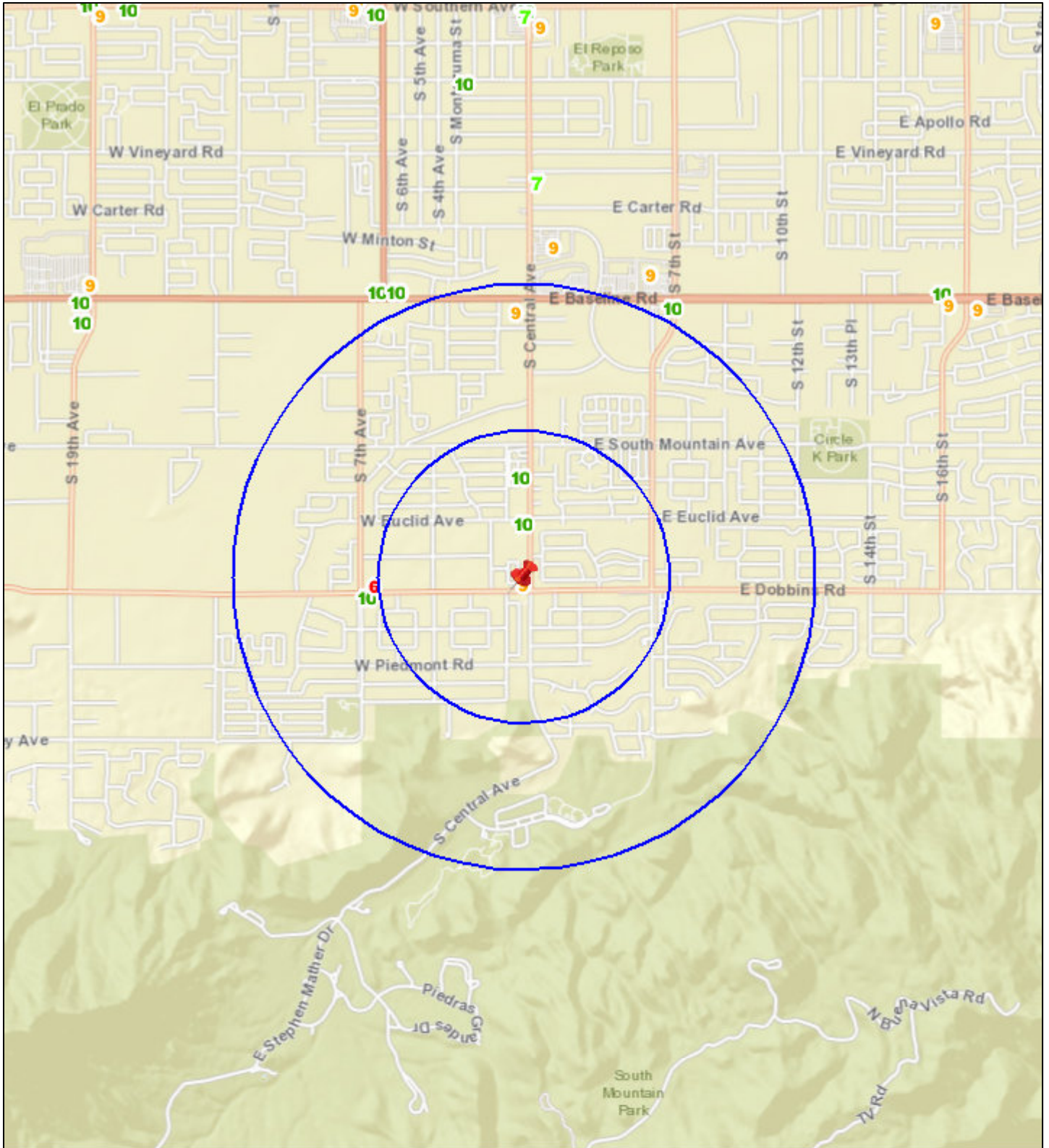
Description	Average	1/2 Mile Average
Parcels w/Violations	44	88
Total Violations	76	130

### Census 2010 Data 1/2 Mile Radius

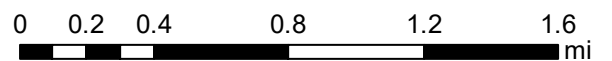
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167021	1299	70	8	11
1167022	2175	59	21	36
1167023	2617	48	12	28
1167024	306	76	24	0
1167025	483	82	22	23
1167031	2524	69	15	26
1167032	1141	89	7	6
1167321	2659	85	14	33
1167322	1053	73	8	26
1167331	388	71	0	0
Average	0	61	13	19

# Liquor License Map: CARBON TAPATIO

9032 S CENTRAL AVE



Date: 8/13/2024



# City Council Formal Meeting



City of Phoenix

## Report

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**Agenda Date:** 10/2/2024, **Item No.** 27

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### **Salt River Project Agricultural Improvement and Power District dba SRP**

For \$49,950 in payment authority to the Salt River Project for service and work needed to add an electrical switch and transformer for new Fire Station 74, located at 9310 W. Chandler Boulevard, Phoenix, AZ 85045, for Fire Department Project FD57100020.





Report

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**Agenda Date: 10/2/2024, Item No. 28**

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**Hughes Fire Equipment, Inc.**

For \$51,339.31 in payment authority for parts and services provided on an aircraft rescue and firefighting vehicle for the Public Works Department (PWD). PWD maintains this vehicle for the Fire Department which is used to assist with front line rescues to serve and protect our community.



**Integrated Medical Evaluations, Inc.**

For \$400,000 in additional payment authority for Contract 155827, for independent medical evaluations for the Retirement Office. Independent medical evaluations are used when the Local Police, Fire Retirement, or City of Phoenix Employees' Retirement System Boards require information to determine the eligibility of individuals for a disability retirement. Furthermore, state statute requires all public safety members who have filed an application for disability retirement be referred for an independent medical evaluation by a board-certified physician to determine if they meet the criteria listed in Arizona Revised Statutes, Section 38-859. The additional funds are needed due to the substantial increase of applications being submitted.



### **Arizona Municipal Water Association**

For \$15,000 in additional payment authority for membership renewal to the Arizona Municipal Water Users Association for the Water Services Department. Participation in the Arizona Municipal Water Users Association provides Water Services staff access to a variety of research and information addressing drinking water, wastewater reclamation, watershed quality, and storm water issues. The item was initially approved by the Transportation, Infrastructure, and Planning Subcommittee on April 17, 2024. The additional funds are needed due to an increase in membership dues for Fiscal Year 2024-25.

## City Council Formal Meeting



City of Phoenix

### Report

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Agenda Date: 10/2/2024, Item No. 31

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#### **State Bar Trust Account of Zeitlin & Zeitlin, P.C., in trust for HH-SOUTHGATE, LLC**

For \$99,318 to pay a court order entered against the City for judgment, plus statutory interest and taxable costs, in *City of Phoenix v. HH-SOUTHGATE, LLC*, Case CV2022-001800, a condemnation case for land acquisition for the South Central Extension / Downtown Hub Light Rail Project, for the Finance Department, pursuant to Phoenix City Code Chapter 42.



Report

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Agenda Date: 10/2/2024, Item No. 32

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**Settlement of Claim(s) Robinson v. City of Phoenix**

To make payment of up to \$151,052 in settlement of claim(s) in *Robinson v. City of Phoenix*, 23-0411-002, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department that occurred on October 25, 2023.



**Approval of Ordinance Amending Phoenix City Code Chapter 23 - Camping and the Penalties for Violations (Ordinance G-7310)**

Request to amend Phoenix City Code, Chapter 23, Article II, section 30, to authorize the City Manager, or his designee, to make clarifying edits and to remove posted signage requirement.

**Summary**

The Ordinance states it shall be unlawful for any person to camp in or on any park or preserve, or in or on any building, facility, or parking lot or structure, or on any property adjacent thereto, that is owned, possessed, or controlled by the City, or within 500 feet of shelters, child care facilities, schools, or City parks if signs are posted, except as permitted in Section 23-30(D) of the Ordinance attached as **Attachment A**. Proposed changes would clarify camping on any street, alley, or other public grounds is prohibited and would remove the posting requirement for camping violations within 500 feet of shelters, child care facilities, schools, or City parks as long as reasonable notice is otherwise provided. If approved, the effective date of the Ordinance will be November 2, 2024.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Gina Montes, the Police and Law departments and the Office of Homeless Solutions.

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL  
ADOPTED ORDINANCE**

ORDINANCE G-XXXX

AN ORDINANCE AMENDING CHAPTER 23, ARTICLE II, SECTION  
30, CAMPING, OF THE PHOENIX CITY CODE.

\_\_\_\_\_

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as  
follows:

SECTION 1. That Chapter 23, Article II, Section 30 is amended as follows:

Sec. 23-30. Camping.

A. It shall be unlawful for any person to camp in or on any PUBLIC STREET OR ALLEY, SIDEWALK, RIGHTS OF WAY, park or preserve, ~~or in any building, facility, or parking lot or structure, or on any property adjacent thereto~~ OR OTHER PUBLIC GROUND that is owned, possessed, or controlled by the City, except as permitted in paragraph D below.

B. It shall be unlawful for any person to camp ON OR within 500 feet of any ~~property boundary~~ of a PARCEL WHERE A school, child care facility, shelter, or city park IS LOCATED IF REASONABLE NOTICE OF THE CAMPING PROHIBITION IS PROVIDED, EXCEPT AS PERMITTED IN PARAGRAPH D BELOW. ~~provided reasonable notice of the camping prohibition is posted.~~

C. For the purposes of this section:

1. The term "camp" means to use real property in the City for living accommodation purposes such as sleeping activities, or making preparations to sleep, including the laying down of bedding for the purpose of sleeping, or storing personal belongings, or making any fire, or using any tents or shelter or other structure or vehicle for sleeping or doing any digging or earth breaking or carrying on cooking activities. The above-listed activities constitute camping when it reasonably appears, in light of all the circumstances, that the participants, in conducting these activities, are in fact using the area for living accommodation purposes regardless of the intent of the participants or the nature of any other activities in which they may also be engaging.
2. "Child care facility" has the meaning provided in Arizona Revised

Statutes, section 36-881(3).

3. "REASONABLE NOTICE" INCLUDES ACTUAL OR CONSTRUCTIVE NOTICE THAT CERTAIN CONDUCT IS PROHIBITED AND MAY BE ACCOMPLISHED BY REASONABLE POSTING OR VERBAL NOTICE PROVIDED BY A LAW ENFORCEMENT OFFICER.

4. "School" means a place of general instruction including public and parochial schools, charter schools operating under a valid contract issued by the state or a state sponsored organization, institutions of higher education and private educational institutions offering a curriculum of general instruction comparable to public schools.

5. "Shelter" means a facility or outdoor space, the primary purpose of which is to provide free or low-cost Temporary or transitional living accommodations or camping to homeless persons.

D. The Director of the Parks and Recreation Department may, in accordance with the Parks and Recreation Department's established procedures, issue special use permits or reservations to authorize youth organizations to camp or park vehicles overnight in a park or preserve. Nothing in this section shall be interpreted to prohibit camping or overnight parking sponsored by the City of Phoenix.

E. PENALTY:

1. A person convicted of this section is guilty of a class 3 misdemeanor. for a first offense, notwithstanding ARS §13-802, any fine imposed must not exceed one hundred dollars.
2. Consistent with ARS §13-717, in addition to or in lieu of any sentence imposed pursuant to this section, the court may sentence a person to perform community restitution or order a term of education or treatment.

SECTION 2. This Ordinance shall become effective on November 2, 2024.

PASSED by the City Council of the City of Phoenix this 2nd day of October 2024.

\_\_\_\_\_  
MAYOR

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk



APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

LTC:cz: LF24-2220: 10/2/24:2460094\_1.doc

DRAFT



**Acquisition of Real Property for Roadway Improvements Located at the Southwest Corner of 43rd and Missouri Avenues (Ordinance S-51291)**

Request to authorize the City Manager, or his designee, to acquire real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for roadway improvements at the southwest corner of 43rd and Missouri Avenues. Further request authorization to dedicate land with roadway and/or public improvements for public use for right-of-way purposes via separate recording instrument. Additionally request to authorize the City Controller to disburse all funds related to this item.

**Summary**

Acquisition of real property is required for roadway improvements at the southwest corner of the 43rd and Missouri Avenues intersection to enhance roadway and sidewalk conditions for pedestrians, bicyclists, and vehicular traffic. Improvements include striping, curbs, gutters, street lighting, traffic control signals, and Americans with Disabilities Act compliant sidewalks and ramps.

The parcel affected by this project and included in this request is located at 5488 N. 43rd Avenue, identified by Maricopa County Assessor's parcel number 145-05-032.

**Financial Impact**

Funding is available in the Street Transportation Department's Highway Safety Improvement Program.

**Location**

Southwest corner of N. 43rd and W. Missouri Avenues.  
Council District: 5

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson, and the Street Transportation and Finance departments.



## Acquisition of Real Property for Traffic Signal Improvements at Various Intersections Citywide (Ordinance S-51293)

Request to authorize the City Manager, or his designee, to acquire real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for traffic signal improvements at various intersections citywide. Further request authorization to dedicate land with roadway and/or public improvements to public use for right-of-way purposes via separate recording instrument. Additionally, request to authorize the City Controller to disburse all funds related to this item.

### Summary

Acquisition of real property is required to facilitate the installation of traffic signal improvements at various intersections citywide to enhance safety and minimize traffic impediment for vehicular traffic, pedestrians and bicyclists. The improvements will modernize the existing traffic signal equipment with upgraded signal lights and poles; and will include installation of junction boxes, upgraded street lighting, striping, curbs, gutters, and Americans with Disabilities Act compliant sidewalks and ramps.

The traffic signals are at the following intersections:

- S. Jesse Owens Parkway and E. Baseline Road
- N. 7th Street and E. McDowell Road
- N. Cave Creek Road and E. Greenway Parkway

The parcels affected by this project are identified in **Attachment A**.

### Financial Impact

Funding is available in the Street Transportation Department's Capital Improvement Program.

### Location

Various Intersections.

Council Districts: 2, 4, 7, and 8

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson, and the Street Transportation and Finance departments.

**ATTACHMENT A**  
**Property Identification**

**City of Phoenix Street Improvement Project:** Acquisition of Real Property for Traffic Signal Improvements at Various Intersections Citywide

The following improved and/or unimproved parcels affected by acquisition and included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.

<b>APN</b>	<b>Address / Location</b>
111-37-155	545 E. McDowell Road
114-16-003X	330 E. Baseline Road
117-32-119	1601 N. 7th Street
118-54-111A	530 E. McDowell Road
300-43-019J	303 E. Baseline Road



**Acceptance of an Easement for Drainage Purposes (Ordinance S-51305)**

Request for the City Council to accept an easement for drainage purposes; further ordering the ordinance recorded.

**Summary**

Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: KLLB AIV LLC; its successor and assigns

Purpose: Drainage

Location: 3377 N. 97th Drive

File: 240054

Council District: 5

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



**Authorization To Apply for Local Judicial Collection Enhancement Fund and Fill the Gap Grant Funding for Case Management System Related Costs (Ordinance S-51315)**

Request authorization for the Phoenix Municipal Court to apply for grant funding in an amount not to exceed \$4 million from the Arizona Supreme Court administered Judicial Collection Enhancement Fund (JCEF) and Fill the Gap (FTG) funds to cover the cost of technical goods and professional services related to the implementation of the Court's new case management system (CMS). Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

**Summary**

On September 14, 2023, the Arizona Supreme Court's Commission on Technology (COT) granted approval for the Court to conduct a formal solicitation to review commercial off the shelf CMS options. A formal solicitation process was conducted and the evaluation committee made a recommendation to award which was approved by both City Council on May 10, 2024 and by COT on June 6, 2024. The Court is now ready to proceed with implementation of the new solution and additional expenditures will be necessary to facilitate migration, mitigate risk and ensure the successful transition to the new CMS. The costs related to the implementation will include annual software licensing and fees, IT storage, professional consulting services, as well as professional services to digitize existing case files.

**Financial Impact**

Funds will be made available in the Phoenix Municipal Court's local JCEF and FTG accounts. The Court must submit a funding plan and application to the Arizona Supreme Court Administrative Office of the Courts to secure approval for utilization of JCEF and FTG funds pursuant to Arizona Revised Statutes Section 12-113.

**Responsible Department**

The item is recommended by Chief Presiding Judge B. Don Taylor III and Deputy City Manager Gina Montes.



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**ARPA Phoenix Resilient Food System Program - Enter into Agreement with St. Mary's Food Bank (Ordinance S-51312)**

Request to authorize the City Manager, or his designee, to enter into an Agreement with St. Mary's Food Bank to support a Farm to Food Banks project. Further request to authorize the City Controller to disburse all funds related to these items. Funding is available through the City's allocation of the American Rescue Plan Act (ARPA) funding to the Phoenix Resilient Food System Program by the ARPA Strategic Plan approved by the Mayor and Council. There is no impact to the General Fund. The aggregate expenditures of this contract will not exceed \$73,592.80.

**Summary**

In response to the COVID-19 pandemic, the Office of Environmental Programs (OEP) developed a food assistance plan to address the food needs of vulnerable populations and communities impacted by COVID-19. The plan provides: (1) access to healthy foods for impacted populations; (2) infrastructure assistance regarding transportation and delivery with a focus on home delivery; (3) support for food banks, food pantries and community food support agencies; (4) support for increased local food production; and (5) business and employment opportunities throughout the food system spectrum.

ARPA Phoenix Resilient Food System Program - Enter into Agreement with St. Mary's Food Bank

Additional ARPA Food System Transformation grants are available due to a grantee declining an award and decreased funding for another grantee. These funds will be reallocated to St. Mary's Food Bank (SMFB) who will use the funds to augment the Farm to Food Banks program that was previously awarded \$200,000 in ARPA funds in 2022. SMFB has need for these funds and the ability to deploy the funds to meet ARPA requirements. This program will source produce primarily from farms within the City of Phoenix, including from small and BIPOC (Black, Indigenous, and people of color) - owned farms impacted by COVID-19. The produce will be delivered directly from the farm to St. Mary's and agency partners (food pantries) who will distribute produce to Phoenix clients. Funds will be used for food purchases and to increase cold storage capacity.

**Procurement Information**



Services may be procured, as needed, in accordance with Administrative Regulation 3.10, to implement and administer programs intended to prevent, prepare for and respond to the COVID-19 pandemic.

**Contract Term**

The contract term will be from October 3, 2024, to December 31, 2024.

All agreements may be extended based on available funding, which extensions may be executed by the City Manager, or his designee.

**Financial Impact**

There is no impact to the General Fund. Funding of \$73,592.80 is available through the City’s allocation of ARPA funding to the Phoenix Resilient Food System Program by the ARPA Strategic Plan approved by the Mayor and Council.

**Concurrence/Previous Council Action**

The City Council previously approved:

- ARPA Strategic Plan on June 8, 2021;
- ARPA Phoenix Resilient Food System allocation on June 7, 2022; and
- Agreement 157726 (Ordinance S-49079) with SMFB on October 12, 2022, through the ARPA Phoenix Resilient Food System.

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Office of Environmental Programs.



**Amend Ordinance S-46574 to Add Funds to Commercial and Residential Heating, Air Conditioning, and Evaporative Cooler Contracts (Ordinance S-51297)**

Request to authorize the City Manager, or his designee, to amend Ordinance S-46574 to add up to \$300,000 in U.S. Department of Housing and Urban Development (HUD) funding without modifying the term end date, and to take all necessary actions and execute all documents for Adobe Insulation, Inc. dba Adobe Energy Management, to provide heating, air conditioning and evaporative cooler services at the Housing Department's scattered sites and public housing properties. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund.

**Summary**

On May 6, 2020, City Council approved Ordinance S-46574 to enter into an agreement with Adobe Insulation, Inc. dba Adobe Energy Management, Goliath Mechanical, LLC (who terminated their contract), and TLC Refrigeration & Air Conditioning, LLC (who are no longer in business), in an amount not to exceed \$1.2 million to provide new units and repairs for heating, air conditioning, and evaporative coolers at the scattered site and housing properties owned by the Housing Department. The term of the agreement was on or about July 1, 2020, and ends on June 30, 2025.

The Housing Department is seeking approval for additional funding of \$300,000 in funds to cover increased costs due to new mandatory Department of Energy (DOE) new efficiency requirements for Air Conditioning Systems needed for the scattered sites and other housing properties.

**Contract Term**

The contract term remains unchanged, ending on June 30, 2025.

**Financial Impact**

The new aggregate contract value will not exceed \$1.5 million (including applicable taxes). This contract is funded with HUD funds. There is no impact to the General Fund.

**Concurrence/Previous Council Action**

City Council approved Ordinance S-46574 on May 6, 2020.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



**Amend Ordinance to Add Federal Community Development Block Grant Funding for Maryvale Parkway Terrace Affordable Housing Rehabilitation (Ordinance S-51298)**

Request to authorize the City Manager, or his designee, to amend Ordinance S-49245 to add up to \$1.5 million in U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding and to take all necessary actions and execute all documents as needed for the rehabilitation of the Maryvale Parkway Terrace affordable housing community. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund.

**Summary**

On December 14, 2022, City Council approved Ordinance S-49245 to appropriate, expend and disburse up to \$12 million in Public Housing, Capital Fund Program and/or Affordable Housing Program funds to provide for the pre-development, development, rehabilitation, programming, and/or operations to implement the Maryvale Parkway Terrace rehabilitation project and renovate the outdated units and community center, including common area improvements, replacement of major systems, upgrade of exterior paint and asphalt, etc. Maryvale Parkway Terrace, comprised of 108 one-bedroom units, is owned by the City of Phoenix Housing Department and operates as a senior Public Housing community.

On January 24, 2024, City Council approved Ordinance S-50509 to authorize \$1.5 million in CDBG funding for the Maryvale Parkway Terrace rehabilitation project. This funding was utilized for the first phase of this two-phased project (rehabilitation of Building A) to address additional hard construction costs due to increasing prices as well as upgrades for better operational efficiency, resident amenities, safety, and code compliance purposes.

The Housing Department is seeking approval for an additional allocation of \$1.5 million in CDBG funds to cover costs in the second phase of the project (rehabilitation of Building B) including asbestos abatement and replacement of all drywall and insulation for 54 one-bedroom units. The abatement triggered other requirements for additional labor and material to fireproof all ceilings, unit dividing walls, etc. for safety purposes.

Other items include replacement of exterior automatic gates to provide proper access for emergencies; insulation of all chiller lines to prevent condensation leaks on the new drywall being installed; etc.

Construction is currently underway and is anticipated to be completed in March 2025.

**Financial Impact**

There is no impact to the General Fund. Funding is available in the Neighborhood Services Department’s CDBG program.

**Concurrence/Previous Council Action**

- City Council approved Ordinance S-50509 on January 24, 2024, to add up to \$1.5 million in CDBG funding for the rehabilitation of the Maryvale Parkway Terrace community.
- City Council approved Ordinance S-49245 on December 14, 2022, to implement additional federal public housing and affordable housing resources, initiatives, and program amendments, including the Maryvale Parkway Terrace rehabilitation project.

**Location**

4545 N. Maryvale Parkway  
Council District: 5

**Responsible Department**

This item is submitted by Deputy City Managers Gina Montes and Alan Stephenson, and the Housing and Neighborhood Services departments.



**Authorization to Apply, Accept, and Disburse Funds and Enter into Agreements for the Fiscal Year 2024 Pathways to Removing Obstacles to Housing Grant Opportunity (Ordinance S-51309)**

Request approval for the City Manager, or his designee, to authorize the City of Phoenix Housing (HOU) and Planning and Development (PDD) departments to submit a grant application to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year 2024 Pathways to Removing Obstacles for Housing (PRO Housing) grant opportunity. If awarded, request approval to execute all documents necessary to accept and disburse the grant funds. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, grant funds in accordance with the terms of the aforementioned grant.

**Summary**

On August 13, 2024, HUD issued a Notice of Funding Opportunity for the PRO Housing grant program with an application deadline of October 15, 2024. HUD is providing \$100 million in competitive federal grant funding for communities across the country to identify and remove barriers to affordable housing production and preservation. The PRO Housing grant is available to local and state governments, metropolitan planning organizations, and multijurisdictional entities. Up to \$7 million per grantee is available over a six-year grant period of performance. The PRO Housing grant program will fund projects that: develop, evaluate, and implement housing policy plans; improve housing strategies; and facilitate affordable housing production and preservation. Award announcements are expected in early 2025.

Applicants are prioritized if they can demonstrate progress and commitment to overcoming local barriers, primarily by having enacted improved laws and regulations. The City intends to apply up to the maximum grant award to support planning and affordable housing production activities that further implement the Phoenix City Council approved Housing Phoenix Plan.

**Contract Term**

The term of the PRO Housing grant has a six-year period of performance. The projected start date is early 2025, or after the expected issuance of awards. The expected end date is September 2030.

**Financial Impact**

No match or General Fund money are required for this grant.

**Responsible Department**

This item is submitted by Deputy City Managers Gina Montes and Alan Stephenson, and the Housing and Planning and Development departments.



**Authorization to Extend Contract 157699 with the Diocesan Council for the Society of St. Vincent de Paul for Emergency Shelter Services for Heat Relief Shelter Clients (Ordinance S-51299)**

Request to authorize the City Manager, or his designee, to extend Contract 157699 with Diocesan Council for the Society of St. Vincent de Paul (SVdP) to provide emergency shelter services at the 2739 E. Washington Street shelter (Shelter) from January 1, 2025, through December 31, 2025. The total value of the contract will not exceed \$5.510 million. Further request authorization for the City Controller to disburse all funds related to this item. Funding is available from the City's allocation of the American Rescue Plan Act (ARPA).

**Summary**

SVdP will continue to provide emergency shelter for those experiencing homelessness at the Shelter. The services will include:

- Day and night time operations.
- Include 24/7 security.
- Beds for up to 200 individuals.
- Three meals per day for all residents.
- Connection to services related to ending homelessness.
- Laundry, clothing and hygiene supplies.
- Support case conferencing and coordination with providers to connect individuals to services and housing.

**Contract Term**

Upon approval, the term of the contract will be extended through December 31, 2025. The current contract term expires December 31, 2024.

**Financial Impact**

The value of the contract will remain unchanged and will not exceed \$5.510 million. Funding is available from ARPA. There is no impact to the General Fund.

**Concurrence/Previous Council Action**

- On June 7, 2022, this item was presented and approved as part of the ARPA



Second Tranche Strategic Plan.

- On May 3, 2023, City Council approved the re-allocation of grant funds to this contract with Ordinance S-49659.
- On December 6, 2023, City Council approved additional funding to Contract 157699 with Ordinance S-50394.

**Location**

2739 E. Washington Street  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



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**Amendment to Royal Palm Neighborhood Custom Alley Gates Contract 160867-0 (Ordinance S-51300)**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 160867-0 with Royal Palm Neighborhood to extend the contract term and increase contract spend authority. Further request to authorize the City Controller to disburse all funds related to this item. The total contract value will not exceed \$450,000.

**Summary**

In March 2023, the Neighborhood Services Department Gated Alley Program received City Council approval to allow neighborhoods to use Gated Alley Program funds to install customized gates under the following criteria:

- Partner with an established nonprofit or business registered with the Arizona Corporation Commission. This could be a neighborhood organization if they have nonprofit status.
- Agree to receive prior review and approval of the gate design, which must meet or exceed the Gated Alley Program design standards.
- Agree to separately fund any costs beyond the average installation cost per City standard gate.
- Agree that the City will reserve the right to remove or replace the gates with the standard gates if they are not maintained in good appearance and working order.
- Agree that if the gates are not completed within the fiscal year in sufficient time for the City to expend the funds, the funds may not be available.

In Fiscal Year (FY) 2023-24, Royal Palm Neighborhood, a 501(c)(3) nonprofit organization registered with the Arizona Corporation Commission, engaged the custom gate pathway of the Gated Alley Program to enter into a contract with the Neighborhood Services Department to construct custom gates for three alleys in the Royal Palm Neighborhood, valued at \$29,400. For FY 2024-25, Gated Alley Program staff have already approved custom gate installations for two alleys in the Royal Palm Neighborhood, valued at \$16,800. Staff anticipate more requests from Royal Palm residents as the neighborhood is home to more than 50 alleys in the area between 7th and 19th avenues, and Northern to Dunlap avenues.

To accommodate current and future custom gate requests in the Royal Palm Neighborhood, staff request to amend the current contract to extend the term for an additional four years and to increase the contract spend authority, not to exceed \$450,000.

**Contract Term**

Upon approval, the contract term will be extended through April 30, 2025, with four one-year options to extend.

**Financial Impact**

The total contract value will not exceed \$450,000. Funding is available from the Gated Alley Program's General Fund.

**Concurrence/Previous Council Action**

City Council approved the Gated Alley Program, Custom Gate pathway during the March 22, 2023 City Council Formal Meeting (agenda item 43).

**Location**

Royal Palm Neighborhood located in the area between 7th and 19th avenues, and Northern to Dunlap avenues.  
Council District: 3

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.



**Artist Contract for Cortez Park Well Site Public Art Project (Ordinance S-51316)**

Request to authorize the City Manager, or his designee, to enter into a contract and amendments as necessary with John Randall Nelson for an amount not to exceed \$380,000 to fabricate and install artwork for the Cortez Park Well Site Public Art Project. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

The Fiscal Year (FY) 2024-29 Public Art Plan includes funding for artistic enhancements for a new production well site at Cortez Park. An artist selection panel reviewed the qualifications of 78 artists who submitted applications and recommended John Randall Nelson as the artist. The Arts and Culture Commission recommended a design contract with John Randall Nelson in the amount of \$50,000 on March 10, 2020. The recommended contract was subsequently approved by the Council on November 18, 2020.

John Randall Nelson has completed the scope of work for the design contract. The final design consists of 15 artistic medallions for the exterior security walls of the well site and a monumental sculpture at the street corner. The new well site is located at the northwest corner of Cortez Park along Dunlap and 35th avenues. The project, including the public art elements, will be completed in 2025.

The initial design concept was presented at an in-person public meeting at Cortez High School on September 27, 2023, along with a follow-up online design survey shared with residents in October 2023 via the District 1 and Arts & Culture digital newsletters. John Randall Nelson incorporated public feedback for his concept to finalize the design, which was presented at another in-person public meeting on April 24, 2024, held at Cortez High School.

**Financial Impact**

The Cortez Park Well Site Public Art Project is one of 48 projects in the FY 2024-29 Public Art Plan that the City Council approved on July 1, 2024. The proposed budget of \$380,000 will cover all costs related to the fabrication and installation of the artwork. Additional funding in the Plan for this project covers staff time, contingency, and

administrative costs. Funds are available in the department's Capital Improvement Budget using Percent-for-Art funds.

**Concurrence/Previous Council Action**

The Phoenix Arts and Culture Commission reviewed and recommended this item for approval on June 11, 2024, by a vote of 9-0. The Economic Development and Housing Subcommittee approved this item at its September 11, 2024 meeting, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Arts and Culture Department.



## **Artist Contract for Laveen Heritage Park Public Art Project (Ordinance S-51317)**

Request to authorize the City Manager, or his designee, to enter into a contract, and amendments as necessary, with Dixie Friend Gay for an amount not to exceed \$460,000 to design, fabricate and install of artwork for the Laveen Heritage Park Public Art Project. This also requests authorization to enter into a contract, and amendments as necessary, to the selected alternate, DiBari & Associates, only if Dixie Friend Gay is not able to complete the project. Further request authorization for the City Controller to disburse all funds related to this item.

### **Summary**

The Fiscal Year (FY) 2024-29 Public Art Plan includes funding for artwork to be located at Laveen Heritage Park, currently under construction on 14.17 acres of land at 6925 W. Meadows Loop. The recommended artist, Dixie Friend Gay, will work with the project design team and the Parks and Recreation Department to design an iconic work of art to be installed within the butterfly garden of the park.

On May 12, 2023, a selection panel reviewed 214 applicants from artists who responded to a City-issued Request for Qualifications for the Pre-Qualified Artists Roster for City Parks. An artist selection panel identified 43 artists to be included in the Roster. The Laveen Heritage Park Public Art Project is one of several projects that utilized this Roster to select an artist and alternate.

The artist selection panel for the Laveen Heritage Park Public Art Project included: Kenia Cerna, District 7 resident and college student; Rex Gulbranson, retired art administrator; and Joe Diaz, City of Phoenix Parks and Recreation Deputy Director. The panel reviewed the applications over a two-week period, then met on July 17, 2024 to collectively review, discuss, and vote to recommend an artist and alternate for the project. The panel recommended Dixie Friend Gay as the artist and DiBari & Associates as the alternate for this project.

### **Financial Impact**

The Laveen Heritage Park Public Art Project is one of 48 projects in the FY 2024-29 Public Art Plan that City Council approved on July 1, 2024. The proposed \$460,000 budget will cover all costs related to the design, fabrication, and installation of the artwork. Additional funding in the Plan for this project covers staff time, contingency, and

administrative costs. Funds are available in the department's Capital Improvement Budget using Percent-for-Art funds.

**Concurrence/Previous Council Action**

The Phoenix Arts and Culture Commission reviewed and recommended this item for approval on August 13, 2024, by a vote of 8-0 and two abstentions. The Economic Development and Housing Subcommittee reviewed and approved this item at its September 11, 2024 meeting, by a vote of 3-0.

**Location**

6925 W Meadows Loop East, Laveen, AZ.  
Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Arts and Culture Department.



**Authorize Additional Funding to the Miscellaneous Building Repairs Contracts (Ordinance S-51311)**

Request to authorize the City Manager, or his designee, to add additional funding to contracts with Andrus Properties, Inc. dba API General Contractors Contract 159779; CHASSE Building Team, Inc. Contract 159778; DMS Companies, Inc dba Hernandez Contract 159777; GCON, Inc Contract 159776; Haydon Building Corp Contract 159775; Sagebrush Restoration, LLC Contract 159774; Skyline Builders & Restoration, Inc. Contract 159773; Tusk Developers, LLC, Contract 159772; and Welch Companies, Inc. Contract 159771 for the Parks and Recreation Department. Further request the City Controller to disburse all funds related to this item. The additional funding will not exceed \$30 million.

**Summary**

The Miscellaneous Building Repairs contracts provide commercial maintenance, incidental building repairs and tenant improvements repairs. These services are used on an as-needed basis to provide urgent and planned projects support for the department's facilities that require one-time, ongoing building repairs or improvements, or on-call emergency services.

The Parks and Recreation Department's inventory consists of 187 parks and over 495 buildings, which include community centers, historic houses, special cultural facilities, restrooms, and restroom and maintenance buildings. The additional funding is needed to ensure continued maintenance and repair of the department's essential infrastructure. These contracts allow the department flexibility and quicker reaction time to respond to community needs in order to maintain safe and accessible parks and facilities. These contracts have been used to repair and replace drinking fountains, re-lamp 40 parks with LED lighting, perform parking lot repairs, address sidewalk cracks, and complete approximately 55-60 ADA trip hazards. In addition to these projects, the contracts provide services for urgent and planned projects, such as painting, flooring and plumbing repairs to community centers and the upcoming repairs to the Laveen Conveyance Channel.

**Contract Term**



The term of the contracts is for five years starting December 1, 2023, with one, two-year option to extend.

**Financial Impact**

The aggregate value for all contracts will not exceed \$60 million, with approximately \$7.5 million expended annually for the remainder of the contract term. Funding is available in the Parks and Recreation Department's Operating and Capital Improvement Program budgets.

**Concurrence/Previous Council Action**

City Council approved:

- Miscellaneous Building Repairs Contracts - PKS RFQu-240080 (Ordinance S-50427) on December 13, 2023.

**Responsible Department**

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



**Authorize Additional Funding to the Electrical Services Contracts - IFB 24-0198 (Ordinance S-51320)**

Request to authorize the City Manager, or his designee, to add additional funding to contracts with Commercial Comm and Electrical Contract 160656 and Kind Electric, LLC Contract 160735 to provide labor, materials, supplies and equipment for various electrical services for the Parks and Recreation Department. Further request the City Controller to disburse all funds related to this item. The additional funding will not exceed \$10 million.

**Summary**

These existing electrical contracts provide labor, materials, supplies and equipment necessary to departments for a wide variety of projects on an as-needed basis. These contracts also allow for on-call emergency services. This request seeks to add Parks and Recreation Department contract authorization as permitted below to these existing Aviation Department contracts.

The Parks and Recreation Department’s inventory consists of 187 parks and over 495 buildings, which include community centers, historic houses and restroom and maintenance buildings. Much of the inventory is aged with 52 parks built in the 1960’s and 1970’s. Last fiscal year, the department performed a large number of LED re-lamping projects throughout the park system at an overall cost of over \$11 million. These projects included 40 parks at a cost of over \$5 million; sports field lighting over \$3 million and community centers at over \$3 million. These projects were performed through various procurement methods.

These contracts and the additional funding are necessary for the department to continue its LED re-lamping project within the department’s park system; make necessary repairs and maintenance to existing aged infrastructure; and allow the department flexibility and quicker reaction time to respond to community needs in order to maintain safe and accessible parks and facilities.

**Procurement Information**

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10 by the Aviation Department in collaboration with Parks and

Recreation, Phoenix Convention Center and Water Services departments. Kind Electric and Commercial Comm Electric were awarded contracts under this solicitation.

**Contract Term**

The contract term is for five years starting June 1, 2024 with no options to extend.

**Financial Impact**

The aggregate contract value for the Parks and Recreation Department will not exceed \$15 million, with approximately \$2 million expended annually for the remainder of the contract term. Funding is available in the Parks and Recreation Department's Budget.

**Concurrence/Previous Council Action**

Electrical Services Contracts - IFB 24-0198 (Ordinance S-50854) on May 15, 2024.

**Responsible Department**

This item is submitted by Deputy City Managers John Chan and Mario Paniagua and the Parks and Recreation and Aviation departments.



**Fiscal Year 2024-25 Bioscience Healthcare Strategic Initiative (Ordinance S-51287)**

Request to authorize the City Manager, or his designee, to implement the Bioscience Healthcare Strategic Initiative, including authorization of an Arizona Bioindustry Association (AZBio) membership for Fiscal Year (FY) 2025-26 and participation at the BIO International Convention in 2025. Further request authorization for the City Treasurer to accept funds from the City's BIO International Convention partners to offset costs associated with the 2025 Convention expenses, and for the City Controller to disburse funds associated with this request. Funding for the AZBio membership and convention efforts will not exceed \$110,000. There is no impact to the General Fund. Funding is available in the Genomics Facilities and Operations Fund.

**Summary**

Phoenix has grown to be a hub of bioscience activity in the Southwestern U.S. CBRE, a national commercial real estate firm, ranked Phoenix fifth in the Nation as an emerging life science market in its 2020 annual U.S. Life Science Report and first for life science job growth in Emerging Life Science Markets in its 2021 report. Arizona is now ranked as the second fastest in life science job growth and ninth in the nation for clinical trials. Much of this success is attributed to Phoenix's world-class medical centers, institutes of research excellence, research universities, quality community colleges, a growing educated population, a pro-business environment, and the spirit of entrepreneurship and collaboration. To build upon these strengths, staff is continuing to implement a strategic plan introduced in 2018 designed to grow, strengthen and sustain a healthy bioscience industry. Since the launch of this effort, there has been an acceleration of investment and growth in the bioscience industry in Phoenix. By mid-2024, more than \$4.2 billion has been invested in new and expanded bioscience and healthcare facilities, and more than 6.2 million square feet of primary facility space for discovery, development and care delivery creating more than 11,000 jobs in Phoenix.

Staff has focused its economic development efforts in the areas of research, development, precision medicine, healthcare delivery, health-tech and education. Focusing on these areas strengthens and solidifies Phoenix as a leader in the nation's bioscience healthcare industry. The Community and Economic Development Department (CEDD) will continue to ensure there is a world-class real estate inventory

to meet the unique needs of life science companies. This commitment includes support of Phoenix's four bioscience hubs: Mayo Clinic's Discovery Oasis, the Phoenix Medical Quarter/Midtown, the Phoenix Bioscience Core (PBC) and the Cotton Center, in addition to other submarkets within the City. As an example of our partnership efforts, CEDD has been working closely with Arizona State University (ASU) and its development partner, Wexford Science & Technology, to bring prospective tenants to the 850 PBC building and its recently opened Connect Labs by Wexford Fillmore Street on the fifth floor. The building is close to 80 percent leased, with the National Institute of Diabetes and Digestive and Kidney Diseases being the latest major tenant to lease space in 850 PBC. Build-out of their 35,000 square-foot lab on the seventh floor will begin later this year.

To continue to advance the City's position in the bioindustry, CEDD is requesting to continue the City's annual membership with the AZBio, the only statewide organization exclusively focused on building Arizona's bioindustry. AZBio is committed to building a top-tier life science industry in Arizona and is a critical partner for Phoenix. As specialists, AZBio provides industry insight, programs specifically designed for life science organizations, visibility into investment opportunities, and a voice for the industry in the media, across the community, and with elected leaders and government agencies at the local, state, and federal levels. The AZBio annual membership cost is \$15,000 for FY 2025-26.

Another key effort is the promotion of Phoenix's bioscience efforts nationally and internationally by attending and exhibiting at the 2025 BIO International trade show to be held in Boston. The 2024 BIO International was held in San Diego with nearly 20,000 attendees and 68 countries represented. As a sponsor of Start-Up Stadium, the City was able to kick off the event this year and nominate three Phoenix-based companies that were selected as finalists. These three early-stage companies were able to engage with key members of the investment community, venture philanthropy groups, and BIO attendees. This year's Phoenix delegation included 60 attendees, representing 35 Phoenix companies and organizations. The delegation held more than 400 productive meetings along with continuous engagement with BIO conference attendees in the Phoenix Pavilion. More than 200 people attended Mayor Gallego's Rapid Fire, Fireside Chat featuring 20 Phoenix life science leaders sharing their innovations with the audience. Attendance at the event provided valuable networking and partnership opportunities and synergy with the City's attending partners looking to promote their research and products to a global audience. The knowledge and contacts generated by attending this trade show will be used in communicating the City's competitive advantage, existing ecosystem and resources in Phoenix to attract and grow companies in this industry to thrive and generate quality jobs for the community.

Planning is currently underway, subject to City Council authorization of funding, for the 2025 BIO International trade show. Preliminary estimates for participation such as sponsorships, advertising, lead generation/retrieval, equipment, pavilion set-up and shipping costs total approximately \$95,000. Staff will continue to work with industry partners, such as the University of Arizona, ASU and the Translational Genomics Research Institute, to co-locate at the trade show. This shared effort may allow the City to reduce its costs and boost visibility while assisting its partners in promoting Phoenix.

These continued efforts enable CEDD staff to showcase Phoenix's citywide assets and ensure success of future projects. CEDD and its partners continue to generate qualified prospects to create a pipeline of businesses considering expansions and/or relocations to Phoenix through a multi-faceted marketing approach targeted at this industry. Phoenix's involvement and partnership with AZBio and the BIO International Convention elevates the City's visibility as a hub for bioscience, building a critical mass of life science and healthcare-related companies and attracting and developing top talent vital to sustain the long-term growth of this thriving industry.

### **Financial Impact**

There is no impact to the General Fund. Funding for the AZBio membership and to participate in BIO International 2025 will not exceed \$110,000 total for both efforts. Funding is available in the Genomic Facilities and Operations Fund. Funding received from the City's BIO International Convention partners shall reimburse the Genomic Facilities and Operations Fund.

### **Concurrence/Previous Council Action**

This item was recommended for approval by the Economic Development and Housing Subcommittee at the September 11, 2024 meeting by a vote of 3-0.

### **Responsible Department**

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



## **Maricopa Community Colleges Foundation Venture Café Phoenix Events Programming Sponsorship (Ordinance S-51289)**

Request to authorize the City Manager, or his designee, to approve a Founders Circle sponsorship for the Maricopa Community Colleges Foundation's Venture Cafe Phoenix Events Programming on the Phoenix Bioscience Core (PBC) in the amount of \$50,000 annually for three years, for a total amount not to exceed \$150,000. Further request authorization for the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available in the Genomics Facilities and Operations Fund.

### **Summary**

Launched in 2022, Venture Cafe Phoenix is a collaborative initiative to bring people of all backgrounds together with a shared vision of building and sustaining an inclusive community that champions innovation in Arizona. To date, this has been accomplished through weekly gatherings of meaningful events that connect, inspire, and encourage participants to take positive action and support one another's goals. Venture Cafe Phoenix is a community-driven movement to unleash local and state-wide potential and make Phoenix a leader in innovation.

Since its inception, Venture Cafe Phoenix's event programming has facilitated 111 weekly events which have resulted in over 800 break-out sessions with over 14,000 attendees, over 400 speakers, and an average weekly attendance of 160 in 2024. Venture Cafe Phoenix's weekly events encourage connectivity and collaboration and serve to enhance Phoenix's ecosystem and infrastructure to support the growth of existing Phoenix companies, both in early-stage development or mature organizations, along with the formation of new companies leading to the creation of new jobs for Phoenix residents. Venture Cafe Phoenix has been an instrumental platform for showcasing Phoenix's economic development efforts in bioscience, sustainability, and other synergistic industries and was awarded 2023 Fastest Growing Venture Café "Making Things Happen Award" by Venture Café Global.

Venture Cafe Phoenix was modeled after the successful Thursday Gatherings of Venture Café programs taking place in Wexford Science+Technology innovation communities that have served to grow and strengthen the innovation districts in those

respective communities. Venture Cafe Phoenix events are free, open to the public and serve to connect attendees to employers, innovators, academic educators/researchers, business mentors, and the community. Presentations and breakout sessions are purposely curated to support the community's connectivity, foster collaborations, talent and workforce development, business strengthening and access to resources. Venture Cafe strengthens Phoenix's entrepreneurial ecosystem and enhance the City's Bioscience Healthcare Strategic Initiative.

Venture Cafe Phoenix plans to host 45 events in calendar year 2025 with a goal of more than 6,000 attendees who will all convene on the downtown PBC, elevating its visibility as a premier location for companies to locate for bioscience research, collaboration, and access to talent

Venture Cafe Phoenix will be hosted on the PBC at the 850 PBC building and will include benefits such as:

- A convening hub of innovators from the region.
- Elevating the PBC's brand as a premier location for bioscience-related companies and Phoenix's robust bioscience ecosystem.
- Increasing partnerships between, and among the City, academia, industry, the startup ecosystem, arts and culture.
- Curating meaningful events that connect, inspire/encourage participants to take positive action.
- Prioritizing participation and support of attendees with marginalized identities.
- Enhancing infrastructure for research, education, entrepreneurship, arts and culture.
- Providing access to one-on-one mentoring with subject matter experts.
- Bringing entrepreneurs, researchers, investors, artists, designers, corporate innovators, technologists, etc. together to:
  1. Find commonalities;
  2. Share knowledge from different perspectives;
  3. Forge partnerships; and
  4. Explore opportunities for collaborations.

Founders Circle sponsorship benefits include:

- A seat on the Leadership Council.
- Venture Café's website promotion with prominent logo placement.
- Recognition at all events, including announcements at beginning and end of event programs.
- Inclusion in marketing material, social media, and Venture Café Phoenix's weekly



newsletter.

Staff will be actively engaged in the planning and attending of events to pursue opportunities for business recruitment, retention and expansion, and introductions to workforce development services and programs.

The organizational framework will include the Center for Entrepreneurial Innovation to serve as the host institution along with providing programming, financial management, and staff support. Venture Cafe will provide the City with an annual report of metrics of attendance, voluntarily collected demographics of attendees, qualitative and quantitative information from surveys, and engagement metrics.

### **Financial Impact**

The fee for a Founders Circle sponsorship is \$50,000 annually. Staff requests a Founders Circle Sponsorship for three years, for a total amount not to exceed \$150,000. There is no impact to the General Fund. Funding is available in the Genomic Facilities and Operations Fund.

### **Concurrence/Previous Council Action**

This item was recommended for approval by the Economic Development and Housing Subcommittee at the September 11, 2024 meeting by a vote of 3-0.

### **Responsible Department**

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



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**Phoenix-Hermosillo Trade Office - Request to Amend and Fund Contract 157487 (Ordinance S-51308)**

Request to authorize the City Manager, or his designee, to amend the contract extension term for Discover Phoenix and Arizona LLC to provide trade development services in Hermosillo, Mexico. The aggregate amount for the remaining three years of the five-year contract will not exceed \$510,000. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available in Community and Economic Development Department's General Fund budget.

**Summary**

The City's first Hermosillo, Mexico trade office opened in 2017 to support Phoenix companies interested in trading with Mexico, and to attract Mexican companies and investors looking to expand in the United States. Mexico is Arizona's top trading partner with \$8 billion in exports and \$11.8 billion in imports in 2023. This activity is expected to grow as the on-shoring trend continues to bring manufacturing back to North America. This strategy has been effective and yielded unprecedented growth and activity in Fiscal Year 2023-2024.

The Phoenix-Hermosillo Trade Office assisted 294 new companies from Northern Mexico and Phoenix in the last year. This is a 60 percent year-over-year increase. Over 90 percent of these companies were from northern Mexico and interested in developing business opportunities in Phoenix. Through the Hermosillo trade office contract, four Memoranda of Understanding for Economic Development Collaboration with Mexican states of Nuevo Leon and Baja California, and the cities of Monterrey and Hermosillo in Mexico have been executed. The Phoenix-Hermosillo Trade Office also formally implemented the City's Supply Chain Sourcing North America Services to assist prospective and existing Phoenix companies in regionalizing and solving their supply chain needs. As a result of these efforts, five companies incorporated in Arizona and four companies physically located operations in Phoenix.

Following a competitive solicitation process in 2022, the Economic Development and Housing Subcommittee recommended and the City Council approved funding for the first two years of the contract with an aggregate value of \$280,000. If approved, this request will amend the contract to replace three one-year renewal options with one

three-year renewal option and provide funding for these three years. By amending the contract renewal terms, the City will secure pricing for the remainder of the contract that reflects an inflation adjustment and an expansion of services in the Phoenix-Hermosillo Trade Office. Funding approval is expected to result in an increase in trade activity and continuity for the City's presence in Mexico.

**Procurement Information**

RFP-CED22-HTDS, the Hermosillo Trade Development Services Request for Proposals, was issued on June 13, 2022, and conducted in accordance with Administrative Regulation 3.10. Discover Phoenix and Arizona LLC was the sole proposer and was deemed responsive by staff.

**Contract Term**

If approved, the contract will be extended for three years and will end on November 29, 2027.

**Financial Impact**

The aggregate amount for the three-year extension will not exceed \$510,000. Funding is available and has been programmed in the Community and Economic Development Department's General Fund budget.

**Concurrence/Previous Council Action**

City Council approved Contract 157487 (Ordinance S-49105) on October 26, 2022. The Economic Development and Housing Subcommittee recommended approval on September 11, 2024 by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



## **2025 Downtown Enhanced Municipal Services District Assessment Diagram (Resolution 22247)**

Request City Council approval of the 2025 Downtown Enhanced Municipal Services District (EMSD) Assessment Diagram. There is no financial impact as a result of this request.

### **Summary**

The City Council authorized formation of the Downtown EMSD in 1990 to provide enhanced municipal services above and beyond the level of services provided in the remainder of the City. The Downtown EMSD is generally bounded by Garfield Street, 7th Street, 3rd Avenue, and the railroad tracks south of Jackson Street. Costs for the Downtown EMSD's services are paid through assessments on property owners within the Downtown EMSD boundaries.

The proposed 2025 Downtown EMSD Assessment Diagram (**Attachment A - 2025 Downtown EMSD Diagram**), indicates the properties to be assessed and is on file in the Office of the Director of the City of Phoenix Street Transportation Department, and may also be viewed at <https://www.investinphoenix.com/why-phoenix/downtown/downtown-phoenix>. The proposed assessments and Calendar Year (CY) 2025 Downtown EMSD Diagram are based on the estimate of expenses and property data available as of April 19, 2024. The proposed diagram was completed on July 10, 2024. As required by Arizona Revised Statutes 48- 575(d), the CY 2025 Downtown EMSD Diagram shows each separate lot numbered consecutively, the area in square feet of each lot, and the area in square feet of any buildings located on each lot.

Public streets, alleys, and property utilized for residential purposes that do not benefit by the enhanced municipal services are excluded from this proposed CY 2025 Downtown EMSD Diagram.

This request for action includes a Resolution approving the CY 2025 Downtown EMSD Diagram.

### **Financial Impact**

There is no financial impact for approving the CY 2025 Downtown EMSD Diagram.

**Cuncurrence/Previous Council Action**

The Economic Development and Housing Subcommittee meeting approved the CY 2025 Downtown EMSD work plan and budget on September 11, 2024, by a vote of 3-0.

**Public Outreach**

A public hearing will be held for property owners to discuss the proposed assessments, costs, and services provided in connection with the Downtown EMSD. If this request is approved, the public hearing will be set for November 13, 2024, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners are notified by mail of their annual assessment costs by the Street Transportation and Community and Economic Development departments no fewer than 20 days prior to the public hearing. Notice of the public hearing will also be published on October 30, 2024, and November 1, 2024 in the Record Reporter. No further notification is required after the public hearing.

**Location**

The Downtown EMSD is generally bounded by Garfield Street, 7th Street, 3rd Avenue, and the railroad tracks south of Jackson Street  
Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Managers John Chan and Inger Erickson, and the Community and Economic Development and Street Transportation departments.

# ATTACHMENT A - DOWNTOWN PHOENIX EMSD 2025 ASSESSMENT DIAGRAM

## DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2025 ASSESSMENT DIAGRAM

SUBMITTED \_\_\_\_\_ SUPERINTENDENT OF STREETS \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED AT THE MEETING OF THE COUNCIL OF THE CITY OF PHOENIX THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 ATTEST \_\_\_\_\_ MAYOR \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_ FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 SUPERINTENDENT OF STREETS \_\_\_\_\_

Parcel data from County Assessor as of 4/19/2024.  
 Assessment data updated as of 7/10/2024.

### LEGEND & SCALE

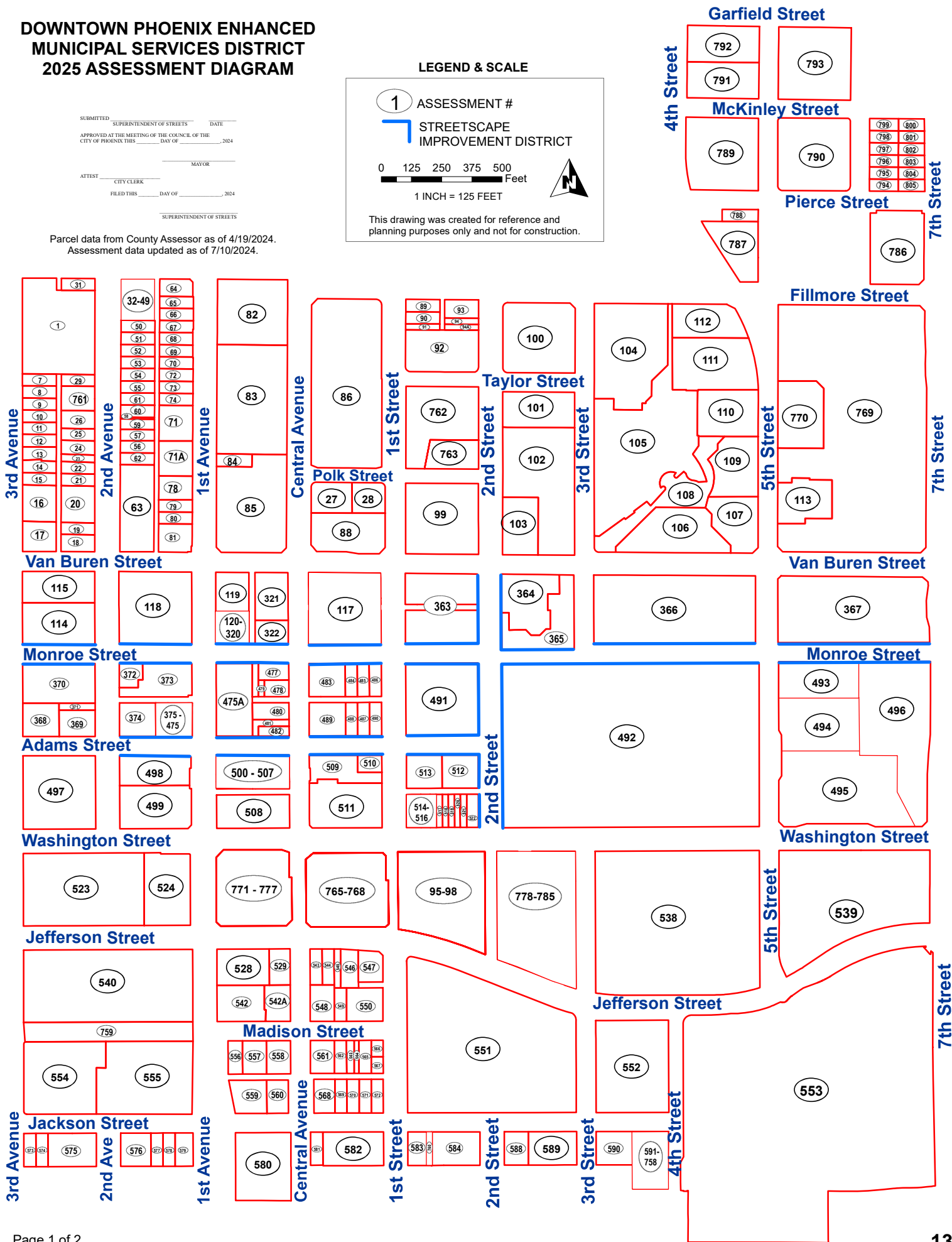
1 ASSESSMENT #

STREETSCAPE IMPROVEMENT DISTRICT

0 125 250 375 500 Feet

1 INCH = 125 FEET

This drawing was created for reference and planning purposes only and not for construction.



# ATTACHMENT A - DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2025 ASSESSMENT DIAGRAM (KEY)

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
1	FILLMORE APARTMENTS OWNER LLC	97,222	111-42-139	292,582
2	Parcel No Longer Exists - Merged into ID 1			
3	Parcel No Longer Exists - Merged into ID 1			
4	Parcel No Longer Exists - Merged into ID 1			
5	Parcel No Longer Exists - Merged into ID 1			
6	Parcel No Longer Exists - Merged into ID 1			
7	JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E	7,000	111-42-026	Parking Lot
8	JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E	7,000	111-42-024	Parking Lot
9	333 N. 3RD AVE LLC	7,000	111-42-022	Parking Lot
10	333 N. 3RD AVE LLC	7,000	111-42-020	Parking Lot
11	333 N. 3RD AVE LLC	7,000	111-42-019	Parking Lot
12	333 N. 3RD AVE LLC	7,000	111-42-017	Parking Lot
13	333 N. 3RD AVE LLC	8,138	111-42-015	Vacant Lot
14	333 N. 3RD AVE LLC	7,000	111-42-011A	Vacant Lot
15	333 N. 3RD AVE LLC	7,000	111-42-009	Vacant Lot
16	ZAYO GROUP LLC	21,000	111-42-115	10,864
17	JOHN E GARRETSON LIVING TRUST/ETAL	17,478	111-42-005A	Parking Lot
18	HIGGINBOTHAM PROPERTIES LLC	11,200	111-42-003	12,856
19	FOLSOM PROJECTS LLC	7,000	111-42-006	6,999
20	FED - GSA Parking Lot	21,000	111-42-007B	Parking Lot
21	CUNNINGHAM BUILDING LLC	7,000	111-42-008	See ID # 22
22	CUNNINGHAM BUILDING LLC	7,000	111-42-010	10,955
23	GARRETSON JOHN E & BARTON L FABER	4,200	111-42-012	Parking Lot
24	GARRETSON JOHN E & BARTON L FABER	8,400	111-42-013	Parking Lot
25	GARRETSON JOHN E & BARTON L FABER	7,000	111-42-016	Parking Lot
26	JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E	10,500	111-42-018	Parking Lot
27	AP 355 N CENTRAL PROPERTY LLC C/O RAJEN SHASTRI	21,675	111-45-188B	333,508
28	APPLE NINE HOSPITALITY OWNERSHIP INC.	16,760	111-45-188A	125,871
29	BURGE GOLDIE H & RICHARD W	7,000	111-42-025	3,508
30	Parcel No Longer Exists - Merged into ID 1			
31	EVRON-SNYDER PATRICIA E	7,000	111-42-041A	Parking Lot
32	SCHEEL ABIGAIL A	984	111-42-117	984
33	FERGUSON ANNE YVONNE	1,100	111-42-118	1,100
34	MYERS JOHN	1,358	111-42-119	1,358
35	MELISSA M CARRUTH LIVING TRUST	1,243	111-42-120	1,243
36	DODGE MARIA	960	111-42-121	960
37	DEMIC NEMANIA/HAYS DAKOTA	927	111-42-122	927
38	SCUTTI THEODORE J	1,654	111-42-123	1,654
39	COFSKY EMILY DIANE/DAVENPORT MARY R	1,310	111-42-124	1,310
40	SHERMAN JEFFERY	1,334	111-42-125	1,334
41	NORTHOLD LLC	1,247	111-42-126	1,247
42	MARASCO MICHELLE ANN	1,492	111-42-127	1,492
43	SHOOP ETHAN	1,222	111-42-128	1,338
44	HAMMERSMITH TRUST	1,239	111-42-129	1,239
45	ROBERT AND HOLLY KRANTZ 2004 TRUST	1,291	111-42-130	1,291
46	PETERSON ANDREW	1,094	111-42-131	1,094
47	ESTENSON FAMILY TRUST	1,803	111-42-132	1,803
48	RK1 MANAGEMENT LLC	1,370	111-42-133	1,370
49	ADELMAN JENNIFER KAYE/GUTIERREZ RICK JOSEPH	1,310	111-42-134	1,310
50	ASTRA QOZB LLC	7,000	111-42-082	Parking Lot
51	ASTRA QOZB LLC	7,000	111-42-080	Parking Lot
52	ASTRA QOZB LLC	7,000	111-42-078	Parking Lot
53	ASTRA QOZB LLC	7,000	111-42-076	Parking Lot
54	ASTRA QOZB LLC	7,000	111-42-074	Parking Lot
55	ASTRA QOZB LLC	7,000	111-42-073	Parking Lot
56	ASTRA QOZB LLC	7,000	111-42-065	Parking Lot
57	ASTRA QOZB LLC	7,000	111-42-066	Parking Lot
58	ASTRA QOZB LLC	845	111-42-067	Parking Lot
59	ASTRA QOZB LLC	6,155	111-42-068	Parking Lot
60	ASTRA QOZB LLC	7,000	111-42-069	Parking Lot
61	ASTRA QOZB LLC	7,000	111-42-071	Parking Lot
62	ASTRA QOZB LLC	6,300	111-42-091	Parking Lot
63	PHOENIX- Wells Fargo Building	52,990	111-42-106B	253,464
64	ASU Downtown Residence Hall	9,499	111-42-087A	1,116
65	ASU Downtown Residence Hall	7,000	111-42-085	3510
66	ASU Downtown Residence Hall	7,000	111-42-083	2853
67	ASU Downtown Residence Hall	6,971	111-42-081A	Vacant Lot
68	ARIZONA BOARD OF REGENTS	6,906	111-42-079A	Parking Lot
69	ARIZONA BOARD OF REGENTS	6,921	111-42-077A	Parking Lot
70	ASU LOT NORTH OF YMCA - ABOR	6,996	111-42-075A	2,591
71	YMCA OF PHOENIX	21,275	111-42-064C	110,962
71A	ASU STUDENT REC CENTER	20,325	111-42-138	78,806
72	ASU FORMER BAIL BONDS BUILDING	7,000	111-42-064B	Vacant Lot
73	YMCA OF PHOENIX	7,000	111-42-072	110,962
74	YMCA OF PHOENIX	7,000	111-42-070	See ID # 73
75	Parcel No Longer Exists - Lot merge			
76	Parcel No Longer Exists - Lot merge			
77	Parcel No Longer Exists - Lot merge			
78	JOHN E GARRETSON LIVING TRUST/GARRETSON JOHN E	14,000	111-42-103A	Parking Lot
79	PHOENIX - Compass Bank/TRANSIT BLDG	7,000	111-42-099	Parking Lot
80	PHOENIX - Compass Bank/TRANSIT BLDG	7,000	111-42-097	See ID # 81
81	PHOENIX - Compass Bank/TRANSIT BLDG	18,018	111-42-094	232,670
82	ASU - U. S. Post Office/ASU STUDENT UNION	78,300	111-42-061	54,265
83	PHOENIX - PARKS CIVIC SPACE	130,445	111-42-137	28,575
84	MEANS LTD LLP	7,270	111-42-062	8,540
85	ELECTRIC RED VENTURES LLC	111,688	111-42-140	Construction
86	ASU JOURNALISM/UCENT SUPERBLOCK	202,772	111-45-183	645,508
87	Parcel split into ID 27 and ID 28			
88	ARCP OFC PHOENIX (CENTRAL) AZ LLC	48,832	111-45-189	782,912
89	Valley Youth Theater Building	7,000	111-45-066	6,930
90	VYT - VACANT	7,000	111-45-065	3,500
91	VYT - VACANT	3,494	111-45-064A	Vacant Lot
92	TAYLOR PLACE	52,352	111-45-186	359,395

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
405	KINDEL AARON LAWRENCE	837	112-21-313	837
406	SWINDEL TIMOTHY D/KERRY K	837	112-21-314	837
407	ADAIR KRISTIAN ANNE-MARIE	858	112-21-315	858
408	STEVE TOEDTEMEIER	801	112-21-316	801
409	RODGERS DESDRIA/GRANT KACH	710	112-21-317	710
410	AFRICA EDWIN S III	1,254	112-21-318	1,200
411	COX RICHARD	755	112-21-319	755
412	STEER THEODORE	1,268	112-21-320	1,174
413	RUBIN BRETT	1,148	112-21-321	1,098
414	LITTLE ITALY BALLPARK APARTMENTS LLC	1,432	112-21-322	1,395
415	MILLER JEFFREY A	837	112-21-323	837
416	DILLAVOU CHRISTINA/LIEBERMAN NANCY	837	112-21-324	837
417	METCALF BRIAN	866	112-21-325	858
418	MACKIN SARAH	751	112-21-326	751
419	BOWLES JACK A	710	112-21-327	710
420	GRIFFIN DARNEE	861	112-21-328	861
421	GSC PROPERTY MANAGEMENT LLC	960	112-21-329	953
422	NORMA JEAN CLIFTON SURVIVORS TRUST	1,289	112-21-330	1,289
423	PORTER RUSSEL BENTON	1,098	112-21-331	1,098
424	DAVIS JUSTIN ROBERT/BETTY ANN HINDERKS TR	853	112-21-332	833
425	VANCE KRISTIN	837	112-21-333	837
426	MORALES GABRIEL	842	112-21-334	837
427	SUMAR INVESTMENTS DOWNTOWN LLC	866	112-21-335	858
428	MELTON MICHELLE	796	112-21-336	751
429	ALL STATE HOMES LLC	710	112-21-337	710
430	SIMMONS EARL/JOHNSON AMY	797	112-21-338	861
431	LE KRISTIE/SIMON	960	112-21-339	953
432	SCHWARTZ IRA	1,289	112-21-340	1,289
433	HOWARD PARDI	1,098	112-21-341	1,098
434	RESSEGUIE WILLIAM T	833	112-21-342	833
435	WATSON JAN/DALE KANE	837	112-21-343	837
436	BELL BRENDAN MICHAEL/MICHAEL S/MELANIE R	842	112-21-344	837
437	VILLA COLBY	866	112-21-345	858
438	ORPHEUM GROUP LLC	796	112-21-346	751
439	KURNETAJASON	710	112-21-347	710
440	WESTERMAN ROBERT	797	112-21-348	861
441	ORPHEUM 807 LLC	960	112-21-349	960
442	ALLESSANDRONI JARED W	1,289	112-21-350	1,174
443	ALLESSANDRONI JARED W	1,162	112-21-351	1,098
444	GEIGER JULIAN	853	112-21-352	833
445	MARTINEZ CHRIS H	793	112-21-353	837
446	CUTTER BRUCE/KERRIE	842	112-21-354	837
447	SMITH JAMES	866	112-21-355	858
448	ARMENTA BENNIE/MARLA	796	112-21-356	751
449	CHAVEZ RENE/MARIA G	710	112-21-357	710
450	JOVELLANOS ROEL	797	112-21-358	861
451	SHEDD SCOTT	960	112-21-359	953
452	SUAREZ J MICHAEL TR	1,289	112-21-360	1,174
453	CASCIARO SANDOVAL FAMILY LIVING	1,162	112-21-361	1,098
454	BOUCHEE SHEREE	853	112-21-362	833
455	HLK MANAGEMENT LLC	794	112-21-363	837
456	RYBACK MICHAEL G	843	112-21-364	837
457	OBOYLE ROBERT MARC	866	112-21-365	858
458	ALEX & COMPANY LLC	796	112-21-366	751
459	BONFELD JESSE MARK/LEBOW MARGOT HAHN	710	112-21-367	710
460	MERTENS SCOTT E	861	112-21-368	861
461	WALSH MATTHEW R	960	112-21-369	960
462	SAN MARCO 77 LLC	1,289	112-21-370	1,174
463	VAN RIPER MARDI MARIE	1,162	112-21-371	1,098
464	SIGALA ERIC ALBERTO	737	112-21-372	833
465	HANS W MATHIESEN TRUST	2,559	112-21-373	2,668
466	TASB LLC	3,691	112-21-374	3,691
467	HANA GROUP LLC	1,487	112-21-583	9,445
468	JYC RESTAURANT GROUP LLC	1,568	112-21-584	9,445
469	114 W ADAMS C103 LLC	3,268	112-21-585	9,445
470	HEM PIMARNMAN LLC	1,706	112-21-586	9,445
471	DAISY ADAMS LLC - C105	1,416	112-21-587	9,445
472	MILSAP ANDREW NELSON/FOSTER GRACE ELIZABETH ANN	138	112-21-588	138
473	C107 AMD C108 LLC	561	112-21-589	1,169
474	C107 AMD C108 LLC	184	112-21-590	1,169
475	C109LLC	424	112-21-591	1,169
475A	101 NORTH FIRST AVE LLC	45,319	112-21-375	591,390
476	Parcel No Longer Exists - Lot merge			
477	1 WEST MONROE LLC	8,594	112-21-059	20,606
478	130 N CENTRAL LLC	6,875	112-21-057	31,373
479	130 N CENTRAL LLC	1,719	112-21-063	See ID # 478
480	112 N CENTRAL NOVEL COWORKING LLC	10,425	112-21-058	82,246
481	108-110 NORTH CENTRAL PROPERTIES LLC	5,200	112-21-061	3,772
482	RASKIN RANDALL E/JENNA R TR	5,000	112-21-060	11,284
483	CSM PHOENIX DOWNTOWN LLC	20,604	112-28-133	155,072
484	CSM PHOENIX DOWNTOWN LLC	6,875	112-28-039	Alley
485	PHOENIX HOTEL VENTURES LLC	6,875	112-28-037	44,621
486	PHOENIX HOTEL VENTURES LLC	6,875	112-28-035	See ID # 485
487	PHOENIX HOTEL VENTURES LLC	6,886	112-28-038	See ID # 489
488	PHOENIX HOTEL VENTURES LLC	6,886	112-28-040	See ID # 489
489	PHOENIX HOTEL VENTURES LLC	20,618	112-28-042	609,885
490	PHOENIX LAND LEASE LLC	6,886	112-28-036	See ID # 489
491	H E PHOENIX LLC	90,102	112-28-044A	631,780
492	PHOENIX - CONVENTION CENTER	718,682	112-29-094	1,636,027
493	PHOENIX - HERITAGE & SCIENCE PARK (GARAGE)	417,828	112-29-090	440,020
494	PHOENIX - HERITAGE & SCIENCE PARK (HISTORY MUSEUM)	417,828	112-29-090	440,020
495	PHOENIX - HERITAGE & SCIENCE PARK (SCIENCE MUSEUM)	417,828	112-29-090	440,020
496	PHOENIX - HERITAGE & SCIENCE PARK (SQUARE)	417,828	112-29-090	440,020



ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
93	VYT - CITY PARKING LOT	10,500	111-45-067	Parking Lot
94	VYT - VACANT	3,500	111-45-068	Vacant Lot
94A	VYT - VACANT	3,498	111-45-069A	Vacant Lot
95	SLR BLOCK 23 RESIDENTIAL OWNER LLC	21,516	112-28-135	607,790
96	BLOCK 23 COMMERCIAL LLC	1	112-28-137	Airspace
97	BLOCK 23 COMMERCIAL LLC	48,299	112-28-134	551,243
98	BLOCK 23 COMMERCIAL LLC	46,145	112-28-136	395,317
99	DIGITAL PHOENIX VAN BUREN LLC	88,487	111-45-077B	376,438
100	ASU NURSING BLOCK	86,634	111-45-182	258,732
101	ARIZONA BOARD OF REGENTS FOR ASU	42,759	111-45-087E	260,278
102	ART BURGER COMPLEX SHERATON PHOENIX DOWNTOWN HOTEL	123,348	111-45-175	981,015
103	PIVOT 200 EVB LLC	33,678	111-45-080A	250,000
104	CFD3 OZ LLC	118,265	111-46-146	87,040
105	AZ CENTER LLC	198,690	111-46-148	230,467
106	AZ CENTER LLC	63,815	111-46-138	412,981
107	NADG PALM COURT TOWER LP	39,971	111-46-141	Construction
108	AZ CENTER LLC	56,095	111-46-143	Common Area
109	PCPI TWO ARIZONA LLC	46,125	111-46-132	632,852
110	ALDK PHOENIX LLC	49,190	111-46-139	124,539
111	NPG PHX1 AZC LLC	72,100	111-46-133	2,591
112	CFD2 OZ LLC	39,428	111-46-147	Parking Lot
113	ABC1 - ABOR - ASU - UofA	38,230	111-46-151A	89,725
114	XSC PHOENIX INVESTMENT LLC	54,357	112-21-974a	643,503
115	XSC PHOENIX INVESTMENT LLC	35,891	112-21-974b	Construction
116	Parcel No Longer Exists - Merged into ID 114			
117	VIOLA LORDSMEER LP	87,750	112-28-031C	Construction
118	FED - Federal Building	89,516	112-21-079A	10,000
119	101 NORTH FIRST AVE LLC	22,212	112-21-089A	Parking Lot
120	44 MONROE APARTMENTS LLC	1,376	112-21-376	1,376
121	44 MONROE APARTMENTS LLC	541	112-21-377	541
122	44 MONROE APARTMENTS LLC	726	112-21-378	726
123	44 MONROE APARTMENTS LLC	1,326	112-21-380	1,308
124	44 MONROE APARTMENTS LLC	1,159	112-21-381	1,159
125	44 MONROE APARTMENTS LLC	1,344	112-21-382	1,322
126	44 MONROE APARTMENTS LLC	1,308	112-21-383	1,308
127	44 MONROE APARTMENTS LLC	1,159	112-21-384	1,159
128	44 MONROE APARTMENTS LLC	1,322	112-21-385	1,322
129	44 MONROE APARTMENTS LLC	994	112-21-386	994
130	44 MONROE APARTMENTS LLC	1,117	112-21-387	1,126
131	44 MONROE APARTMENTS LLC	743	112-21-388	743
132	44 MONROE APARTMENTS LLC	743	112-21-389	743
133	44 MONROE APARTMENTS LLC	1,115	112-21-390	1,126
134	44 MONROE APARTMENTS LLC	965	112-21-391	965
135	44 MONROE APARTMENTS LLC	1,310	112-21-392	1,310
136	44 MONROE APARTMENTS LLC	1,159	112-21-393	1,159
137	44 MONROE APARTMENTS LLC	1,323	112-21-394	1,323
138	44 MONROE APARTMENTS LLC	993	112-21-395	993
139	44 MONROE APARTMENTS LLC	1,126	112-21-396	1,126
140	44 MONROE APARTMENTS LLC	1,394	112-21-397	1,394
141	44 MONROE APARTMENTS LLC	1,394	112-21-398	1,394
142	44 MONROE APARTMENTS LLC	1,126	112-21-399	1,126
143	44 MONROE APARTMENTS LLC	962	112-21-400	962
144	44 MONROE APARTMENTS LLC	1,310	112-21-401	1,310
145	44 MONROE APARTMENTS LLC	1,159	112-21-402	1,159
146	44 MONROE APARTMENTS LLC	1,323	112-21-403	1,323
147	44 MONROE APARTMENTS LLC	993	112-21-404	993
148	44 MONROE APARTMENTS LLC	1,126	112-21-405	1,126
149	44 MONROE APARTMENTS LLC	1,394	112-21-406	1,394
150	44 MONROE APARTMENTS LLC	1,394	112-21-407	1,394
151	44 MONROE APARTMENTS LLC	1,126	112-21-408	1,126
152	44 MONROE APARTMENTS LLC	962	112-21-409	962
153	44 MONROE APARTMENTS LLC	1,310	112-21-410	1,310
154	44 MONROE APARTMENTS LLC	1,159	112-21-411	1,159
155	44 MONROE APARTMENTS LLC	1,323	112-21-412	1,323
156	44 MONROE APARTMENTS LLC	993	112-21-413	993
157	44 MONROE APARTMENTS LLC	1,126	112-21-414	1,126
158	44 MONROE APARTMENTS LLC	1,394	112-21-415	1,394
159	44 MONROE APARTMENTS LLC	1,394	112-21-416	1,394
160	44 MONROE APARTMENTS LLC	1,126	112-21-417	1,126
161	44 MONROE APARTMENTS LLC	962	112-21-418	962
162	44 MONROE APARTMENTS LLC	1,310	112-21-419	1,310
163	44 MONROE APARTMENTS LLC	1,159	112-21-420	1,159
164	44 MONROE APARTMENTS LLC	1,323	112-21-421	1,323
165	44 MONROE APARTMENTS LLC	993	112-21-422	993
166	44 MONROE APARTMENTS LLC	1,126	112-21-423	1,126
167	44 MONROE APARTMENTS LLC	1,394	112-21-424	1,394
168	44 MONROE APARTMENTS LLC	1,394	112-21-425	1,394
169	44 MONROE APARTMENTS LLC	1,126	112-21-426	1,126
170	44 MONROE APARTMENTS LLC	962	112-21-427	962
171	44 MONROE APARTMENTS LLC	1,310	112-21-428	1,310
172	44 MONROE APARTMENTS LLC	1,159	112-21-429	1,159
173	44 MONROE APARTMENTS LLC	1,323	112-21-430	1,323
174	44 MONROE APARTMENTS LLC	993	112-21-431	993
175	44 MONROE APARTMENTS LLC	1,126	112-21-432	1,126
176	44 MONROE APARTMENTS LLC	1,394	112-21-433	1,394
177	44 MONROE APARTMENTS LLC	1,394	112-21-434	1,394
178	44 MONROE APARTMENTS LLC	1,126	112-21-435	1,126
179	44 MONROE APARTMENTS LLC	962	112-21-436	962
180	44 MONROE APARTMENTS LLC	1,310	112-21-437	1,310
181	44 MONROE APARTMENTS LLC	1,159	112-21-438	1,159
182	44 MONROE APARTMENTS LLC	1,323	112-21-439	1,323
183	44 MONROE APARTMENTS LLC	993	112-21-440	993
184	44 MONROE APARTMENTS LLC	1,126	112-21-441	1,126
185	44 MONROE APARTMENTS LLC	1,394	112-21-442	1,394

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
497	PHOENIX - New City Hall	67,500	112-21-087	622,637
497	PHOENIX - Orpheum Theatre	22,500	112-21-087	622,637
498	PHOENIX- Wells Fargo Building	36,376	112-21-014E	253,640
499	PHOENIX- Wells Fargo Building	51,781	112-21-014D	525,816
500	TWO RENAISSANCE LLC	2,500	112-21-001	727,849
501	TWO RENAISSANCE LLC	4,620	112-21-002	Common Area
502	TWO RENAISSANCE LLC	3,500	112-21-003	Common Area
503	TWO RENAISSANCE LLC	6,575	112-21-004	Common Area
504	TWO RENAISSANCE LLC	4,830	112-21-007	Common Area
505	TWO RENAISSANCE LLC	11,625	112-21-008	See ID # 500
506	TWO RENAISSANCE LLC	4,500	112-21-009	See ID # 500
507	TWO RENAISSANCE LLC	4,500	112-21-012	See ID # 500
508	ONE RENAISSANCE LLC	41,540	112-21-086	569,101
509	PHOENIX - CENTRAL & ADAMS SURFACE LOT	26,193	112-28-139	Parking Lot
510	424 NORTH CENTRAL AVE LLC	7,001	112-28-130	24,871
511	AGP ONE NORTH CENTRAL OWNER LLC	56,971	112-28-132	833,326
512	PHOENIX - Hyatt Garage	20,625	112-28-071	101,251
513	PHOENIX - Hyatt Garage	20,625	112-28-066	101,251
514	THREE E ONE NORTH FIRST INVESTMENT CO LL	8,941	112-28-067	See ID #516
515	THREE E ONE NORTH FIRST INVESTMENT CO LL	4,817	112-28-072	See ID #516
516	THREE E ONE NORTH FIRST INVESTMENT CO LL	3,440	112-28-073	140,714
517	LIEBHABER FAMILY PARTNERSHIP	3,440	112-28-068	See ID #516
518	LIEBHABER FAMILY PARTNERSHIP	3,440	112-28-069	20,775
519	LIEBHABER FAMILY PARTNERSHIP	3,440	112-28-070	2,604
520	132 PALALLC	3,383	112-28-074	9,249
521	CHAVESTORS LLC	3,517	112-28-075	4,138
522	PETER GUS G LLC/SAHNAS CHARLES T/KATHERINE ETAL	6,884	112-28-076	14,989
523	PHOENIX - C. Goode Bldg.	149,803	112-22-074A	225,650
524	MARICOPA COUNTY - Old Courthouse	56,336	112-22-075A	91,061
525	ID Reassigned to 777			
526	ID Reassigned to 771 and 772			
527	ID Reassigned to 773-776			
528	SCI LUHRS PHX LLC	32,214	112-22-105b	53,222
529	PEG PHX JEFFERSON STREET LLC	13,124	112-22-105c	103,377
530	Parcel No Longer Exists - Lot merge			
531	Parcel Split into ID's 764 - 768			
532	Parcel Split into ID's 95 - 98			
533	ID Reassigned to 778			
534	ID Reassigned to 779			
535	Parcel Split into ID's 781-785			
536	ID Reassigned to 780			
537	Parcel Split into ID's 781-785			
538	PHOENIX - CONV CTR SOUTH	403,744	112-30-123	351,268
539	PHOENIX - Civic Plaza East Gar	236,661	112-30-127	1,219,400
540	MARICOPA COUNTY - Superior Court Comp.	209,552	112-22-049B	807,458
541	Parcel Split into ID's 528 - 529			
542	SCI LUHRS PHX LLC	29,563	112-24-216A	142,386
542A	HHLUHRS LLC	15,728	112-24-217A	240,269
543	JEFFERSON PLACE PARTNERS LLC	7,500	112-27-060A	47,219
544	JEFFERSON PLACE PARTNERS LLC	7,500	112-27-058A	Parking Lot
545	JEFFERSON PLACE PARTNERS LLC	4,062	112-27-056B	Parking Lot
546	JEFFERSON PLACE PARTNERS LLC	11,995	112-27-055E	Parking Lot
547	JOHN E GARRETSON LIVING TRUST/ETAL	12,813	112-27-052C	Parking Lot
548	JEFFERSON PLACE PARTNERS LLC	15,000	112-27-059A	Parking Lot
549	JEFFERSON PLACE PARTNERS LLC	6,875	112-27-057B	Parking Lot
550	JOHN E GARRETSON LIVING TRUST/ETAL	20,625	112-27-053G	Parking Lot
551	PHOENIX - Sports Arena	374,627	112-27-114	500,201
552	SUNS LEGACY PROPERTIES LLC - Central	114,127	112-30-126	342,465
553	MARICOPA COUNTY STADIUM DISTRICT	1,082,039	112-30-128E	997,437
554	MARICOPA COUNTY - Jail Complex	94,194	112-22-091	62,500
555	MARICOPA COUNTY - Court Tower	130,223	112-22-035A	671,804
556	MADISON 27 LLC	7,913	112-22-041A	Parking Lot
557	MADISON 27 LLC	13,750	112-22-038A	9,701
558	MARICOPA COUNTY	13,750	112-22-036	41,400
559	SUNRISE EQUITIES LLC	19,682	112-22-103	20,844
560	MARICOPA COUNTY	12,375	112-22-037	Parking Lot
561	SUNS LEGACY PROPERTIES LLC	13,750	112-27-071	Vacant Lot
562	SUNS LEGACY PROPERTIES LLC	6,875	112-27-069	2,928
563	SUNS LEGACY PROPERTIES LLC	4,125	112-27-067	Parking Lot
564	SUNS LEGACY PROPERTIES LLC	2,750	112-27-066	Parking Lot
565	SUNS LEGACY PROPERTIES LLC	6,875	112-27-064	Parking Lot
566	SUNS LEGACY PROPERTIES	3,250	112-27-062	Parking Lot
567	SUNS LEGACY PROPERTIES	3,625	112-27-061	Parking Lot
568	10 E JACKSON LLC	12,375	112-27-072	14,638
569	22 E JACKSON LLC	6,875	112-27-070	6,875
570	34 E JACKSON QOZB LLC	6,875	112-27-068	41,250
571	34 E JACKSON QOZB LLC	6,875	112-27-065	41,251
572	34 E JACKSON QOZB LLC	6,875	112-27-063	See ID # 571
573	241 W JACKSON STREET LLC	6,875	112-22-015	Parking Lot
574	241 W JACKSON STREET LLC	6,875	112-22-014	Parking Lot
575	ARIZONA HOUSING INC	27,511	112-22-104	129,533
576	COMMUNITY LEGAL SERVICES INC	17,188	112-22-008D	13,457
577	R C H CLLC	6,875	112-22-004	6,875
578	R C H CLLC	6,875	112-22-003	6,875
579	MARICOPA COUNTY	10,313	112-22-001	2,704
580	ANIER LLC	54,050	112-22-974	Parking Lot
581	1 E JACKSON LLC	6,776	112-27-108	6,770
582	39 E JACKSON LLC	34,382	112-27-107D	60,000
583	KLANCO INVESTMENT LLC	13,615	112-27-116	14,894
584	NIXDTLLC	6,875	112-28-138	94,785
585	Parcel No Longer Exists - Merged into ID 584			
586	Parcel No Longer Exists - Merged into ID 584			
587	Parcel No Longer Exists - Merged into ID 584			
588	PHOENIX CENTER FOR DENTISTRY LLC	13,750	112-27-111E	Parking Lot



ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
186	44 MONROE APARTMENTS LLC	1,394	112-21-443	1,394
187	44 MONROE APARTMENTS LLC	1,126	112-21-444	1,126
188	44 MONROE APARTMENTS LLC	962	112-21-445	962
189	44 MONROE APARTMENTS LLC	1,310	112-21-446	1,310
190	44 MONROE APARTMENTS LLC	1,159	112-21-447	1,159
191	44 MONROE APARTMENTS LLC	1,323	112-21-448	1,323
192	44 MONROE APARTMENTS LLC	993	112-21-449	993
193	44 MONROE APARTMENTS LLC	1,126	112-21-450	1,126
194	44 MONROE APARTMENTS LLC	1,394	112-21-451	1,394
195	44 MONROE APARTMENTS LLC	1,394	112-21-452	1,394
196	44 MONROE APARTMENTS LLC	1,126	112-21-453	1,126
197	44 MONROE APARTMENTS LLC	962	112-21-454	962
198	44 MONROE APARTMENTS LLC	1,310	112-21-455	1,310
199	44 MONROE APARTMENTS LLC	1,159	112-21-456	1,159
200	44 MONROE APARTMENTS LLC	1,323	112-21-457	1,323
201	44 MONROE APARTMENTS LLC	993	112-21-458	993
202	44 MONROE APARTMENTS LLC	1,126	112-21-459	1,126
203	44 MONROE APARTMENTS LLC	1,394	112-21-460	1,394
204	44 MONROE APARTMENTS LLC	1,394	112-21-461	1,394
205	44 MONROE APARTMENTS LLC	1,126	112-21-462	1,126
206	44 MONROE APARTMENTS LLC	962	112-21-463	962
207	44 MONROE APARTMENTS LLC	1,310	112-21-464	1,310
208	44 MONROE APARTMENTS LLC	1,159	112-21-465	1,159
209	44 MONROE APARTMENTS LLC	1,323	112-21-466	1,323
210	44 MONROE APARTMENTS LLC	993	112-21-467	993
211	44 MONROE APARTMENTS LLC	1,126	112-21-468	1,126
212	44 MONROE APARTMENTS LLC	1,394	112-21-469	1,394
213	44 MONROE APARTMENTS LLC	1,394	112-21-470	1,394
214	44 MONROE APARTMENTS LLC	1,126	112-21-471	1,126
215	44 MONROE APARTMENTS LLC	962	112-21-472	962
216	44 MONROE APARTMENTS LLC	1,310	112-21-473	1,310
217	44 MONROE APARTMENTS LLC	1,159	112-21-474	1,159
218	44 MONROE APARTMENTS LLC	1,323	112-21-475	1,323
219	44 MONROE APARTMENTS LLC	993	112-21-476	993
220	44 MONROE APARTMENTS LLC	1,126	112-21-477	1,126
221	44 MONROE APARTMENTS LLC	1,394	112-21-478	1,394
222	44 MONROE APARTMENTS LLC	1,394	112-21-479	1,394
223	44 MONROE APARTMENTS LLC	1,126	112-21-480	1,126
224	44 MONROE APARTMENTS LLC	962	112-21-481	962
225	44 MONROE APARTMENTS LLC	1,310	112-21-482	1,310
226	44 MONROE APARTMENTS LLC	1,159	112-21-483	1,159
227	44 MONROE APARTMENTS LLC	1,323	112-21-484	1,323
228	44 MONROE APARTMENTS LLC	993	112-21-485	993
229	44 MONROE APARTMENTS LLC	1,126	112-21-486	1,126
230	44 MONROE APARTMENTS LLC	1,394	112-21-487	1,394
231	44 MONROE APARTMENTS LLC	1,394	112-21-488	1,394
232	44 MONROE APARTMENTS LLC	1,126	112-21-489	1,126
233	44 MONROE APARTMENTS LLC	962	112-21-490	962
234	44 MONROE APARTMENTS LLC	1,310	112-21-491	1,310
235	44 MONROE APARTMENTS LLC	1,159	112-21-492	1,159
236	44 MONROE APARTMENTS LLC	1,323	112-21-493	1,323
237	44 MONROE APARTMENTS LLC	993	112-21-494	993
238	44 MONROE APARTMENTS LLC	1,126	112-21-495	1,126
239	44 MONROE APARTMENTS LLC	1,394	112-21-496	1,394
240	44 MONROE APARTMENTS LLC	1,394	112-21-497	1,394
241	44 MONROE APARTMENTS LLC	1,126	112-21-498	1,126
242	44 MONROE APARTMENTS LLC	962	112-21-499	962
243	44 MONROE APARTMENTS LLC	1,119	112-21-502	1,119
244	44 MONROE APARTMENTS LLC	1,880	112-21-503	1,880
245	44 MONROE APARTMENTS LLC	1,873	112-21-504	1,873
246	44 MONROE APARTMENTS LLC	2,119	112-21-505	2,119
247	44 MONROE APARTMENTS LLC	1,394	112-21-506	1,394
248	44 MONROE APARTMENTS LLC	1,394	112-21-507	1,394
249	44 MONROE APARTMENTS LLC	1,126	112-21-508	1,126
250	44 MONROE APARTMENTS LLC	962	112-21-509	962
251	44 MONROE APARTMENTS LLC	1,880	112-21-508	1,880
252	44 MONROE APARTMENTS LLC	1,873	112-21-509	1,873
253	44 MONROE APARTMENTS LLC	993	112-21-510	993
254	44 MONROE APARTMENTS LLC	1,126	112-21-511	1,126
255	44 MONROE APARTMENTS LLC	1,394	112-21-512	1,394
256	44 MONROE APARTMENTS LLC	1,394	112-21-513	1,394
257	44 MONROE APARTMENTS LLC	1,126	112-21-514	1,126
258	44 MONROE APARTMENTS LLC	962	112-21-515	962
259	44 MONROE APARTMENTS LLC	1,880	112-21-540	1,880
260	44 MONROE APARTMENTS LLC	1,880	112-21-541	1,880
261	44 MONROE APARTMENTS LLC	993	112-21-542	993
262	44 MONROE APARTMENTS LLC	1,126	112-21-543	1,126
263	44 MONROE APARTMENTS LLC	1,441	112-21-544	1,394
264	44 MONROE APARTMENTS LLC	1,440	112-21-545	1,394
265	44 MONROE APARTMENTS LLC	1,126	112-21-546	1,126
266	44 MONROE APARTMENTS LLC	962	112-21-547	962
267	44 MONROE APARTMENTS LLC	1,880	112-21-548	1,880
268	44 MONROE APARTMENTS LLC	1,873	112-21-549	1,873
269	44 MONROE APARTMENTS LLC	993	112-21-550	993
270	44 MONROE APARTMENTS LLC	1,126	112-21-551	1,126
271	44 MONROE APARTMENTS LLC	1,441	112-21-552	1,394

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
589	PHOENIX CENTER FOR DENTISTRY LLC	27,530	112-27-115	25,133
590	301 JACKSON LLC	20,625	112-30-120	Parking Lot
591	EHSAN BAKHTAR	1,418	112-42-051	1,418
592	MONTGOMERY GRACE N	866	112-42-052	900
593	STECKMAN BRIAN GEORGE	998	112-42-053	1,020
594	ROSS MATTHEW S	943	112-42-054	996
595	TAYLOR FAMILY REVOCABLE TRUST	1,446	112-42-055	1,463
596	JOHNSON RICHARD	1,579	112-42-056	1,412
597	BECKHAM ZACKARY KRISTIAN	1,078	112-42-057	1,078
598	ISAAC JODY S	1,625	112-42-058	1,426
599	JACOBSEN THOMAS	953	112-42-059	900
600	KACZALA TIMOTHY/NANCY	1,085	112-42-060	1,020
601	VILLESAS NICHOLAS/ JENNIFER	1,030	112-42-061	996
602	GANUS ALEXANDRU	1,558	112-42-062	1,463
603	NYE BRADLEY A	1,580	112-42-063	1,412
604	CARAMBERIS VANESSA	1,160	112-42-064	1,074
605	REDA JASON	1,160	112-42-065	1,076
606	ERB JAY PARRY	1,160	112-42-066	1,170
607	TROYANEK DAVID C/TINA M	1,042	112-42-067	985
608	JOEL GREENBERG IRA 5005	1,625	112-42-068	1,426
609	COOPER DAVID/ELIZABETH	953	112-42-069	900
610	BRANNON CRAIG S/CHRISTINA M	1,085	112-42-070	1,020
611	LAMEYER RYAN	1,030	112-42-071	996
612	ESCH JON/KATHLEEN	1,558	112-42-072	1,463
613	REIFURTH LAWRENCE	1,580	112-42-073	1,412
614	ESCOBEDO JOSHUA	1,160	112-42-074	1,074
615	CLARK JACE	1,160	112-42-075	1,076
616	ZWEIBACK JACOB E/ADAM/MARSHALL KIMBERLY	1,160	112-42-076	1,170
617	YAMASHITA FRED	1,042	112-42-077	985
618	NZAMU KALEMA/ATOKI ILEKA	1,625	112-42-078	1,426
619	GANUS ALEXANDRU	953	112-42-079	900
620	BUSCH SCOTT	1,085	112-42-080	1,020
621	LIEBOLD KRISTINA D	1,030	112-42-081	996
622	DILLARD DENNIS R	1,558	112-42-082	1,463
623	MCCARTHY KEVIN	1,580	112-42-083	1,412
624	GEORGETTA WHITTLER REVOCABLE TRUST	1,160	112-42-084	1,074
625	HAPPY WEARING SHORTS TRUST	1,160	112-42-085	1,076
626	CATHERINE A TOLBERT REVOCABLE TRUST	1,142	112-42-086	1,142
627	SALES RICHARD	1,707	112-42-087	1,520
628	GARLAND JEFFREY A	1,625	112-42-088	1,426
629	COOPER SCOTT	953	112-42-089	900
630	ANTILLON VICTOR D	1,085	112-42-090	1,020
631	LUI JERRY/SHARON	1,030	112-42-091	996
632	CARANDANG ROMEO/SHUANGYING	1,558	112-42-092	1,463
633	KYBARTAS TRUST	1,580	112-42-093	1,412
634	SCHULTZ STEVEN ROBERT/ANNETTE CHANG	1,160	112-42-094	1,074
635	EPPESON SARAH E	1,160	112-42-095	1,076
636	GORMAN STEPHEN G/TRACEY ANN	1,142	112-42-096	1,142
637	MARTIN CHRISTOPHER	1,707	112-42-097	1,520
638	BYAS BEVERLY H	1,625	112-42-098	1,426
639	KIDD TOBY	953	112-42-099	900
640	C2 ACQUISITIONS	1,085	112-42-100	1,020
641	HIROTA CHRISTOPH/HIGAMI AI	1,030	112-42-101	996
642	GUTIERREZ ALEX SR/GAIL A	1,558	112-42-102	1,463
643	HINDMON SANDRA/WILLIAM E	1,580	112-42-103	1,412
644	MANZO EFRAIN	1,160	112-42-104	1,074
645	LESTER CHAD	1,160	112-42-105	1,076
646	SANCHEZ LEONARDO	1,142	112-42-106	1,149
647	DANA ROBERT HICKS LIVING TRUST	1,707	112-42-107	1,520
648	WALSH FAMILY TRUST	1,625	112-42-108	1,426
649	GOSIEWSKI MARK J	953	112-42-109	900
650	LE NHAN THANH/HARUTA-LE AKEMI	1,085	112-42-110	1,020
651	MARY KAYE NELLES LIVING TRUST	1,030	112-42-111	996
652	WIELAGE CHARLOTTE RICE/ JEFFREY DAVID	1,558	112-42-112	1,463
653	FOLKERTH CHERYL D/JACK D	1,580	112-42-113	1,412
654	HARRIS TREMAINE	1,160	112-42-114	1,074
655	CAMPOS-BAUTISTA BLANCA FABIOLA	1,160	112-42-115	1,076
656	MANN GEOFFREY L	1,142	112-42-116	1,149
657	KELLY MICHAEL	1,707	112-42-117	1,520
658	MCCOMAS SCOT A/COMBS DENNIS E	1,625	112-42-118	1,426
659	LOPEZ TYLER DANIEL	953	112-42-119	900
660	SCOTT KEVIN/LISA	1,085	112-42-120	1,020
661	WOO GLENN/GALE	1,030	112-42-121	996
662	SUMMIT 1205 LLC	1,558	112-42-122	1,463
663	AWENDER DARREN S	1,580	112-42-123	1,412
664	NATH NEERAJ/ARCHNA	1,160	112-42-124	1,074
665	DIEWALD MICHAEL	1,160	112-42-125	1,076
666	MCGINNIS SHANE MICHAEL	1,142	112-42-126	1,149
667	ALBRIGHT FAMILY TRUST	1,707	112-42-127	1,520
668	CASCIA KRISTINA TRUST	1,625	112-42-128	1,426
669	GREGORY M AND DONNA P HULBERT FAMILY TRUST	953	112-42-129	900
670	POLLAK KEVIN	1,085	112-42-130	1,020
671	CHOU MICHAEL/YUEN VIVIAN	1,030	112-42-131	996
672	FARRAGE MICHAEL J & CYNTHIA K	1,558	112-42-132	1,463
673	HAROLD E CAMPBELL III AND JEANETTE LEE CAMPBELL LIVIN MOON BLOSSOM INVESTMENTS FAMILY LIMITED PARTNERSHIP	1,580	112-42-133	1,412
674		1,160	112-42-134	1,074

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
272	44 MONROE APARTMENTS LLC	1,440	112-21-553	1,394
273	44 MONROE APARTMENTS LLC	1,126	112-21-554	1,126
274	44 MONROE APARTMENTS LLC	962	112-21-555	962
275	44 MONROE APARTMENTS LLC	1,880	112-21-556	1,880
276	44 MONROE APARTMENTS LLC	1,873	112-21-557	1,873
277	44 MONROE APARTMENTS LLC	993	112-21-558	993
278	44 MONROE APARTMENTS LLC	1,126	112-21-559	1,126
279	44 MONROE APARTMENTS LLC	1,441	112-21-560	1,394
280	44 MONROE APARTMENTS LLC	1,440	112-21-561	1,394
281	44 MONROE APARTMENTS LLC	1,126	112-21-562	1,126
282	44 MONROE APARTMENTS LLC	962	112-21-563	962
283	44 MONROE APARTMENTS LLC	1,879	112-21-564	1,879
284	44 MONROE APARTMENTS LLC	1,872	112-21-565	1,872
285	44 MONROE APARTMENTS LLC	2,121	112-21-566	2,121
286	44 MONROE APARTMENTS LLC	1,440	112-21-567	1,394
287	44 MONROE APARTMENTS LLC	1,441	112-21-568	1,394
288	44 MONROE APARTMENTS LLC	2,079	112-21-569	2,079
289	44 MONROE APARTMENTS LLC	1,880	112-21-570	1,880
290	44 MONROE APARTMENTS LLC	1,872	112-21-571	1,872
291	44 MONROE APARTMENTS LLC	2,121	112-21-572	2,121
292	44 MONROE APARTMENTS LLC	1,440	112-21-573	1,394
293	44 MONROE APARTMENTS LLC	1,441	112-21-574	1,394
294	44 MONROE APARTMENTS LLC	2,079	112-21-575	2,079
295	44 MONROE APARTMENTS LLC	4,406	112-21-576	4,406
296	44 MONROE APARTMENTS LLC	2,778	112-21-577	2,778
297	44 MONROE APARTMENTS LLC	2,778	112-21-578	2,778
298	44 MONROE APARTMENTS LLC	4,268	112-21-579	4,268
299	44 MONROE APARTMENTS LLC	2,723	112-21-580	2,723
300	44 MONROE APARTMENTS LLC	2,723	112-21-581	2,723
301	44 MONROE APARTMENTS LLC	1,880	112-21-600	1,880
302	44 MONROE APARTMENTS LLC	1,873	112-21-601	1,873
303	44 MONROE APARTMENTS LLC	2,119	112-21-602	2,119
304	44 MONROE APARTMENTS LLC	1,394	112-21-603	1,394
305	44 MONROE APARTMENTS LLC	1,394	112-21-604	1,394
306	44 MONROE APARTMENTS LLC	1,126	112-21-605	1,126
307	44 MONROE APARTMENTS LLC	962	112-21-606	962
308	44 MONROE APARTMENTS LLC	1,880	112-21-607	1,880
309	44 MONROE APARTMENTS LLC	1,873	112-21-608	1,873
310	44 MONROE APARTMENTS LLC	2,119	112-21-609	2,119
311	44 MONROE APARTMENTS LLC	1,394	112-21-610	1,394
312	44 MONROE APARTMENTS LLC	1,394	112-21-611	1,394
313	44 MONROE APARTMENTS LLC	2,088	112-21-612	2,088
314	44 MONROE APARTMENTS LLC	1,880	112-21-613	1,880
315	44 MONROE APARTMENTS LLC	1,873	112-21-614	1,873
316	44 MONROE APARTMENTS LLC	2,119	112-21-615	2,119
317	44 MONROE APARTMENTS LLC	1,394	112-21-616	1,394
318	44 MONROE APARTMENTS LLC	1,394	112-21-617	1,394
319	44 MONROE APARTMENTS LLC	2,088	112-21-618	2,088
320	44 MONROE MARKETING LLC	14,946	112-21-582A	Common Area
321	MARICOPA COUNTY	27,105	112-21-072C	272,909
322	RB PHOENIX LLC	13,351	112-21-070	78,059
323	Parcel No Longer Exists - Merged into ID 117			
324	Parcel No Longer Exists - Merged into ID 117			
325	Parcel No Longer Exists - Merged into ID 117			
326	Parcel No Longer Exists - Merged into ID 117			
327	Parcel No Longer Exists - Merged into ID 117			
328	Parcel No Longer Exists - Merged into ID 117			
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331	Parcel No Longer Exists - Merged into ID 117			
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333	Parcel No Longer Exists - Merged into ID 117			
334	Parcel No Longer Exists - Merged into ID 117			
335	Parcel No Longer Exists - Merged into ID 117			
336	Parcel No Longer Exists - Merged into ID 117			
337	Parcel No Longer Exists - Merged into ID 117			
338	Parcel No Longer Exists - Merged into ID 117			
339	Parcel No Longer Exists - Merged into ID 117			
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341	Parcel No Longer Exists - Merged into ID 117			
342	Parcel No Longer Exists - Merged into ID 117			
343	Parcel No Longer Exists - Merged into ID 117			
344	Parcel No Longer Exists - Merged into ID 117			
345	Parcel No Longer Exists - Merged into ID 117			
346	Parcel No Longer Exists - Merged into ID 117			
347	Parcel No Longer Exists - Merged into ID 117			
348	Parcel No Longer Exists - Merged into ID 117			
349	Parcel No Longer Exists - Merged into ID 117			
350	Parcel No Longer Exists - Merged into ID 117			
351	Parcel No Longer Exists - Merged into ID 117			
352	Parcel No Longer Exists - Merged into ID 117			
353	Parcel No Longer Exists - Merged into ID 117			
354	Parcel No Longer Exists - Merged into ID 117			
355	Parcel No Longer Exists - Merged into ID 117			
356	Parcel No Longer Exists - Merged into ID 117			

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
675	BENHARBON JULIANA	1,160	112-42-135	1,076
676	BORSA JOSHUA A/JOHN J/ANNE M	1,142	112-42-136	1,149
677	EDSON MICHAEL/MICHELE	1,707	112-42-137	1,520
678	CHRISTOPHER P AND ANN M SLATE 2006 TRUST/SLATE JESS	1,625	112-42-138	1,426
679	TUCKER LINDSAY A	953	112-42-139	900
680	DWYER TED L/THERESA	1,085	112-42-140	1,020
681	PALUZZI JAMES/JONES ERIC	1,030	112-42-141	996
682	ALDER KNOTT HOLDINGS LLC	1,558	112-42-142	1,463
683	SHUGRUE TIMOTHY L/JACQUELINE L	1,580	112-42-143	1,412
684	WESDELL MICHAEL C	1,160	112-42-144	1,074
685	GIVARGIZNIA RUMSIN LEON	1,160	112-42-145	1,076
686	TEARPAK BONNIE	1,142	112-42-146	1,149
687	TORRES GARCIA	1,707	112-42-147	1,520
688	BURNLEY HERBERT L/LEE-BURNLEY JANIE	1,625	112-42-148	1,426
689	ENCHINTON JONATHAN	953	112-42-149	900
690	DERUEDA NATHANIEL PATRICK/PATRICK J/KELLY-DERUEDA	1,085	112-42-150	1,085
691	MULVIHILL BRIAN J/GIOIA CHRISTINE A	1,030	112-42-151	996
692	KELLY D AND SHANNON E MILLER 1998 TRUST	1,558	112-42-152	1,463
693	BRAD E DENNISON REVOCABLE TRUST	1,580	112-42-153	1,412
694	LJ PHOENICIAN PROPERTIES LLC	1,160	112-42-154	1,074
695	FINCH CLARK L/CAROL J	1,160	112-42-155	1,076
696	STRUTHERS JOHN/CLAIRE	1,142	112-42-156	1,142
697	GARTENBERG ART	1,707	112-42-157	1,520
698	COLLOPY ROBERT/JAMES	1,625	112-42-158	1,426
699	UNIVERSITY INVESTMENT HOLDINGS LLC	953	112-42-159	900
700	STILES ALYSSA	1,085	112-42-160	1,020
701	DRANIKOV ALEN	1,030	112-42-161	996
702	JARED AND AGGIE SHAPIRO LIVING TRUST	1,558	112-42-162	1,463
703	COPPER SQUARE 1606 LLC	1,580	112-42-163	1,412
704	MARZ DAVID MICHAEL/CHARLOTTE ROSE	1,160	112-42-164	1,074
705	SEWELL EDWIN J/CAROL J	1,160	112-42-165	1,076
706	TERI JONES WAGNON REVOCABLE TRUST	1,142	112-42-166	1,149
707	POND LIVING TRUST	1,707	112-42-167	1,520
708	FARAHMAND ROGER	1,625	112-42-168	1,426
709	MULVIHILL JOSEPH	953	112-42-169	900
710	SIDLOW JAIME I	1,085	112-42-170	1,020
711	LAMBEAU MICHELLE	1,030	112-42-171	996
712	CHAN KELLY	1,558	112-42-172	1,463
713	WOODRUFF JAYSON REACE/CHRISTINA DARYL	1,580	112-42-173	1,412
714	EASLEY JAMES KAIMANA	1,160	112-42-174	1,074
715	LORDEUS MAKENSLEY	1,160	112-42-175	1,076
716	ROCHE TAM	1,142	112-42-176	1,142
717	DEMBECK TERRY/THOMAS	1,707	112-42-177	1,520
718	MARK H FRAMPTON LIVING TRUST	1,625	112-42-178	1,426
719	BRAINARD CALEB/VOLRICH MICHELLE	953	112-42-179	900
720	MANDT KATHY MICHELLE/CHAD EDWARD	1,085	112-42-180	1,020
721	RINALDI MICHAEL	1,070	112-42-181	996
722	BTMS REVOCABLE TRUST	1,589	112-42-182	1,412
723	MADISON ALAN & DOROTHEA	1,580	112-42-183	1,412
724	BOREHAM AKIRA/PATRICIA	1,160	112-42-184	1,074
725	LACHEMANN AKIRA/ELIZABETH	1,160	112-42-185	1,076
726	SCHMITZ ROBERT W	1,177	112-42-186	1,149
727	AXELROD GREGORY S/HEIDI	1,707	112-42-187	1,520
728	WHITE GREGORY	1,625	112-42-188	1,426
729	LEE ROBERT	953	112-42-189	900
730	ENTRUST NEW ENGLAND LLC	1,085	112-42-190	1,020
731	JTM TRUST	1,070	112-42-191	996
732	TONY LEWIS TRUST	1,589	112-42-192	1,412
733	CHEESEMAN DAVID	1,580	112-42-193	1,412
734	HASTINGS JAY/KIMBERLY	1,160	112-42-194	1,074
735	DIANE K SCHWILLING LIVING TRUST	1,160	112-42-195	1,076
736	EYCHANER RICH	1,177	112-42-196	1,149
737	GOODWIN DEBRA & LINDA	1,707	112-42-197	1,520
738	DUNHAM RUSSELL TOBIN	1,812	112-42-198	1,812
739	BUNGER ROBERT	1,405	112-42-199	1,405
740	BARTUSKA SCOTT	1,418	112-42-200	1,418
741	DONAT ROBERT	1,899	112-42-201	1,899
742	MYLAND STEVE	1,532	112-42-202	1,532
743	OSBY EDMUND J/CHARLENE R	1,533	112-42-203	1,533
744	SABATU LISSA	1,981	112-42-204	1,981
745	SCHMIDT RONALD/SUSAN	1,405	112-42-205	1,405
746	REIN SCOTT	1,418	112-42-206	1,418
747	THUY NGO TRUST	1,796	112-42-207	1,796
748	RYAN MAASEN TRUST	1,532	112-42-208	1,532
749	LDJR INVESTMENTS LLC	1,533	112-42-209	1,533
750	BYAS TRACY/BEVERLY	1,981	112-42-210	1,981
751	GARNIER PHILIPPE/NICOLE CONSTANTINO	1,405	112-42-211	1,405
752	BROWN DANIEL C/AMY S	1,418	112-42-212	1,418
753	2204 SUMMIT LLC	1,796	112-42-213	1,796
754	WAGONER RANDAL WARREN/SABRA SUSAN TR	1,532	112-42-214	1,532
755	COX SARAH H	1,533	112-42-215	1,533
756	THE SUMMIT AT COPPER SQUARE LLC	25,040	112-42-216A	Common Area
757	COPPER SQUARE 4TH ST LLC	8,337	112-42-216B	8,886
758	COPPER SQUARE 4TH ST LLC	2,267	112-42-216C	2,275
759	MARICOPA COUNTY - Court Tower Plaza	41,607	112-22-108	Common Area

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
357	Parcel No Longer Exists - Merged into ID 117			
358	Parcel No Longer Exists - Merged into ID 117			
359	Parcel No Longer Exists - Merged into ID 117			
360	Parcel No Longer Exists - Merged into ID 117			
361	Parcel No Longer Exists - Merged into ID 117			
362	Parcel No Longer Exists - Merged into ID 117			
363	VIOLA LORDSMEER LP	87,750	112-28-012B	655,780
364	PHOENIX - Herberger Theater (Building)	51,497	112-28-128	33,301
365	PHOENIX - Herberger Theater (Plaza)	33,963	112-28-129	Common Area
366	ROMAN CATHOLIC DIOCESE OF PHOENIX	186,232	112-29-091	135,520
367	ASU MERCADO	167,053	112-29-089	128,580
368	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	20,624	112-21-970	77,716
369	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	16,200	112-21-972	See ID # 368
370	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	48,923	112-21-973A	See ID # 368
371	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	442	112-21-084	See ID # 368
372	EQUUS ELLIS LIMITED PARTNERSHIP	9,174	112-21-050F	58,626
373	GP MONROE OWNER LLC	32,188	112-21-050H	378,016
374	PHX INVESTMENT PROPERTIES LLC	20,699	112-21-278	111,890
375	ESPACO 2118 LLC	5,560	112-21-279	Parking Lot
376	114 ADAMS LLC	857	112-21-284	837
377	CHARLEMANGE DAVID	1,030	112-21-285	1,030
378	BERNARDEZ MICHAEL	1,835	112-21-286	1,706
379	LIZARD LEG LLC	883	112-21-287	876
380	LADWIG JODY	1,110	112-21-288	1,110
381	BEALS MATHEW	726	112-21-289	755
382	GRAZIANO JOSEPH LIVING TRUST	1,915	112-21-290	1,798
383	FIERROS KATIE A	870	112-21-291	839
384	MARY MADGE CIAMPOLI LIVING TRUST	1,753	112-21-292	1,660
385	OKUNAMI TROY	789	112-21-293	837
386	SAHA HOLDINGS LLC	799	112-21-294	837
387	DE LEON LOUIS ARMANDO	823	112-21-295	858
388	AGENTER TRAVIS	792	112-21-296	751
389	SWAN MATTHEW THOMAS	710	112-21-297	710
390	STACIOKAS FAMILY TRUST	1,254	112-21-298	1,200
391	LOOMIS BUDDY ANN	751	112-21-299	751
392	TRIPLE C HOLDINGS LLC	1,307	112-21-300	1,174
393	GUERRERO ERICA	1,214	112-21-301	1,098
394	NOTH ARIELLA	1,794	112-21-302	1,718
395	LIDDY PROPERTIES LLC	805	112-21-303	837
396	GILLIAM JOHN S	854	112-21-304	837
397	RAK KEVIN	872	112-21-305	858
398	HAWANA SIX LLC	792	112-21-306	751
399	CURTIS P HAMANN FAMILY TRUST	710	112-21-307	710
400	SNITZ TREVOR	1,200	112-21-308	1,200
401	MANVILLE NEIL /SUSAN L	751	112-21-309	751
402	UNDERWOOD JOHN M	1,174	112-21-310	1,174
403	SHEA DIANA L	1,148	112-21-311	1,148
404	SEVERINO ROBERT	1,432	112-21-312	1,432

KEY:

1 - 805

PARCEL OWNERSHIP CHANGES AS OF 04/19/24

UPDATES MADE ON 07.10.24

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
760	KLANCO INC	138	112-27-117	Alley
761	DESERT NECTAR LLC	14,004	111-42-021A	821
762	ARIZONA CENTER FOR LAW AND SOCIETY	76,137	111-45-190	349,454
763	CITY OF PHOENIX - ASU THUNDERBIRD	25,380	111-45-191	Common Area
764	Parcel No Longer Exists - Previously Airspace			
765	RED DEVELOPMENT - CITYSCAPE OFFICE RETAIL	89,330	112-27-976	550,269
766	RED DEVELOPMENT - CITYSCAPE APARTMENTS	3,621	112-27-977	259,901
767	RED DEVELOPMENT - CITYSCAPE HOTEL	9,583	112-27-978	211,359
768	RED DEVELOPMENT - CITYSCAPE PARKING GARAGE	102,533	112-27-979	545,577
769	PHOENIX - BIOMEDICAL CAMPUS	532,323	111-46-154	940,067
770	PHOENIX - BIOMEDICAL CAMPUS	53,231	111-46-155	181,608
771	PHOENIX - City Scape (Level 1) City	108,447	112-22-107B	46,270
772	RED DEVELOPMENT - PARKING LEVEL 3 (PARTIAL)	61,742	112-22-107B	46,270
773	PHOENIX RS ONE LLC	24,682	112-22-107C	92,540
774	PHOENIX - City Scape (Level 3) RED Development	22,024	112-22-107D	92,540
775	PHOENIX - City Scape (Level 4) RED Development	98,999	112-22-107E	92,540
776	PHOENIX - City Scape (Level 5) RED Development	40,782	112-22-107F	92,540
777	CITYSCAPE RETAIL	96,167	112-22-107A	459,991
778	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	165,450	112-27-120	496,350
779	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	65,831	112-27-121	61,488
780	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	25,137	112-27-123	536,452
781	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	16,592	112-27-985	19,844
782	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	10,089	112-27-986	Common Area
783	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	9,503	112-27-987	Common Area
784	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	29,398	112-27-988	524,298
785	COLLIER CENTER PT, LLC - C/O GE ASSET MANAGEMENT INC.	2,433	112-27-989	39,262
786	PHOENIX -CANCER CENTER	70,013	111-46-153	222,983
787	PHOENIX-TRIANGLE FOR STAGING	38,777	111-46-156	Vacant Lot
789	PHOENIX-WEX FORD SOUTH PARKING LOT	89,081	111-44-145	Parking Lot
791	PHOENIX-WEX FORD PARKING LOT	44,997	111-44-146A	Parking Lot
792	PHOENIX-WEX FORD BUILDING	44,997	111-44-146B	262,219
793	PHOENIX-BIOMEDICAL CAMPUS STAGING LOT	89,875	111-44-147	Parking Lot
790	MARICOPA COUNTY-BIOSCIENCE HIGH SCHOOL	89,822	111-44-143	84,120
788	ASU-HOUSE ON NORTH END OF TRIANGLE	7,500	111-46-081A	1,656
794	UA-LOT NORTH OF CANCER CENTER	5,896	111-44-104	Vacant Lot
795	UA-LOT NORTH OF CANCER CENTER	5,896	111-44-105	Vacant Lot
796	UA-LOT NORTH OF CANCER CENTER	5,896	111-44-106	Vacant Lot
797	UA-LOT NORTH OF CANCER CENTER	5,896	111-44-107	Vacant Lot
798	UA-LOT NORTH OF CANCER CENTER	5,896	111-44-108	Vacant Lot
799	UA-LOT NORTH OF CANCER CENTER	5,896	111-44-109	Vacant Lot
800	UA-LOT NORTH OF CANCER CENTER	5,302	111-44-110	Vacant Lot
801	UA-LOT NORTH OF CANCER CENTER	5,342	111-44-111	Vacant Lot
802	UA-LOT NORTH OF CANCER CENTER	5,382	111-44-112	Vacant Lot
803	UA-LOT NORTH OF CANCER CENTER	5,358	111-44-113	Vacant Lot
804	UA-LOT NORTH OF CANCER CENTER	5,358	111-44-114	2,614
805	UA-LOT NORTH OF CANCER CENTER	5,358	111-44-115	Vacant Lot

ASSESSMENT ID #'S

CHANGES SINCE THE CREATION OF THE PRIOR DIAGRAM



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## 2025 Downtown Enhanced Municipal Services District Budget, Assessments and Public Hearing Date (Resolution 22248)

Request City Council approval of the 2025 Downtown Enhanced Municipal Services District (Downtown EMSD) proposed budget, assessments on the Downtown EMSD, and set the date of November 13, 2024, for the Public Hearing on the estimated assessments, pursuant to Arizona Revised Statutes 48-575. The General Fund estimated annual expenditure for this program is \$443,389.

### Summary

The City Council authorized the formation of the Downtown EMSD in 1990 to provide enhanced public services above and beyond the level of services provided in the remainder of the City. Costs for the Downtown EMSD's services are paid through assessments on property owners within the Downtown EMSD boundaries. The City contracts directly with Downtown Phoenix, Inc. (DPI) to implement the work program, as described in **Attachment A**, of the Downtown EMSD. The Downtown EMSD is generally bounded by Garfield Street, 7th Street, 3rd Avenue, and the railroad tracks south of Jackson Street.

### 2025 Downtown EMSD Proposed Budget

The work plan and budget for calendar year (CY) 2025 provides a variety of enhanced services in the Downtown core, including business improvement services and overall business development.

In June 2024, the Downtown EMSD Board of Directors, which includes representatives of the City and other Downtown EMSD property owners, approved the proposed CY 2025 Downtown EMSD budget of \$4,990,256. **Attachment B** includes a breakdown of the expense categories. Included in the proposed budget is \$167,222 for streetscape maintenance expenses, which are paid only by property owners and tenants adjacent to the Streetscape Improvement District. The Streetscape Improvement District includes certain portions of Monroe Street from 3rd Avenue to 7th Street; Adams Street from 2nd Avenue to 2nd Street; 2nd Street from Jefferson to Van Buren streets; and 3rd Street from Monroe to Van Buren streets.

The proposed CY 2025 assessment revenue of \$4,990,256 represents an increase of

\$284,000 over the CY 2024 assessments. The increase results from a combination of growing non-assessment revenue through downtown partnerships leveraged by the district, and increased assessment revenue from the expanded boundaries. The CY 2025 assessments for the Downtown EMSD will be levied after the required Downtown EMSD approval process has been completed. Assessments are determined in proportion to the benefits received by each parcel. The proposed assessments and 2025 Downtown EMSD Diagram are based on the estimate of expenses and property data available as of April 19, 2024.

- Estimated CY 2024 District Budget: \$4,990,256
- Estimated CY 2024 Assessment Revenue: \$4,740,256
- Estimated CY 2024 Non-assessment Revenue: \$250,000

#### Public Hearing Date

It is requested that the City Council set the date of November 13, 2024, as the date for the Public Hearing on the 2025 Downtown EMSD assessments.

#### **Financial Impact**

The City's total estimated annual expenditure for this program is \$1,290,391, which includes:

- \$443,389 from the General Fund (approximate \$4,266 increase from 2024);
- \$632,648 from the Phoenix Convention Center;
- \$151,673 from the Sports Facilities Fund; and
- \$62,681 from the Phoenix Bioscience Core.

#### **Concurrence/Previous Council Action**

The Economic Development and Housing Subcommittee recommended approval of the 2025 Downtown EMSD work plan and budget on September 11, 2024, by a vote of 3-0.

#### **Public Outreach**

A Public Hearing will be held for property owners to discuss the proposed assessments, costs, and services provided in connection with the Downtown EMSD. If this request is approved, the public hearing would be set for November 13, 2023, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners are notified by mail of their annual assessment costs by the Street Transportation and Community and Economic Development departments no fewer than 20 days prior to the public hearing. Notice of the public hearing will also be published on October 30, 2024, and

November 1, 2024, in the Record Reporter. No further notification is required after the public hearing.

**Location**

The Downtown EMSD is generally bounded by Garfield Street, 7th Street, 3rd Avenue, and the railroad tracks south of Jackson Street.

Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Managers John Chan and Inger Erickson, and the Community and Economic Development and Street Transportation departments.



# Attachment A

## Downtown Phoenix Inc. 2025 EMSD Work Plan

### Administration, Finance, and Information Technology

**Goal:** To manage shared resources and maximize efficiencies while supporting initiatives and projects organization-wide.

Proposed Objectives to Achieve Goal

1. Provide technical assistance for customer relationship management (CRM) platform
2. Continue to identify process improvements, training, budget saving opportunities, and ways to help staff across all DPI departments and affiliates work more efficiently and effectively
3. Support the work of all DPI departments and affiliates through finance, administrative, HR and IT services
4. Manage DPI employee benefits and payroll compliance
5. Utilize and maximize resources within Emfluent program, a local Predictive Insights firm that specializes in talent optimization, office culture development, career pathing and hiring best practices
6. Prioritize employee development and retention throughout the year
7. Oversee the implementation and completion of mid-year and end-of-year assessments
8. Help create an experience for both employees and visitors, making it an increasingly magnetic nexus of city building activity
9. Manage inventory and spending of Downtown Phoenix Inc. branded merchandise and uniforms

### Marketing & Events

**Goal:** Sustaining our neighborhood's positive momentum through mission-driven programming and events, relentless business support, rich, human interest-driven storytelling, and user-friendly resources that reinforce our live/work/play/learn/create identity.

Proposed Objectives to Achieve Goal

1. Continue to develop and expand potential of new dtphx.org web site, which migrated away from WordPress and Google to an industry leading firm GeoCentric, a company that specializes in building web sites for place managing organizations like ours
2. Continue to share more human interest stories through the DTPHX blog and social media, similar to Phoenix Community Alliance's (PCA) City Shapers series that spotlights legacy Members and other Downtown leaders; in addition to highlighting those stakeholders, investors and Members who have impacted our Downtown it's also important that we raise the profile of the work we do to propel the neighborhood forward (Clean + Green Team, DTPHX Ambassadors, event support, business support, etc.)
3. Develop targeted PR campaigns to amplify the organization's initiatives. This includes reports on economic growth, DPI produced events, and other newsworthy announcements
  - a. Track media results through a media monitoring program that showcases reach, impressions, and publicity value
  - b. Track events results to show growth and impact

4. Cultivate strategic partnerships with City of Phoenix, Visit Phoenix, and Arizona Office of Tourism to streamline marketing efforts and increase awareness about Downtown stakeholders, events, and special announcements
5. Raise public awareness to work DPI is doing to support individuals experiencing homelessness:
  - a. Promoting the work of our Outreach Navigators
  - b. Promoting We're In This Together v2.0 campaign
  - c. Promoting work being done in DTPHX Community Resources Hub, a new facility opening in Q4 2024 that will serve as a coordination headquarters for several Downtown partners who are working collaboratively to support homelessness services, including the DTPHX Ambassadors, the City's Community Assistance Program (CAP), DPI's contracted Outreach Navigators, Valley Metro, the Phoenix Police Department's Downtown Operations Unit (DOU), plus Upward and Onward, a team that provides learning challenged graduating Phoenix Union seniors with work experience in Downtown
6. Continue to curate an events portfolio that checks multiple mission-driven boxes:
  - a. Family Friendly
  - b. Activating Public Spaces
  - c. Inclusive
  - d. Promoting Downtown Businesses
  - e. Budget Friendly
  - f. Multi-Cultural
  - g. Arts-Centric
7. Continue to identify new creative event spaces to expand our portfolio, positively impact other areas of Downtown and to help relieve stress on our Downtown parks
8. Increasing event attendance through increased outreach to Downtown employees, students and residents
  - a. Continue collaboration with ASU leadership to activate Civic Space Park
  - b. Work with Community Engagement department to target property managers and help attract more Downtown residents to our events
9. Continue celebration of cultural events like Can I Kick It (Black History Month) and Loteria (Hispanic Heritage Month)
10. Advance our event recruitment strategy by creating a trusted network of Downtown event producers and convene those producers annually while connecting them to important City administrators in Parks and Recreation, Public Safety, Permitting, etc.
11. Create a Downtown focus group made up of residents, students, employees and business owners that will provide important feedback and direction to our staff
12. Continue to grow sponsorship opportunities, focusing on providing opportunities to our investors and stakeholders
13. Continue to work with Visit Phoenix, Phoenix Convention Center, and hospitality partners to sell Downtown to convention clients and event producers, including assisting on site visits, executing golf cart tours and leveraging our constantly improving amenity package

### DTPHX Ambassadors and Clean & Green Team

**Goal:** To curate a distinguishing sidewalk experience that is clean, safe, welcoming, and inclusive.

Proposed Objectives to Achieve Goal

#### Ambassador Program



1. Continue to serve as eyes and ears for Downtown by maintaining up to 24 full-time positions
  - a. Includes funding to financially support two (2) City of Phoenix Civic Space Park Rangers
2. Continue to participate in the City's coordinated efforts to reducing homelessness by connecting individuals in need to services
  - a. Continue to provide services to EMSD and Greater Downtown through two (2) dedicated dehp Integrative Services Outreach Navigators who office with DPI and coordinate with DTPHX Ambassadors and Downtown stakeholders directly
3. Continue to develop Ambassadors through monthly training programs beyond 30/60/90-day onboarding
  - a. Provide street-level business tours and walking familiarization tours to Ambassadors to keep up with the rapid growth and development of Downtown
  - b. Schedule ongoing field trainings such as CPR and self-defense
  - c. Offer professional development opportunities through Emfluent partnership
4. Manage the front lobby of both the DPI main office and the new Community Resources Hub at Central and Washington, which acts as a coordination headquarters for several Downtown partners who are working collaboratively to support homelessness services, including the DTPHX Ambassadors, the City's Community Assistance Program (CAP), DPI's contracted Outreach Navigators, the Phoenix Police Department's Downtown Operations Unit (DOU) and Valley Metro, plus Upward and Onward, a Phoenix Union High School program that provides work experiences for learning-challenged graduating seniors at CityScape businesses
5. Continue to track daily and report monthly Ambassador interactions and services through Eponic hand held devices
  - a. Increase stakeholder awareness and usage of the Eponic app, which allows stakeholders to request services digitally
6. Maintain inventory of DTPHX-branded merchandise for visitors and incentives for interactions with info tables and other Ambassador activations
7. As Downtown development continues to deliver new residential and commercial offerings, evolve deployment to best serve entire EMSD
  - a. For example, thousands of apartment units have recently opened or will open in 2024/2025 in the northwest portion of the EMSD
  - b. Starting January 1, 2025, the northern portion of the Phoenix Bioscience Core (PBC) will be included in the EMSD and allow for Ambassador presence

### **Clean & Green Team**

1. Continue to clean and disinfect high-touch, high-traffic public spaces and infrastructure with pressure washing equipment
2. Improve walkability of Downtown's corridors and enhance the street level experience through landscaping
  - a. Increase shade through tree plantings and identify potential grant funding to purchase and install manufactured shade structures for high traffic sidewalks where trees cannot be planted
  - b. Continue adding planters with flowering plants to beautify building exteriors near main intersections throughout the EMSD
  - c. Focus on west/northwest portions of EMSD where thousands of apartment units have recently opened or will open in 2024/25
  - d. Starting January 1, 2025, the northern portion of the Phoenix Bioscience Core (PBC) will be included in the EMSD and will be a new area of focus for landscaping services

- e. Continue to design, install and maintain dog stations throughout the EMSD
- 3. Continue to assess and improve public amenities throughout the Streetscape Improvement District, such as:
  - a. Site furnishings like artistic benches and chess/checkers tables
  - b. Outdoor string lights across pedestrian corridors and other decorative lighting
- 4. Continue to assess existing vehicular and pedestrian wayfinding signage throughout the EMSD and provide recommendations for updating or sunsetting existing signage
- 5. Continue to support Downtown's bike culture and pedestrian experience with an emphasis on improving the safety of sidewalks, crosswalks and bike lanes
  - a. Support stakeholders, such as ASU, working with the City of Phoenix to create pedestrian malls/corridors
- 6. Update branding on Clean & Green trucks and equipment to align with corporate marks

## Community Engagement

**Goal:** To inform and engage Downtown Stakeholders in Downtown Phoenix Inc.'s events, resources, and services by building and supporting avenues of communication.

Proposed Objectives to Achieve Goal:

- 1. Continue staff's familiarization and proficiency in the utilization of Client Relationship Management (CRM) platform Virtuoso, and refine stakeholder lists to maximize performance and allow for more targeted communications and stronger historical data
- 2. Continue to work with Valley Metro and Kiewit to strategize around Light Rail construction mitigation, working collaboratively toward completion of the South Central extension and assisting with "Launch Day" information campaign
- 3. Ensure proper communication channels are in place with property management, security teams, and parking teams to support Downtown's high volume event days
- 4. Work with City of Phoenix Street Transportation Department to continue to monitor and assess the use and efficacy of the co-branded 15-minute metered parking spaces
- 5. Raise awareness of our services with property managers and ownership of new and recent apartment developments within the EMSD, with the ultimate goal of reaching the residents inside of them
- 6. Continue placemaking efforts throughout EMSD by partnering with stakeholders on a variety of projects
  - a. Continue Family Friendly infrastructure initiative by continuing to update Story Walk at Arizona Center, expanding Family Friendly Hotel Award, building out musical instrument activation at Regency Garage, etc.
  - b. Establish partnerships with local sustainability experts for greening projects and redevelopment of green space
- 7. In partnership with Marketing + Events department, support community efforts to resurrect Downtown Neighborhood Association (DNA), including stakeholder outreach, Member recruitment, business matchmaking and marketing services
- 8. Evolve street pole banner program to be increasingly process oriented and cost efficient to improve value proposition and increase non-assessment revenue
- 9. Continue stakeholder engagement through monthly meetings (Open House, Events, Streets + Transportation), email communications (SOE, Stakeholder Alerts) and individual visits and events

10. Host a series of amenity familiarization + heat mitigation walks to determine where priority areas are for a variety of different stakeholders (i.e. residents, families, office tenants, etc.) Use findings to influence our work in the public realm

## Business Development

**Goal:** To foster Downtown as a sustainable, inclusive, family-friendly and economically-viable business, education, entertainment and residential center of our city and region.

Proposed Objectives to Achieve Goal:

1. Assist the City of Phoenix's Community and Economic Development Department with the attraction of new businesses and companies while also targeting retail gaps in Downtown, with emphasis on non-F&B businesses
2. Assist the City of Phoenix's Community and Economic Development Department with prioritizing office retention efforts
  - a. Continue to support companies' employee retention + attraction efforts through employee engagement initiatives
3. Continue to serve as "one-stop" information + data resource for developers, brokers, and companies interested in locating/expanding Downtown, including access to a new digital twin platform specifically for Downtown Phoenix
4. Improve collection, organization and presentation of data, including but not limited to GIS mapping tools, to develop a strong understanding and visualization of Downtown trends
5. Continue to promote, organize and facilitate curated golf cart tours of Downtown for brokers, potential tenants, developers and other stakeholders to showcase the area and foster valuable new business connections
6. Improve connectivity to commercial property management teams and increase their awareness of business development services and economic development data and collateral available to them through DPI

**Attachment B**  
**CY 2025 EMSD Budget (Estimated)**

	<b>Account</b>	<b>2025 Budget</b>
	General Office	648,979
	Admin Salaries	185,460
	Events	425,016
<b>Expenses</b>	Marketing	532,796
	Business Development	214,650
	Business Improvement District Services	2,566,135
	Streetscape Improvement District	167,222
	<b>Total District Expenses</b>	<b>4,740,258</b>
	Miscellaneous non-district expenses	250,000
	<b>Total Budgeted Expenses</b>	<b>4,990,258</b>
<b>Revenue</b>	Assessment Revenue	4,740,258
	Non-assessment Revenue	250,000
	<b>Total Revenues</b>	<b>4,990,258</b>



**Resolution to Participate in and Support Bid to Host the National League of Cities 2030 Congress of Cities Conference (Resolution 22256)**

Request to approve a resolution to express support for a bid to host the National League of Cities 2030 Congress of Cities Conference. There is no financial impact as a result of this request.

**Summary**

The National League of Cities (NLC) has requested a declaration of support from the City of Phoenix to host its 2030 Congress of Cities Conference. This resolution will express the City's support for the bid. The NLC, "the oldest and largest resource for advocacy and research on issues affecting this nation's cities," is seeking bids to host its 2030 Congress of Cities. The City of Phoenix, one of its 2,725 member cities, is a long-time participant in the NLC's network of information sharing and advocacy, which promotes cities and their interests nationwide.

The City of Phoenix, with its 300-plus days of sunshine a year, abundance of world-class dining, shopping, golf and proximity to statewide attractions (Grand Canyon, Kartchner Caverns and Frank Lloyd Wright's Taliesin West), is uniquely poised to serve as host for the 2030 Congress of Cities Conference. In addition to being the fifth largest city in the United States, Phoenix is a leader in both sustainable development and bioscience business, accommodates a global business community with over 3,700 internationally owned businesses, has modern infrastructure and is home to a young, vibrant and educated workforce. The city-owned Phoenix Convention Center, site of the proposed Conference, is also the premier destination for meetings and events in downtown Phoenix and is conveniently located minutes from Sky Harbor International Airport and served by a state-of-the-art Light Rail system.

Hosting the National League of Cities' 2030 Congress of Cities Conference in downtown Phoenix generates a positive economic impact through direct visitor spending on hotel rooms, dining, entertainment, rental cars and shopping.

**Financial Impact**

There is no financial impact for approving the resolution expressing support for NLC's bid to host the 2030 Congress of Cities Conference.

**Concurrence/Previous Council Action**

The item was recommended for approval by the Economic Development and Housing Subcommittee at the September 11, 2024, meeting by a vote of 3-0.

**Location**

Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager John Chan and the Phoenix Convention Center Department.

**ATTACHMENT A**  
**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF**  
**THE FINAL, ADOPTED RESOLUTION**

RESOLUTION NO. XXXXXX

A RESOLUTION SUPPORTING THE BID B  
PHOENIX, ARIZONA TO HOST THE NATIONAL LEAGUE  
OF CITIES 2030 CONGRESS OF CITIES CONFERENCE

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WHEREAS, the National League of Cities (“NLC”), “the oldest and largest resource for advocacy and research on issues affecting this nation’s cities,” is seeking bids to host its 2030 Congress of Cities; and

WHEREAS, the City of Phoenix, as one of its 2,725 member cities, is a long-time participant in the NLC’s network of information sharing and advocacy, which promotes cities and their interests nationwide; and

WHEREAS, the City of Phoenix’s Phoenix Convention Center is the premier destination for meetings and events in downtown Phoenix and conveniently located minutes from Sky Harbor International Airport by state-of-the-art Light Rail system; and

WHEREAS, Phoenix’s 300-plus days of sunshine a year and the world-class dining, shopping, golf and proximity to famous attractions such as the Grand Canyon, Kartchner Caverns and Frank Lloyd Wright’s Taliesin West, makes it uniquely poised to serve as the host for the 2030 Congress of Cities; and

WHEREAS, the City of Phoenix is the fifth largest city in the United States, a leader in sustainable development, a global business community with over 3,700 internationally owned businesses, a modern infrastructure making getting around easy, a leader in bioscience business and home to a young, vibrant and educated workforce; and

WHEREAS, in order to encourage NLC to select the City of Phoenix as the destination for its 2030 Congress of Cities, the Phoenix City Council wishes to officially invite the NLC to Phoenix by declaring its support for the City's bid to host the 2030 Congress of Cities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. The City Council hereby supports the City's bid to host the NLC's 2030 Congress of Cities.

PASSED by the Council of the City of Phoenix this [] day of [], 2024.

DRAFT

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk



APPROVED AS TO FORM:

Julie M. Kriegh, City Attorney

By: \_\_\_\_\_

\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_

Jeffrey Barton, City Manager

DRAFT



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**Authorization to Apply for, Accept and Enter into Agreements for the Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant (Ordinance S-51318)**

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept and enter into an agreement with the Bureau of Justice Assistance and Intergovernmental Agreements with Maricopa County and the City of Mesa, for the 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) in an amount not to exceed \$1,214,202. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

**Summary**

The City has received funding through this grant program for the past several years. The Police Department was informed of the availability of these funds on September 5, 2024. The Police Department will manage this grant, which will involve administering funding to the eligible local agencies, programmatic and financial reporting, as well as initiating the intergovernmental agreements associated with the grant awards. The purpose of this grant is to provide resources to law enforcement agencies to enhance services and programs that reduce violent crime.

The 2024 JAG grant application will be submitted by the Police Department on behalf of the City of Phoenix and eligible partnering agencies. The proposed allocation of the \$1,214,202 total award are:

- City of Phoenix: \$961,159
- Maricopa County: \$95,489
- City of Mesa: \$157,554

Police staff will use funding to purchase necessary training, resources and equipment to assist with violent crime reduction and law enforcement programs. This funding will help obtain essential tools for police units to ensure officer and public safety.

The grant application is due on October 16, 2024. If approved, the Police Department will move forward with submitting their application.

**Contract Term**

The contract term is for two years starting upon award, with two one-year renewal options.

**Financial Impact**

The grant amount is not to exceed \$1,214,202. No matching funds are required.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



## **Request to Issue a Revenue Contract Solicitation for Terminal 3 Food and Beverage Small Business Opportunity**

Request the City Manager, or his designee, to authorize the Aviation Department to issue a Revenue Contract Solicitation (RCS) for the Terminal 3 food and beverage micro-restaurant and kiosk small business concession opportunity at Phoenix Sky Harbor International Airport.

### **Summary**

The goal of this RCS is to select a small business operator to gain experience operating at an airport, optimize sales and revenue over the term of the lease, and provide quality food and beverage offerings to passengers. This opportunity is developed specifically for small and diverse firms. The Aviation Department will be providing the micro-restaurant, kiosk, and associated equipment, resulting in reduced capital requirements and startup time required for the successful respondent.

The new micro-restaurant at Terminal 3 Level 4 pre-security will serve passengers and the general public waiting for arriving passengers, terminal employees, and future employees visiting the newly-relocated Airport Security Badging Office. The kiosk placement in the Baggage Claim area will offer additional convenience to the general public, employees, and passengers to purchase food and beverage items while waiting for their luggage.

### **Procurement Information**

The Aviation Department will conduct an RCS to select a small business operator for this contract. Responsive and responsible respondents will be evaluated according to the following criteria:

- Proposed Concepts and Menu Plans
- Experience and Qualifications of Respondents and Partners (if any)
- Management, Marketing, and Operations Plans
- Proposed Business Plan

The highest ranked respondent will be recommended for the concession lease award. The Aviation Department intends to issue this solicitation on or about November 2024,

with an estimated award in Spring 2025. The City's Transparency Policy will be in effect with the release of the RCS and throughout the process.

**Public Outreach**

This process will include all standard and required outreach efforts to attract small business interest.

**Contract Term**

The term will be three years with two, one-year renewal options, to be exercised at the sole discretion of the Aviation Director.

**Financial Impact**

Rent will be the percentage of annual gross sales. The percentage of rent will be determined during the solicitation development process.

**Concurrence/Previous Council Action**

The Business Development Subcommittee of the Phoenix Aviation Advisory Board recommended this item for approval on August 1, 2024, by a vote of 4-0.

The Phoenix Aviation Advisory Board recommended this item for approval on August 15, 2024, by a vote of 8-0.

**Location**

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



**Aviation Architectural Construction - Job Order Contracting Services - JOC233 (Ordinance S-51302)**

Request to authorize the City Manager, or his designee, to enter into separate master agreements with two contractors listed below, to provide Aviation Architectural Construction Job Order Contracting services for the Aviation Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed \$70 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

**Summary**

The Job Order Contracting (JOC) contractors' services will be used on an as-needed basis to provide Aviation Architectural Construction Job Order Contracting services for mechanical, electrical, plumbing; underground and above ground utilities (water, sewer, electrical, etc.); environmental services (asbestos, mold, lead paint abatement, monitoring wells, etc.); roofing, carpentry, painting and flooring; building and office remodels; demolition and new builds; Americans with Disabilities Act modifications; energy systems, fire alarms, ACAMS, lighting and controls, CCTV and other related technology; signage and infrastructure; fence and gate installation and repairs; landscaping; bridge repairs (structural and maintenance); and minor design. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

## **Procurement Information**

The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Ten firms submitted proposals and are listed below.

### Selected Firms

Rank 1: Brycon Corporation

Rank 2: FCI Constructors, Inc.

### Additional Proposers

Rank 3: Chasse Building Team, Inc.

Rank 4: M. A. Mortenson Company

Rank 5: Builders Guild, Inc.

Rank 6: SDB, Inc. dba SDB Contracting Services

Rank 7: BWC Enterprises, Inc. dba Woodruff Construction

Rank 8: Kraus-Anderson Construction Company dba Sonoran Crest Construction

Rank 9: GCON, Inc.

Rank 10: Basalt Building Group, LLC

## **Contract Term**

The term of each master agreement is for up to five years, or up to \$35 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

## **Financial Impact**

The master agreement value for each of the JOC contractors will not exceed \$35 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed \$70 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to \$4 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the Aviation Department's Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve

funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Location**

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road

Phoenix Deer Valley Airport, 702 W. Deer Valley Road

Phoenix Goodyear Airport, 1658 S. Litchfield Road, Goodyear, AZ

Council Districts: 1, 8, and Out of City

**Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Aviation Department and the City Engineer.





**Phoenix Deer Valley Airport Relocate Taxiway Bravo and Construct High Speed Connectors B6 and B9 - Engineering Services - AV31000092 FAA (Ordinance S-51303)**

Request to authorize the City Manager, or his designee, to enter into an agreement with TRACE Consulting, LLC, to provide Engineering Services that include design and possible construction administration and inspection for the Phoenix Deer Valley Airport Relocate Taxiway Bravo and Construct High Speed Connectors B6 and B9 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$907,746.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

**Summary**

The purpose of this project is to relocate and reconstruct Taxiway Bravo for the entire length, including taxiway connectors to the hold bars and run up areas. Taxiway Bravo is located at a non-standard distance from the centerline of Runway 7L-25R based on current design standards and needs to be relocated further south. Design elements will include, but are not limited to: demolishing existing Taxiway B (full length), north connectors (up to the hold bar), south (full length), and hold-bay pavement; relocating Taxiway B to the south by 100 feet; installing new acute angle connectors B6 & B9; extending existing taxiway connectors north of Taxiway B by 150 feet from hold bar to the northern edge of the relocated Taxiway B; reconstructing Connectors B5, B9, and B11 in the same location due to failing pavement; installing LED lighting on Taxiway B

and connectors; installing new taxiway and connector striping/markers/signage as required; relocating Segmented Circle and Supplemental Wind Cone to the south; addressing the impact this project will have on the existing storm drain system, and other design elements as needed.

The project is subject to the requirements of 49 Code of Federal Regulations part 26 and the U.S. Department of Transportation Disadvantaged Business Enterprise Program and will be completed under federal guidelines. The project was put on hold due to grant funding availability and the original ordinance expired. This will be a continuation of the work under a new contract.

The project will have Federal Aviation Administration (FAA) funds associated with the work consistent with the phasing and grant availability.

TRACE Consulting, LLC's services include, but are not limited to: provide geotechnical engineering; design of structural pavements; assess impact to airport operations; design signage/striping; construction estimates; construction safety and phasing plans per grant allocations, and all required documentation to submit to FAA for FAA and Airport Improvement Program (AIP) grant compliance; as-built current conditions; investigate utility conflicts; update plan/profile design; provide drainage plans, electrical plans and other services as required for a complete design per City of Phoenix and FAA AIP Standards; and possibly perform construction administration services including inspections, reports, as-builts, coordination, bid assistance, and project close out.

### **Procurement Information**

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded.

### **Contract Term**

The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

### **Financial Impact**

The agreement value for TRACE Consulting, LLC will not exceed \$907,746, including all subconsultant and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. The Aviation Department anticipates grant funding for a portion of the project. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Concurrence/Previous Council Action**

The City Council approved:

- Engineering Services Agreement 150110 (Ordinance S-45685) on June 5, 2019; and
- Amendment 1 to Engineering Services Agreement 150110 (Ordinance S-49830) on June 14, 2023; and
- Construction Manager at Risk (CMAR) Preconstruction Services Agreement 152002 (Ordinance S-49299) on January 4, 2023; and
- CMAR Construction Services Agreement 158539 (Ordinance S-49712) on May 31, 2023.

**Location**

702 W. Deer Valley Road  
Council District: 1

**Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Aviation Department and the City Engineer.



**Phoenix Deer Valley Airport Taxiway C Connectors C4-C10 - Engineering Services - AV31000096 FAA (Ordinance S-51304)**

Request to authorize the City Manager, or his designee, to enter into an agreement with TRACE Consulting, LLC to provide Engineering Services that include design and possible construction administration and inspection for the Phoenix Deer Valley Airport Taxiway C Connectors C4-C10 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$500,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

**Summary**

The purpose of this project is to reconstruct the existing taxiway connectors between Runway 7R-25L and Taxiway C to conform with current Federal Aviation Administration (FAA) guidelines and eliminate non-standard intersections at Phoenix Deer Valley Airport. The connector taxiways between Runway 7R-25L and Taxiway C are nonstandard in their geometry and location based on modern design guidelines and will need to be brought up to current FAA Advisory Circular standards. Analysis of the current pavement configurations, aircraft traffic flow, and taxiway utilization is necessary to determine phasing that minimizes impact to aircraft traffic, minimizes rework of follow-on phases, and matches anticipated funding provisions.

The project is subject to the requirements of 49 Code of Federal Regulations part 26 and the U.S. Department of Transportation Disadvantaged Business Enterprise

Program and will be completed under federal guidelines. The project was put on hold due to grant funding availability and the original ordinance expired. This will be a continuation of the work under a new contract.

TRACE Consulting, LLC's services include, but are not limited to: prepare project plans and specifications; provide construction estimates, construction safety plans, and all required documentation to submit for FAA and Arizona Department of Transportation (ADOT) grant compliance; complete the Engineer's Report required for FAA, ADOT and Airport Improvement Program grant compliance; provide possible construction administration services including inspections, reports, as-builts, coordination, bid assistance, and close out; and other services as needed for a complete project.

### **Procurement Information**

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded.

### **Contract Term**

The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

### **Financial Impact**

The agreement value for TRACE Consulting, LLC will not exceed \$500,000, including all subconsultant and reimbursable costs.

The Aviation Department anticipates grant funding for this project. Funding is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

### **Concurrence/Previous Council Action**

The City Council approved Engineering Services Agreement 156993 (Ordinance S-48905) on August 31, 2022.

### **Location**

702 W. Deer Valley Road

Council District: 1

**Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Aviation Department and the City Engineer.



## **Cash-to-Card Kiosk Services Contract Request for Award (Ordinance S-51307)**

Request to authorize the City Manager, or his designee, to enter into a concession lease agreement with Ready Credit Corporation for cash-to-card kiosk services at Phoenix Sky Harbor International Airport (PHX), for a three-year term with two one-year renewal options. Further request to authorize the City Treasurer to accept all funds related to this item.

### **Summary**

To support airport customers conducting transactions with businesses that do not accept cash payments, the Aviation Department sought a qualified cash-to-card kiosk operator with experience to provide the equipment and services for a seamless customer experience. Cash-to-card kiosks provide our customers with the convenience of converting customizable cash amounts to a debit-style card that can be used anywhere major credit cards are accepted. Cash-to-card kiosks continue to be an important amenity for travelers needing to convert cash to another form of payment to conduct business transactions.

### **Procurement Information**

The Aviation Department issued Revenue Contract Solicitation (RCS) 24-007 on May 6, 2024, with responses due on May 30, 2024, for cash-to-card kiosk services. One response was received from Ready Credit Corporation, and the respondent was deemed responsive and responsible. Ready Credit Corporation is the incumbent provider of cash-to-card services at PHX.

The response was evaluated based on the highest proposed Minimum Annual Guarantee (MAG), which met the minimum required MAG of \$10,000. As such, there was no evaluation panel convened for this RCS.

### **Contract Term**

The contract term is three-years with two, one-year renewal options, to be exercised at the sole discretion of the Aviation Director.

### **Financial Impact**

The estimated annual revenue to the City will be the established MAG or percentage

of gross sales, whichever is greater. For the first year, MAG will be \$10,000 or 10 percent of gross sales, whichever is greater. MAG will be adjusted annually thereafter at 85 percent of the prior year's annual rent or 100 percent of MAG for the first lease year, whichever is greater. The estimated revenue to the City is \$50,000 over the five-year aggregate contract term.

**Concurrence/Previous Council Action**

The Business Development Subcommittee of the Phoenix Aviation Advisory Board recommended this item for approval on August 1, 2024, by a vote of 4-0.

The Phoenix Aviation Advisory Board recommended this item for approval on August 15, 2024, by a vote of 8-0.

**Location**

Phoenix Sky Harbor International Airport, 2485 E Buckeye Road  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.





**American Airlines Federal Credit Union - Airport Lease Agreement (Ordinance S-51319)**

Request to authorize the City Manager, or his designee, to enter into a new Airport Facility Lease Agreement with American Airlines Federal Credit Union (AAFCU) at Phoenix Sky Harbor International Airport to operate an employee credit union.

**Summary**

AAFCU currently leases approximately 900 square feet on the Baggage Claim level of Terminal 4, to operate an employee credit union. The current lease (FLA 141788) was executed in June 2015 and is set to expire on October 25, 2024. The tenant wishes to enter into a new Facility Lease Agreement effective October 26, 2024.

**Contract Term**

The term will be five years, with two one-year renewal options, to be exercised at the sole discretion of the Aviation Director.

**Financial Impact**

The rent shall be based on the Airport's Rates & Charges program, as provided in § 4-1738 of the Phoenix City Code. Rent for the first year will be approximately \$168,372. The total anticipated rent over the term of the lease, if all options are exercised, will be approximately \$1,178,604.

**Concurrence/Previous Council Action**

The current lease authorized under Ordinance S-41418 was adopted by Phoenix City Council on January 1, 2015.

The Business and Development Subcommittee of the Phoenix Aviation Advisory Board recommended this item for approval on August 1, 2024, by a vote of 4-0.

The Phoenix Aviation Advisory Board recommended this item for approval on August 15, 2024, by a vote of 8-0.

**Location**

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



## October 2024 Proposed Bus Service Improvements (Ordinance S-51285)

This report requests the City Council authorize the City Manager, or his designee, to implement the October 2024 bus service changes. If approved, the service changes will take effect October 28, 2024.

### Summary

The Public Transit Department (PTD) is proposing to modify the east end of Route 13 (Buckeye Road) to terminate at the PHX Sky Train 24th Street Station, near 24th Street and Buckeye Road. This modification was requested by the Phoenix Aviation Department due to their upcoming planning and environmental study needs for on-site capital projects, and which would remove duplicative service with Sky Train service between 24th Street and Terminal 3, as well as alleviate vehicle congestion on Sky Harbor Boulevard.

In addition, the Gila River Indian Community (GRIC) is requesting Valley Metro to extend Route 77 (Baseline Road) west to 83rd Avenue and Sunshine Road to service the GRIC Community Service Center. Route 77 operates in, and is funded by, the cities of Phoenix, Mesa, and Tempe.

### Brief description of proposed changes

- Route 13 (Buckeye Road): Modify east end of the route to terminate at the PHX Sky Train 24th Street Station. Remove service on Buckeye Road and Sky Harbor Boulevard between 24th Street and Terminal 3.
- Route 77 (Baseline Road): Extend the west end of the route 83rd Avenue to serve the Gila River Indian Community Service Center.

See maps in **Attachment A**.

### Current Route Description

- Route 13: The route runs on Buckeye Road between 75th Avenue (to the west) and former site of Sky Harbor Airport Terminal 2 (to the east).
- Route 77: Valley Metro operates the route on Baseline Road between 75th Avenue in Phoenix, to the West Mesa Park and Ride at Country Club Drive.

### Proposed Changes

- Route 13: Modify the east end of the route to terminate at the PHX Sky Train 24th Street Station and remove duplicative service on Buckeye Road and Sky Harbor Boulevard between 24th Street and Terminal 3. Bus passengers would use the PHX Sky Train to access airport terminals. The PHX Sky Train extension to the Rental Car Center, via the 24th Street Station, was opened in December 2022. Since then, Route 13 passengers have had the option to either alight the bus at 24th Street and use the PHX Sky Train to access the airport terminals, or continue to ride the bus to the end of the route near the former Terminal 2 site. With the proposal to end Route 13 at the 24th Street Sky Train Station, riders can continue to make connections via the Sky Train to access the Sky Harbor Airport Car Rental Center, Terminal 3, and Terminal 4.
- Route 77: Extend the route westward to 83rd Avenue to serve the GRIC Community Service Center. The extension is one mile in each direction, most of it within the jurisdiction of the GRIC. If approved, the extension would increase Phoenix revenue miles by 0.2 miles, per trip in each direction.

### Service Equity Analysis

Per Federal Transit Administration regulations, a Title VI Service Equity Analysis on each proposed service change was conducted to analyze if the proposed change causes a disparate impact on minority populations or yields a disproportionate burden towards low-income populations. According to the established major service change policy for the region, none of the service change proposals for October 2024 qualifies as a major service change, therefore no further Title VI analysis is needed. Details of the analysis for the proposed October 2024 proposed service change is included (**Attachment B**).

### Public Input Process

The Public Transit Department used the locally adopted public outreach process to solicit public feedback on proposed service changes.

The public input process took place from May 6 to June 7. Phoenix and Valley Metro staff conducted outreach utilizing posters and A-Frame signs placed at key areas along each route to notify the public of the proposed changes and direct passengers to visit Valley Metro's website and submit comments. The proposed changes were also advertised via social media and on-board bus public messaging announcements. A hybrid public hearing was held on May 22 at Valley Metro's offices and virtually for the public to attend.

Overall, 46 total comments and suggestions were received about Phoenix's proposed

service changes, with 31 registering either a positive or negative option on each service change proposal. The result of the public input by route are as follows:

Route 13 - Terminate route at PHX Sky Train 24th Street Station:

- 13 Support (87%)
- 2 Against (13%)

Route 77 - Extend route to 83rd Avenue in Gila River Indian Community:

- 15 Support (94%)
- 1 Against (6%)

Based on the feedback received, PTD is recommending all proposed service changes.

### **Financial Impact**

The proposed service changes will decrease PTD's operating budget expense by \$133,000 annually.

### **Concurrence/Previous Council Action**

This item was recommended for approval at:

- The Citizens Transportation Commission on June 27, 2024, by a vote of 8-0.

### **Location**

Council Districts: 7 and 8

### **Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

# ATTACHMENT A

## ROUTE 13



## ROUTE 77



# **Title VI Service Equity Analysis**

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## **City of Phoenix Proposed October 2024 Service Change**



**City of Phoenix Public Transit Department**



## **INTRODUCTION**

Title VI of the Civil Rights Acts of 1964 prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance. Federal law requires the City of Phoenix to evaluate service changes and proposed improvements at the planning and programming stages to determine whether those changes have a discriminatory impact. This process will be used to evaluate bus services in an objective manner to identify the potential for adverse, disproportionately high, or disparate impacts to minority and/or low-income populations.

The Phoenix Public Transit Department (PTD) manages modification to the region's transit network through service changes. Bus service changes are coordinated regionally and occur in April and October each year. Service modifications that are considered major service changes require service equity analysis to be conducted and considered by the Phoenix City Council before approval.

## **SERVICE EQUITY ANALYSIS POLICIES**

This section describes Phoenix's Title VI Service Equity analysis policy, definition, and data analysis procedures. The City of Phoenix Public Transit Title VI Program is posted at <https://www.phoenix.gov/publictransit/title-vi-notice>

### **Major Service Change**

The Major Service Change and Service Equity Policy developed jointly by both the City of Phoenix and Valley Metro defines a major service change as follows:

- Adding or eliminating an entire route
- Expanding or reducing existing revenue miles on a route by more than 25% on Weekday, Saturday, or Sunday
- Expanding or reducing number of route directional miles more than 25%<sup>1</sup>A change resulting in a 25% or greater variance from the existing route alignment<sup>12</sup>

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<sup>1</sup> A change of 25 percent in weekly route revenue miles and/or route directional miles is the City of Phoenix threshold for determining whether a potential transit service change qualifies as a major service change (or "substantial" service change), according to the City of Phoenix resolution (1990). This percentage is generally an industry-wide percentage threshold used by peer transit systems throughout the United States. The City of Phoenix resolution also specifies that a public comment period will be initiated when a change in transit service of 25 percent or more is determined. Valley Metro has adopted the same thresholds.

<sup>2</sup> A change of 25 percent in Express/RAPID service route revenue miles and/or route directional miles does not apply to the portion of the routes that are on the freeway/highway because there are no stops or service. Only the portion of the routes that occurs on surface streets applies to the 25 percent threshold for a major service change.





All service change proposals that are determined to be a major service change will undergo Service Equity Analysis.

### Adverse Effect

An adverse effect is defined as a reduction or addition in service that includes but is not limited to: changes in span of service, changes to frequency of service; the addition of new routes; the elimination of routes or route segments; or the modification of routes or route segments.

### Disparate Impact

When the difference in adverse impacts between minority ridership<sup>3</sup> and/or population<sup>4</sup> and non-minority ridership and/or population on the affected service is equal to or greater than **five percent** compared to the transit system's minority and non-minority ridership<sup>5</sup> and/or population, there would be a disparate impact.

### Disproportionate Burden

When the difference in adverse impacts between low-income ridership<sup>3</sup> and/or population<sup>4</sup> and non-low-income ridership and/or population on an affected service is equal to or greater than **five percent** compared to the transit system's low-income and non-low-income ridership<sup>5</sup> and/or population, there would be a disproportionate burden impact.

Should Valley Metro or the City of Phoenix find any disparate impact or disproportionate burden is found during the service equity analysis, steps will be taken to avoid, minimize, or mitigate the impacts.

### Equity Analysis Data Sources

The following table identifies the data source for the service equity analysis depending on the type of service change being proposed.

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<sup>3</sup> The determination of the transit system and an affected route's minority and/or low-income ridership will be derived from the most recently completed, statistically valid regional on-board origin/destination survey.

<sup>4</sup> The determination of the potential ridership for service expansion or the addition of a new service will be derived from the most recent American Community Survey data for the census tract or census block group surrounding the expanded route or new route.

<sup>5</sup> The transit system's ridership is separated into Local Bus Service (local fixed bus routes, key local service, light rail, streetcar and circulator bus service) and Express/RAPID Service (commuter bus service). The affected service would be compared to the overall transit system's ridership by Local Bus Service or Express/RAPID Bus Service.



Category	Action	Sub Action	Evaluation Method
Service Level <sup>6</sup> Change	Reduction	Not Applicable	O/D <sup>7</sup> Data
	Expansion	Not Applicable	
Route Length	Reduction	Not Applicable	O/D Data
	Expansion	Not Applicable	Census Data
Route Alignment Change	Reduction	Not Applicable	O/D Data
	Expansion	Not Applicable	O/D Data and Census Data
	Modification	Eliminated Segment(s)	O/D Data and Census Data
		Segment(s) to New Areas	Census Data
	Elimination	Not Applicable	O/D Data
New Route	New Route	Not Applicable	Census Data
Fare Media Access	Modifications	Not Applicable	O/D Data Census Data

Transit System Minority/ Low-Income Population Benchmarks

Service Equity Analysis Service Area - 2022 ACS Data

Service Type	Minority	Low-Income (150%)
Local Bus	53%	22%
Circulator	58%	26%
Express/RAPID Bus	49%	20%

Service Equity Analysis - 2023 O/D Data

Service Type	Minority	Low-Income
Local Bus	65%	51%
Circulator	72%	63%
Express/RAPID Bus	38%	19%

<sup>6</sup> Service Level- Refers to the span of service, days of operations, trips and headways (service frequencies) for a transit route or the regional transit system.

<sup>7</sup> Origin/Destination Survey Data



## **Description of Proposed October 2024 Changes**

Following is a brief description of the proposed service changes, followed by details of current service and the proposed changes.

The Public Transit Department (PTD) is proposing to modify the east end of Route 13 (Buckeye Road) to terminate at the PHX Sky Train 24th Street Station, near 24th Street and Buckeye Road. This modification was requested by the Phoenix Aviation Department, which would remove duplicative service with Sky Train service between 24th Street and Terminal 3, as well as alleviate vehicle congestion on Sky Harbor Boulevard.

In addition, the Gila River Indian Community (GRIC) is requesting Valley Metro to extend Route 77 (Baseline Road) west to 83rd Avenue and Sunshine Road to service the GRIC Community Service Center. Route 77 operates in, and is funded by, Phoenix, Mesa, and Tempe.

### **Current Route Description**

**Route 13:** The route runs on Buckeye Road between 75th Avenue (to the west) and former site of Sky Harbor Airport Terminal 2 (to the east).

**Route 77:** Valley Metro operates the route on Baseline Road between 75th Avenue in Phoenix, to the West Mesa Park and Ride at Country Club Drive.

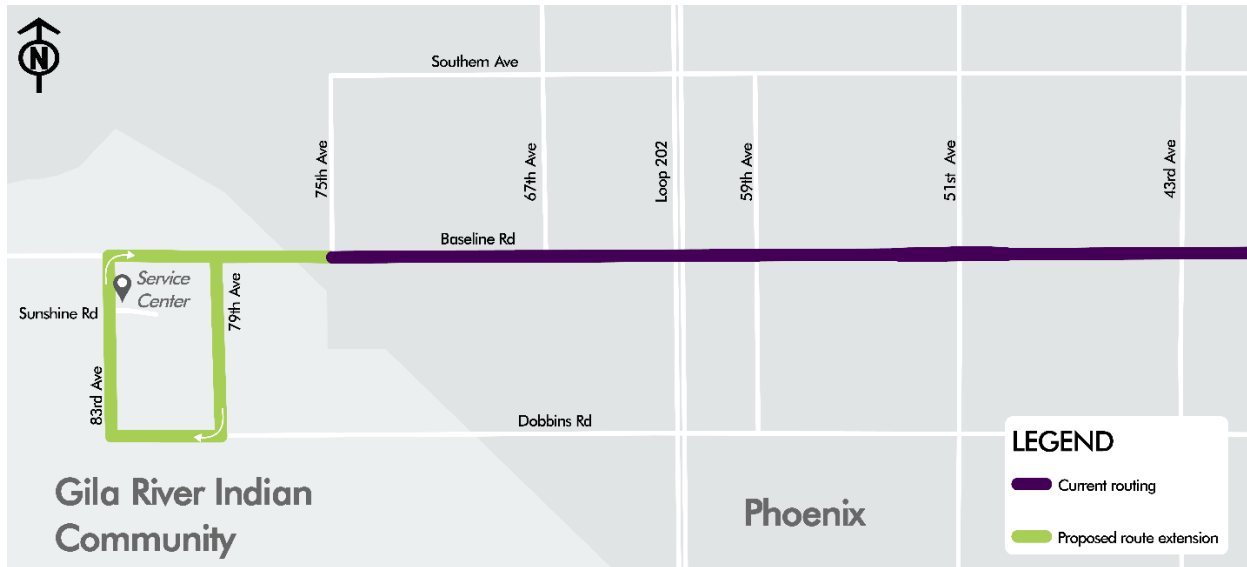
### **Proposed Changes**

**Route 13:** Modify the east end of the route to terminate at the PHX Sky Train 24th Street Station and remove service on Buckeye Road and Sky Harbor Boulevard between 24<sup>th</sup> Street and Terminal 3. Bus passengers would use the PHX Sky Train to access airport terminals.

The PHX Sky Train extension to the Rental Car Center, via the 24th Street Station, was opened in December 2022. Since then, Route 13 passengers have the option to either alight the bus at 24th Street and use the PHX Sky Train to access airport terminals, or they can continue to ride the bus to the end of the route near the former Terminal 2 site and walk to the Terminal 3 Sky Train Station to either access Terminal 3 or take the Sky Train to Terminal 4. With the proposal to end Route 13 at the 24th Street Sky Train Station, riders can continue to make connection via the Sky Train to access Sky Harbor Airport Car Rental Center, Terminal 3, and Terminal 4.



**Route 77:** Extend the route westward to 83rd Avenue to serve the GRIC Community Service Center. The extension is one mile in each direction, most of it within the jurisdiction of the GRIC. If approved, the extension would increase Phoenix revenue miles by 0.2 miles, per trip in each direction.



Public Input Process

The Public Transit Department uses the locally adopted public outreach process to solicit public feedback on proposed service changes.

The public input process takes place from May 6 to June 7, during which time Phoenix and Valley Metro staff will begin the public input process and conduct in-person and virtual outreach utilizing posters and A-Frame signs placed at key areas along each route to notify the public of the proposed changes, and direct



passengers to Valley Metro’s website to submit comments. The proposed changes are also be advertised via social media, interactive webinars, and a public hearing, which is scheduled on Wednesday, May 22 at Valley Metro’s offices, Conference Room 10A and online via Webex.

**SERVICE EQUITY ANALYSIS OF OCTOBER 2024 SERVICE CHANGES**

The first step of the Title VI assessment is to measure and document the magnitude of service change being proposed to determine if a project qualifies as a “major service change”.

**Table 1: Magnitude of Impact- Revenue Miles Change**

Routes	Current Revenue Miles			Proposed Revenue Miles			% Difference		
	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday
Route 13	949	900	900	884	840	840	-7%	-7%	-7%
Route 77	1,141	1,081	1,046	1,155	1,094	1,059	1%	1%	1%

**Table 2: Magnitude of Impact- Directional Miles Change**

Routes	Current Directional Miles	Proposed Directional Miles	% Difference
Route 13	12	11	-7%
Route 77	24	27	12%

**Table 3: Magnitude of Impact- Major Change Indicators by Individual Projects**

	Add or Eliminate Route	Expanding or reducing existing route by more than 25% of Weekday route revenue miles	Expanding or reducing existing route by more than 25% of Saturday routes revenue miles	Expanding or reducing existing route by more than 25% of Sunday route revenue miles	Expanding or reducing number of route directional miles more than 25%	A change resulting in a 25% or greater variance from the existing route alignment	Continue to Assess Mitigation
Route 13	No	No	No	No	No	No	No
Route 77	No	No	No	No	No	No	No

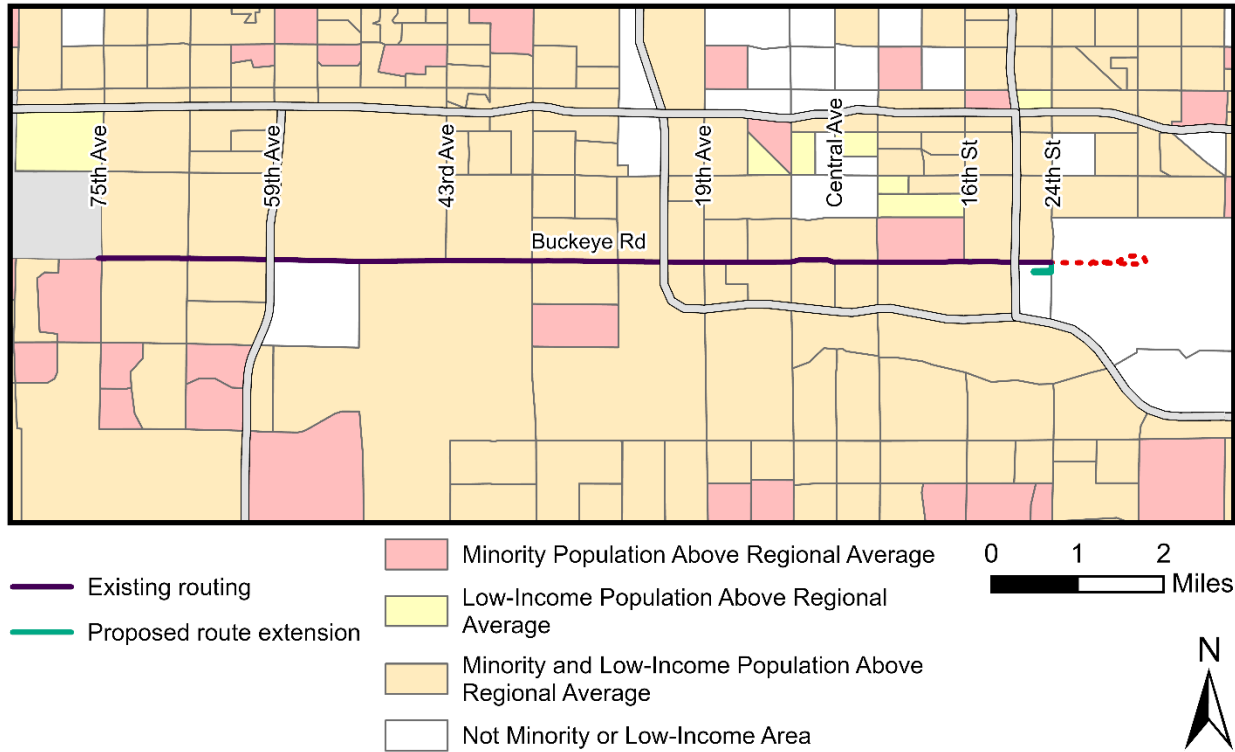
**Magnitude of Service Change Assessment Findings**

None of the proposed service changes qualifies as a major service change, therefore no further analysis is needed.



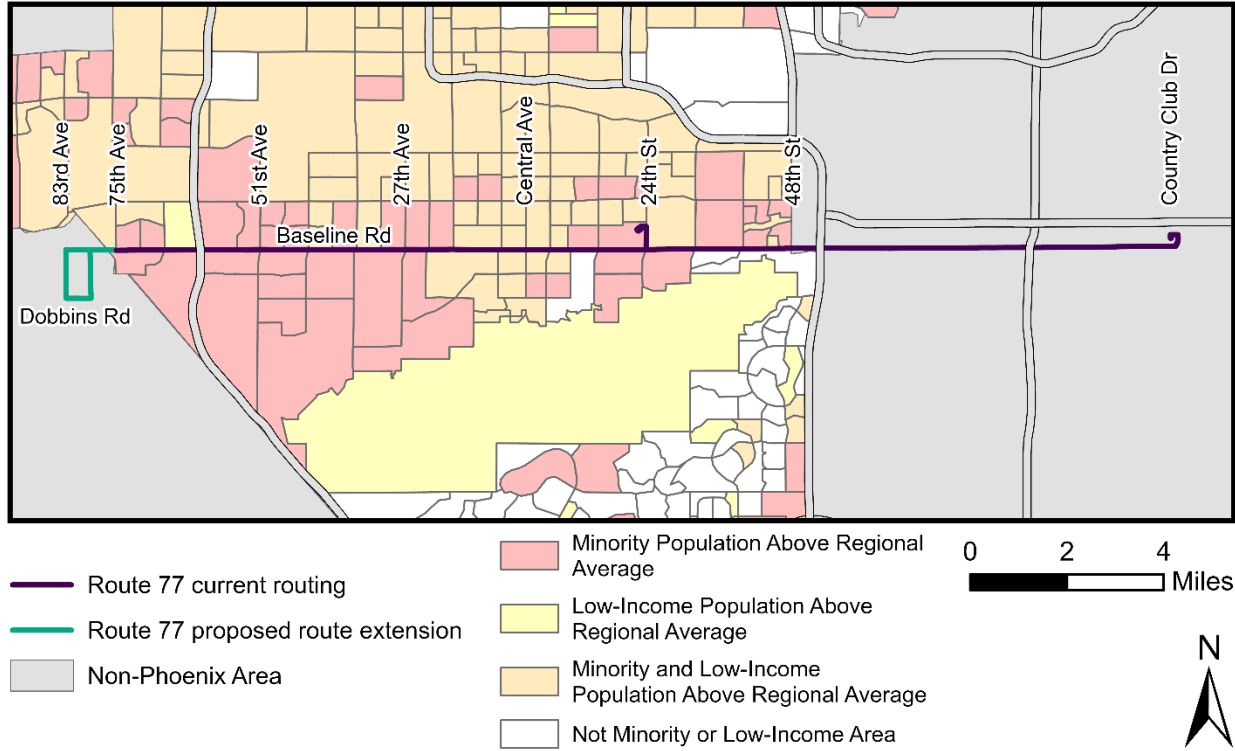
## Demographic Maps

### Map 1: October 2024 Service Change and Title VI Populations Route 13





**Map 2: October 2024 Service Change and Title VI Population Route 77**





**Public Transit Financial Advisory Services Contract - PTD23-003 - Amendment (Ordinance S-51306)**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 159261 with PFM Financial Advisors, LLC (PFM) to add additional funds for modeling software used for financial advisory services for the Public Transit Department. Further request to authorize the City Controller to disburse all funds related to this item. Additional expenditures will not exceed \$650,000 for the remaining nine years of the contract.

**Summary**

PFM provides financial advisory services to the Public Transit Department to help manage the long-term planning of billions of dollars from the voter-approved Transportation 2050 plan (T2050), federal grants, county sales tax, and other sources. The financial planning model is critical to the delivery of T2050 projects and improvements as carried out by both the Public Transit and Street Transportation departments, as it allows staff to ensure appropriate funding and to model scenarios reflecting potential changes in funding, project timing, and regional priorities over the remaining 25 years of the T2050 program.

PFM is now offering financial modeling software, Synario, to better maintain the T2050 financial plan. The current financial model utilizes an extensive Excel workbook with formulas so complex that they require PFM experts to create and manage them regularly. Maintaining an Excel-based model requires significant staff oversight to minimize risks related to version control, human error in updating data, and excessive file size. The new software will eliminate these risks and provide significant improvements to modeling and reporting capabilities. The software model will help to provide more reliable and actionable information to decision-makers. Synario is a subsidiary of PFM, so the current advisory team from PFM engage with the model alongside City staff.

This item has been reviewed and approved by the Information Technology Services Department.

**Procurement Information**



In accordance with Administrative Regulation 3.10, standard competition was waived for this amendment for software licenses as a result of an approved Determination Memo based on the following reason: special circumstances. The licenses are for the software owned and used by PFM to create and update the financial model; access to the model requires licenses for the same software.

**Contract Term**

The contract term is for ten years, expiring September 30, 2033.

**Financial Impact**

The annual software subscription is currently \$55,620 per year, with implementation costs and expected increases making the nine-year total approximately \$650,000. The total contract value is for an amount not to exceed \$910,000. Funding is available in the Public Transit Department's budget.

**Concurrence/Previous Council Action**

Public Transit Financial Advisory Services Contract PTD23-003 - Request for Award (Ordinance S-50183) on September 20, 2023.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Request to Submit Annual Federal Transit Administration Grant Applications and Enter into Grant Agreements (Ordinance S-51310)**

Request to authorize the City Manager, or his designee, to submit applications to the Federal Transit Administration (FTA) for grant assistance; enter into agreements with the FTA for the purpose of accepting any grants awarded; and enter into agreements with any local governments and agencies receiving a pass-through share of the awarded grant funds. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The total of all grant funds in the application is \$147,864,238.

**Summary**

The City of Phoenix is the designated recipient of FTA grant funds for the Phoenix-Mesa-Scottsdale Urban Area (UA) and the direct recipient of FTA grant funds for the Phoenix West-Goodyear-Avondale UA. Phoenix submits FTA grant applications on behalf of all local governments and agencies in the region. All projects are in the Maricopa Association of Governments' approved Transportation Improvement Plan and the Arizona Department of Transportation's approved State Transportation Improvement Plan. The use of grant funds includes, but is not limited to, the purchase of new and replacement transit fleet vehicles; preventative maintenance funding for vehicles and transit assets/systems; and program administration.

**Financial Impact**

Grant funds sought in the applications total \$147,864,238. Within this total, the funding directly sought for Phoenix programs amounts to approximately \$46,028,914, for which the matching funds of approximately \$8,735,629 are available in the Public Transit Department's Operating and Capital Improvement Program budgets.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



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**Lubrication Services Contract - IFB 25-FSD-017 - Request for Award (Ordinance S-51286)**

Request to authorize the City Manager, or his designee, to enter into separate contracts with Auto Glass Clinic Inc and Cummins Inc, dba Cummins Sales and Service to provide as-needed lubrication services for fleet vehicles and equipment for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$3,750,000.

**Summary**

The Public Works Department is responsible for the weekly lubrication of over 300 pieces of equipment. The majority of this equipment includes solid waste refuse trucks consisting of automated side loaders, rear loaders, front loaders and tippers with all equipment having strict requirements required by the manufacturer for scheduled lubrication intervals. This contract will be used on an as-needed basis to meet operational demands to manage time-sensitive requests and workload in the event staff is unable to perform the lubrication service.

**Procurement Information**

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price and operational needs for coverage at multiple service centers, the procurement officer recommends award to the following vendors:

Selected Bidders

Auto Glass Clinic Inc  
Cummins Inc

**Contract Term**

The contracts will begin on or about November 1, 2024, for a three-year term with two one-year options to extend.

**Financial Impact**

The aggregate contracts value will not exceed \$3,750,000.

Funding is available in the Public Works Department's budget.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.



**Camera Systems at North Gateway Transfer Station, Materials Recovery Facility Contract - RFA 25-SWDD-020 - Request for Award (Ordinance S-51288)**

Request to authorize the City Manager, or his designee, to enter into a contract with Glacier Robotics, Inc. to provide a camera vision system for the North Gateway Materials Recovery Facility. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$78,000.

**Summary**

The contract will continue a pilot program at the North Gateway Materials Recovery Facility (MRF) to help improve the sortation and capture of recyclables. The pilot program was implemented in November 2022 with the installation of Glacier's vision camera system over the MRF's residue belt. The system is programmed to provide real-time data of commodities being lost on the residue belt over any period (e.g., hourly, daily, weekly). This helps the City measure the MRF processor performance in real-time. The vision system also measures recycling composition, which helps the Public Works Department understand recycling behavior and identify areas of improvement. Continuing the pilot program will allow for more data to be collected and evaluated to determine the feasibility of pursuing future long-term implementation of these systems at the City's MRFs.

**Procurement Information**

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on special circumstances without competition due to the unusual nature of the agreement. Glacier Robotics, Inc. owns the pilot equipment installed at the MRF, and the financial request is for the Software Analytics Subscription Fee.

**Contract Term**

The contract will begin on or about October 1, 2024, for an initial one-year term with four one-year options to extend.

**Financial Impact**

The aggregate contract value will not exceed \$78,000 for the five-year contract term.

Funding is available in the Public Works Department's budget.

**Concurrence/Previous Council Action**

The City Council approved Agreement 156927 (Ordinance S-48105) on November 17, 2021.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.



**Dead Animal Collection Services Contract - IFB 25-SW-003 - Request for Award (Ordinance S-51295)**

Request to authorize the City Manager, or his designee, to enter into a contract with All Animals Rescue & Transportation, LLC to provide Dead Animal Collection for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$1,011,190.

**Summary**

This contract will provide the Public Works Department, Solid Waste Division dead animal collection and disposal services. The vendor will be responsible for collection services of deceased domestic, wildlife and farm animals reported to the designated city hot-line. The vendor will service areas including city streets, alleys, easements, small ditches, vacant lots, right of way and fields located within Phoenix City limits and transporting to a designated city transfer station. The contract is necessary to preserve the health and safety of the public. The vendor will assume the responsibility of providing appropriate handling, removal, and transportation services in accordance with local, state, and federal regulations.

**Procurement Information**

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids deemed to be responsive and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

All Animals Rescue & Transportation, LLC

**Contract Term**

The contract will begin on or about October 2, 2024, for a three-year term with two one-year options to extend.

**Financial Impact**

The contract value will not exceed \$1,011,190.

Funding is available in the Public Works Department.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.





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**Allison Transmissions - Maintenance, Repair and Replacement - IFB 23-FSD-017 - Amendment (Ordinance S-51296)**

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 157133 with RWC International, LTD. for the continuation to provide Allison transmission repair, rebuild, and replacement for fleet vehicles for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$1,030,084.

**Summary**

This contract will continue the services of providing repair, rebuild and replacement parts for Allison transmissions. The City's fleet has over 800 units with various types of Allison transmissions that require complex and expedited repairs to allow the fleet to be up and running for City Services. Additional funding is necessary to ensure there is continued service for the maintenance and repairs and service goes uninterrupted.

**Contract Term**

The contract term remains unchanged, ending on October 31, 2027.

**Financial Impact**

Upon approval of \$1,030,084 in additional funds, the revised aggregate value of the contract will not exceed \$1,637,344. Funds are available in the Public Works Department's budget.

**Concurrence/Previous Council Action**

The City Council previously reviewed the request for Allison Transmissions, Repair, Rebuild, and Replacement for Fleet Vehicles Contract 157133 (Ordinance S-48972) on September 7, 2022.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Works Department.



**Glenrosa Fleet Shop Replacement - Engineering Services - PW26700044  
(Ordinance S-51290)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Gabor Lorant Architects, Inc. to provide Engineer Services that include design and possible construction administration and observation for the Glenrosa Fleet Shop Replacement project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$1 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

**Summary**

The purpose of this project is to remodel and expand the facility to include a two bay facility with warehouse, tire storage and repair, administrative, and support spaces comprising approximately 6,000 square feet. The fleet to be serviced includes garbage trucks, pickup trucks, cars, backhoes, street sweepers, and other miscellaneous City vehicles.

Gabor Lorant Architects, Inc.'s services include, but are not limited to: conducting additional field investigations focused on Compressed Natural Gas compliance; supplement meetings completed with City staff and personnel during the feasibility efforts with further reviews of the existing process, facilities and equipment, and ensuring that the design solutions address the City's budget limitation with an eye on current and future fleet needs.

### **Procurement Information**

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Five firms submitted proposals and are listed below.

#### Selected Firm

Rank 1: Gabor Lorant Architects, Inc.

#### Additional Proposers

Rank 2: GLHN Architects & Engineers, Inc.

Rank 3: Arrington Watkins Architects, LLC

Rank 4: APMI, Inc.

Rank 5: C&S Engineers, Inc.

### **Contract Term**

The term of the agreement is two years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

### **Financial Impact**

The agreement value for Gabor Lorant Architects, Inc. will not exceed \$1 million, including all subconsultant and reimbursable costs.

Funding is available in the Public Works Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

### **Location**

Physical address: 4019 W. Glenrosa Avenue

Council District: 4

### **Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Public Works Department and the City Engineer.



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**Citywide Asbestos and Lead On-Call Consulting Services (Ordinance S-51301)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the six selected consultants listed in **Attachment A**, to provide Asbestos and Lead On-Call Consulting Services citywide for the Street Transportation Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed \$30 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request of the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

**Summary**

The On-Call consultants will be responsible for providing On-Call Asbestos and Lead Consulting Services that include, but are not limited to: survey of designated facilities and/or facility components for Asbestos Containing Materials (ACM); production of National Emissions Standards for Hazardous Air Pollutants compliant surveys and reports; compliant asbestos survey reports in accordance with Asbestos Hazard Emergency Response Act protocol; Housing and Urban Development type lead paint surveys and other related environmental services; timely laboratory analysis to identify the presence type and extent of ACM and lead paint; development of plans, specifications and CADD drawings; construction administration services to manage abatement activities; air monitoring; monitoring and evaluation of Contractor performance; final clearance; and other project related services, as request by the City.

### **Procurement Information**

The selections were made using qualification-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received, including the scoring results, until an agreement is awarded. Eleven firms submitted proposals and are listed in **Attachment A**.

### **Contract Term**

The term of each agreement is up to three years, or up to \$5 million, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

### **Financial Impact**

The agreement value for each of the On-Call consultants will not exceed \$5 million, including all subconsultants and reimbursable costs. The total fee for all services will not exceed \$30 million.

Funding is available in the various departments' Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve funding availability prior to the issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

### **Responsible Department**

This item is submitted by Deputy City Manger Inger Erickson and the City Engineer.

## **ATTACHMENT A**

### **Selected Firms**

Rank 1: Adams and Wendt, Inc.

Rank 2: Terracon Consultants, Inc.

Rank 3: Atlas Technical Consultants, LLC

Rank 4: Partner Assessment Corporation dba Engineering and  
Science, Inc.

Rank 5: Western Technologies, Inc.

Rank 6: Sevee & Maher Engineers, Inc.

### **Additional Proposers**

Rank 7: Stearns, Conrad and Schmidt Consulting Engineers, Inc. dba SCS  
Engineers

Rank 8: Ninyo & Moore Geotechnical and Environmental Sciences  
Consultants Inc.

Rank 9: TRC Environmental Corporation

Rank 10: The Vertex Companies, LLC

Rank 11: CMT Technical Services, Inc.



**Apply for Bureau of Reclamation WaterSMART: Title XVI WIIN Act Water Reclamation and Reuse Projects Grant Opportunity for Federal Fiscal Year 2023-24 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-51284)**

Request to authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into an agreement for disbursement of Federal funding from the Bureau of Reclamation through the Federal Fiscal Year 2023-24 WaterSMART: Title XVI WIIN Act Water Reclamation and Reuse Projects grant opportunity. If awarded, the funding will be used to construct groundwater recharge facilities and associated infrastructure. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed \$3.25 million, and the City's local match will not exceed \$9.75 million.

**Summary**

The Water Services Department (WSD) will submit a grant application to the Department of Interior, Bureau of Reclamation for a WaterSMART: Title XVI WIIN Act Water Reclamation and Reuse Projects grant opportunity to fund a water reuse project at the Cave Creek Water Reclamation Plant (CCWRP). If awarded, WSD would utilize grant funds to further bolster the plant's ability to recharge groundwater. Recharge basins are planned near the CCWRP Cave Creek Wash outfall to maximize the use of existing infrastructure.

The WaterSMART: Title XVI WIIN Act Water Reclamation and Reuse Projects grant submittal deadline is September 30, 2024.

**Financial Impact**

The estimated total cost for the project is approximately \$13 million. The maximum Federal participation rate is 25 percent, with a minimum local match of 75 percent of the total eligible project cost. If awarded, the Federal match would not exceed \$3.25 million (25 percent) and the City's costs would be approximately \$9.75 million (75 percent) for the local match.

Funding for the local match is available in the Water Services Department's Capital

Improvement Program budget. Potential grant funding received is available through the Federal Bipartisan Infrastructure Law, from the Bureau of Reclamation through the Federal Fiscal Year 2023-24 Title XVI WIIN Act Water Reclamation and Reuse Projects grant opportunity.

**Location**

Cave Creek Water Reclamation Plant  
Council District: 2

**Responsible Department**

This item is submitted by Deputy City Managers Ginger Spencer and Mario Paniagua, and the Water Services Department.





**Pumps, New, Repair, Parts, and Accessories - IFB 2425-WWT-647 - Request for Award (Ordinance S-51292)**

Request to authorize the City Manager, or his designee, to enter into contracts with Arizona Pump Resources, LLC; Ferguson Enterprises LLC dba Ferguson Waterworks; Flo Right Pump & Repair, LLC.; Goble Sampson Associates, Inc; Hennesy Mechanical Sales, A DXP Company; Phoenix Pumps, Inc.; Precision Electric Co., Inc.; and Scott's Arizona Electrical Motor Repair, LLC. dba Pumpman Phoenix to provide pumps, new, repair, parts, and accessories for the Water Services, Aviation, Public Works, Parks and Recreation and Phoenix Convention Center departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$30,705,000.

**Summary**

These contracts will provide new pumps, pump parts and accessories to replace and/or maintain equipment for the Water Services, Aviation, Public Works, Parks and Recreation and Phoenix Convention Center departments. The contract also includes repair and maintenance of the pumps.

**Procurement Information**

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Eight vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

- Arizona Pump Resources, LLC.
- Ferguson Enterprises LLC., dba Ferguson Waterworks
- Flo Right Pump & Repair, LLC.
- Goble Sampson Associates, Inc
- Hennesy Mechanical Sales, A DXP Company
- Phoenix Pumps, Inc.
- Precision Electric Co., Inc.

Scott's Arizona Electrical Motor Repair, LLC DBA Pumpman Phoenix

**Contract Term**

The contracts will begin on or about October 1, 2024, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contracts value will not exceed \$30,705,000.

Funding is available in the Water Services, Aviation, Public Works, Parks and Recreation, and Phoenix Convention Center departments' Operating budgets.

**Responsible Department**

This item is submitted by Deputy City Managers Ginger Spencer, Mario Paniagua and John Chan, and the Water Services, Public Works, Aviation, Parks and Recreation and Phoenix Convention Center departments.



**Construction Site Clean-Up (Track Out Services) - IFB-WDD-2425-645 - Request for Award (Ordinance S-51294)**

Request to authorize the City Manager, or his designee, to enter into agreements with Kary Environmental Services, Inc, and BCAC Underground, LLC to provide construction site clean-up for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$3,112,000.

**Summary**

These contracts will provide Water Services with the ability to conduct Construction Site Clean-Up (track out services) after a line break has been repaired. The City of Phoenix requires that sites are cleaned and clear of debris following Federal, State and local regulations. Water Services will utilize the services to ensure that sites are clean and debris is disposed of properly.

**Procurement Information**

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted bids and all are listed below and all bids except one were deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

BCAC Underground, LLC	\$1,572,750
Kary Environmental Services, Inc	\$1,539,250

Additional Bidder

Valley Care

**Contract Term**

The contracts will begin on or about November 1, 2024, for a five-year term with no options to extend.

**Financial Impact**

The aggregate contracts value will not exceed \$3,112,000.

Funding is available in the in the Water Services Department's Operating Budget.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



**Request to Enter into an Inter-Governmental Agreement with City of Glendale to Provide Wastewater Services (Ordinance S-51313)**

Request authorization for the City Manager, or his designee, to enter into an Inter-governmental Agreement with City of Glendale to allow City of Glendale to transport and treat wastewater flow from a Phoenix sewer service area. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

**Summary**

A developer is planning to develop a property at the northeast corner of 67th Avenue and Pinnacle Peak Road in Phoenix, Arizona (referred to herein as the “Development”). Due to the site's topographic constraint, the Development could not gravity flow sewer into the City’s collection system. The Development does not generate enough wastewater flow to warrant a public lift station and force mains.

The Development was initially allowed to design and construct a private lift station with public force mains to convey wastewater to the City’s sewer main north of the Development along 67th Avenue, through a Development Agreement with the City, that the Development will cover all the maintenance cost of the public force mains in perpetuity. This Development Agreement was approved by the City Council under Ordinance S-50722.

Since then the Developer asked the City if the Developer could instead gravity flow its sewer flows into the City of Glendale’s (Glendale) collection system which is located along 67th Avenue south of the Development. After discussion with Glendale, the City decided to approve the Developer’s request and enter into an Inter-Governmental Agreement (IGA) with Glendale.

According to the IGA, the Development will construct a private sewer tap and a public sewer main that belongs to Glendale that will convey the wastewater from the Development into an existing Glendale sewer main. The City will provide retail sewer services to the Development and collect associated water and sewer service fees. Glendale will provide “Sewer Transportation and Treatment Service” to the City, transporting and treating the sewer flow from the Development. The City will pay a

monthly fee to Glendale for the sewer service for the Development. Glendale and Phoenix will conduct an annual true-up of the sewer service fees, applying Glendale's commercial out-of-city sewer rate to all potable water Phoenix serves to the Development. The City will pay an in lieu fee to Glendale to cover the development impact fee that Glendale would normally apply to customers within its service area, for which the City will be reimbursed by the Developer.

**Contract Term**

The contract term will be for 20 years starting from the effective date of the IGA.

**Financial Impact**

There is no negative financial impact to the City. The City will enter into a separate Development Agreement (DA) with the Developer to allow the City be able to collect additional fees from the Development to reimburse Glendale for any additional sewer service cost. The City will pay a one-time fee to Glendale in lieu of the development impact fee Glendale would collect from this Development, if it was located in Glendale. The DA also allows the City being reimbursed for this in lieu fee by the Developer.

**Location**

Council District: 1

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.



**Request to Enter into a Development Agreement with M Brothers 67th Avenue, LLC, and to Repeal Ordinance S-50722 (Ordinance S-51314)**

Request authorization for the City Manager, or his designee, to enter into a Development Agreement with M Brothers 67th Avenue, LLC, referred to herein as the “Developer”, to allow the Developer to receive the City’s wastewater services by discharging wastewater into City of Glendale’s collection system. Further Request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Further request to repeal Ordinance S-50722.

**Summary**

A developer is planning to develop a property at the northeast corner of 67th Avenue and Pinnacle Peak Road in Phoenix, Arizona, referred to herein as the “Development”. Due to the site topographic constraint, the Development could not gravity flow sewer into the City’s collection system. The Development does not generate enough wastewater flow to warrant a public lift station and force mains.

The Development was initially allowed to design and construct a private lift station with public force mains to convey wastewater to the City’s sewer main north of the Development along 67th Avenue, through a Development Agreement with the City that the Development will cover all the maintenance cost of the public force mains in perpetuity. This Development Agreement was approved by the City Council under Ordinance S-50722.

Since then the Developer asked the City if they could instead, gravity flow its sewer flows into City of Glendale’s (Glendale) collection system, which is located along 67th Avenue south of the Development. After discussion with Glendale, the City decided to approve the Developer’s request and enter into an Inter-Governmental Agreement (IGA) with Glendale. Thus, Ordinance S-50722, authorizing execution of the original Development Agreement, will be repealed.

According to the revised Development Agreement (DA), the Development will construct a private sewer tap and a public sewer main that belongs to Glendale that will convey the wastewater from the Development into an existing Glendale sewer main. In addition to monthly wastewater service fees, the City may invoice and collect from Developer or any successor-in-interest any amounts that Phoenix has paid to

Glendale for the Sewer Transportation and Treatment Service for wastewater flows from the Development that exceed the amounts collected by Phoenix for wastewater service on the Development during the preceding twelve months. The Development must also make a one-time development impact fee payment to Glendale through the City.

**Contract Term**

The contract term will be no more than 50 years starting from the effective date of the DA.

**Financial Impact**

There is no negative financial impact to the City. This DA allows the City to collect additional fees from the Development, to reimburse Glendale for any additional sewer service cost. The City will pay a one-time fee to Glendale in lieu of the development impact fee Glendale would collect from this Development if it was located in Glendale. The DA also allows the City being reimbursed for this in lieu fee by the Developer.

**Location**

Council District: 1

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.





**Abandonment of Easement - ABND 230065 - South of Pinnacle Peak Road, Northwest of Airport Drive, and East of 7th Avenue (Resolution 22254)**

Abandonment: 230065

Project: 21-3478

Applicant: Jim Brucci; Hunter Engineering

Request: To abandon 1,455+/- linear length of the Pinnacle Peak, 30-foot multi-use trail easement and to abandon 1,453.8 +/- linear length of a public utility easement (PUE), located immediately south of Pinnacle Peak Road, northwest of Airport Drive, and east of 7th Avenue.

Date of Hearing: January 18, 2024

**Location**

Generally located immediately south of Pinnacle Peak Road, northwest of Airport Drive and east of 7th Avenue

Council District: 1

**Financial Impact**

Pursuant to Phoenix City Code Article 5, Section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No fee was required as a part of this easement abandonment, although filing fees were paid.

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



**Abandonment of Easement - ABND 240026 - 97 Biltmore Estates (Resolution 22253)**

Abandonment: 240026

Project: 24-558

Applicant: Kathleen L Quirk

Request: To abandon a twelve-foot by hundred and ten-foot public utility easement (PUE).

Date of Decision: June 26, 2024

**Location**

Generally located at 97 Biltmore Estates

Council District: 6

**Financial Impact**

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No fee was required as a part of this easement abandonment, although filing fees were paid.

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



**Abandonment of Right-of-Way - ABND 230008 - Southeast Corner of Camelback Road and 49th Place (Resolution 22252)**

Abandonment: 230008

Project: 15-673

Applicant: Phoenix Permit Services, LLC

Request: To abandon the south forty feet of right-of-way, along Camelback Road, for the entire length of parcel APN: 172-20-013A.

Date of Hearing: June 8, 2024

**Location**

Generally located at the southeast corner of Camelback Road and 49th Place

Council District: 6

**Financial Impact**

A fee was also collected as part of this abandonment in the amount of \$896.

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



**Abandonment of Right-of-Way - ABND 230017 - East McKinley Street and North 47th Place (Resolution 22250)**

Abandonment: 230017

Project: 22-1334

Applicant: Michael Dooley; Northbridge Development

Request: To abandon a portion of the outside corner of East/West and North/South intersection of the alley East of North Place and West of North 48th Street; North of what would be the McKinley street alignment, South of the Loop 202.

Date of Hearing: October 12, 2023

**Location**

Generally located East McKinley Street and North 47th Place

Council District: 8

**Financial Impact**

A fee was also collected as part of this abandonment in the amount of \$455.

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



**Abandonment of Right-of-Way - ABND 230062 - East of 4th Street and South of Riverside Street (Resolution 22255)**

Abandonment: 230062

Project: 03-2661

Applicant: Perwinder Singh

Request: To abandon an alley that is located between 4th Street and 5th Street, south of Riverside Avenue and north of Broadway Road.

Date of Hearing: December 7, 2023

**Location**

Generally located east of 4th Street and south of Riverside Street

Council District: 8

**Financial Impact**

A fee was also collected as part of this abandonment in the amount of \$16,700.

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



**Amend City Code - Ordinance Adoption - Rezoning Application Z-39-24-2 - Northwest Corner of 34th Street and Phelps Road (Ordinance G-7305)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-39-24-2 and rezone the site from C-2 (Intermediate Commercial) to C-2 HGT/WVR (Intermediate Commercial, Height Waiver) to allow commercial use with a height waiver. This is a companion case to Z-SP-1-24-2 and should be heard first, followed by Z-SP-1-24-2.

**Summary**

Current Zoning: C-2

Proposed Zoning: C-2 HGT/WVR

Acreage: 2.48

Proposal: Commercial use with a height waiver

Owner: Marni Retail Partners, LLC c/o Stewart Ferber

Applicant: Michael S. Buschbacher II, Earl & Curley, P.C.

Representative: Taylor C. Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard this item on August 5, 2024, and recommended approval, per the staff recommendation (Addendum A), with an additional stipulation, by a vote of 15-0.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 8-0.

**Location**

Northwest corner of 34th Street and Phelps Road

Council District: 2

Parcel Address: 3329, 3335, and 3345 E. Bell Road; and 3350 E. Phelps Road

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-39-24-2) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 HGT/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.48-acre property located at the northwest corner of 34th Street and Phelps Road in a portion of Section 1, Township 3 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial) to "C-2 HGT/WVR" (Intermediate Commercial, Height Waiver).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped August 2, 2024, as modified by the following stipulations, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped August 2, 2024, as approved by the Planning and Development Department.
3. The maximum building height shall be three stories and 38 feet.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
5. 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.
6. All bicycle parking spaces and pedestrian pathways on site 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.
7. A minimum of four bicycle parking spaces shall be provided. Bicycle parking shall be provided through Inverted U and/or artistic racks located near the entrance of the office, or in a secured location inside the building, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. A minimum of 15% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.
10. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.



11. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, except for existing or salvaged mature trees to remain on site, as approved or modified by the Planning and Development Department.
12. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all onsite and offsite landscape irrigation.
13. Natural turf shall only be utilized in 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.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
16. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
17. 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.
18. 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.
19. 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.
20. Windows for the south building elevation shall be limited to faux windows.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:  
  
\_\_\_\_\_  
Jeffrey Barton, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-39-24-2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT BELL ROAD AND 32ND STREET, MARKING THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE ALONG THE CENTERLINE OF BELL ROAD, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, NORTH 89°57'49" EAST, A DISTANCE OF 1,320.74 FEET TO A BRASS CAP FLUSH AT BELL ROAD AND 34TH STREET;

THENCE ALONG THE CENTERLINE OF 34TH STREET, SOUTH 00°04'02" WEST, A DISTANCE OF 297.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'02" WEST, A DISTANCE OF 352.79 FEET TO A BRASS CAP FLUSH AT 34TH STREET AND PHELPS ROAD;

THENCE ALONG THE CENTERLINE OF PHELPS ROAD, NORTH 89°49'25" WEST, A DISTANCE OF 310.00 FEET;

THENCE DEPARTING SAID PHELPS ROAD, ALONG THE WEST LINE OF 'PARCEL NO. 2' AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS 2023-389592, NORTH 00°04'02" EAST, A DISTANCE OF 257.00 FEET;

THENCE NORTH 88°55'52" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°04'02" EAST, A DISTANCE OF 95.00 FEET;

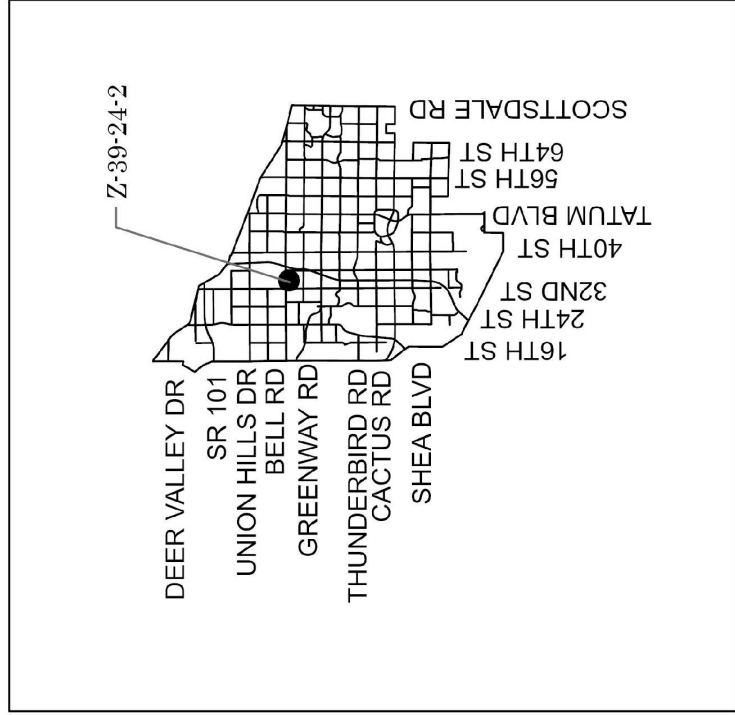
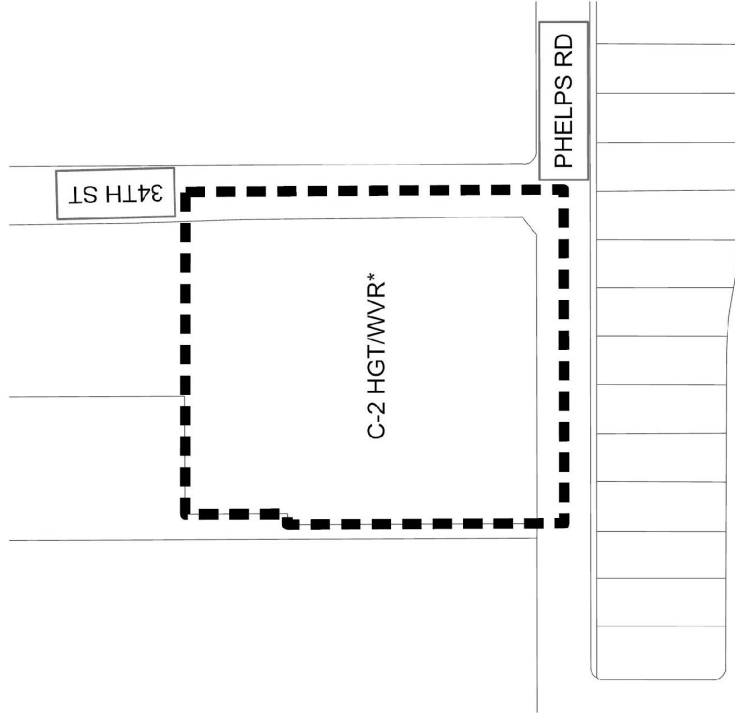
THENCE SOUTH 89°55'58" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 108,322 SQUARE FEET OR 2.487 ACRES, MORE OR LESS.

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-39-24-2  
Zoning Overlay: N/A  
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 9/3/2024



**Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-1-24-2 - Northwest Corner of 34th Street and Phelps Road (Ordinance G-7306)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-1-24-2 and rezone the site from C-2 (Pending C-2 HGT/WVR) (Intermediate Commercial, Pending Intermediate Commercial, Height Waiver) to C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) to allow a self-service storage warehouse and all underlying C-2 uses with a height waiver. This is a companion case to Z-39-24-2 and should be heard after Z-39-24-2.

**Summary**

Current Zoning: C-2 (Pending C-2 HGT/WVR)

Proposed Zoning: C-2 HGT/WVR SP

Acreage: 2.48

Proposal: Self-service storage warehouse and all underlying C-2 uses with a height waiver

Owner: Marni Retail Partners, LLC c/o Stewart Ferber

Applicant: Michael S. Buschbacher II, Earl & Curley, P.C.

Representative: Taylor C. Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Paradise Valley Village Planning Committee heard this item on August 5, 2024, and recommended approval, per the staff recommendation (Addendum A), with an additional stipulation, by a vote of 15-0.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 8-0.

**Location**

Northwest corner of 34th Street and Phelps Road

Council District: 2

Parcel Address: 3329, 3335, and 3345 E. Bell Road; and 3350 E. Phelps Road

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-1-24-2) FROM C-2 (PENDING C-2 HGT/WVR) (INTERMEDIATE COMMERCIAL, PENDING INTERMEDIATE COMMERCIAL, HEIGHT WAIVER) TO C-2 HGT/WVR SP (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, SPECIAL PERMIT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.48-acre property located at the northwest corner of 34th Street and Phelps Road in a portion of Section 1, Township 3 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "C-2 (Pending C-2 HGT/WVR)" (Intermediate Commercial, Pending Intermediate Commercial, Height Waiver) to "C-2 HGT/WVR SP" (Intermediate Commercial, Height Waiver, Special Permit) to allow self-service storage warehouse and all underlying C-2 uses with a height waiver.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped August 2, 2024, as modified by the following stipulations, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped August 2, 2024, as approved by the Planning and Development Department.
3. The maximum building height shall be three stories and 38 feet.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
5. 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.
6. All bicycle parking spaces and pedestrian pathways on site 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.
7. A minimum of four bicycle parking spaces shall be provided. Bicycle parking shall be provided through Inverted U and/or artistic racks located near the entrance of the office, or in a secured location inside the building, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. A minimum of 15% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.
10. A minimum of two green infrastructure (GI) techniques for stormwater



management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

11. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, except for existing or salvaged mature trees to remain on site, as approved or modified by the Planning and Development Department.
12. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all onsite and offsite landscape irrigation.
13. Natural turf shall only be utilized in 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.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
16. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
17. 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.
18. 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.
19. 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.
20. Windows for the south building elevation shall be limited to faux windows.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:  
  
\_\_\_\_\_  
Jeffrey Barton, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-1-24-2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT BELL ROAD AND 32ND STREET, MARKING THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE ALONG THE CENTERLINE OF BELL ROAD, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, NORTH 89°57'49" EAST, A DISTANCE OF 1,320.74 FEET TO A BRASS CAP FLUSH AT BELL ROAD AND 34TH STREET;

THENCE ALONG THE CENTERLINE OF 34TH STREET, SOUTH 00°04'02" WEST, A DISTANCE OF 297.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'02" WEST, A DISTANCE OF 352.79 FEET TO A BRASS CAP FLUSH AT 34TH STREET AND PHELPS ROAD;

THENCE ALONG THE CENTERLINE OF PHELPS ROAD, NORTH 89°49'25" WEST, A DISTANCE OF 310.00 FEET;

THENCE DEPARTING SAID PHELPS ROAD, ALONG THE WEST LINE OF 'PARCEL NO. 2' AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS 2023-389592, NORTH 00°04'02" EAST, A DISTANCE OF 257.00 FEET;

THENCE NORTH 88°55'52" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°04'02" EAST, A DISTANCE OF 95.00 FEET;

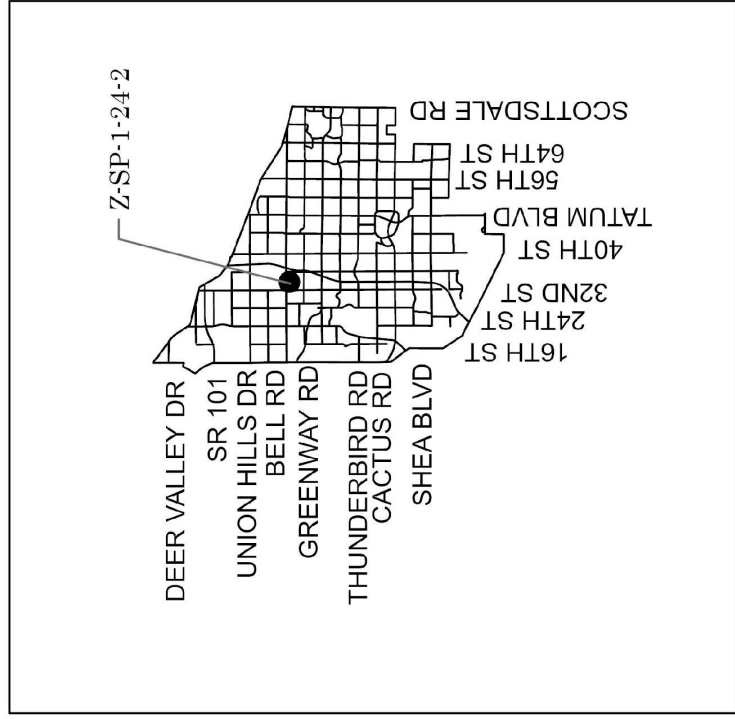
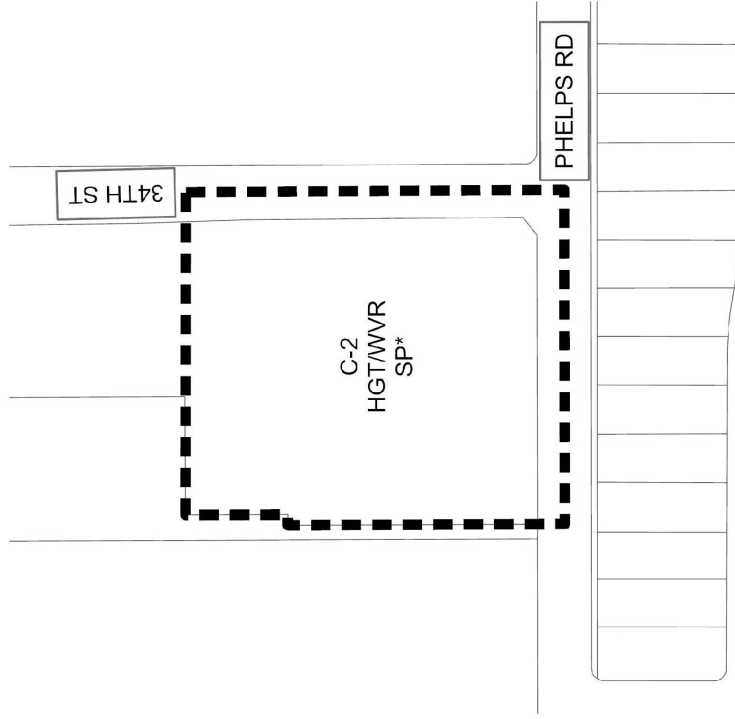
THENCE SOUTH 89°55'58" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 108,322 SQUARE FEET OR 2.487 ACRES, MORE OR LESS.

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-SP-1-24-2  
Zoning Overlay: N/A  
Planning Village: Paradise Valley

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 9/3/2024

\\ore\pdd\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SupplMaps\_OrdMaps\2024 Ord\10-2-24\10-2-24.aprx



**Amend City Code - Ordinance Adoption - Rezoning Application Z-78-24-5 - Approximately 1,000 Feet North of the Northwest Corner of Black Canyon Highway and Northern Avenue (Ordinance G-7307)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-78-24-5 and rezone the site from C-2 (Intermediate Commercial) to C-2 DNS/WVR (Intermediate Commercial, Density Waiver) for a Community Residence Center (supportive housing for seniors).

**Summary**

Current Zoning: C-2

Proposed Zoning: C-2 DNS/WVR

Acreage: 3.24

Proposal: Community Residence Center (supportive housing for seniors)

Owner: City of Phoenix

Applicant/Representative: Margaret Adams, City of Phoenix, Office of Homeless Solutions

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Mountain Village Planning Committee heard this item on August 21, 2024, and recommended approval, per the staff recommendation, with direction, by a vote of 11-0.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the North Mountain Village Planning Committee recommendation, with additional stipulations, by a vote of 8-0.

**Location**

Approximately 1,000 feet north of the northwest corner of Black Canyon Highway and Northern Avenue

Council District: 5

Parcel Address: 8130 N. Black Canyon Highway

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-78-24-5) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 DNS/WVR (INTERMEDIATE COMMERCIAL, DENSITY WAIVER).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.24-acre site located approximately 1,000 feet north of the northwest corner of Black Canyon Highway and Northern Avenue in a portion of Section 36, Township 3 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial) to "C-2 DNS/WVR" (Intermediate Commercial, Density Waiver).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Upon site plan approval and permit issuance for any new building(s) on the site as shown on the site plan dated May 31, 2024 that increases the cumulative footprint by more than 10 percent, the following shall apply:
  - a. A minimum of 10 percent of the required parking shall be EV Ready.
  - b. The required landscape setback areas shall be planted with shade trees placed 20 feet on center or in equivalent groupings with 50 percent of the trees being a minimum 2-inch caliper, as approved or modified by the Planning and Development Department.
  - c. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
  - d. A minimum of 25 percent 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 shade trees, or a combination thereof.
  - e. A landscape irrigation plan shall be provided that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
  - f. 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.
  - g. 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.
2. The R-5 Subdivision Option shall be utilized for the development.



3. A minimum of one pedestrian connection shall be provided from the subject site to connect to the property to the south, 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 contrast with the parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, except for existing or salvaged mature trees to remain on site, as approved or modified by the Planning and Development Department.
6. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
7. The following bicycle infrastructure as described below shall be provided as approved by the Planning and Development Department:
  - a. A bicycle repair station (“fix it station”) shall be provided on the site.
  - b. Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces shall be provided through Inverted U racks, artistic racks, and/or secure/indoor facilities. Inverted U racks shall be installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. All improvements to the Black Canyon Highway frontage are outside of City of Phoenix jurisdiction and shall be reviewed and approved by ADOT. Documentation of the review and approval shall be provided prior to Preliminary Site Plan approval.
9. 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.
10. 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.

11. A maximum of 126 units shall be permitted.
12. An Operation Plan shall be developed with a contracted property manager and support services provider to govern the site and will be outlined in a Good Neighbor Agreement. The Plan shall address, at minimum, the following:
  - a. Regular, on-going communication shall be provided to the surrounding communities on any issues, concerns, follow-up requests, etc.
  - b. A Public Safety Plan will be implemented to include:
    - i. On-site security 24 hours a day, 7 days per week.
    - ii. On-site security monitoring of exterior security cameras to address issues surrounding the facility in a timely fashion.
    - iii. Coordination with the Phoenix Police Department with regular communication protocols.
    - iv. Illegal drugs are to be prohibited for possession and/or use.
    - v. No services will be provided to any individuals that are not residents/lease holders.
  - c. Units will be leased to eligible residents who are at least fifty-five years of age and have a median income that does not exceed 30% of Area Median Income.
  - d. The City of Phoenix will ensure contracted property management company will obtain crime free multi-housing training and certification. The property manager will include the crime free multi-housing addendum to all lease agreements.
13. Final design of site improvements shall incorporate Crime Prevention Through Environmental Design (“CPTED”) standards and best practices by:
  - a. Security cameras shall be activated to monitor, at minimum, outdoor areas around the building, as approved by the Planning and Development Department.
  - b. Property manager shall enroll in the Virtual Block Watch Program with the Phoenix Police Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:  
  
\_\_\_\_\_  
Jeffrey Barton, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL NO. 1:

That portion of the Southwest quarter of the Southwest quarter of Section 36, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 36;

Thence South 89 degrees 57 minutes 09 seconds East, along the South line of said Section 36 a distance of 576.29 feet;

Thence North 00 degrees 16 minutes 34 seconds East, along the East line of a parcel of land described in Docket 865, page 2, records of Maricopa County, Arizona, said line being 576.29 feet East of and parallel to the West line of Section 36, a distance of 725.85 feet to the POINT OF BEGINNING;

Thence continuing North 00 degrees 16 minutes 34 seconds East, 379.58 feet;

Thence North 89 degrees 57 minutes 32 seconds East, 299.67 feet;

Thence South 00 degrees 16 minutes 34 seconds West, 381.24 feet;

Thence North 89 degrees 43 minutes 26 seconds West, 299.67 feet to the POINT OF BEGINNING.

### PARCEL NO. 2:

That portion of the Southwest quarter of the Southwest quarter of Section 36, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING for a tie at the Southwest corner of Section 36;

Thence South 89 degrees 57 minutes 09 seconds East, along the South line of said Section 36, a distance of 576.29 feet;

Thence North 00 degrees 16 minutes 34 seconds East, along the East line of a parcel of land described in Docket 865, page 2, records of Maricopa County, Arizona, said line being 576.29 feet East of and parallel to the West line of said Section 36, a distance of 725.85 feet;

Thence South 89 degrees 43 minutes 26 seconds East, 299.67 feet;

Thence North 00 degrees 16 minutes 34 seconds East, a distance of 281.24 feet to the POINT OF BEGINNING;

Thence continuing North 00 degrees 16 minutes 34 seconds East, 100 feet;

Thence North 89 degrees 57 minutes 32 seconds East, 241.92 feet to the point on a curve, said curve being the West right of way line of a 30 foot wide road right of way, described in Docket 1629, page 351, records of Maricopa County, Arizona;

Thence Southerly along said right of way curve to the right, having a radius of 3789.73 feet, a central angle of 01 degrees 31 minutes 32 seconds, a tangent bearing of South 08 degrees 30 minutes 40 seconds East, an arc distance of 100.91 feet;

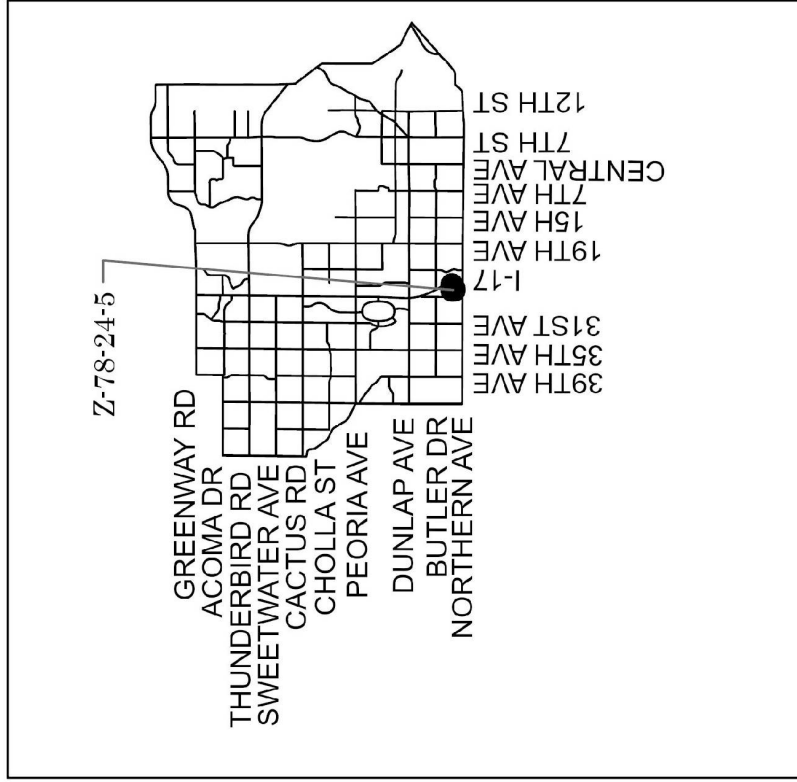
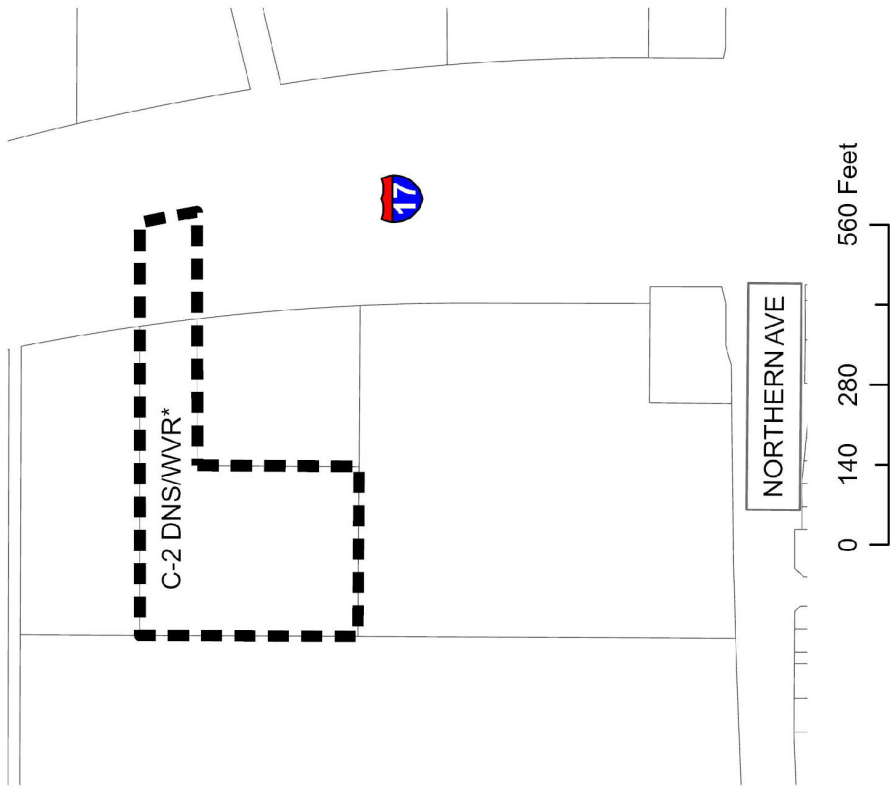
Thence South 89 degrees 57 minutes 32 seconds West, a distance of 256.00 feet to the POINT OF BEGINNING.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-78-24-5  
Zoning Overlay: N/A  
Planning Village: North Mountain

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 9/3/2024

\\one\pdd\Shared\Department - Share\Information Systems\PL GIS\SIS\_Team\Core\_Functions\Zoning\SupplMaps\2024 Ord\10-2-24\10-2-24.aprx



**Amend City Code - Ordinance Adoption - Rezoning Application Z-81-24-7 - Northeast Corner of 91st Avenue and Broadway Road (Ordinance G-7304)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-81-24-7 and rezone the site from R1-8 (Single-Family Residence District) to C-2 (Intermediate Commercial) and C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow commercial and multifamily residential with a height and density waiver.

**Summary**

Current Zoning: R1-8

Proposed Zoning: C-2 (5.64 acres) and C-2 HGT/WVR DNS/WVR (13.82 acres)

Acreage: 19.46

Proposed Use: Commercial and multifamily residential with a height and density waiver

Owner: VP Hurley Legacy, LLC d/b/a Vintage Partners c/o Walter Crutchfield

Applicant: 4201 S 91st Ave, LLC d/b/a St. Charles LIHTC Investors, LLC c/o Jason Battista

Representative: Lindsay Schube, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Estrella Village Planning Committee heard this item on August 20, 2024, and recommended approval, per the staff recommendation, with a modification and an additional stipulation, by a vote of 7-0.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Estrella Village Planning Committee recommendation, by a vote of 8-0.

**Location**

Northeast corner of 91st Avenue and Broadway Road

Council District: 7

Parcel Address: 4141 S. 91st Avenue

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-81-24-7) FROM R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL) AND C-2 HGT/WVR DNS/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, DENSITY WAIVER).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 19.46-acre site located at the northeast corner of 91st Avenue and Broadway Road in a portion of Section 22, Township 1 North, Range 1 East, as described more specifically in Exhibit "A," is hereby changed from "R1-8" (Single-Family Residence District) to 5.64 acres of "C-2" (Intermediate Commercial) and 13.82 acres of "C-2 HGT/WVR DNS/WVR" (Intermediate Commercial, Height Waiver, Density Waiver).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."



SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

***Overall Development***

1. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, striped, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of three pedestrian connections shall be provided between the multifamily and commercial development, as approved by the Planning and Development Department.
4. 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.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized on site, as approved or modified by the Planning and Development Department.
6. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. 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.
9. 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.

10. A minimum 55-foot right-of-way shall be dedicated for a modified flared intersection at the east side of 91st Avenue at the Broadway Road intersection. Additional dedications to accommodate the intersection flare may be required, as approved by the Street Transportation Department. The improvements shall be consistent with the Arterial CM cross section including a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk.
11. A 20-foot-wide multi-use trail easement (MUTE) shall be dedicated along Broadway Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
12. A total of 55-feet of right-of-way shall be dedicated to Maricopa County for the north half of Broadway Road, or as otherwise approved by the Maricopa County Department of Transportation.
13. All street improvements to Broadway Road are outside of Phoenix City Limits and shall be reviewed and approved by Maricopa County. Documentation of the county review and approval shall be provided prior to preliminary site plan approval.
14. A traffic signal shall be installed at the 91st Avenue and Broadway Road intersection during the first phase of development. The developer shall fund 100% of the cost and construct the traffic signal to an interim design, as approved by the Street Transportation Department. If the signal is installed by others, the development shall be responsible for 100% of the cost for signal relocation and/or modifications.
15. All existing or relocated electrical utilities, 12 kv or smaller, within the 91st Avenue right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department. The developer shall coordinate with the affected utility companies for their review and permitting.
16. Existing SRP facilities within the 91st Avenue and Broadway Road right-of-way are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
17. 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.

18. The developer shall construct a bus pad that conforms with City of Phoenix Standard Detail P1260 on northbound 91st Avenue, north of Broadway Road. The pad shall be located from the intersection following the standards established in P1258.
19. 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.
20. 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.

***Multifamily Development as depicted on the site plan date stamped July 30, 2024***

21. The maximum building height shall not exceed 30 feet. If 100 percent of the housing units are provided as affordable housing, the maximum height shall be 40 feet.
  - a. The applicant shall submit a copy of the draft Declaration of Affirmative Land Use and Restrictive Covenants agreement (LURA), for review and verification by the Phoenix Housing Department, prior to or in conjunction with Preliminary Site Plan Approval.
  - b. The applicant shall submit a copy of the Determination of Qualification of Tax Credits issued by the Arizona Department of Housing, or other documentation of low-income housing tax credit allocation, prior to or in conjunction with Final Site Plan Approval.
  - c. The applicant shall submit a copy of the recorded Declaration of Affirmative Land Use and Restrictive Covenants agreement (LURA), as approved by the Arizona Department of Housing, to the Planning and Development Department.
22. The maximum building height shall be 2 stories or 30 feet for Building Type 4 (2 stories, 24 units) and units fronting the north property line of Building Type 2 (22 units), as depicted on the site plan date stamped July 30, 2024.
23. The R-4 Planned Residential Development Option shall be utilized for the development.
24. The entry drives shall incorporate landscaping on both sides, planted with a variety of at least three plant materials, as approved by the Planning and Development Department.
25. The north landscape setback shall be planted with evergreen trees, as approved by the Planning and Development Department.

26. A minimum of 10% of the gross site area shall be retained as open space.
27. All pedestrian walkways, 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.
28. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department.
  - a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.
  - b. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit, up to a maximum of 50 spaces. Parking spaces shall be provided through Inverted U and/or artistic racks located near the community center and/or clubhouse and open space areas, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - c. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
  - d. Bicycle parking spaces 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.
  - e. A minimum of 10% of the required bicycle parking spaces shall be include standard electrical receptacles for electric bicycle charging capabilities.
29. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure. A minimum of 10% of the required vehicle parking spaces shall include EV Capable spaces.
30. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup for a minimum of 10 years, or as approved by the Planning and Development Department.
31. Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 25 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.

32. Prior to certificate of occupancy, signage shall be posted within the development's sales/leasing office (or equivalent signage) that is visible to prospective renters or purchases, and which discloses the proximity and existence of nearby existing dairy farms and animal privilege private properties that may cause adverse noise, odors, dust, and other externalities, as approved by Planning and Development Department.

***Commercial Development as depicted on the site plan date stamped July 30, 2024.***

33. The conceptual site plan and elevations for the future commercial development as depicted on the site plan date stamped July 30, 2024, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modifications prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department. The site plan shall incorporate the following elements:
  - a. Accessible pedestrian pathways that connect building entrances and the public bus pad using the most direct route for pedestrians.
  - b. Pedestrian connections between adjacent commercial developments (if developed across multiple phases).
34. The development shall incorporate bicycle infrastructure as described below and approved by the Planning and Development Department
  - a. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the building entrances and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  - b. A minimum of 5% of the required bicycle parking spaces shall include standard electrical receptables for electric bicycle charging capabilities.
35. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure and a minimum of 5% shall include EV Capable infrastructure.
36. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:  
  
\_\_\_\_\_  
Jeffrey Barton, City Manager

Exhibits:  
A – Legal Description (1 Pages)  
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-81-24-7

**Commercial Portion (C-2)**

Located in the Southwest Quarter of Section 22, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona.

Beginning at the Southwest corner of said Section 22;

Thence North 01°34'12" West, along the West line of said Southwest Quarter, a distance of 874.09 feet;

Thence departing said West line, North 88°25'48" East, a distance of 295.00 feet;

Thence South 01°34'12" East, a distance of 844.14 feet to the South line of said Southwest Quarter;

Thence South 82°38'04" West, along said South line, a distance of 296.52 feet to the Point of Beginning.

Containing 253,438.75 square feet or 5.82 acres, more or less.

**Multifamily Portion (C-2 HGT/WVR DNS/WVR)**

Located in the Southwest Quarter of Section 22, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona.

Commencing at the Southwest corner of said Section 22;

Thence North 82°38'04" East, along the South line of said Southwest Quarter, a distance of 296.52 feet to the Point of Beginning;

Thence departing said South line, North 01°34'12" West, a distance of 844.14 feet;

Thence South 88°25'48" West, a distance of 295.00 feet to the West line of said Southwest Quarter; Thence North 01°34'12" West, along said West line, a distance of 443.21 feet;

Thence departing said West line, North 83°00'43" East, a distance of 656.92 feet;

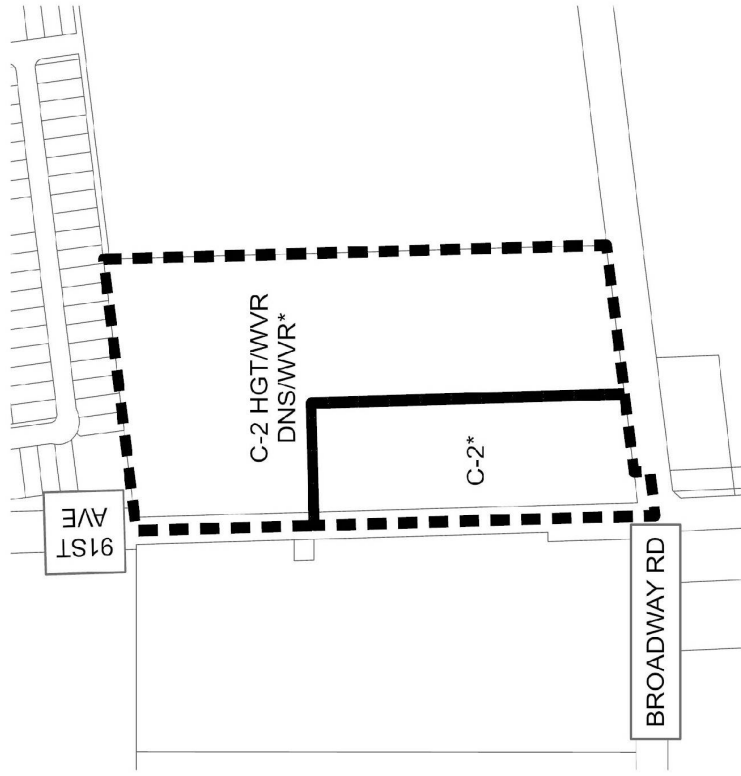
Thence South 01°37'15" East, a distance of 1,312.83 feet to the South line of said Southwest Quarter;

Thence South 82°38'04" West, along said line, a distance of 362.00 feet to the Point of Beginning. Containing 607,389.91 square feet or 13.94 acres, more or less.

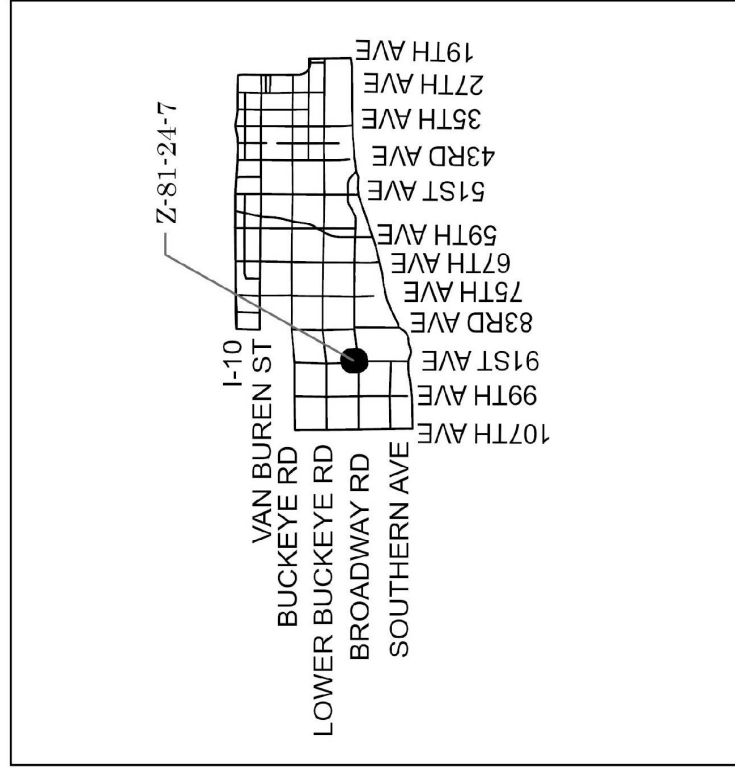
# ORDINANCE LOCATION MAP

Zoning Case Number: Z-81-24-7  
Zoning Overlay: N/A  
Planning Village: Estrella

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 9/3/2024

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**Amend City Code - Ordinance Adoption - Rezoning Application Z-71-24-7 - Northeast Corner of 9th Avenue and Fillmore Street (Ordinance G-7303)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-71-24-7 and rezone the site from P-1 (Passenger Automobile Parking, Limited) and R-5 RI (Multifamily Residence District, Residential Infill District) to WU Code T5:3 (Walkable Urban Code, Transect 5:3 District) to allow a church.

**Summary**

Current Zoning: P-1 (0.67-acres) and R-5 RI (0.20-acres)

Proposed Zoning: WU Code T5:3

Acreage: 0.87

Proposal: Church

Owner: Mercy Hill Development, LLC c/o Med Skeens

Applicant: Martha Baker, MoD a+p

Representative: Moazam Khan, MoD a+p

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Central City Village Planning Committee heard this item on August 12, 2024, and recommended approval, per the staff recommendation, by a vote of 8-2.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 8-0.

**Location**

Northeast corner of 9th Avenue and Fillmore Street

Council District: 7

Parcel Address: 738 W. Fillmore Street

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-71-24-7) FROM P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED) AND R-5 RI (MULTIFAMILY RESIDENCE DISTRICT, RESIDENTIAL INFILL DISTRICT) TO WU CODE T5:3 (WALKABLE URBAN CODE, TRANSECT 5:3 DISTRICT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 0.87 acre site located at the northeast corner of 9th Avenue and Fillmore Street in a portion of Section 6, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from 0.67-acres of "P-1" (Passenger Automobile Parking, Limited) and 0.20-acres of "R-5 RI" (Multifamily Residence District, Residential Infill District) to "WU Code T5:3" (Walkable Urban Code, Transect 5:3 District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
2. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
3. 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.
4. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
5. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
6. 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.
7. 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.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

9. If multifamily residential use is provided, the following additional standards for bicycle parking shall apply, as approved by the Planning and Development Department.
  - a. All required bicycle parking, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
  - b. Guest bicycle parking shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.

10. The existing landscape areas within the right-of-way along 9th Avenue and Fillmore Street shall be maintained and replenished per 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.

11. Vehicular access points to 9th Avenue and Fillmore Streets shall be limited to no more than one vehicular access point per street.
12. 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.
13. 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.
14. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:  
\_\_\_\_\_

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-71-24-7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

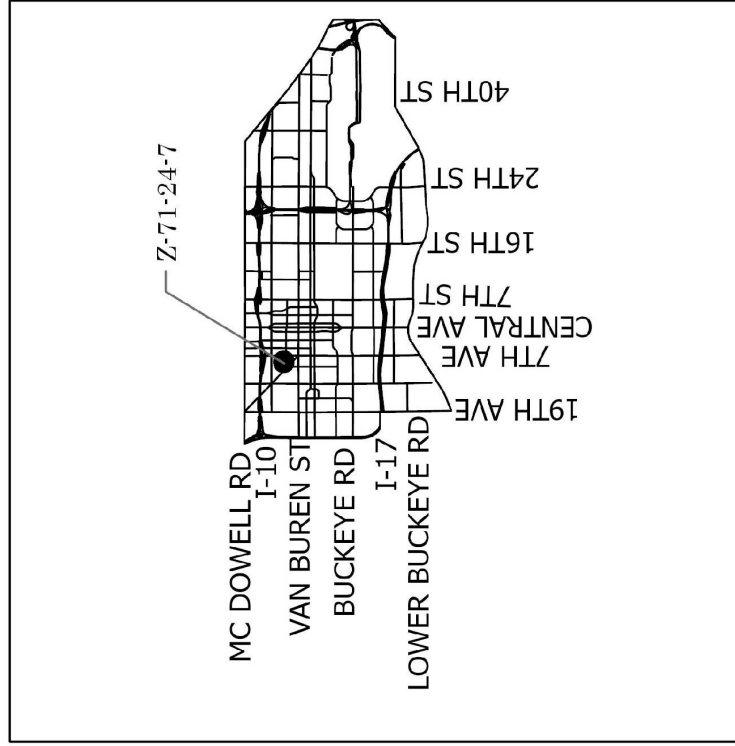
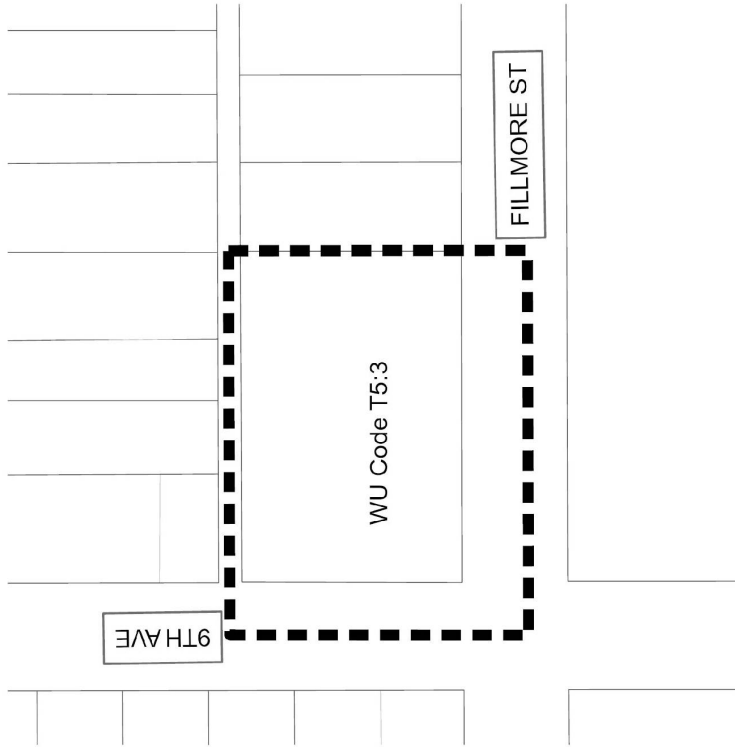
Lots 1, 3, 5, and 7, BLOCK H, UNIVERSITY ADDITION, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1 of Maps, Page 7, also described as Lots, 1, 3, 5 and 7, of UNIVERSITY ADDITION OWNERS PLAT OF BLOCK H, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded in Book 4 of Maps, Page 26.

DRAFT

EXHIBIT B

ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■■■■■■



NOT TO SCALE

Drawn Date: 9/3/2024

\\onepdd\Shared\Department Share\Information Systems\PL GIS\GIS\_Team\GIS\_Functions\Zoning\SupplMaps\_OrdMaps\2024 Ord\10-2-24\10-2-24.aprx





**Amend City Code - Ordinance Adoption - Rezoning Application Z-66-24-8 - Northeast Corner of 19th Avenue and the Lower Buckeye Road Alignment (Ordinance G-7302)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-66-24-8 and rezone the site from A-2 RSIOD (Industrial District, Rio Salado Interim Overlay District) to A-2 HGT/WVR RSIOD (Industrial District, Height Waiver, Rio Salado Interim Overlay District) to allow a height waiver for additional silos.

**Summary**

Current Zoning: A-2 RSIOD  
Proposed Zoning: A-2 HGT/WVR RSIOD  
Acreage: 3.98  
Proposal: Height waiver for additional silos

Owner: Salt River Pima - Maricopa Indian Community  
Applicant: Frank Turk, Salt River Materials Group  
Representative: Stephen Anderson, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.  
VPC Action: The Central City Village Planning Committee heard this item on August 12, 2024, and recommended approval, per the staff recommendation, by a vote of 10-0.  
PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Central City Village Planning Committee, by a vote of 8-0.

**Location**

Northeast corner of 19th Avenue and the Lower Buckeye Road alignment  
Council District: 8  
Parcel Address: 2525, 2625, 2645, and 2651 S. 19th Avenue; and 1802 W. Lower Buckeye Road

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-66-24-8) FROM A-2 RSIOD (INDUSTRIAL DISTRICT, RIO SALADO INTERIM OVERLAY DISTRICT) TO A-2 HGT/WVR RSIOD (INDUSTRIAL DISTRICT, HEIGHT WAIVER, RIO SALADO INTERIM OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.98-acre site located at the northeast corner of 19th Avenue and the Lower Buckeye Road alignment in a portion of Section 18, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "A-2 RSIOD" (Industrial District, Rio Salado Interim Overlay District) to "A-2 HGT/WVR RSIOD" (Industrial District, Height Waiver, Rio Salado Interim Overlay District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The height waiver shall be limited to the location and height of structures exceeding 56 feet in height, as shown on the site plan and elevations date stamped July 10, 2024, and as approved by the Planning and Development Department.
2. A minimum 25-foot landscape setback, planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage, shall be provided along 19th Avenue, as approved by the Planning and Development Department.
3. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Ready Infrastructure, as approved by the Planning and Development Department.
4. A minimum 50 feet of right-of-way shall be dedicated for the east side of 19th Avenue.
5. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along the east side of 19th Avenue, planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center, or in equivalent groupings, to achieve a minimum 75% shade.
  - b. Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.

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

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. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
9. 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.
10. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
11. 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.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
14. 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.
15. 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.

- 16. 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.
  
- 17. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

---

Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-66-24-8

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The South 196 feet of Lot 4, of Section 18, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 34 feet of the South 182 feet of said Lot 4 of Section 18, as conveyed to California, Arizona and Santa Fe Railway Company in Book 605 of Deeds, page 525; and also

EXCEPT the West 40 feet of the North 62 of the South 196 feet of the Southwest quarter of Section 18, Township 1 North Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as deeded to the City of Phoenix in Docket 12313, page 558; and also

EXCEPT the West 40 feet of the South 134 feet of the Southwest quarter of Section 18, Township 1 North Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as deeded to the City of Phoenix in Docket 15592, page 306, re-recorded in Docket 15624, page 69.

DRAFT

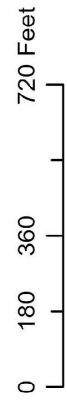
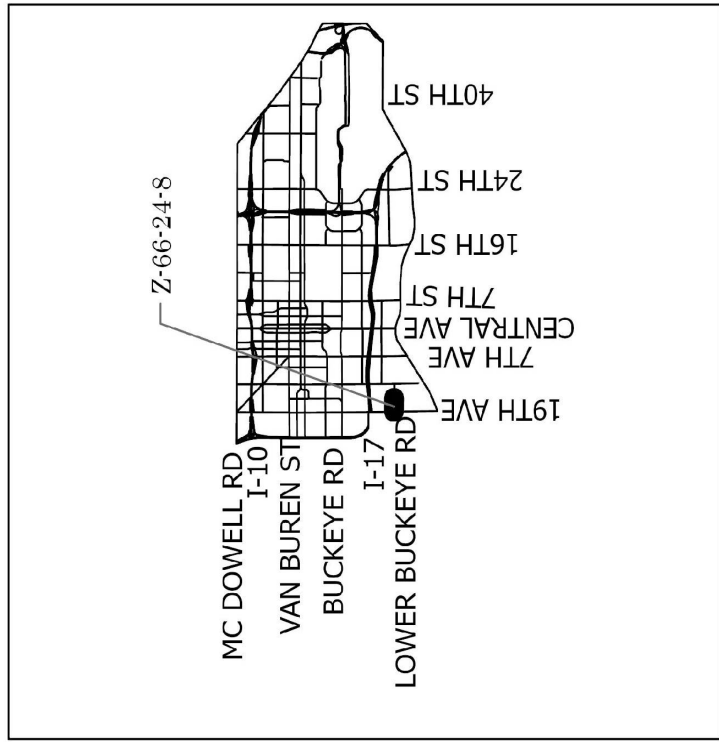
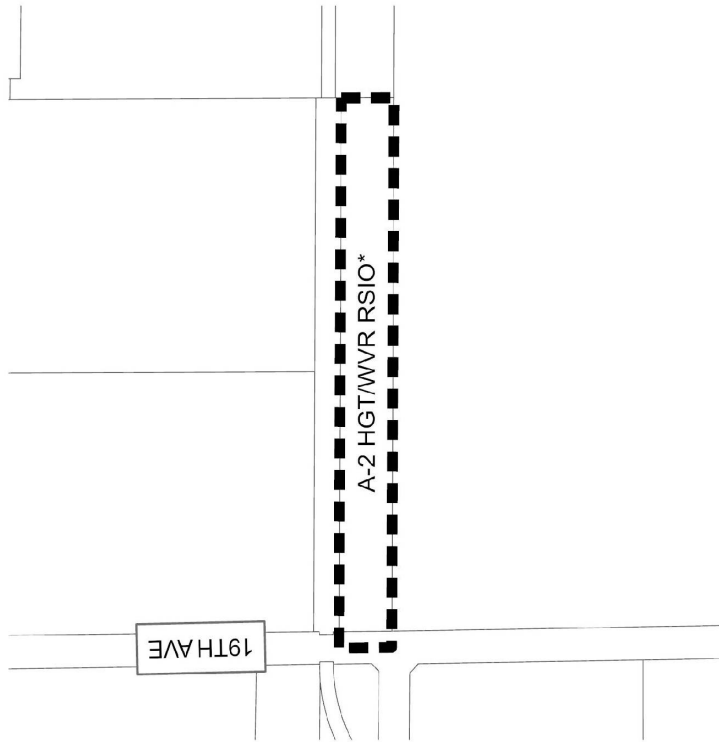


EXHIBIT B

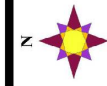
ORDINANCE LOCATION MAP

Zoning Case Number: Z-66-24-8  
Zoning Overlay: Rio Salado Interim Overlay District  
Planning Village: Central City

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■■■■■



NOT TO SCALE



Drawn Date: 9/3/2024

V:\one\pdd\Shared\Department Share\Information Systems\PL GIS\GIS\_Team\Core\_Functions\Zoning\Supp\Maps\_Ord\Maps2024\_Ord\10-2-24\10-2-24.aprx



**Public Hearing and Resolution Adoption - General Plan Amendment GPA-CC-1-24-8 - Northwest Corner of 24th Street and Portland Street (Resolution 22249)**

Request to hold a public hearing on a General Plan Amendment to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 10.42 acres from Commercial and Residential 10 to 15 dwelling units per acre to Commercial / Commerce/Business Park. This is a companion case to Z-23-24-8 and must be heard prior to Z-23-24-8.

**Summary**

Application: GPA-CC-1-24-8

Current Designation: Commercial (9.31 acres) and Residential 10 to 15 dwelling units per acre (1.11 acres)

Proposed Designation: Commercial / Commerce/Business Park

Acreage: 10.42

Proposed Use: Flex industrial and employment uses

Owner: BDC Clifton 24th Street, LLC c/o Warren Baker

Applicant/Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval.

VPC Information Only: The Central City Village Planning Committee heard this item on May 13, 2024, for information only.

VPC Action: The Central City Village Planning Committee heard this item on August 12, 2024, and recommended approval, per the staff recommendation, by a vote of 10-0.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 8-0.

**Location**

Northwest corner of 24th Street and Portland Street

Council District: 8

Parcel Addresses: 1107 N. 22nd Street; 1101, 1102, 1107, 1108, 1111, and 1112 N.

23rd Street; 1042, 1052, 1100, and 1114 N. 24th Street; 2231, 2241, 2245, 2251, 2253, 2305, 2313, 2315, 2321, 2323, 2327, and 2331 E. Moreland Street; and 2250 E. Portland Street

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED RESOLUTION**

### RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015  
GENERAL PLAN FOR PHOENIX, APPLICATION GPA-CC-1-24-8,  
CHANGING THE LAND USE CLASSIFICATION FOR THE  
PARCEL DESCRIBED HEREIN.

---



BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as  
follows:

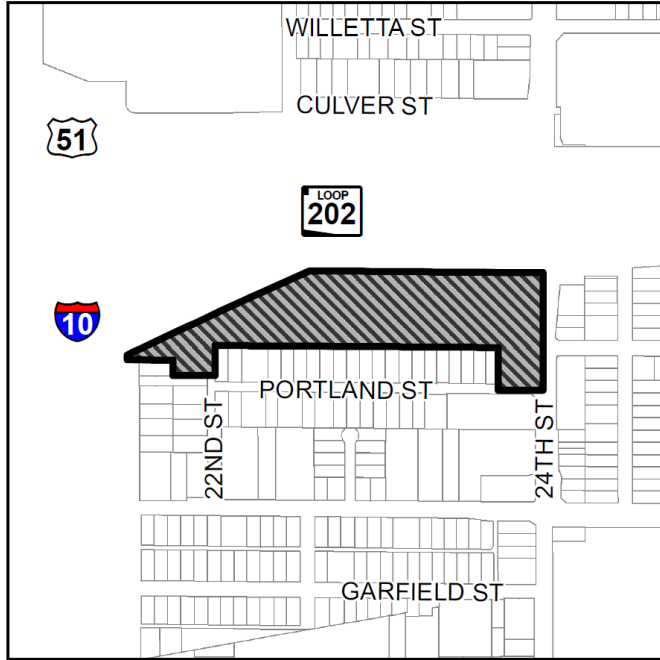
SECTION 1. The 2015 Phoenix General Plan, which was adopted by  
Resolution 21307, is hereby amended by adopting GPA-CC-1-24-8. The 10.42 acres  
located at the northwest corner of 24th Street and Portland Street is designated as  
Commercial / Commerce/Business Park.

SECTION 2. The Planning and Development Director is instructed to  
modify the 2015 Phoenix General Plan to reflect this land use classification change as  
shown below:

**PROPOSED CHANGE:**

Commercial / Commerce/  
Business Park (10.42 +/- Acres)

-  Proposed Change Area
-  Commercial / Commerce / Business Park



PASSED by the Council of the City of Phoenix this 2nd day of October

2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

DRAFT

# ATTACHMENT B



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

## GENERAL PLAN AMENDMENT STAFF ANALYSIS

August 2, 2024

<u>Application:</u>	GPA-CC-1-24-8
<u>Owner:</u>	BDC Clifton 24th Street, LLC
<u>Applicant/Representative:</u>	Wendy Riddell, Berry Riddell, LLC
<u>Location:</u>	Northwest corner of 24th Street and Portland Street
<u>Acreage:</u>	10.42 acres
<u>Current Plan Designation:</u>	<a href="#">Commercial</a> (9.31 acres) <a href="#">Residential 10 to 15 dwelling units per acre</a> (1.11 acres)
<u>Requested Plan Designation:</u>	<a href="#">Commercial / Commerce/Business Park</a> (10.42 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment for flex industrial and employment uses
<a href="#">Central City Village Planning Committee Meeting Date:</a>	August 12, 2024
<u>Staff Recommendation:</u>	Approval

### **FINDINGS:**

- 1) The proposal will facilitate new light industrial development, contributing to economic development in the Central City Village.
- 2) The companion rezoning case, Z-23-24-8, proposes design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks, and buffer the proposed uses from the adjacent residences.
- 3) The subject site is appropriate for commerce/business park and commercial uses, as the site has access to an arterial street and is adjacent to a freeway interchange.

**BACKGROUND**








The subject site is a 10.42-acre vacant site located at the northwest corner of 24th Street and Portland Street with significant frontage along the Loop 202 freeway and its interchange with the I-10 freeway. The site is currently designated with 9.31 acres of Commercial and 1.11 acres of Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. The applicant proposes to change the designation of the entirety of the site to Commercial / Commerce/Business Park to allow flex industrial and employment uses.

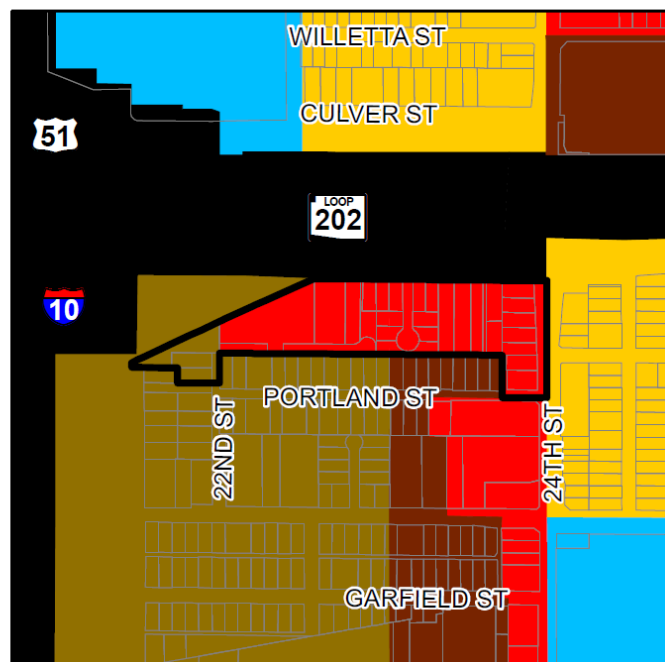
Companion Case Z-23-24-8 is a request to rezone the subject site from WU Code T4:3 GW (Walkable Urban Code, Transect 4:3 District, Transit Gateway Character Area) to PUD (Planned Unit Development) for the Phoenix Airpark Gateway PUD to allow flex industrial, employment center, and showroom/retail.

**SURROUNDING LAND USES**

North and west of the site is freeway right-of-way for the I-10 and Loop 202 freeways designated as Transportation and Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. East of the site, across 24th Street, is a gas station and vacant land designated Residential 3.5 to 5 dwelling units per acre. To the south directly adjacent to the site are single-family residential properties designated Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre. To the south, across Portland Street, is a vacant building designated as Commercial.

Residential 10 to 15 du/ac ( 1.11 +/- Acres)  
 Commercial ( 9.31 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Public/Quasi-Public
-  Transportation



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



## **RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

### **STRENGTHEN OUR LOCAL ECONOMY**

- ***MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.***

The proposal allows light industrial development on the subject site, which is adjacent to two freeways and has access to an arterial street.

### **CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS**

- ***CERTAINTY & 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, as regulated by the PUD Narrative of companion rezoning case Z-23-24-8, includes development standards, including enhanced setbacks, enhanced landscaping, and a height limit, to prevent negative impacts on the adjacent residential properties.

### **BUILD THE SUSTAINABLE DESERT CITY**

- ***TREES AND SHADE: DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The proposal, as regulated by the PUD Narrative of companion rezoning case Z-23-24-8, includes development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for sidewalks 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.

## **COMMUNITY INPUT SUMMARY**

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

## **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-CC-1-24-8. The proposed land use map designation allows for commerce park and commercial development at an appropriate location. The companion rezoning case, Z-23-24-8, as stipulated, will enhance connectivity in the surrounding area and add standards to buffer the proposed uses

from the nearby residences.

**Writer**

Anthony Grande  
August 2, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch Maps (2 pages)  
Community Correspondence








# GENERAL PLAN AMENDMENT

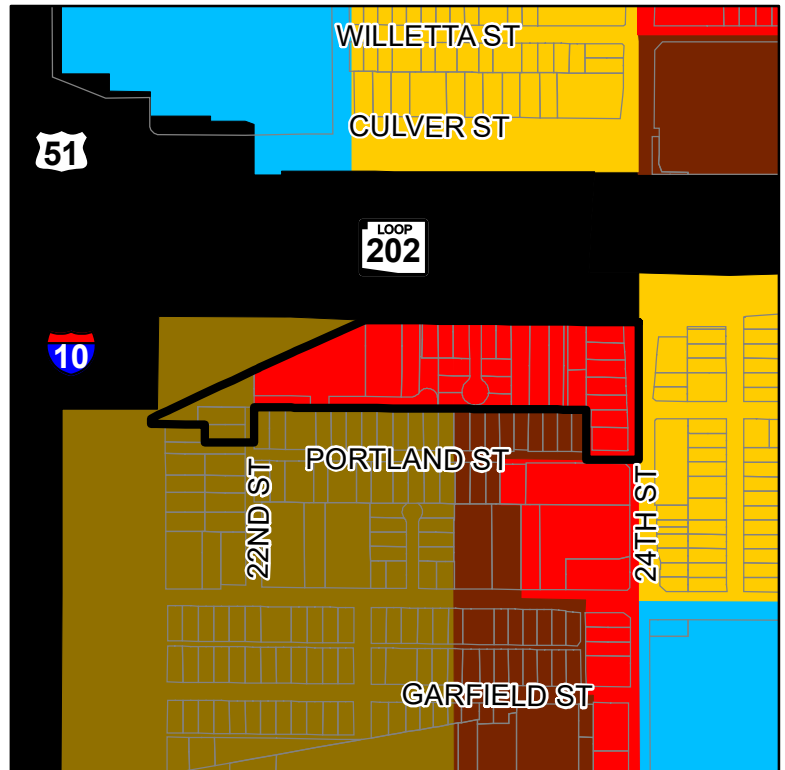
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CC-1-24-8	ACRES: 10.42 +/-	REVISION DATE:
VILLAGE: CENTRAL CITY	COUNCIL DISTRICT: 8	7/23/2024
APPLICANT: Wendy Riddell, Berry Riddell, LLC		

## EXISTING:



Residential 10 to 15 du/ac ( 1.11 +/- Acres)  
 Commercial ( 9.31 +/- Acres)

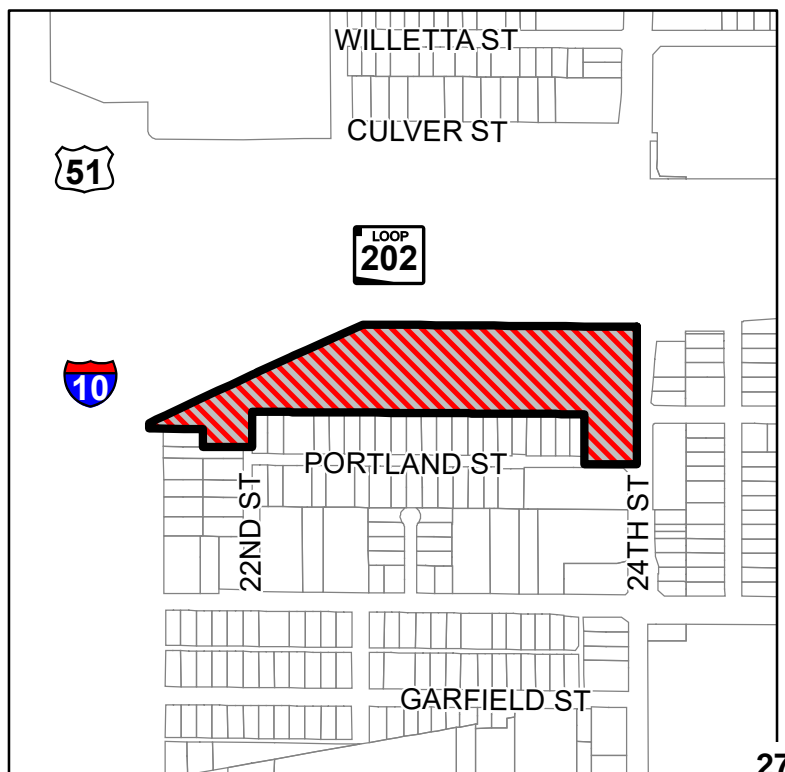
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Public/Quasi-Public
-  Transportation



## PROPOSED CHANGE:

Commercial / Commerce/  
 Business Park (10.42 +/- Acres)

-  Proposed Change Area
-  Commercial / Commerce / Business Park










# GENERAL PLAN AMENDMENT

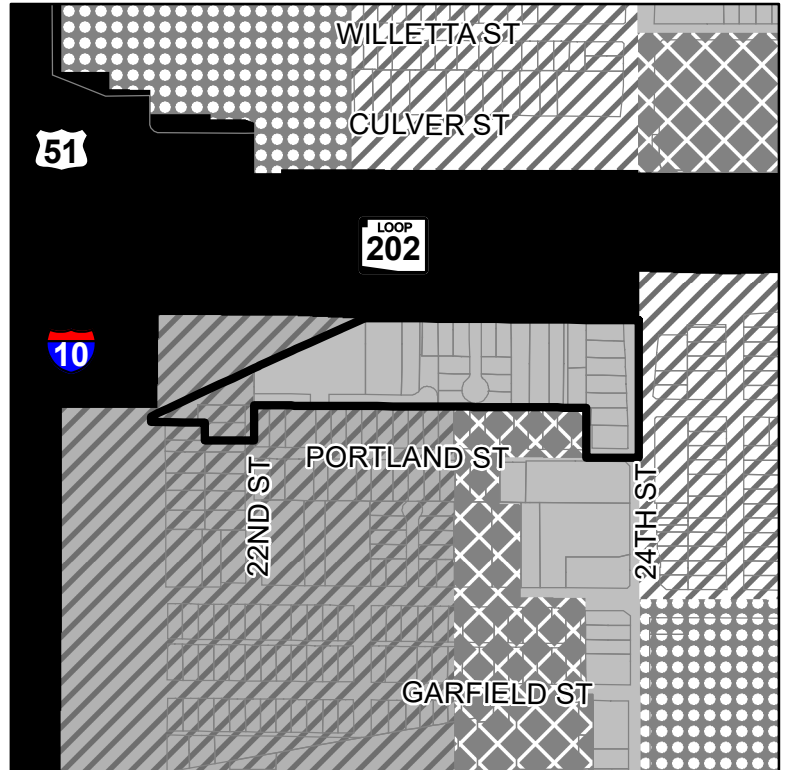
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CC-1-24-8	ACRES: 10.42 +/-	REVISION DATE:
VILLAGE: CENTRAL CITY	COUNCIL DISTRICT: 8	7/23/2024
APPLICANT: Wendy Riddell, Berry Riddell, LLC		

## EXISTING:



Residential 10 to 15 du/ac ( 1.11 +/- Acres)  
 Commercial ( 9.31 +/- Acres)

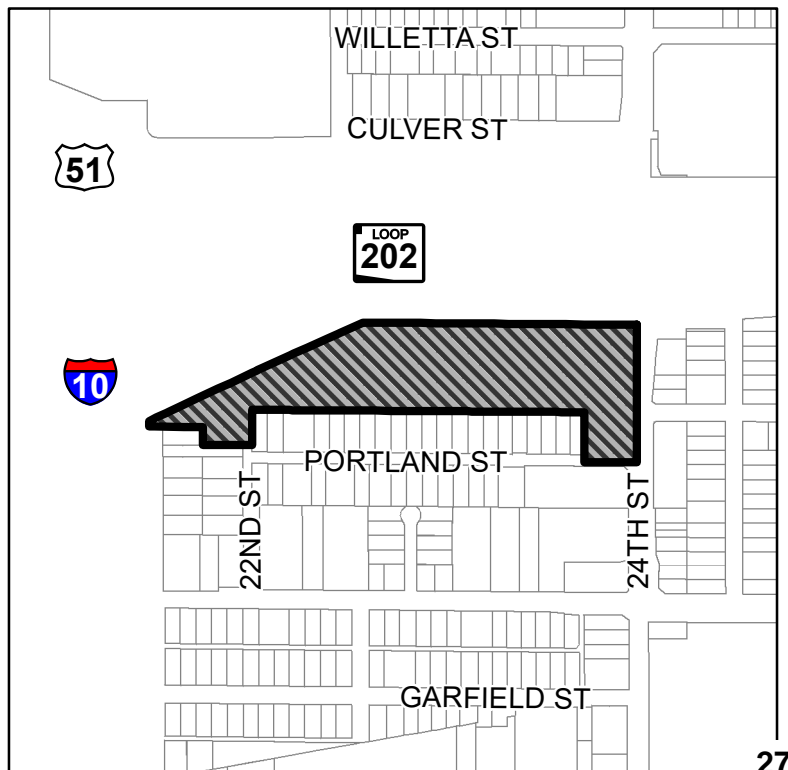
-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 10 to 15 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Public/Quasi-Public
-  Transportation



## PROPOSED CHANGE:

Commercial / Commerce/  
 Business Park (10.42 +/- Acres)

-  Proposed Change Area
-  Commercial / Commerce / Business Park



May 9, 2024

Mr. Josh Bednarek  
City of Phoenix  
Planning and Development Director  
200 W. Washington Street  
Phoenix, Arizona 85003

Re: Baker Development - 9.8 acres at the SWC of 24<sup>th</sup> Street and Loop 202

Dear Mr. Bednarek:

Baker Development has presented a development plan for two, light industrial buildings and a free-standing showroom building to our executive team.

As stakeholders in the community located a few blocks away, we support this plan because we believe the plan will revitalize this economically underserved community, positively impact the quality-of-life for those who live and work in the area and be the catalyst for future investment in our community.

Thank you for the opportunity to participate in this process. Please feel free to contact me with any questions regarding this support letter.

Sincerely,



Stephen A. Purves  
President & CEO  
Valleywise Health



**Village Planning Committee Meeting Summary**  
**GPA-CC-1-24-8**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	May 13, 2024
<b>Request From</b>	Commercial and Residential 10 to 15 dwelling units per acre
<b>Request To</b>	Commercial / Commerce/Business Park
<b>Proposal</b>	Minor General Plan Amendment for flex industrial and employment uses
<b>Location</b>	Northwest corner of 24th Street and Portland Street

**VPC DISCUSSION:**

*Committee Member Olivas rejoined the meeting, bringing quorum to 15 members.*

*Item No. 5 (GPA-CC-1-24-8) and Item No. 6 (Z-23-24-8) are companion cases and were heard together.*

**APPLICANT PRESENTATION**

**Wendy Riddell**, representing the applicant with Berry Riddell, LLC, provided a presentation regarding the proposal, reviewing the background of the site, the proposed development, details of the proposed PUD, and the outreach conducted to this point.

**QUESTIONS FROM COMMITTEE**

**Vice Chair Gaughan** asked how the no-right-turn will be enforced. **Ms. Riddell** replied that they will have signage and are looking at options for designing the driveway to no allow right turns.

**Committee Member Dana Johnson** stated that this is a much better use than the previous proposal for multifamily.

**Committee Member Starks** stated appreciation for the outreach that’s been done.

**Committee Member Panetta** asked for clarification that the entrance to the property would not be signalized. **Ms. Riddell** replied that it would not be signalized. **Mr. Panetta** stated it might be difficult for trucks to get out at that location.

### PUBLIC COMMENTS

**Nathan Wright** introduced himself as a Deputy Director of the City of Phoenix Community and Economic Development Department and stated support for this proposal, noting that a lot of employers want to be in this area and it's exciting to see some activity at this location.

**Nicole Marquez** introduced herself as a member of the Urban Phoenix Project and spoke in support of the project, stating that this is better than the previous proposal, recommending enhancements regarding the urban heat island effect and bike and open space infrastructure.

### COMMITTEE DISCUSSION

**Mr. Panetta** asked when this item will return for a recommendation. **Ms. Riddell** replied that they would like to return in July.

**Ms. Starks** asked about the proposed uses in the buildings closer to 24th Street. **Ms. Riddell** replied with a description of the uses envisioned for that space.

**Mr. Johnson** stated a concern about having billboards at this location. **Ms. Riddell** stated that they will consider removing that.

**Committee Member Olivas** asked about the tree canopy and the proposed building materials. **Ms. Riddell** replied that they are including standards for building materials in the PUD. **Mr. Grande** stated that shade standards are typically included in the PUD standards.

**Committee Member Sonoskey** asked if the site plan can change after approval. **Ms. Riddell** replied that certain features are defined in the PUD, which can't be changed, but specifics of the site plan can change.

**Committee Member Rachel Frazier Johnson** stated that this is a better use of the space than multifamily residential use.

### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

**Village Planning Committee Meeting Summary  
GPA-CC-1-24-8**

<b>Date of VPC Meeting</b>	August 12, 2024
<b>Request From</b>	Commercial and Residential 10 to 15 dwelling units per acre
<b>Request To</b>	Commercial / Commerce/Business Park
<b>Proposal</b>	Minor General Plan Amendment for flex industrial and employment uses
<b>Location</b>	Northwest corner of 24th Street and Portland Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-0

**VPC DISCUSSION:**

*Item No. 6 (GPA-CC-1-24-8) and Item No. 7 (Z-23-24-8) are companion cases and were heard together.*

*No members of the public registered to speak on this item.*

**STAFF PRESENTATION**

**Anthony Grande**, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

**APPLICANT PRESENTATION**

**Wendy Riddell**, representing the applicant with Berry Riddell, LLC, provided a presentation regarding the proposal, reviewing the background of the site, the proposed development, details of the proposed PUD, and the outreach conducted.

**QUESTIONS FROM COMMITTEE**

**Committee Member Sonoskey** asked about the difference in acreage between the two cases. **Mr. Grande** explained that it was related to the gross acreage included for the freeway.



**Committee Member Starks** asked about attendance at the neighborhood meetings. **Ms. Riddell** replied that there were two or three people at each meeting and that there were questions but no opposition.

**Committee Member Nervis** asked for clarification on the vehicular access points. **Ms. Riddell** stated that vehicular access will be from 24th Street with emergency access possible on 22nd Street if necessary.

PUBLIC COMMENTS

None.

MOTION

**Nate Sonoskey** made a motion to recommend approval of GPA-CC-1-24-8 per the staff recommendation. **Zach Burns** seconded the motion.

VOTE

**10-0**; Motion to recommend approval of GPA-CC-1-24-8 per the staff recommendation passed; Committee Members Ban, Burns, Burton, Greenman, Johnson, Nervis, Sonoskey, Starks, Vargas, and Gaughan in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-CC-1-24-8 (Companion Case Z-23-24-8)
Request:	Minor General Plan Amendment for flex-industrial and employment uses.
Location:	Northwest corner of 24th Street and Portland Street
From:	Commercial and Residential 10 to 15 dwelling units per acre
To:	Commercial/Commerce/Business Park
Acreage:	10.42
Applicant:	Wendy Riddell, Berry Riddell, LLC
Owner:	BDC Clifton 24th Street, LLC c/o Warren Baker
Representative:	Wendy Riddell, Berry Riddell, LLC

### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Central City** 5/13/2024 Information only.

**Central City** 8/12/2024 Approval, per the staff recommendation. Vote: 10-0.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve GPA-CC-1-24-8 per the Central City Village Planning Committee recommendation.

Maker: Gorraiz  
Second: James  
Vote: 8-0  
Absent: Jaramillo  
Opposition Present: No

### **Findings:**

1. The proposal will facilitate new light industrial development, contributing to economic development in the Central City Village.
2. The companion rezoning case, Z-23-24-8, proposes design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks, and buffer the proposed uses from the adjacent residences.
3. The subject site is appropriate for commerce/business park and commercial uses, as the site has access to an arterial street and is adjacent to a freeway interchange.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.



**Public Hearing and Ordinance Adoption - Rezoning Application Z-23-24-8 (Phoenix Airpark Gateway PUD) - Northwest Corner of 24th Street and Portland Street (Ordinance G-7308)**

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-23-24-8 and rezone the site from WU Code T4:3 GW (Walkable Urban Code, Transect 4:3 District, Transit Gateway Character Area) to PUD (Planned Unit Development) to allow flex-industrial, employment center, and showroom/retail. This is a companion case to GPA-CC-1-24-8 and must be heard following GPA-CC-1-24-8.

**Summary**

Current Zoning: WU Code T4:3 GW

Proposed Zoning: PUD

Acreage: 11.46

Proposal: Flex-industrial, employment center, and showroom/retail

Owner: BDC Clifton 24th Street, LLC c/o Warren Baker

Applicant/Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Information Only: The Central City Village Planning Committee heard this item on May 13, 2024, for information only.

VPC Action: The Central City Village Planning Committee heard this item on August 12, 2024, and recommended approval, per the staff recommendation, by a vote of 10-0.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per a staff memo dated September 5, 2024, by a vote of 8-0.

**Location**

Northwest corner of 24th Street and Portland Street

Council District: 8

Parcel Address: 1107 N. 22nd Street; 1101, 1102, 1107, 1108, 1111, and 1112 N. 23rd Street; 1042, 1052, 1100, and 1114 N. 24th Street; 2231, 2241, 2245, 2251, 2253, 2305, 2313, 2315, 2321, 2323, 2327, and 2331 E. Moreland Street; and 2250 E.

Portland Street

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-23-24-8) FROM WU CODE T4:3 GW (WALKABLE URBAN CODE, TRANSECT 4:3 DISTRICT, TRANSIT GATEWAY CHARACTER AREA) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 11.46-acre site located at the northwest corner of 24th Street and Portland Street in a portion of Section 3, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "WU Code T4:3 GW" (Walkable Urban Code, Transect 4:3 District, Transit Gateway Character Area) to "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Phoenix Airpark Gateway 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 July 31, 2024, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date] and to revise the hearing draft submittal date to July 31, 2024.
  - b. Page 7, C. List of Uses: Add a new bullet point as follows: "Single-family residential use west of the 22nd Street alignment."
  - c. Page 8, D. Development Standards: Add the following statement at the end of the first paragraph: "Single-family residential shall be subject to the R1-6 zoning district standards and shall not be subject to the modifications contained in this section."
  - d. Page 14, E. Design Guidelines: Add the following statement to the end of the second paragraph: "Single-family residential shall be subject to the design standards of Section 507 Tab A of the Zoning Ordinance and shall be exempt from all design standards contained in this section of the PUD."
2. A minimum 40-feet of right-of-way shall be dedicated for the west side of 24th Street, adjacent to City of Phoenix right-of-way.
3. Additional right of way dedications and improvements shall be constructed along the west side of 24th Street, as required by the approved Traffic Impact Analysis.
4. A minimum 10-foot sidewalk easement shall be dedicated for the west side of 24th Street, adjacent to the development for the full length of the street frontage. The required streetscape area shall be encompassed by sidewalk easement.

5. Vehicular access, including for emergency purposes, shall be prohibited onto Portland Street and 22nd Street from the subject site. Upon request for an emergency access point from the Fire Department, the applicant shall submit an updated Traffic Impact Analysis to be reviewed and approved by the Street Transportation Department.
6. A minimum 20-foot-wide right-of-way shall be dedicated, including alley triangle, for the extension of the existing alleyway per City of Phoenix standards. Alternatively, an application to consider the abandonment of the existing alley dedication may be submitted and subject to the outcome established in the public hearing process.
7. Right-of-way shall be dedicated for the extension or termination of 22nd Street and constructed to City of Phoenix standards. Alternatively, an application to consider the abandonment of the existing 22nd Street right-of-way may be submitted and subject to the outcome established in the public hearing process.
8. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department. The developer shall coordinate with the affected utility companies for their review and permitting.
9. 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.
10. 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
12. 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.

13. 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.
14. 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.
15. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney



By:

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REVIEWED BY:

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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (3 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-23-24-8

PARCEL NO 1:

THOSE PORTIONS OF LOTS 15 THROUGH 19, INCLUSIVE, AND 22 THROUGH 28, INCLUSIVE, CHILDRESS PLACE, ACCORDING TO BOOK 14 OF MAPS, PAGE 25 AND LOTS 1 THROUGH 10, INCLUSIVE, WILIMEK COURT, ACCORDING TO BOOK 33 OF MAPS, PAGE 12, RECORDS MARICOPA COUNTY, ARIZONA AND THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, SAID LINE BEING COINCIDENTAL WITH THE EXISTING CENTERLINE OF 24TH STREET, 520.72 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 43.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 30 MINUTES 01 SECONDS WEST 120.96 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 80.02 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 15 SECONDS WEST 3.00 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 60.00 FEET TO A POINT IN THE SOUTH LINE OF LOT 28 OF CHILDRESS PLACE;

THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF CHILDRESS PLACE A DISTANCE OF 1168.13 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID CHILDRESS PLACE;

THENCE NORTH 00 DEGREES 18 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF LOT 15 A DISTANCE OF 129.00 FEET;

THENCE NORTH 65 DEGREES 05 MINUTES 37 SECONDS EAST 421.11 FEET;

THENCE SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST 898.08 FEET;

THENCE SOUTH 02 DEGREES 30 MINUTES 22 SECONDS EAST 370.17 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 15 SECONDS EAST 1.62 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 77.00 FEET;

THENCE SOUTH 41 DEGREES 56 MINUTES 55 SECONDS WEST 4.47 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE SOUTH 62.00 FEET OF THE NORTH 124 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 1 NORTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 162.50 FEET; AND

EXCEPT THE EAST 30.00 FEET.

PARCEL NO. 3:

THE NORTH 62.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 1 NORTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 137.5 FEET; AND

EXCEPT THE EAST 30.00 FEET.

PARCEL NO. 4:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 3, WHICH BEARS SOUTH 00 DEGREES 15 MINUTES 25 SECONDS EAST 1320.37 FEET FROM A 3 INCH CITY OF PHOENIX (COP) BRASS CAP MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE ALONG THE EAST LINE OF SAID SECTION 3, NORTH 00 DEGREES 15 MINUTES 25 SECONDS WEST 970.89 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 35 SECONDS WEST 53.17 FEET TO THE ACCESS CONTROL FENCE ALONG THE 1995 RIGHT OF WAY LINE OF THE EAST PAPAGO (STATE ROUTE 217) (STATE ROUTE 202L RED MOUNTAIN FREEWAY);

THENCE ALONG SAID ACCESS CONTROL FENCE ALONG THE 1995 RIGHT OF WAY LINE, NORTH 89 DEGREES 31 MINUTES 17 SECONDS WEST 898.08 FEET;

THENCE CONTINUING ALONG SAID ACCESS CONTROL FENCE ALONG THE 1995 RIGHT OF WAY LINE, SOUTH 65 DEGREES 05 MINUTES 37 SECONDS WEST 421.11 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT OF WAY LINE OF 22ND STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00 DEGREES 18 MINUTES 47 SECONDS WEST 129.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 26 MINUTES 48 SECONDS WEST 198.89 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 17 SECONDS EAST 61.96 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS WEST 162.23 FEET TO SAID ACCESS CONTROL FENCE ALONG THE 1995 RIGHT OF WAY LINE;

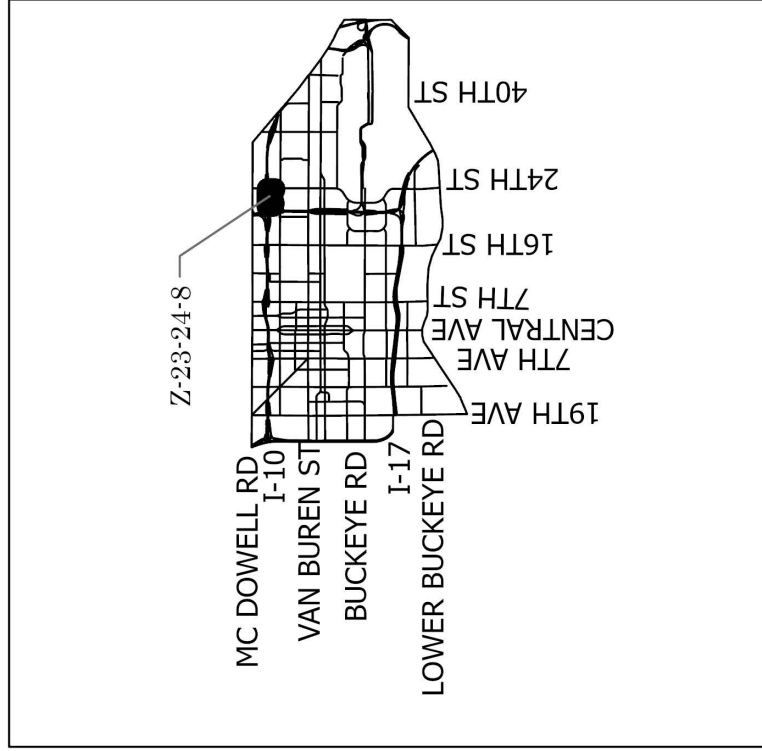
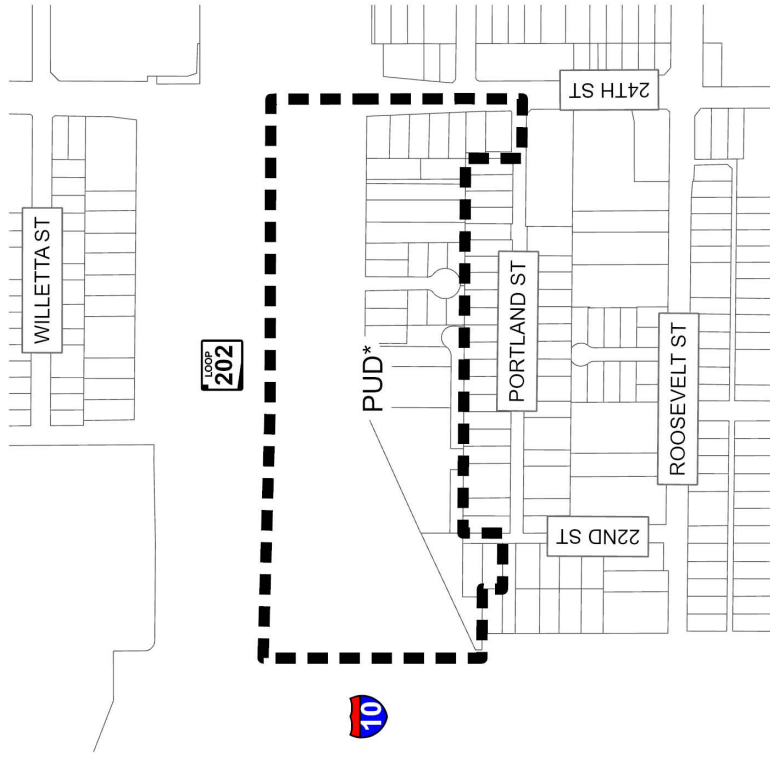
THENCE ALONG SAID ACCESS CONTROL FENCE ALONG THE 1995 RIGHT OF WAY LINE, NORTH 00 DEGREES 05 MINUTES 38 SECONDS WEST 19.70 FEET;

THENCE CONTINUING ALONG ACCESS CONTROL FENCE ALONG THE 1995 RIGHT OF WAY LINE, NORTH 65 DEGREES 05 MINUTES 37 SECONDS EAST 398.88 FEET TO THE POINT OF BEGINNING.

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-23-24-8  
Zoning Overlay: N/A  
Planning Village: Central City

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



1,000 Feet

NOT TO SCALE



Drawn Date: 9/13/2024

# ATTACHMENT B



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-23-24-8**  
**Phoenix Airpark Gateway PUD**  
August 2, 2024

**Central City Village Planning Committee Meeting Date:** August 12, 2024

**Planning Commission Hearing Date:** September 5, 2024

**Request From:** WU Code T4:3 GW (Walkable Urban Code, Transect 4:3 District, Transit Gateway Character Area) (11.46 acres)

**Request To:** PUD (Planned Unit Development) (11.46 acres)

**Proposal:** Flex-industrial, employment center, and showroom/retail

**Location:** Northwest corner of 24th Street and Portland Street

**Owner:** BDC Clifton 24th Street, LLC

**Applicant/Representative:** Wendy Riddell, Berry Riddell, LLC

**Staff Recommendation:** Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		<u>Current</u> Commercial and Residential 10 to 15 dwelling units per acre  <u>Proposed (GPA-CC-1-24-8)</u> Commercial / Commerce/Business Park	
<u>Street Map Classification</u>	24th Street	Major Arterial	40-foot+ west half street
	Portland Street	Local Street	25-foot north half street
	22nd Street	Local Street	30-foot west half street

**General Plan Conformity**

**CONNECT PEOPLE & PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.**

The subject site is located within the Gateway Transit Oriented Development (TOD) District and is within one mile of the 24th Street / Washington Street / Jefferson Street light rail stations. The proposed PUD allows high intensity employment uses consistent with the Downtown Code – Warehouse Character Area at this transit oriented location.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & 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 proposed PUD includes development standards, such as enhanced setbacks, enhanced landscaping, and a height limit to prevent negative impacts on the adjacent residential properties.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.**

The proposed PUD allows light industrial development on the subject site, which is adjacent to two freeways and has access to an arterial street.

**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 sidewalks 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.

<b>Applicable Plan, Overlays, and Initiatives</b>
<a href="#"><u>Transit Oriented Development Strategic Policy Framework</u></a> – See Background Item No. 3.
<a href="#"><u>Gateway Transit Oriented Development Policy Plan</u></a> – See Background Item No. 4.
<a href="#"><u>Complete Streets Guiding Principles</u></a> – See Background Item No. 12.
<a href="#"><u>Comprehensive Bicycle Master Plan</u></a> – See Background Item No. 13.
<a href="#"><u>Tree and Shade Master Plan</u></a> – See Background Item No. 14.
<a href="#"><u>Monarch Butterfly</u></a> – See Background Item No. 15.
<a href="#"><u>Transportation Electrification Action Plan</u></a> – See Background Item No. 16.
<a href="#"><u>Conservation Measures for New Development</u></a> – See Background Item No. 17.
<a href="#"><u>Zero Waste PHX</u></a> – See Background Item No. 18.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	WU Code T4:3 GW
<b>North</b>	Loop 202 Freeway	R1-6 and C-O
<b>South</b>	Single-family residential	R1-6, R1-6 (Approved PAD-13), and R-3 RI
<b>South (across Portland Street)</b>	Vacant building	C-1
<b>East (across 24th Street)</b>	Gas station and vacant land	C-2
<b>West</b>	Freeway Interchange	R1-6

**Background/Issues/Analysis**

**SUBJECT SITE**

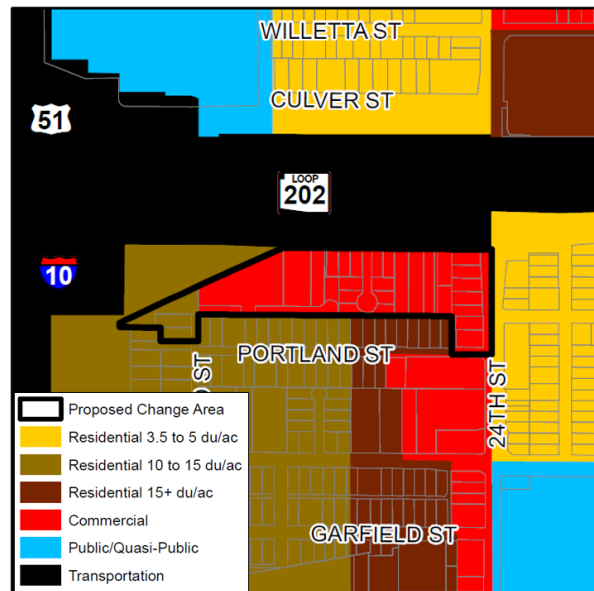
1. This request is to rezone an 11.46-acre site located at the northwest corner of 24th Street and Portland Street from WU Code T4:3 GW (Walkable Urban Code, Transect 4:3, Transit Gateway Character Area) to PUD (Planned Unit Development) to allow flex-industrial, employment center, and showroom/retail. The subject site is vacant land located within the Gateway TOD Policy Plan area and within one mile of the 24th Street / Jefferson Street and 24th Street / Washington Street light rail stations.



**GENERAL PLAN LAND USE MAP DESIGNATION**

2. The subject site is designated as Commercial and Residential 10 to 15 dwelling units per acre. To the north and west of the site is designated as Transportation and Residential 10 to 15 dwelling units per acre with the I-10 and Loop 202 freeways. To the south is designated Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial. To the east, across 24th Street is designated Residential 3.5 to 5 dwelling units per acre.

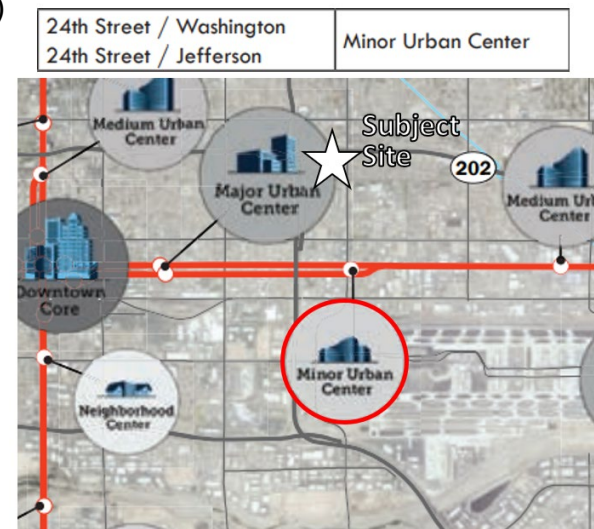
The applicant is proposing a minor General Plan Amendment (GPA-CC-1-24-8) to change the designation of the subject site to Commercial / Commerce/Business Park. The uses allowed in the proposed PUD are consistent with the proposed General Plan Land Use Map designation.



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

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 within one mile of the 24th Street / Washington Street and 24th Street / Jefferson Street light rail stations. The identified environment for the station is Minor Urban Center. Minor Urban Center is a place type characterized by medium to low intensity with building heights typically from two to five stories with incentive heights of up to seven stories. Land uses may include supportive retail, mid-rise living and low-rise office employment. The proposed PUD allows a mix of residential and commercial uses



*TOD Strategic Policy Framework Placetypes, Source: Planning and Development Department*

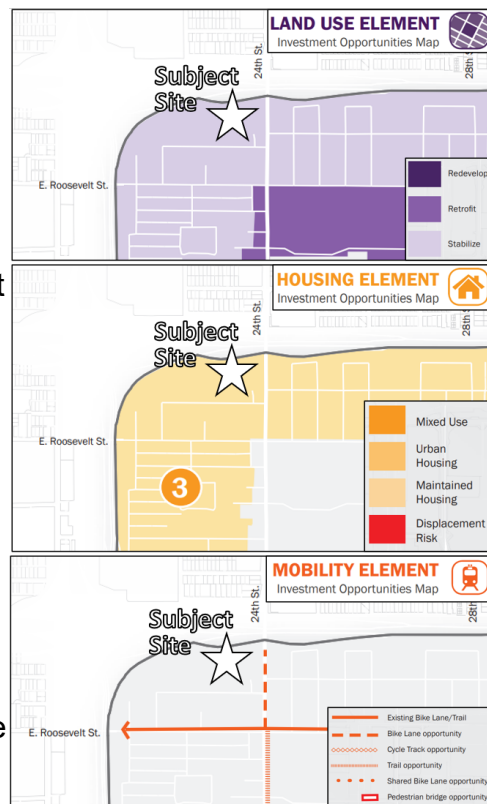
that is consistent with the Minor Urban Center place type in addition to light industrial uses beyond 100 feet from 24th Street and in close proximity to the freeway interchange.

4. **Gateway Transit Oriented Development District Policy Plan**

The site is located within the Gateway TOD District, the boundaries for which are State Route 143 or the Hohokam Expressway to the east, Interstate 10 to the west, the Loop 202 to the north, and Air Lane to the south. The policy plan adopted for the Gateway 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 Gateway TOD District, one key recommendation is the implementation of a form-based zoning code. The proposed PUD has development standards based on the Walkable Urban Code, which furthers the vision for form-based zoning at this location. The proposed standards based on the T5:3 transect are consistent with lower-intensity transects generally located farther from the light rail stations.

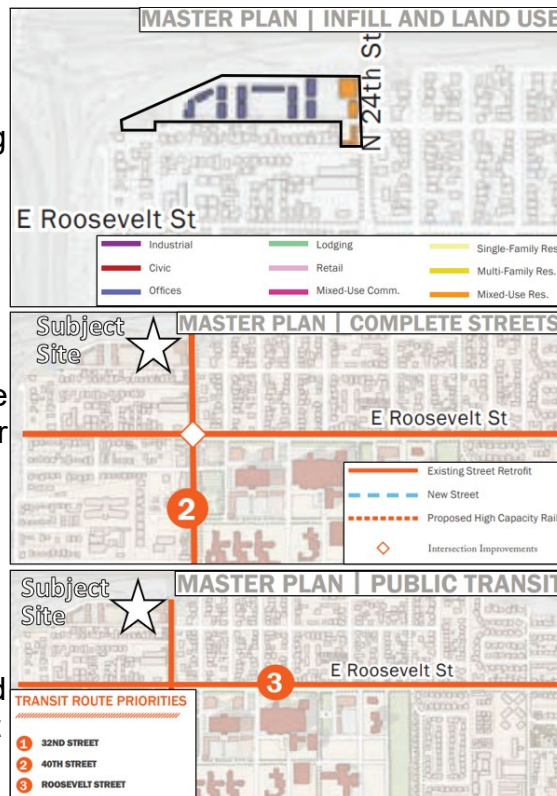
The Gateway TOD Policy Plan identifies the subject site with the “stabilize” and “maintained housing” labels on the land use and housing element maps, highlighting the need for contextual development that is sensitive the surrounding neighborhoods. The proposed 40-foot height limit is consistent with these designations.

The site also fronts on 24th Street, which is identified for a bike lane opportunity in the mobility element, and is also in close proximity to the Garfield-Edison Park Proposed Bike Improvements which will connect the site to Downtown Phoenix with a bike boulevard. While the proposed development would not create a new bike lane, it would include bicycle parking and a pedestrian friendly frontage that meets the vision of alternative transportation options at this location.



Gateway TOD Policy Plan, Source: Planning and Development Department

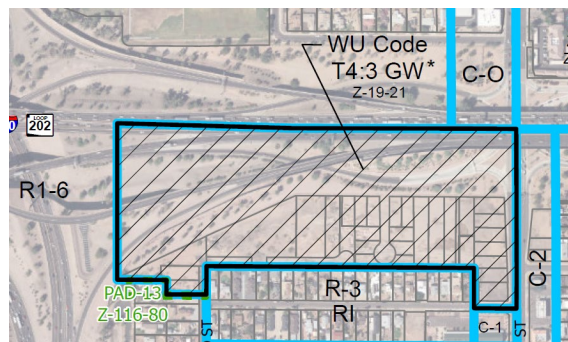
The Gateway TOD Policy Plan identifies the subject site in the master plan as a development opportunity with a future conceptual mixed-use development along 24th Street and office development internal to the site, while noting that the WU Code would not prescribe specific uses but would allow a more flexible mix based on market conditions. The proposed PUD provides light industrial uses, as permitted in the Downtown Code Warehouse Character Area, in the interior of the site near the freeway interchange and allows commercial and multifamily residential uses along the 24th Street frontage. The plan also identifies 24th Street as a complete streets priority street. In the public transit map of the master plan, Roosevelt Street is identified as a transit route priority, highlighting that future transit improvements should be made along the corridor, which is one block south of the subject site.



Gateway TOD Policy Plan, Source: Planning and Development Department

### SURROUNDING LAND USES AND ZONING

5. The subject site is a vacant property zoned WU Code T4:3 GW, which was the subject of Rezoning Case Z-19-21-8, approved in 2022. To the north and west are freeways. To the south are single-family homes zoned R-3 RI, R1-6, and R1-6 (Approved PAD-13). To the south across Portland Street is a vacant building zoned C-1. To the east, across 24th Street are commercial uses and vacant land zoned C-2.



Zoning Aerial Map, Source: Planning and Development Department

### PROPOSAL

6. 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.

7. The PUD proposes commercial uses adjacent to 24th Street and light industrial uses in the interior of the site with development standards designed to simulate the Walkable Urban (WU) Code Transect T5:3 district, which would create enhanced frontages that interact with the public realm on 24th Street and incorporate other pedestrian-friendly design elements. The development standards would also implement a height limit and enhanced setback along the south property line to protect the adjacent established residential neighborhood.

8. **Land Use**

The proposed development narrative allows permitted uses consistent with the Downtown Code (DTC) Warehouse Character Area as contained in the land use matrix in Section 1204 of the Zoning Ordinance, which would permit a mix of residential, commercial, and light industrial uses. There are several other uses listed that would be allowed without use permits or special permits, including drive-through restaurants, outdoor dining, recreation, and liquor service accessory to a bar, wholesale sales, and warehousing.

The PUD proposes to limit certain uses within 100 feet of 24th Street in order to maintain compatibility with the walkable urban intent of the area. These prohibited uses include industrial and manufacturing uses, self-service storage, and warehousing.

9. **Development Standards**

The PUD proposes development standards based on the WU Code T5:3 District with modifications to accommodate the unique characteristics of the site. The table below summarizes the key development standards set forth in the narrative. Compared to the WU Code T5:3 District, the PUD has a lower height limit and maximum lot coverage, a larger maximum setback on 24th Street, a larger minimum setback along the south property line, and a higher open space requirement.

<b><u>Standard</u></b>	<b><u>PUD Proposed</u></b>
<i>Maximum Building Height</i>	40 feet
<i>Maximum Density</i>	No Maximum
<i>Maximum Lot Coverage</i>	75 percent
<i>Building Setbacks</i>	24th Street: 20 feet maximum Portland Street: 10 feet maximum Side - adjacent to residential zoning: 50 feet minimum

	Side - adjacent to freeways: 10 feet minimum
<i>Minimum Building Frontage</i>	24th Street: 50 percent Portland Street: 0 percent
<i>Frontage Types</i>	Storefront, Gallery, Arcade, Forecourt, or alternative frontages as per Section 1305.B.1.c
<i>Minimum Open Space</i>	7 percent total; 2 percent public open space
<i>Parking (vehicles and bicycles)</i>	Per Section 1307; minimum 15 percent shall be EV capable
<i>Location of loading docks</i>	Loading docks shall not be visible from 24th Street or on any building elevations directly facing the south property line
<i>Shade</i>	Public sidewalks, internal walkways, and open space: 75 percent minimum; Surface parking lots (within 100 feet of 24th Street): 25 percent

10. **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 PUD landscape standards exceed all landscape standards of the WU Code T5:3 District.

<b><u>Standard</u></b>	<b><u>PUD Proposed</u></b>
<i>Minimum Landscape Setbacks</i>	Side (south): 8 feet Side (adjacent to freeways): 5 feet
<i>Planting Standards (Perimeter Landscape Setbacks)</i>	50 percent 2-inch caliper, 50 percent 3-inch caliper trees, planted 20 feet on center; five 5-gallon shrubs per tree
<i>Planting Standards (Right-of-way)</i>	50 percent 2-inch caliper, 50 percent 3-inch caliper trees, planted 20 feet on center; five 5-gallon shrubs per tree
<i>Streetscape</i>	24th Street (adjacent to City of Phoenix right-of-way): 8-foot-wide sidewalk, 10-foot-wide planting area between back of curb and sidewalk  24th Street (ADOT right-of-way): As approved by ADOT  24th Street (Within the sidewalk easement): 8-foot-wide detached sidewalk, 10-foot-wide planting area between back of curb and sidewalk  Portland Street: 5-foot-wide detached sidewalk, 5-foot-wide planting area between back of curb and sidewalk



11. **Design Guidelines**

The PUD proposes design guidelines that enhance the appearance and functionality of the buildings, open space, and amenities on-site. Buildings will use a consistent color palette and provide a variety of materials on each building façade. Building elevations facing 24th Street will contain a minimum of 75 percent glazing materials and follow defined frontage type standards. The PUD requires minimum amenities to be provided within the open space area.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

12. **Complete Streets Guiding Principles**

In 2014, 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. To promote safety and connectivity for all users, the PUD proposes standards for shaded, detached sidewalks along 24th Street and Portland Street and enhanced shade for all sidewalks.

13. **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. The PUD narrative incorporates requirements for bicycle parking to encourage multi-modal transportation.

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The PUD narrative includes standards for shaded, detached sidewalks along 24th Street and Portland Street and enhanced shading requirements for sidewalks and surface parking lots, in addition to enhanced tree sizes within landscape areas.

15. **Monarch Butterfly**

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, the PUD narrative includes standards for the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

16. **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 for electric vehicle parking, charging and infrastructure.

17. **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 the landscape standards.

18. **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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The applicant has not determined whether recycling services will be incorporated, however recycling is listed as a potential amenity within the open space areas within the PUD Narrative.

COMMUNITY INPUT SUMMARY

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

#### INTERDEPARTMENTAL COMMENTS

20. The Street Transportation Department commented that a minimum 40 feet of right-of-way shall be dedicated for the west side of 24th Street adjacent to City of Phoenix right-of-way, additional dedications and improvements shall be constructed as required by the Traffic Impact Analysis, a minimum 10-foot-wide sidewalk easement shall be dedicated for the west side of 24th Street, vehicular access shall be prohibited onto Portland Street and 22nd Street unless emergency access is required by the Fire Department, right-of-way shall be dedicated for the extension of the existing alleyway and for 22nd Street unless abandoned, all electrical utilities within the right-of-way shall be undergrounded, unused driveways shall be replaced with sidewalk, curb, and gutter, and 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 10.
21. The Aviation Department commented that the owner shall record documents that disclose the existence and operational characteristics of Phoenix Sky Harbor Airport to future owners and tenants of the property. This comment is addressed in Stipulation No. 11.

#### OTHER

22. 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. 12 through 14.
23. 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. 15.
24. 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 proposed General Plan Land Use Map Designation and the Gateway TOD Policy Plan.
2. The proposal will facilitate new light industrial development, contributing to economic development in the Central City Village.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks and standards to buffer the proposed uses from adjacent residences.

## **Stipulations**

1. An updated Development Narrative for the Phoenix Airpark Gateway 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 July 31, 2024, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date] and to revise the hearing draft submittal date to July 31, 2024.
2. A minimum 40-feet of right-of-way shall be dedicated for the west side of 24th Street, adjacent to City of Phoenix right-of-way.
3. Additional right of way dedications and improvements shall be constructed along the west side of 24th Street, as required by the approved Traffic Impact Analysis.
4. A minimum 10-foot sidewalk easement shall be dedicated for the west side of 24th Street, adjacent to the development for the full length of the street frontage. The required streetscape area shall be encompassed by sidewalk easement.
5. Vehicular access, including for emergency purposes, shall be prohibited onto Portland Street and 22nd Street from the subject site. Upon request for an emergency access point from the Fire Department, the applicant shall submit an updated Traffic Impact Analysis to be reviewed and approved by the Street Transportation Department.

6. A minimum 20-foot-wide right-of-way shall be dedicated, including alley triangle, for the extension of the existing alleyway per City of Phoenix standards. Alternatively, an application to consider the abandonment of the existing alley dedication may be submitted and subject to the outcome established in the public hearing process.
7. Right-of-way shall be dedicated for the extension or termination of 22nd Street and constructed to City of Phoenix standards. Alternatively, an application to consider the abandonment of the existing 22nd Street right-of-way may be submitted and subject to the outcome established in the public hearing process.
8. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department. The developer shall coordinate with the affected utility companies for their review and permitting.
9. 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.
10. 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
12. 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.
13. 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.
14. 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.

15. 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 2, 2024

**Team Leader**

Racelle Escolar

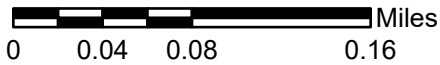
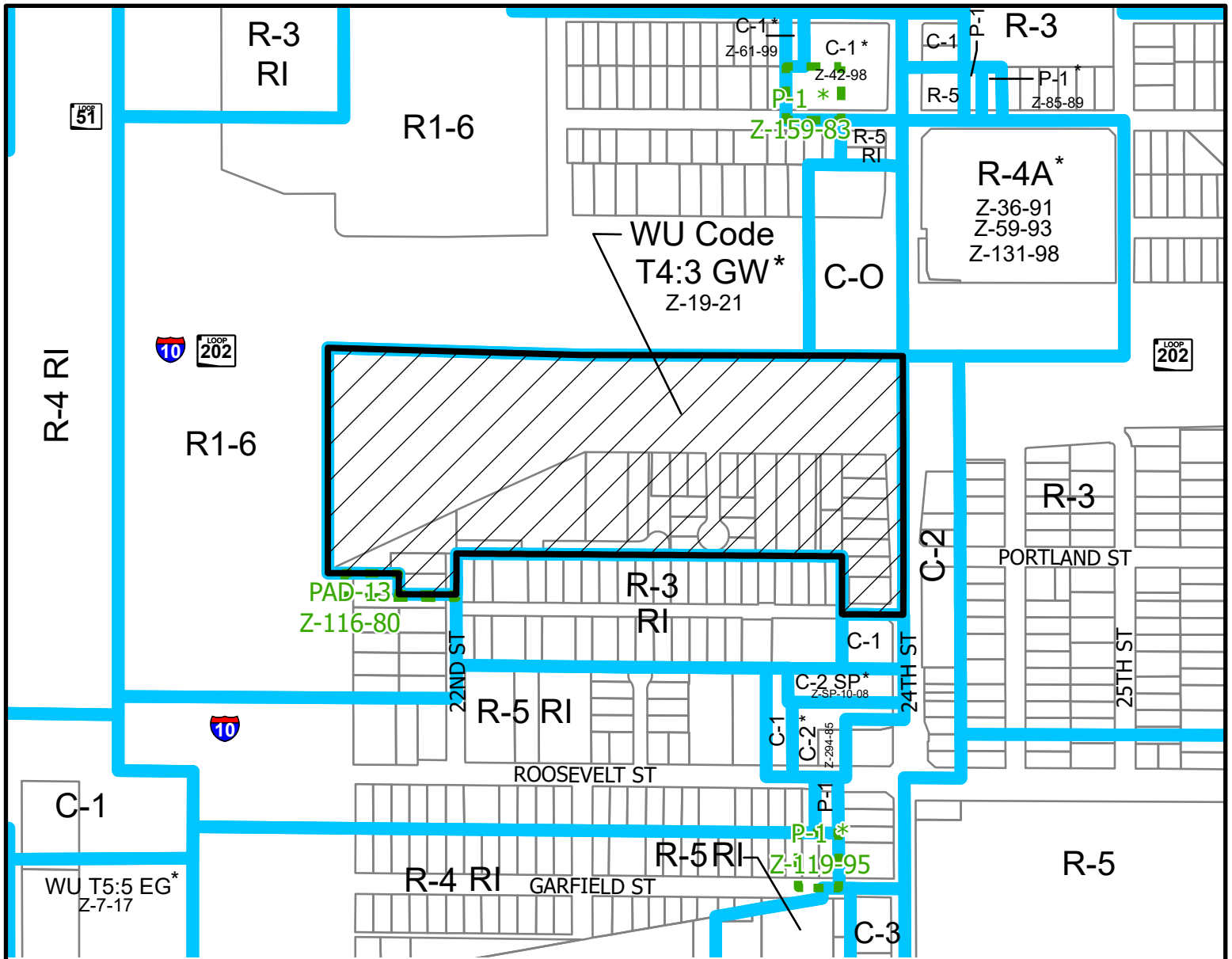
**Exhibits**

Sketch Map

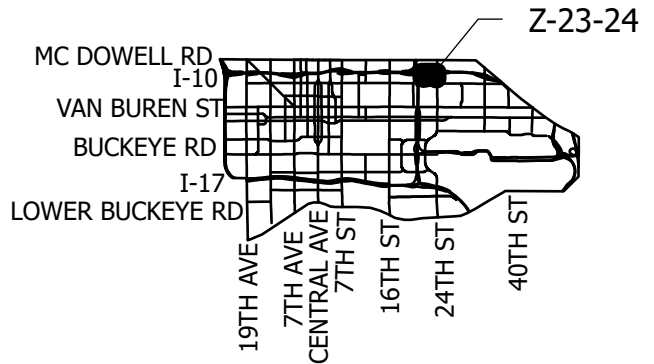
Aerial Map

[Phoenix Airpark Gateway PUD](#) development narrative date stamped July 31, 2024

Community Correspondence

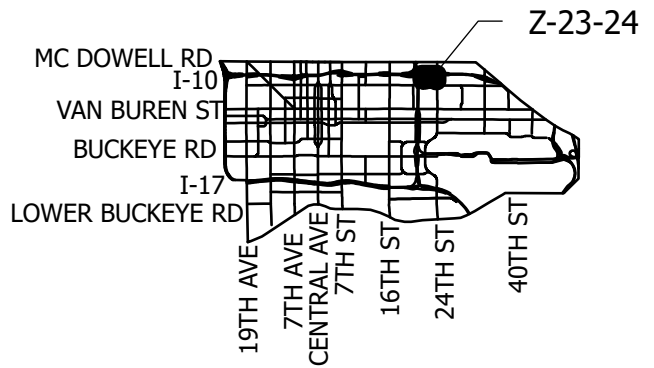
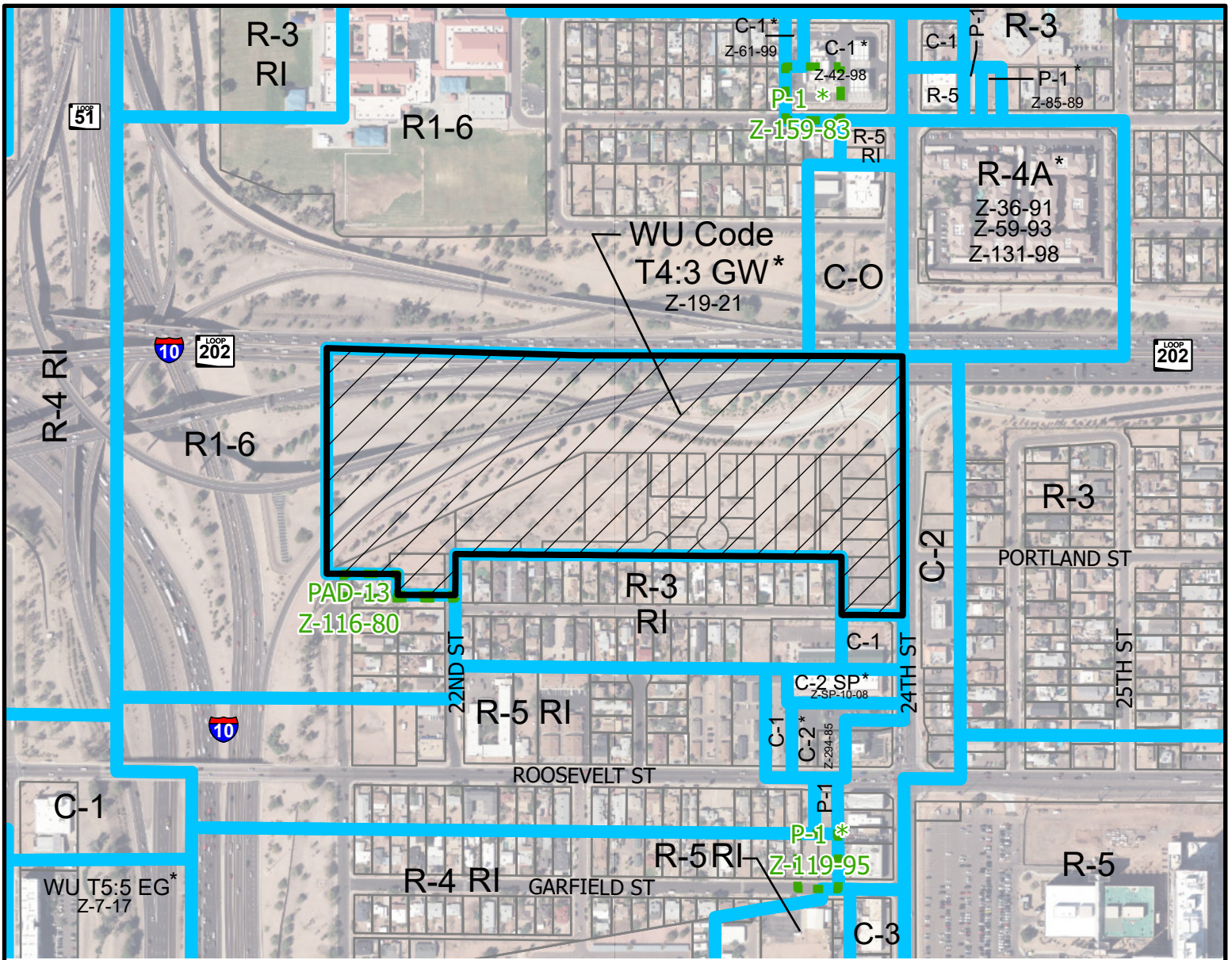


**CENTRAL CITY VILLAGE**  
COUNCIL DISTRICT: 8



APPLICANT'S NAME: <b>Wendy Riddell, Berry Riddell, LLC</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-23-24</b>		FROM: <b>WU Code T4:3 GW ( 11.46 a.c.)</b>	
DATE: <b>8/2/2024</b>		TO: <b>PUD ( 11.46 a.c.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>11.46 Acres</b>		AERIAL PHOTO & QUARTER SEC. NO. <b>QS 12-32</b>	ZONING MAP <b>G-9</b>
MULTIPLES PERMITTED <b>WU Code T4:3 GW</b> <b>PUD</b>		CONVENTIONAL OPTION <b>No Maximum</b> <b>No Maximum</b>	
		* UNITS P.R.D OPTION <b>N/A</b> <b>N/A</b>	

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



**CENTRAL CITY VILLAGE**  
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APPLICANT'S NAME: <b>Wendy Riddell, Berry Riddell, LLC</b>		REQUESTED CHANGE:	
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MULTIPLES PERMITTED <b>WU Code T4:3 GW</b> <b>PUD</b>		CONVENTIONAL OPTION <b>No Maximum</b> <b>No Maximum</b>	
		* UNITS P.R.D OPTION <b>N/A</b> <b>N/A</b>	

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

May 9, 2024

Mr. Josh Bednarek  
City of Phoenix  
Planning and Development Director  
200 W. Washington Street  
Phoenix, Arizona 85003

Re: Baker Development - 9.8 acres at the SWC of 24<sup>th</sup> Street and Loop 202

Dear Mr. Bednarek:

Baker Development has presented a development plan for two, light industrial buildings and a free-standing showroom building to our executive team.

As stakeholders in the community located a few blocks away, we support this plan because we believe the plan will revitalize this economically underserved community, positively impact the quality-of-life for those who live and work in the area and be the catalyst for future investment in our community.

Thank you for the opportunity to participate in this process. Please feel free to contact me with any questions regarding this support letter.

Sincerely,



Stephen A. Purves  
President & CEO  
Valleywise Health





**Village Planning Committee Meeting Summary**  
**Z-23-24-8**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	May 13, 2024
<b>Request From</b>	WU Code T4:3 GW
<b>Request To</b>	PUD
<b>Proposal</b>	Flex-industrial, employment center, and showroom/retail
<b>Location</b>	Northwest corner of 24th Street and Portland Street

**VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

*Committee Member Olivas rejoined the meeting, bringing quorum to 15 members.*

*Item No. 5 (GPA-CC-1-24-8) and Item No. 6 (Z-23-24-8) are companion cases and were heard together.*

**APPLICANT PRESENTATION**

**Wendy Riddell**, representing the applicant with Berry Riddell, LLC, provided a presentation regarding the proposal, reviewing the background of the site, the proposed development, details of the proposed PUD, and the outreach conducted to this point.

**QUESTIONS FROM COMMITTEE**

**Vice Chair Gaughan** asked how the no-right-turn will be enforced. **Ms. Riddell** replied that they will have signage and are looking at options for designing the driveway to no allow right turns.

**Committee Member Dana Johnson** stated that this is a much better use than the previous proposal for multifamily.

**Committee Member Starks** stated appreciation for the outreach that's been done.

**Committee Member Panetta** asked for clarification that the entrance to the property would not be signalized. **Ms. Riddell** replied that it would not be signalized. **Mr. Panetta** stated it might be difficult for trucks to get out at that location.

### PUBLIC COMMENTS

**Nathan Wright** introduced himself as a Deputy Director of the City of Phoenix Community and Economic Development Department and stated support for this proposal, noting that a lot of employers want to be in this area and it's exciting to see some activity at this location.

**Nicole Marquez** introduced herself as a member of the Urban Phoenix Project and spoke in support of the project, stating that this is better than the previous proposal, recommending enhancements regarding the urban heat island effect and bike and open space infrastructure.

### COMMITTEE DISCUSSION

**Mr. Panetta** asked when this item will return for a recommendation. **Ms. Riddell** replied that they would like to return in July.

**Ms. Starks** asked about the proposed uses in the buildings closer to 24th Street. **Ms. Riddell** replied with a description of the uses envisioned for that space.

**Mr. Johnson** stated a concern about having billboards at this location. **Ms. Riddell** stated that they will consider removing that.

**Committee Member Olivas** asked about the tree canopy and the proposed building materials. **Ms. Riddell** replied that they are including standards for building materials in the PUD. **Mr. Grande** stated that shade standards are typically included in the PUD standards.

**Committee Member Sonoskey** asked if the site plan can change after approval. **Ms. Riddell** replied that certain features are defined in the PUD, which can't be changed, but specifics of the site plan can change.

**Committee Member Rachel Frazier Johnson** stated that this is a better use of the space than multifamily residential use.

### STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.



**Village Planning Committee Meeting Summary**  
**Z-23-24-8**

<b>Date of VPC Meeting</b>	August 12, 2024
<b>Request From</b>	WU Code T4:3 GW
<b>Request To</b>	PUD
<b>Proposal</b>	Flex-industrial, employment center, and showroom/retail
<b>Location</b>	Northwest corner of 24th Street and Portland Street
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	10-0

**VPC DISCUSSION:**

*Item No. 6 (GPA-CC-1-24-8) and Item No. 7 (Z-23-24-8) are companion cases and were heard together.*

*No members of the public registered to speak on this item.*

**STAFF PRESENTATION**

**Anthony Grande**, staff, provided a presentation regarding the proposal, reviewing the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

**APPLICANT PRESENTATION**

**Wendy Riddell**, representing the applicant with Berry Riddell, LLC, provided a presentation regarding the proposal, reviewing the background of the site, the proposed development, details of the proposed PUD, and the outreach conducted.

**QUESTIONS FROM COMMITTEE**

**Committee Member Sonoskey** asked about the difference in acreage between the two cases. **Mr. Grande** explained that it was related to the gross acreage included for the freeway.

**Committee Member Starks** asked about attendance at the neighborhood meetings. **Ms. Riddell** replied that there were two or three people at each meeting and that there were questions but no opposition.

**Committee Member Nervis** asked for clarification on the vehicular access points. **Ms. Riddell** stated that vehicular access will be from 24th Street with emergency access possible on 22nd Street if necessary.

**PUBLIC COMMENTS**

None.

**MOTION**

**Nate Sonoskey** made a motion to recommend approval of Z-23-24-8 per the staff recommendation. **Faith Burton** seconded the motion.

**VOTE**

**10-0**; Motion to recommend approval of Z-23-24-8 per the staff recommendation passed; Committee Members Ban, Burns, Burton, Greenman, Johnson, Nervis, Sonoskey, Starks, Vargas, and Gaughan in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.

## ATTACHMENT D



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission **Date:** September 5, 2024

**From:** Racelle Escolar, AICP  
Principal Planner

**Subject:** ITEM NO. 7 (Z-23-24-8) - NORTHWEST CORNER OF 24TH STREET  
AND PORTLAND STREET

The purpose of this memo is to recommend modified stipulations in response to the applicant's request to accommodate single-family residential use on a portion of the site.

Rezoning Case No. Z-23-24-8 is a request to rezone 11.46 acres located at the northwest corner of 24th Street and Portland Street from WU Code T4:3 GW (Walkable Urban Code, Transect 4:3 District, Transit Gateway Character Area) to PUD (Planned Unit Development) to allow flex-industrial, employment center, and showroom/retail uses.

On August 12, 2024, the Central City Village Planning Committee heard this request and recommended approval, per the staff recommendation, by a vote of 10-0.

On August 30, 2024, the applicant submitted a request for revised stipulations to allow single-family residential use on a portion of the site west of the 22nd Street alignment. As written, the hearing draft of the PUD narrative does not allow single-family residential use on the site. The applicant is working with neighbors on 22nd Street who are interested in purchasing a portion of the site to build a single-family residence. In order to accommodate the request, the applicant would like to ensure single-family uses are permitted within a limited area in the PUD.

Staff recommends revisions to the stipulations as follows.

- New **Stipulation No. 1.b** adding single-family residential as an allowed use west of the 22nd Street alignment.
- New **Stipulation No. 1.c** stating that single-family residential use is subject to the R1-6 zoning standards, which matches the zoning directly adjacent to the site.
- New **Stipulation No. 1.d** stating that the design guidelines in the PUD do not apply to single-family residential development, as these guidelines are written to apply to industrial and commercial development.

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

1. An updated Development Narrative for the Phoenix Airpark Gateway 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 July 31, 2024, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date] and to revise the hearing draft submittal date to July 31, 2024.
  - B. PAGE 7, C. LIST OF USES: ADD A NEW BULLET POINT AS FOLLOWS: "SINGLE-FAMILY RESIDENTIAL USE WEST OF THE 22ND STREET ALIGNMENT."**
  - C. PAGE 8, D. DEVELOPMENT STANDARDS: ADD THE FOLLOWING STATEMENT AT THE END OF THE FIRST PARAGRAPH: "SINGLE-FAMILY RESIDENTIAL SHALL BE SUBJECT TO THE R1-6 ZONING DISTRICT STANDARDS AND SHALL NOT BE SUBJECT TO THE MODIFICATIONS CONTAINED IN THIS SECTION."**
  - D. PAGE 14, E. DESIGN GUIDELINES: ADD THE FOLLOWING STATEMENT TO THE END OF THE SECOND PARAGRAPH: "SINGLE-FAMILY RESIDENTIAL SHALL BE SUBJECT TO THE DESIGN STANDARDS OF SECTION 507 TAB A OF THE ZONING ORDINANCE AND SHALL BE EXEMPT FROM ALL DESIGN STANDARDS CONTAINED IN THIS SECTION OF THE PUD."**
2. A minimum 40-feet of right-of-way shall be dedicated for the west side of 24th Street, adjacent to City of Phoenix right-of-way.
3. Additional right of way dedications and improvements shall be constructed along the west side of 24th Street, as required by the approved Traffic Impact Analysis.
4. A minimum 10-foot sidewalk easement shall be dedicated for the west side of 24th Street, adjacent to the development for the full length of the street frontage. The required streetscape area shall be encompassed by sidewalk easement.
5. Vehicular access, including for emergency purposes, shall be prohibited onto Portland Street and 22nd Street from the subject site. Upon request for an emergency access point from the Fire Department, the applicant shall submit an updated Traffic Impact Analysis to be reviewed and approved by the Street Transportation Department.

6. A minimum 20-foot-wide right-of-way shall be dedicated, including alley triangle, for the extension of the existing alleyway per City of Phoenix standards. Alternatively, an application to consider the abandonment of the existing alley dedication may be submitted and subject to the outcome established in the public hearing process.
7. Right-of-way shall be dedicated for the extension or termination of 22nd Street and constructed to City of Phoenix standards. Alternatively, an application to consider the abandonment of the existing 22nd Street right-of-way may be submitted and subject to the outcome established in the public hearing process.
8. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department. The developer shall coordinate with the affected utility companies for their review and permitting.
9. 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.
10. 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
12. 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.
13. 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.
14. 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.

15. 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.

# ATTACHMENT E

## REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 7	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-23-24-8 (Phoenix Airpark Gateway PUD) (Companion Case GPA-CC-1-24-8)
Location:	Northwest corner of 24th Street and Portland Street
From:	WU Code T4:3 GW
To:	PUD
Acreage:	11.46
Proposal:	PUD (Planned Unit Development) to allow flex-industrial, employment center, and showroom/retail.
Applicant:	Wendy Riddell, Berry Riddell, LLC
Owner:	BDC Clifton 24th Street, LLC c/o Warren Baker
Representative:	Wendy Riddell, Berry Riddell, LLC

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Central City** 5/13/2024 Information only.

**Central City** 8/12/2024 Approval, per the staff recommendation. Vote: 10-0.

Planning Commission Recommendation: Approval, per the staff memo dated September 5, 2024.

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-23-24-8, per the staff memo dated September 5, 2024.

Maker: Vice-Chairperson Busching

Second: James

Vote: 8-0

Absent: Jaramillo

Opposition Present: No

### **Findings:**

1. The proposal is consistent with the proposed General Plan Land Use Map Designation and the Gateway TOD Policy Plan.
2. The proposal will facilitate new light industrial development, contributing to economic development in the Central City Village.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks and standards to buffer the proposed uses from adjacent residences.

Stipulations:

1. An updated Development Narrative for the Phoenix Airpark Gateway 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 July 31, 2024, as modified by the following stipulations:
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  - C. PAGE 8, D. DEVELOPMENT STANDARDS: ADD THE FOLLOWING STATEMENT AT THE END OF THE FIRST PARAGRAPH: "SINGLE-FAMILY RESIDENTIAL SHALL BE SUBJECT TO THE R1-6 ZONING DISTRICT STANDARDS AND SHALL NOT BE SUBJECT TO THE MODIFICATIONS CONTAINED IN THIS SECTION."
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3. Additional right of way dedications and improvements shall be constructed along the west side of 24th Street, as required by the approved Traffic Impact Analysis.
4. A minimum 10-foot sidewalk easement shall be dedicated for the west side of 24th Street, adjacent to the development for the full length of the street frontage. The required streetscape area shall be encompassed by sidewalk easement.
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7. Right-of-way shall be dedicated for the extension or termination of 22nd Street and constructed to City of Phoenix standards. Alternatively, an application to consider the abandonment of the existing 22nd Street right-of-way may be submitted and subject to the outcome established in the public hearing process.



8. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development, or as otherwise approved by the Street Transportation Department. The developer shall coordinate with the affected utility companies for their review and permitting.
9. 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.
10. 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
12. 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.
13. 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.
14. 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.
15. 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 publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, [teleia.galaviz@phoenix.gov](mailto:teleia.galaviz@phoenix.gov), TTY: Use 7-1-1.



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**Public Hearing and Resolution Adoption - General Plan Amendment GPA-LV-1-24-8 - Southeast Corner of 59th Avenue and Southern Avenue (Resolution 22251)**

Request to hold a public hearing on a General Plan Amendment to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 153.86 acres from Residential 3.5 to 5 dwelling units per acre and Parks/Open Space - Privately Owned to Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Parks/Open Space - Privately Owned. This item is a companion case to Z-25-24-8 and must be heard prior to Z-25-24-8.

**Summary**

Application: GPA-LV-1-24-8

Current Designation: Residential 3.5 to 5 dwelling units per acre (6.65 acres) and Parks/Open Space - Privately Owned (147.21 acres)

Proposed Plan Designation: Residential 3.5 to 5 dwelling units per acre (41.02 acres), Residential 5 to 10 dwelling units per acre (24.14 acres) and Parks/Open Space - Privately Owned (88.70 acres)

Acreage: 153.86

Proposed Use: Single-family residential attached and detached uses and golf course

Owner: Laveen 140, LLC c/o Alan Robinson

Applicant: Alan Beaudoin, Norris Design

Representative: Adam Baugh, Withey Morris Baugh, PLC

Staff Recommendation: Approval.

VPC Information Only: The Laveen Village Planning Committee heard the item on May 13, 2024, for information only.

VPC Action: The Laveen Village Planning Committee heard the item on August 12, 2024, and recommended approval, per the staff recommendation, by a vote of 7-1.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Laveen Village Planning Committee recommendation, by a vote of 8-0.

**Location**

Southeast corner of 59th Avenue and Southern Avenue

Council District: 8

Parcel Addresses: 6416 S. 58th Avenue; and 5738, 5740, and 5742 W. Baseline Road

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED RESOLUTION**

### RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015  
GENERAL PLAN FOR PHOENIX, APPLICATION GPA-LV-1-24-8,  
CHANGING THE LAND USE CLASSIFICATION FOR THE  
PARCEL DESCRIBED HEREIN.

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
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as  
follows:

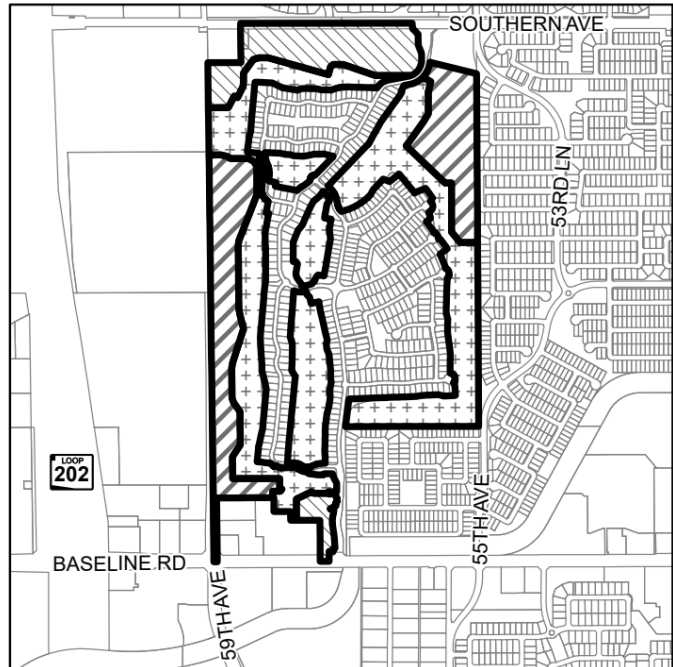
SECTION 1. The 2015 Phoenix General Plan, which was adopted by  
Resolution 21307, is hereby amended by adopting GPA-LV-1-24-8. The 153.86 acres  
located at the southeast corner of 59th Avenue and Southern Avenue is designated as  
41.02 acres of Residential 3.5 to 5 dwelling units per acre, 24.14 acres of Residential  
5 to 10 dwelling units per acre, and 88.70 acres of Parks/Open Space – Privately  
Owned.

SECTION 2. The Planning and Development Director is instructed to  
modify the 2015 Phoenix General Plan to reflect this land use classification change as  
shown below:

**PROPOSED CHANGE:**

Residential 3.5 to 5 du/ac ( 41.02 +/- Acres)  
Residential 5 to 10 du/ac ( 24.14 +/- Acres)  
Parks/Open Space - Privately Owned  
( 88.70 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Parks/Open Space - Privately Owned



PASSED by the Council of the City of Phoenix this 2nd day of October

2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

DRAFT

# ATTACHMENT B



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

### GENERAL PLAN AMENDMENT

#### STAFF ANALYSIS

August 5, 2024

<u>Application:</u>	GPA-LV-1-24-8
<u>Owner:</u>	Laveen 140, LLC c/o Alan Robinson
<u>Applicant:</u>	Alan Beaudoin, Norris Design
<u>Representative:</u>	Adam Baugh, Withey Morris Baugh, PLC
<u>Location:</u>	Southeast corner of 59th Avenue and Southern Avenue
<u>Acreage:</u>	153.86 acres
<u>Current Plan Designation:</u>	<a href="#">Residential 3.5 to 5 dwelling units per acre</a> (6.65 acres) and <a href="#">Parks/Open Space – Privately Owned</a> (147.21 acres)
<u>Requested Plan Designation:</u>	<a href="#">Residential 3.5 to 5 dwelling units per acre</a> (41.02 acres), <a href="#">Residential 5 to 10 dwelling units per acre</a> (24.14 acres), and <a href="#">Parks/Open Space – Privately Owned</a> (88.70 acres)
<u>Reason for Requested Change:</u>	A minor general plan amendment for single-family residential attached and detached uses and golf course
<u>Laveen Village Planning Committee Meeting Date:</u>	August 12, 2024
<u>Staff Recommendation:</u>	Approval

#### **FINDINGS:**

- 1) The proposed land use map designations provide a land use mix that is appropriate given the site location adjacent to existing single-family residential uses and three arterial streets (Baseline Road, Southern Avenue, and 59th Avenue).
- 2) The companion rezoning case, Z-25-24-8, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. The General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

- 3) The companion rezoning case, Z-25-24-8, provides enhanced landscape buffers and building height restrictions to make the proposed development a compatible addition to the area.

**BACKGROUND**

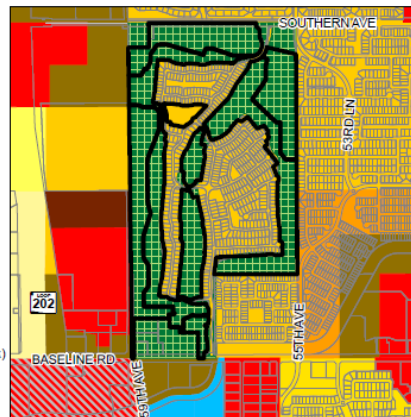
The subject site is 153.86 gross acres located at the southeast corner of 59th Avenue and Southern Avenue. The site currently consists of vacant land that was once a golf course.

This request proposes a minor amendment to the General Plan Land Use Map to allow single-family residential and golf course uses. The proposal will modify the land use map designation from 6.65 acres of Residential 3.5 to 5 dwelling units per acre and 147.21 acres of Parks/Open Space – Privately Owned to 41.02 acres of Residential 3.5 to 5 dwelling units per acre, 24.14 acres of Residential 5 to 10 dwelling units per acre, and 88.70 acres of Parks/Open Space – Privately Owned.

**EXISTING:**





Residential 3.5 to 5 du/ac ( 6.65 +/- Acres)  
 Parks/Open Space - Privately Owned ( 147.21)

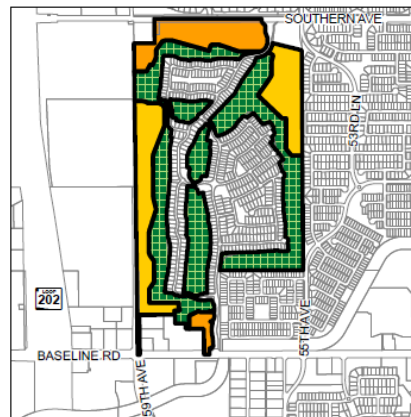
-  Proposed Change Area
-  Residential 0 to 1 du/ac
-  Residential 1 to 2 du/ac
-  Residential 2 to 3.5 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Commerce / Business Park
-  Public/Quasi-Public
-  Parks/Open Space - Privately Owned
-  Mixed Use (Commercial / Commerce / Business Park)



**PROPOSED CHANGE:**

Residential 3.5 to 5 du/ac ( 41.02 +/- Acres)  
 Residential 5 to 10 du/ac ( 24.14 +/- Acres)  
 Parks/Open Space - Privately Owned ( 88.70 +/- Acres)

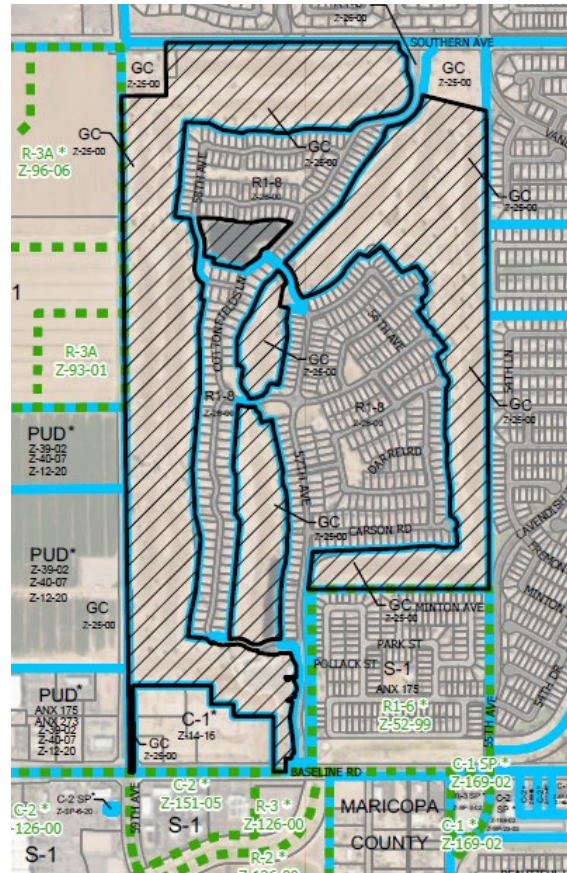
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Parks/Open Space - Privately Owned



*General Plan Land Use Map Designation  
 Source: Planning and Development Department*



The companion rezoning case Z-25-24-8 is requesting to rezone the site from 3.65 acres of R1-8 (Single-Family Residence District) and 150.21 acres of GC (Golf Course District) to PUD (Planned Unit District) to allow single-family residential and golf course uses. The existing zoning is depicted on the adjacent figure.



Aerial Zoning Map

Source: Planning and Development Department

### **SURROUNDING LAND USES**

A single-family residential development is located in the area surrounded by the proposed minor General Plan Amendment and is designated Residential 3.5 to 5 dwelling units per acre.

#### **NORTH (across Southern Avenue)**

A single-family residential development is located north of the subject site, across Southern Avenue, and is designated Residential 3.5 to 5 dwelling units per acre

#### **NORTHEAST AND NORTHWEST CORNERS**

South of Southern Avenue, located on on the northeast and northwest corner of the subject site is vacant property designated Park/Open Space – Privately Owned.

#### **EAST**

East of the subject site, across the 55th Avenue alignment, is a single-family residential development designated Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre.

### **SOUTHEAST**

Located southeast of the subject site is a single-family residential development designated Residential 3.5 to 5 dwelling units per acre.

### **SOUTH (across Baseline Road)**

An SRP substation and numerous commercial uses are located south of Baseline Road and are designated Residential 10 to 15 dwelling units per acre.

### **SOUTHWEST**

Vacant property, proposed as a future church location, is located southwest of the subject site and designated Parks/Open Space – Privately Owned

### **WEST (across 59th Avenue)**

West of the subject site, across 59th Avenue is vacant property proposed with numerous commercial, single-family and multifamily residential uses designated Residential 3.5 to 5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial.

## **RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- **CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.**

The land use map designations proposed in the General Plan Amendment request will support the redevelopment of a golf course and single-family residential development that will be compatible and serve the existing and future residential uses.

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- **CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.**

The proposed land use designations are appropriately arranged to provide housing in an area that is primarily single-family residential. Furthermore, the companion rezoning request, Z-25-24-8, proposes development and design standards that are sensitive to the surrounding neighborhoods including

increased open space and landscape buffers, and enhanced shading standards.

### **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS**

- **DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.**

The proposed General Plan Land Use Map designation will allow for a mix of uses including parks/open space and residential. The designations in GPA-LV-1-24-8 will provide housing and recreational options for residents of the Laveen Village.

### **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-LV-1-24-8. The request aligns with the goals and policies of the General Plan and will result in land use designations that will maximize the property's location adjacent to three arterial streets. Along with the companion rezoning case, Z-25-24-8, the General Plan Amendment will allow for a compatible mix of land uses that will provide recreational activities and housing opportunities for the Laveen community.

#### **Writer**

Nayeli Sanchez Luna  
August 5, 2024

#### **Team Leader**

Racelle Escolar

#### **Exhibits**

Sketch Maps (2 pages)  
Correspondence (5 pages)














# GENERAL PLAN AMENDMENT

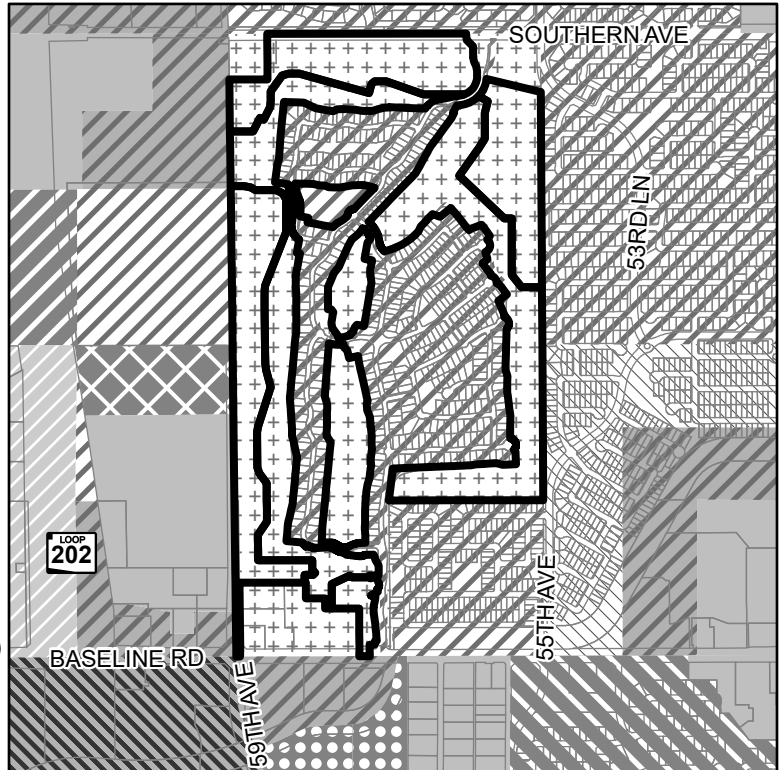
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-24-8	ACRES: 153.86 +/-	REVISION DATE:
VILLAGE: Laveen	COUNCIL DISTRICT: 8	
APPLICANT: Norris Design		

## EXISTING:





Residential 3.5 to 5 du/ac ( 6.65 +/- Acres)  
 Parks/Open Space - Privately Owned ( 147.21)

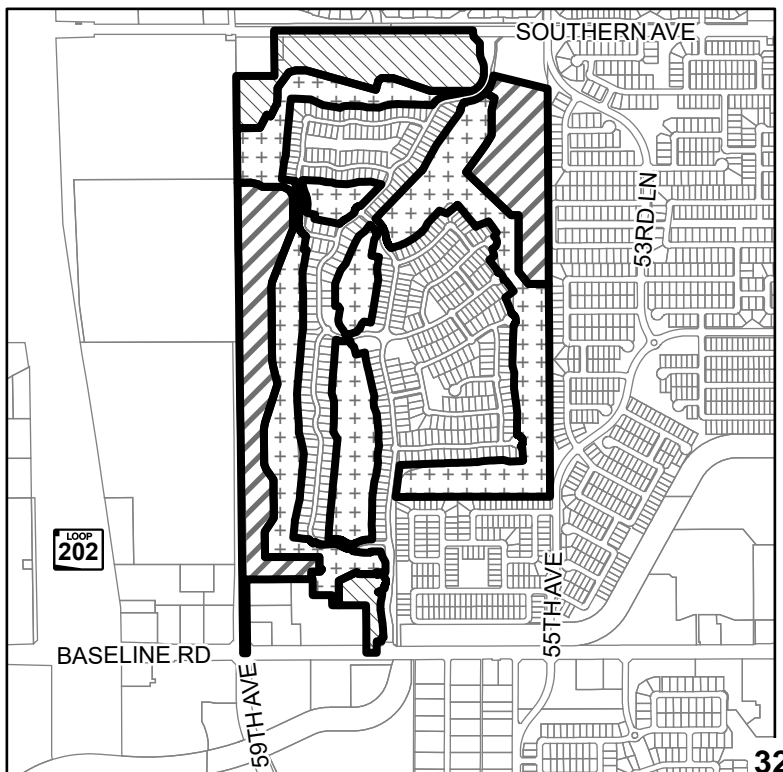
-  Proposed Change Area
-  Residential 0 to 1 du/acre
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-  Residential 2 to 3.5 du/acre
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-  Commerce / Business Park
-  Public/Quasi-Public
-  Parks/Open Space - Privately Owned
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## PROPOSED CHANGE:

Residential 3.5 to 5 du/ac ( 41.02 +/- Acres)  
 Residential 5 to 10 du/ac ( 24.14 +/- Acres)  
 Parks/Open Space - Privately Owned ( 88.70 +/- Acres)

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-  Parks/Open Space - Privately Owned



# GENERAL PLAN AMENDMENT

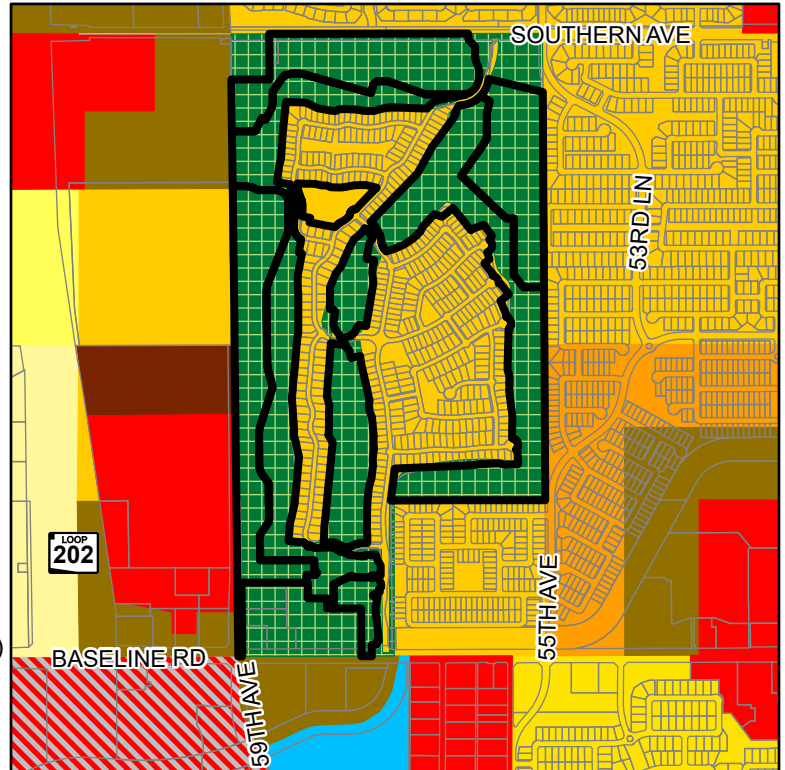
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-LV-1-24-8	ACRES: 153.86 +/-	REVISION DATE:
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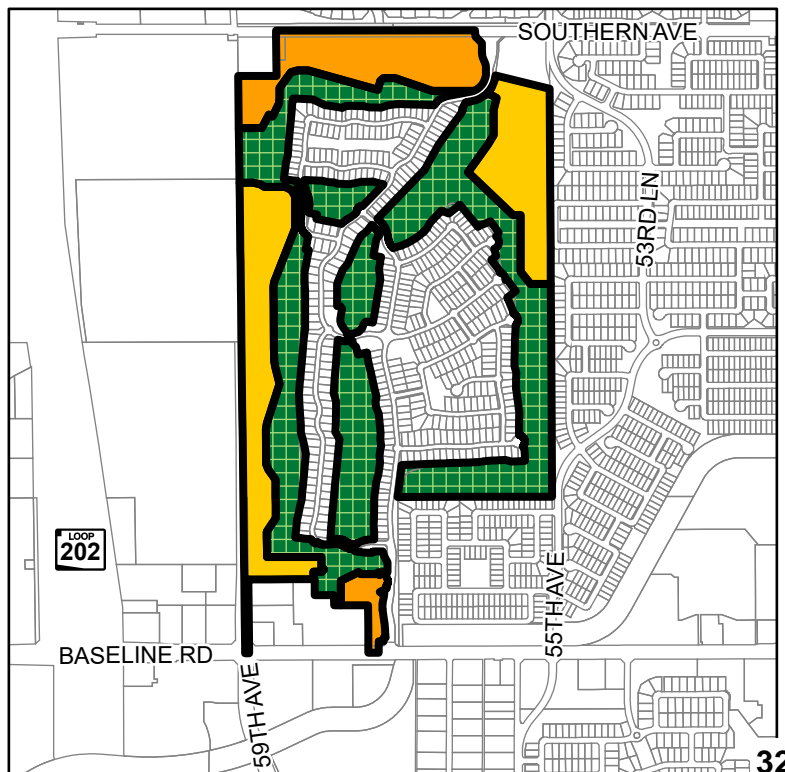
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-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Parks/Open Space - Privately Owned



## Nayeli Sanchez Luna

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**Subject:** FW: Laveen 140, LLC  
**Attachments:** Golf Course Revision 1.0.pdf

---

**From:** Carrasco, Julio <jcarrasco@everonsolutions.com>  
**Sent:** Monday, February 26, 2024 12:55 PM  
**To:** hayes@wmbattorneys.com; Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>  
**Subject:** Laveen 140, LLC

To whom it may concern:

I am a resident at 6306 S 54<sup>th</sup> Lane, my wife and I purchased the home in February of 2023. Please, understand that I am not opposed to someone purchasing the old course and revitalizing the area as we want the community to develop and grow. My issue is that when reviewing the plan, our home and 21 others are the only ones effected with homes directly behind us and the loss of our golf course view (see pdf, yellow effected – blue still have a view of the course). We lose our golf course view and depending on the size of the new homes, we could lose our mountain view. This is unacceptable to me, as I mentioned previously I am not opposed to growth and making things better but I do not want my views to change. When we bought our home we were told no homes would be built and now within a year, we are effected. I would vote 100% in favor if I still had my golf course view but to be one of only 22 homes effected I am not for it. There should be other plans on how to keep everyone with their views, 20 Holes – adjust and make 27 holes. Make a Par 3 course or a practice range. There has to be a way to not effect a small group.

I am not able to attend this evening but if I was, I would be opposed to this plan – I am asking to look at all options and see how everyone that has a golf course view – can remain on the course.

If you have any questions or concerns please feel free to call me on my cell, 630.327.7574.

Thank you,

**Julio Carrasco**  
Mgr Territory.Commercial Sales  
8716 W Ludlow Drive; Suite 1, Peoria, AZ 85381  
**M:** 630-327-7574 **E:** [jcarrasco@everonsolutions.com](mailto:jcarrasco@everonsolutions.com)

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## Nayeli Sanchez Luna

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**Subject:** FW: Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

**Importance:** High

---

**From:** Jalen Herring <dpwill2@cox.net>

**Sent:** Tuesday, May 14, 2024 12:56 PM

**To:** Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>

**Cc:** Council District 8 PCC <council.district.8@phoenix.gov>

**Subject:** Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

**Importance:** High

Dear Laveen Planning,

My family is a 20+ year resident of Cottonfields Golf Course. We are not happy with how Laveen 140 has been conducted concerning our neighborhood. The last meeting they did not send out notices to the neighboring community, Cottonfields, that backs up to the golf course and will be affected by a new road and housing units. Notices should be sent to all residents in the surrounding communities. Several of my neighbors have also had complaints about how they are conducting the new zoning. I do not want a new road behind my house. I am now buffered from the outside by homes in the adjacent Cottonfields Community. In addition, Laveen 140 has not kept up the current golf course and clubhouse. There is weeds and trash throughout the golf course. Our HOA board has not taken a vote to satisfy the homeowners of the golf course. Laveen 140 taken signatures of residents that include renters. I hope that the Laveen planning and council will require that Laveen 140 has an actual vote from the community before proceeding with any zoning changes to satisfy our legally binding REMA agreement.

Thank you,

Patrice Herring



#1

**CITY OF PHOENIX**

JUL 29 2024

**Planning & Development  
Department**

A Big Step For Laveen/ and Food for Thought

To All City Officials Involved- "Laveen and Phoenix"

I have been driving around the City of Phoenix and adjacent areas, Avondale, Goodyear, Glendale, Laveen Arizona. Being the Capitol of Arizona and the Center of Arizona's culture and what Arizona stands for. At this time and it's not too late, you are in charge of what you want Arizona want to become. Wide open spaces, still available for development, undeveloped areas , really a blank or mostly blank canvas are available to you and whatever you decide will decide the future of Arizona and what it will look like in the years to come.

The most important office in any city is the "Planning Department". The Planning Department decides what this Area will look like. Your decisions will make everything look nice or ugly and the people living in this area will have to deal with "Your Decisions".

You can make this State nice and appealing or ugly and repulsive.

Your Predecessors have already made big mistakes, with allowing Wrecking Yards and similar businesses to impact the environment and is forcing future generations to deal with major pollution and bad impact on the environment.

Please, don't continue the bad planning.

You have to make sure, that the plans, that are presented to you are completed as planned and look the way they were planned. A lot of developers cut corners and build cheap and very unsightly developments like the one at the corner of Southern and 51<sup>st</sup>. Lets keep Arizona beautiful and look before you leap. Planning Commissions, you need to work with your Building Departments to make sure, whatever you approved, is built according to the projected applications.

City departments, regardless of which city, need to work together to keep Arizona beautiful and sustainable.

How about Arizona's Water supply. I was told Water for Arizona is guaranteed for a hundred years. How about climate change, will the Colorado River and other sources be able to supply the water needed to sustain the increase in population , considering the climate change and everything that could impact the water supply. 100 years is a long time from now. What do you want this are to look like when your done?



Let's talk about safety and security of the neighborhoods you are building.

It is easy to give out permits, change permits, there is a lot of power involved. Yes, but have you any idea of the impact, your decisions have on this area. Are you just thinking, "Oh well, if I mess up , let the person after me deal with that"!

Police Department and Fire Department should also be a big Part of your decision.

All City departments should work together to really make the right decisions.

Impact studies need to be made before any decision is to be made, traffic, including public transportation, safety and security, schools and water supply all need to be considered and don't forget about esthetics. What do you want this area to look like ?

Now let's talk about the Golf course!

- 1. Expect years of Dust, Dirt and Noise for years during Construction.
- 2. Extra Traffic pouring into Southern and Baseline, while people already avoiding the 202 because of overcrowding and take Baseline and Southern as alternate routes.
- 3. The ever lacking Police and Fire department, the nonexistent Traffic Enforcement and lack of Traffic cameras make, this area a bomb ready to explode.
- 4. You want to bring in Entertainment, which will again overload an area not being able To efficiently monitor it criminal activities

Our area is already off the charts with crime!

Impact studies need to be done, before any decisions are made. This is the time and the place to do it right. We need to make sure , our kids can be proud of our foresight, not having to deal with our ignorance and greed.

Best Regards

*Warren Foster*  
 Warren Foster 7/29/2024

## Nayeli Sanchez Luna

---

**Subject:** FW: Cotton field ranch

---

**From:** Adam Baugh <adam@wmbattorneys.com>  
**Sent:** Tuesday, July 30, 2024 3:02 PM  
**To:** Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>  
**Cc:** Alex Hayes <hayes@wmbattorneys.com>  
**Subject:** FW: Cotton field ranch

Nayeli,

We got this letter from a Spanish speaking resident within Cottonfields. Below is translation. Can you please include in the staff report?

Hello, my name is Erica and I live in Cottonfields Ranch at 5532 W Minton Ave, Laveen Arizona 85339. I am unable to attend the next village meeting but I want to offer my support to make this project happen. I have seen many things that are not well in our community, the golf course has been neglected, homeless persons at night, dirt bikes driving on the golf course at night, etc. For this reason, I support this zone change for our community.

G. Adam Baugh, Esq.  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 Main  
602-346-4603 Direct



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**From:** Erica Ruiz <[ericaruiz66@gmail.com](mailto:ericaruiz66@gmail.com)>  
**Sent:** Tuesday, July 30, 2024 11:35 AM  
**To:** Adam Baugh <[adam@wmbattorneys.com](mailto:adam@wmbattorneys.com)>  
**Subject:** Cotton field ranch

Hola mi nombre es Erica, yo vivo en cotton field ranch  
5532 W Minton Ave, Laveen Arizona 85339.

No podré asistir al próximo meeting, pero quiero dar mi apoyo al proyecto que están por hacer, ya que he visto cosas que no están bien en la comunidad, el campo de golf bien descuidando, he visto en las noches personas vagas que no viven en el área caminando y otras corriendo en motocicletas por las noches en el campo de golf, así que estoy de acuerdo por un cambio e la comunidad.

Atte: Erica Rodríguez



Village Planning Committee Meeting Summary
GPA-LV-1-24-8
INFORMATION ONLY

Table with 2 columns: Label (Date of VPC Meeting, Request From, Request To, Proposal, Location) and Description (May 13, 2024, Residential 3.5 to 5 dwelling units per acre and Parks/Open Space – Privately Owned, Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Parks/Open Space – Privately Owned, A minor general plan amendment for single family residential attached and detached uses and golf course, Southeast corner of 59th Avenue and Southern Avenue)

VPC DISCUSSION:

Item No.3 (GPA-LV-1-24-8) and Item No. 4 (Z-25-24-8) were heard together. Nine members of the public registered to speak on this item.

Applicant Presentation:

Alex Hayes, representing the applicant with Withey Morris Baugh, began the presentation by displaying the location and acreage of the site. Mr. Hayes summarized the history of the site, noting the decline of the golf course. Mr. Hayes added that the golf course was recently purchased and that the new owns were willing to revitalize the site. Mr. Hayes summarized the public outreach conducted including numerous meetings with the community, surveys, and engagement with stakeholders. Mr. Hayes displayed the proposed development and noted the different types of single-family housing and proposed golf course. Mr. Hayes added that each residential development would be gated in order to ensure safety throughout the community. Mr. Hayes concluded the presentation by listing the permitted uses, added that multifamily and condos would be prohibited, and noting that the PUD would have a phasing plan for the golf course.

Questions From the Committee:

Francisco Barraza voiced his support for revitalizing the golf course.

JoAnne Jensen stated that she her surprise regarding the contingency amount the HOAs and the residents. Ms. Jensen asked how the applicant was able to get the consensus of the majority of the residents. Mr. Hayes stated that it took a lot of time and listening. Mr. Hayes added that the original proposal consisted of solely single-

family residential houses, but that proposal was not supported by the community. Mr. Hayes noted the numerous meetings that were held and stated that the community agreed to the compromise of a golf course and single-family residential. **Ms. Jensen** added that she hoped that the golf course would be built as promised by the applicant.

**Jennifer Rouse** agreed with JoAnne Jensen. Ms. Rouse stated that she was worried that the houses would be built but the golf course would never be restored. Ms. Rouse noted the distrust and hesitation from the community and added that she looked forward to hearing from the community and their concerns. Ms. Rouse added that the community and the committee would be following the proposal closely.

**Carlos Ortega** asked about the golf course affordability. **Mr. Hayes** noted that surrounding residents would be able to attend the golf course for free three times a year and receive a 10% discount. **Mr. Ortega** asked if the HOA fees of the surrounding residents would increase with the development of the golf course. **Mr. Hayes** stated that each proposed development within the PUD would have its own HOA to support the cost of the golf course. **Mr. Ortega** asked if the golf course would have a private section. **Mr. Hayes** stated that that hasn't been part of the discussion.

**Vice Chair Stephanie Hurd** noted the importance of protecting the community and stated that the applicant seemed to have done its due diligence. Vice Chair Hurd added that if the community supported the proposal, then the committee would support it as well.

**Chair Linda Abegg** agreed with the stated comments and added that she wanted to add language to ensure that the development of the golf course would be required. Chair Abegg listed possible stipulations including general conformance to a site plan for the proposed golf course.

#### **Public Comment:**

**Karen Adams** stated that the proposed development was the only viable solution. Ms. Adams added that she did not want the HOA fees to increase, nor did she agree to apartments. Ms. Adams noted that she would like the golf course to be built prior to any housing. Ms. Adams summarized events held by the previous golf course and voiced her support for revitalizing the community amenity.

**Warren Foster** noted that there were already too many houses and rental properties in the area. Mr. Foster stated that the single-family development located on 51st Avenue and Southern Avenue had turned into primarily rental properties. Mr. Foster asked how many years it would take for the development to be completed and that he did not want residents having to deal with noise and dust from construction. Mr. Foster asked if the development was going to allow apartments. **Mr. Hayes** indicated that multifamily and condos were prohibited.

**Denise Suchy** stated that the applicant glossed over the required vote required by the

HOAs. Ms. Suchy noted that the applicant has not done extensive outreach to the surrounding communities. Ms. Suchy added that there was a lawsuit against the previous golf course owners for not maintaining the land. Ms. Suchy stated that the proposal did not have enough parking for the proposed golf course.

**Kim Brunner** voiced his support for the proposal. Mr. Brunner noted that it was the best opportunity that has been presented in over 20 years and appreciated that a portion of the site was going to remain golf course. Mr. Brunner noted that the community has been very informed and that this would be the first development where the developers invited the community to work together on creating the proposal.

**Cheryl Watnier** noted that the applicant has worked with the residents within the Cottonfields development. Ms. Watnier noted that the applicant hosted neighborhood meetings and asked residents to attend to voice their concerns. Ms. Watnier added that the applicant has made compromise after compromise and that they sent out surveys to further gather comments. Ms. Watnier disagreed with Denise Suchy's comments regarding the lack of communication.

**Jon Kimoto** voiced his support for the proposed development. Mr. Kimoto noted the success of the golf course 20 to 30 ago. Mr. Kimoto added that it was in the community's hand to ensure success and that the applicant has worked with the community by reducing the number of units. Mr. Kimoto supported the proposal.

**Patrice Herring** stated that she was opposed to the proposed development. Ms. Herring voiced her distrust for the applicant and noted that she bought her residence for the open space that is provided by the existing golf course area. Ms. Herring mentioned the HOA vote and noted that the vote is not valid because the meeting didn't have all board members. Ms. Herring added that the applicant would sell the property as soon as they rezone the site. Ms. Herring stated that the applicant has hired a third party to contact all residents of the HOA to sign for the vote. Ms. Herring noted that she has been contacted numerous times. Ms. Herring added that the applicant must return to the HOA for a valid vote.

**Melanie Hagen** voiced her support for the proposal. Ms. Hagen noted that during the first public meeting, she was completely against the proposal; however, the applicant has since listened to the community and modified the proposal. Ms. Hagen noted that they golf course would be revitalized, and the gated communities will increase security. Ms. Hagen stated that the applicant has hired a third party to verify the HOA vote and it was individuals who did not participate or attend the public meetings who were opposed to the project.

**Phil Hertel**, representing the Laveen Citizens for Responsible Development (LCRD), noted that they applicant had previously presented at one of the meetings. Mr. Hertel added that people might have been misinformed regarding the HOA vote. Mr. Hertel noted that the Laveen VPC meeting had a lot of missing information presented at the LCRD meeting. Mr. Hertel requested the applicant to provide conceptual elevations and

site plans and reiterated that the proposal would be great for the community.

**Chair Abegg** informed the public that the HOA vote would not be discussed by the Laveen VPC. Chair Abegg added that she would like to add certain stipulations including general conformance to the golf course site plan, elevations, and site plan. Chair Abegg noted that she would like to see golf course language that would ensure that the golf course is built prior to any housing development.

**Ms. Perrera** requested more information on the number of parking spaces.

**Mr. Ortega** requested a stipulation that would require that a minimum of 75% of the individuals to own the residential property to prevent rental properties. Mr. Ortega noted that he would like to see strong CC&R conditions to help prevent rental properties. **Vice Chair Hurd** noted that she had lived in an HOA that had a condition where for the first year the property owner could not rent the house. Chair Hurd asked for more information on how the developer would maintain the land.

#### **Applicant Response:**

**Alex Hayes** noted that the consent forms required for the HOA vote were confirmed by the firm. Mr. Hayes stated that renters were unable to sign the consent form. Mr. Hayes noted that each HOA would have a property manager to ensure maintenance. Mr. Hayes added that the applicant's intent is not to sell the property and that multifamily was not proposed. Mr. Hayes noted that the golf course is intended to be completed by late next year and that they had no issues with language requiring general conformance to a site plan or elevations. Mr. Hayes stated that the narrative had detailed design guidelines that would guide elevations and that he agreed to language requiring the golf course to be completed prior to housing. Mr. Hayes added that if any of the surrounding residents had any complaints regarding weeds or trash to contact the property owners so it could be addressed.

#### **Committee Discussion:**

**Ms. Jensen** stated that the applicant should not overlook conditions in CC&Rs to limit the number of rental properties.

**Mr. Ortega** noted that he had owned a condo with similar CC&Rs.



## Village Planning Committee Meeting Summary GPA-LV-1-24-8

<b>Date of VPC Meeting</b>	August 12, 2024
<b>Request From</b>	Residential 3.5 to 5 dwelling units per acre and Parks/Open Space – Privately Owned
<b>Request To</b>	Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Parks/Open Space – Privately Owned
<b>Proposal</b>	A minor general plan amendment for single family residential attached and detached uses and golf course
<b>Location</b>	Southeast corner of 59th Avenue and Southern Avenue
<b>VPC Recommendation</b>	Approval
<b>VPC Vote</b>	7-1

### **VPC DISCUSSION:**

*Item No. 3 (GPA-LV-1-24-8) and Item No. 4 (Z-25-24-8) were heard together. Three members of the public registered to speak on this item.*

### **Staff Presentation:**

**Nayeli Sanchez Luna**, staff, presented an overview of GPA-LV-1-24-8 and Z-25-24-8. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including proposed uses for each development unit. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

### **Applicant Presentation:**

**Adam Baugh**, representing the applicant with Withey Morris Baugh, provided an overview of the proposed cases. Mr. Baugh stated that he has been working with the neighborhood for over two years and that his team had finally achieved the number of signatures required to modify the Covenants, Conditions, and Restrictions (CC&Rs) of the adjacent subdivision, Cottonfields Community. Mr. Baugh added that the modifications to the CC&Rs would allow for the rezoning of the site and for the redevelopment of the golf course. Mr. Baugh noted that Stipulation No. 2 would require the golf course to be revitalized before single-family residences are occupied. Mr. Baugh displayed the proposed golf course holes and noted the renovations to the clubhouse and entrance monuments. Mr. Baugh added that multifamily and condos

are prohibited within the PUD. Mr. Baugh stated that all residential elevations must go through the public hearing process and that the PUD only allows 415 units. Mr. Baugh requested the committee to consider deleting Stipulation No. 11 which would require a 50 percent contribution to a future traffic signal on 59th Avenue and Vineyard Road. Mr. Baugh stated that the development located on the west side of 59th Avenue was not required to contribute to the traffic signal. Mr. Baugh noted that the proposed golf course and single-family development did not generate enough traffic to warrant a traffic signal and that other future development could assist with the cost. Mr. Baugh requested the committee to consider deleting Stipulation No. 1.n. which would require a pedestrian circulation exhibit to be added to the PUD narrative. Mr. Baugh added that the Cottonfields Community was opposed to pedestrians in their community and that each proposed development unit would be gated.

### **Questions From the Committee:**

**Chair Linda Abegg** stated that she had spoken to the Street Transportation Department regarding the proposed deletions. Chair Abegg noted that the Street Transportation Department had stated that a traffic signal is required at every mile and half mile intersection, thus requiring a signal at the intersection of 59th Avenue and Vineyard Road. Chair Abegg added that the 50 percent contribution was consistent with the conditional approval of the Traffic Impact Study. Chair Abegg added that Stipulation No. 1.n. would ensure connectivity for different modes of mobility. Chair Abegg voiced her support in maintaining both stipulations.

**Patrick Nasser-Taylor** asked why the three-story multifamily project was removed from the proposal. **Mr. Baugh** noted that no one from the community supported the proposal for high density multifamily on this location. **Mr. Nasser-Taylor** added that it was odd that the applicant did not push for multifamily but pushed on another multifamily project adjacent to the Loop 202 Freeway. **Mr. Baugh** stated that it was a different location and a different developer. **Mr. Nasser-Taylor** asked if there was a possibility for Development Unit E, which would allow for a golf course, to be converted or reduced to allow for more single-family residential units. **Mr. Baugh** stated that more single-family units would not be supported by the community; furthermore, discussions with the Cottonfields community and CC&R have indicated that the boundaries are set. Mr. Baugh added that the density could be reduced but not increased. **Mr. Nasser-Taylor** asked for more information regarding Stipulation No. 2. **Mr. Baugh** provided an explanation. Mr. Baugh noted that the Certificate of Occupancy for single-family residential development would not be provided until the grading and drainage is completed and landscaping is completed. **Mr. Nasser-Taylor** asked if the golf course had a developer. **Mr. Baugh** confirmed and noted that the property owner has also hired a management company for the golf course.

**Carlos Ortega** asked for clarification if the single-family attached units would be able to receive certificate of occupancy before the golf course was completed. **Chair Abegg** noted that she had reached out to staff, and they have confirmed that single-family attached is single-family residential and not multifamily. **Mr. Ortega** asked if the



existing residents would receive some sort of discount to utilize the golf course. Mr. Ortega asked if the existing homeowners association fees would increase for the Cottonfields community. **Mr. Baugh** noted that this development would cover all the costs of improvements and that the HOA fees for the adjacent Cottonfields community would not increase. Mr. Baugh added that the new development would have their own HOA and their own fees. Mr. Baugh added that there has been some discussion to allow for a free round of golf a few times a year and discounts for the golf course and restaurant. **Mr. Ortega** asked if there would be a possibility to allow for large events. **Mr. Baugh** added that the clubhouse could be used for events.

**Vice Chair Stephanie Hurd** asked if the clubhouse would be modified. **Mr. Baugh** clarified that only the exterior of the clubhouse would be remodeled.

**Mr. Ortega** voiced his concern regarding the single-family attached development. Mr. Ortega added that if it was possible to amend the PUD to convert the single-family attached to multifamily and receive certificate of occupancy prior to the golf course completion. **Mr. Baugh** stated that any modifications to the allowed uses or density would require a major amendment. Mr. Baugh added that a major amendment would be required to go through the entire public hearing process.

**Mixen Rubio-Raffin** noted that there was not a lot of information on why the original golf course was abandoned. Ms. Rubio-Raffin asked for more information. **Mr. Baugh** stated that he was unsure of the exact reason for the abandonment of the golf course. Mr. Baugh explained the history of the golf course noting the changes in holes and maintenance. Mr. Baugh noted the proposed number of holes and renovation of vegetation. **Ms. Rubio-Raffin** asked if the new HOAs created through the PUD process would work with the Cottonfields community. **Mr. Baugh** noted that they would work together regarding gates, entry monuments, and maintenance. **Ms. Rubio-Raffin** noted that there would be numerous single-family developments and added that existing connections were no longer available. **Mr. Baugh** stated that the existing Cottonfields community has voiced safety concerns regarding the area. Mr. Baugh added that the Cottonfields community has stated that they do not want penetration into their community. Mr. Baugh noted that they do not like people walking through their development and prefer them walking from Southern Avenue to Baseline Road using public sidewalks. **Ms. Rubio-Raffin** voiced her disappointment. Ms. Rubio-Raffin asked how they would entice people to go to the golf course if the existing community does not want outside individuals. Ms. Rubio-Raffin added that people would not be able to sample the golf course amenities. **Mr. Baugh** added that he has never seen a golf course open to the public.

**Francisco Barraza** voiced his support for pedestrian circulation. Mr. Barraza added that it would benefit the community. **Mr. Baugh** stated that he was willing to support pedestrian circulation within the proposed development units if it did not include the Cottonfields community. **Mr. Barraza** voiced his support for the traffic light on 59th Avenue and Vineyard Road. **Mr. Baugh** stated that he didn't disagree with the need, but that the contribution percentage was arbitrary, and that the adjacent multifamily

development was not required to contribute. Mr. Baugh added that he did not see the legal nexus but does recognize the policy requiring a traffic light. **Mr. Barraza** asked if an easement was going to be provided on Southern Avenue and 59th Avenue to allow access into the site. **Mr. Baugh** stated that an easement was not required.

**JoAnne Jensen** noted that the community has voiced concerns regarding the lack of police and fire services in the area. **Mr. Baugh** stated that he did not understand the concern. Mr. Baugh added that redeveloping the golf course and new residential development would increase safety and contribute to impact fees that cover fire and police services. **Ms. Jensen** asked about the existing golf course views. **Mr. Baugh** noted that if a resident had a golf course view, they would still have a view after the completion of the new residential developments. Mr. Baugh added that there might be situations where new paths might be added behind some existing houses, but views would not be obstructed. **Ms. Jensen** asked about water usage and conservation. **Mr. Baugh** added that there would be less turf and that landscaping would consist of native desert vegetation. Mr. Baugh noted that some lakes would be redesigned to fix design flaws that did not maximize water conservation. **Ms. Jensen** noted that some golf courses utilize gray water and asked if this golf course would utilize this type of water source. **Mr. Baugh** stated that gray water would not be utilized due to the agreement with SRP.

**Jennifer Rouse** voiced her concerns regarding the single-family development and asked if it would be a rental community. **Mr. Baugh** noted that this would not be a rental or multifamily community. **Ms. Rouse** voiced her support for the traffic light on 59th Avenue and Vineyard Road. Ms. Rouse noted that numerous commercial uses have been proposed as well as a community college that would contribute to the traffic in the area. **Mr. Baugh** stated that all those commercial uses would contribute to the traffic but were not required to contribute. Mr. Baugh reiterated that the percentage contribution was not proportional to the impact caused by their proposed development. **Ms. Rouse** added that she did not support pedestrian circulation within the development. Ms. Rouse noted that people paid to live here and did not want to see an increase in vandalism. Ms. Rouse voiced her support to delete the pedestrian circulation stipulation.

**Vice Chair Hurd** voiced her support for the traffic signal. Vice Chair Hurd thanked the applicant for everything they have done and for working with the community. Vice Chair Hurd thanked Chair Abegg for reviewing the language to ensure that the golf course is completed prior to the certificate of occupancy of the single-family development.

**Chair Abegg** voiced her support for the traffic signal. Chair Abegg noted that they had reached out to the Street Transportation Department regarding the applicant's request to delete the two stipulations. Chair Abegg indicated that traffic signals are constructed at the mile and half mile intersection. Chair Abegg clarified that 59th Avenue and Vineyard Road was at the half mile intersection, thus requiring a traffic signal. Chair Abegg noted that the Street Transportation Department had indicated that 50 percent

contribution was required as a conditional approval of the Traffic Impact Study provided for this proposal. Chair Abegg added that the Street Transportation Department has indicated that the multifamily to the south was stipulated to contribute to the design and construction for the signal on 59th Avenue and Southern Avenue. Chair Abegg stated that the department has indicated that a pedestrian circulation exhibit was required to ensure that the transportation network is comfortable for all modes and abilities. Chair Abegg stated that she saw both sides pertaining to the pedestrian circulation exhibit. Chair Abegg added that the PUD landscaping requirements would require 50 percent two-inch, 25 percent 1.5-inch and 25 percent one-inch caliper size trees. Chair Abegg stated that she would like to modify the landscape requirement to require 25 percent three-inch caliper trees. **Mr. Baugh** noted that the PUD already exceeded what was required by the Zoning Ordinance. Mr. Baugh requested the landscape architect, Laura Cornell to provide a comment. **Laura Cornell**, on the applicant's team, stated that there was a misconception regarding caliper tree size. Ms. Cornell stated that the conditions at nurseries influence tree health. Ms. Cornell noted that the roots are greatly impacted due to growing in a box that will later be transported to a new location. Ms. Cornell stated that the roots found in three-inch caliper trees grow too close to the tree trunk, and when transplanted to the development site, these roots do not expand, causing the tree to either die or fall. Ms. Cornell added that native vegetation tends to grow naturally into a shrub shape, where tree branches reach the ground. Ms. Cornell stated that branches act as shade for the tree, but nurseries cut these branches forcing all the weight to be placed in one branch. Ms. Cornell added that it was better for trees to be planted in smaller calipers, so they can grow in their new environment and expand their roots. Ms. Cornell concluded her comment by adding that multi-trunk trees do not have a standards tree caliper size and that it varies species by species. **Chair Abegg** voiced her gratitude for Laura Cornell's explanation.

### **Public Comment:**

**Phil Hertel** noted that he was planning on requesting three-inch caliper trees but will now remove his request based on Laura Cornell's information. Mr. Hertel asked if the golf course would be up and running before the certificate of occupancy for single-family homes. **Mr. Baugh** confirmed. **Mr. Hertel** noted that he supported this case because of all the work that went into it and supported the stipulation to require the golf course to be built.

**Norma Nelson** stated that she had purchased her home 20 years ago and paid a premium for the golf course views and security. Ms. Nelson added that her property had a scenic view of the golf course lake. Ms. Nelson said that she was opposed to pedestrian circulation because she did not want individuals in her backyard. Ms. Nelson added that people have been wandering the abandoned golf course and she no longer felt safe. Ms. Nelson noted that she was opposed to removing the lake because she had paid premium fees for a lake view. Ms. Nelson stated that the developer had no right to take away her privacy and her amenities. Ms. Nelson reiterated that pedestrian circulation connecting to the Cottonfields community made

her feel unsafe.

**Kristi McCann** voiced her concerns regarding the new development. Ms. McCann asked if the new development would help cover all the costs that Cottonfields had to pay. Ms. McCann added that the applicant presentation included new monuments and gate renderings. Ms. McCann asked who would pay the existing Cottonfields HOA for all the fees to redesign the gates and monuments. Ms. McCann added that the Cottonfields HOA had funded 360-degree cameras to be located for security and asked who would be refunding those fees. Ms. McCann stated that the existing Cottonfields HOA has also replenished vegetation in some areas and asked the new development refund all the money that they had invested. Ms. McCann voiced her support for the proposed traffic signal and added that this development would also contribute to traffic. Ms. McCann suggested adding a stipulation that would address these concerns and require the new HOAs to pay back all the improvements that would be removed.

#### **Applicant Response:**

**Mr. Baugh** thanked members of the public for their comments. Mr. Baugh noted that all proposed streets within the development would be private streets.

**Chair Abegg** noted that the issues between HOAs such as the fences, gates, and maintenance, are all private issues not related to the rezoning case. Chair Abegg requested the applicant to work with the existing Cottonfields HOA regarding these negotiations. **Mr. Baugh** agreed.

**Mr. Baugh** stated that the existing lake would not be modified. Mr. Baugh added that the lake configuration would not change, and that Norma Nelson would still have her scenic lake view. Mr. Baugh noted that a private path might be added but her views would not be obstructed. Mr. Baugh added that the property owner has the right to renovate their property.

#### **Committee Discussion:**

**Chair Abegg** stated that based on the discussion, the committee is in favor of keeping the traffic signal stipulation. Chair Abegg asked if the committee agreed to keep the pedestrian circulation stipulation. **Ms. Jensen** noted that the community has strongly voiced their opposition for pedestrian circulation with the existing Cottonfields community. Ms. Jensen added that it was proper etiquette for people to not cross golf course areas. **Mr. Baugh** added that they would support the stipulation if it required pedestrian circulation within their development but not connecting to the existing Cottonfields development. **Vice Chair Hurd** voiced the importance for connectivity. **Ms. Jensen** and **Ms. Rouse** voiced their support for the community concerns. **Chair Abegg** provided a modification to the stipulation that would require connectivity between the new development units and remove connectivity within the Cottonfields community. **Mr. Baugh** voiced his support.

**Ms. Rubio-Raffin** stated that the issues with vandalism might reduce with new development. Ms. Rubio-Raffin stated that she supported pedestrian connections because of the desert environment and the dangers of arterial streets. **Chair Abegg** noted that the modified stipulation language would require pedestrian circulation between the new development units and the exterior streets of the existing community. **Ms. Rubio-Raffin** added if someone lived closer to Southern Avenue, they would need those pedestrian connections if they wanted to walk to Baseline Road without having to go out to the arterial street.

**Scott Rose**, a member of the public, stated that if they knew pedestrian circulation would be required the Cottonfield community would have never signed to modify the existing CC&Rs.

**Motion:**

**Vice Chair Stephanie Hurd** motioned to recommend approval of GPA-LV-1-24-8 per the staff recommendation. **Jennifer Rouse** seconded the motion.

**Vote:**

**7-1**, motion to recommend approval of GPA-LV-1-24-8, per the staff recommendation passed with Committee Members Barraza, Jensen, Ortega, Rouse, Rubio-Raffin, Hurd, and Abegg in favor and Committee Member Nasser-Taylor in opposition.

**Staff comments regarding VPC Recommendation:**

No comments.

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 8	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	GPA-LV-1-24-8 (Companion Case Z-25-24-8)
Location:	Southeast corner of 59th Avenue and Southern Avenue
From:	Parks/Open Space – Private and Residential 3.5 to 5 dwelling units per acre
To:	Parks/Open Space – Private, Residential 3.5 to 5 and Residential 5 to 10 dwelling units per acre
Acreage:	153.86
Proposal:	Minor General Plan Amendment to allow for the development of single-family residential attached and detached uses, as well as a redesigned golf course.
Applicant:	Alan Beaudoin, Norris Design
Owner:	Laveen 140, LLC c/o Alan Robinson
Representative:	Adam Baugh, Withey Morris Baugh, PLC

### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**Laveen 5/13/2024** Information only.

**Laveen 8/12/2024** Approval. Vote: 7-1.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve GPA-LV-1-24-8, per the Laveen Village Planning Committee recommendation.

Maker: Vice-Chairperson Busching

Second: Gorraiz

Vote: 8-0

Absent: Jaramillo

Opposition Present: Yes

### **Findings:**

1. The proposed land use map designations provide a land use mix that is appropriate given the site location adjacent to existing single-family residential uses and three arterial streets (Baseline Road, Southern Avenue, and 59th Avenue).
2. The companion rezoning case, Z-25-24-8, creates a unified zoning framework through a Planned Unit Development (PUD) for the entire site. The General Plan Amendment will provide for a General Plan Land Use Map designation that is consistent with the proposed PUD.

3. The companion rezoning case, Z-25-24-8, provides enhanced landscape buffers and building height restrictions to make the proposed development a compatible addition to the area.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, [teleia.galaviz@phoenix.gov](mailto:teleia.galaviz@phoenix.gov), TTY: Use 7-1-1.

## **ATTACHMENT E**

GPA-LV-1-24-8

For opposition/support letters please see Z-25-24-8





**Public Hearing and Ordinance Adoption - Rezoning Application Z-25-24-8 (The Score at Cottonfields PUD) - Southeast Corner of 59th Avenue and Southern Avenue (Ordinance G-7309)**

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-25-24-8 and rezone the site from R1-8 (Single-Family Residence District) and GC (Golf Course District) to PUD (Planned Unit Development) to allow single-family residential (attached and detached) and a golf course. This is a companion case to GPA-LV-1-24-8 and should be heard following GPA-LV-1-24-8.

**Summary**

Current Zoning: R1-8 (3.65 acres) and GC (150.21 acres)

Proposed Zoning: PUD

Acreage: 153.86

Proposed Use: Single-family residential (attached and detached) and golf course

Owner: Laveen 140, LLC c/o Alan Robinson

Applicant: Alan Beaudoin, Norris Design

Representative: Adam Baugh, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Information Only: The Laveen Village Planning Committee heard this item on May 13, 2024 for information only.

VPC Action: The Laveen Village Planning Committee heard this item on August 12, 2024, and recommended approval, per the staff recommendation with a modification and an additional stipulation, by a vote of 6-2.

PC Action: The Planning Commission heard this item on September 5, 2024, and recommended approval, per the Laveen Village Planning Committee recommendation with a modified and deleted stipulation, by a vote of 8-0.

**Location**

Southeast corner of 59th Avenue and Southern Avenue

Council District: 8

Parcel Address: 6416 S. 58th Avenue; 5738, 5740, and 5742 W. Baseline Road

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-24-8) FROM R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT) AND GC (GOLF COURSE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 153.86-acre site located at the southeast corner of 59th Avenue and Southern Avenue in a portion of Section 32, Township 1 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 3.65 acres of "R1-8" (Single-Family Residence District) and 150.21 acres of "GC" (Golf Course District) to "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for The Score at Cottonfields PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 24, 2024, as modified by the following stipulations.
  - a. Front Cover, modify the fourth line to state "Hearing Draft Submittal: July 24, 2024"
  - b. Front Cover, add "City Council adopted: [Insert Adoption date]"
  - c. Page 4, Land Use Plan, Table 2: Zoning Designation: Modify the acreage to 153.86 Acres.
  - d. Page 15, Development Standards & Guidelines, Table 7: Golf Course Development Standards, Parking: Modify "Electric Vehicle (EV)" to state "Electric Vehicle (EV) Installed."
  - e. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after "59th Avenue" in the Roadway column: "For the full length of 59th Avenue between Baseline Road and Southern Avenue intersections, including outparcel APN: 104-80-523A."
  - f. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the sidewalk width to state, "Sidewalk Width: 6 feet."
  - g. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the landscape strip to state, "Landscape Strip: 10 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees."
  - h. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following footnote "\*\*\*" after each requirement. "\*\*\*" should state, "Or as otherwise approved by SRP."
  - i. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after "Southern Avenue" in the Roadway column: "For the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-

80-523A, and APN 104-80-004C.”

- j. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”
  - k. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the landscape strip to state, “Landscape Strip: 7 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
  - l. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Baseline Road: Modify the landscape strip to state, “Landscape Strip: 9 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
  - m. Page 40, Golf Course Sustainability, Energy Efficiency & Long Term Operation: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
  - n. Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development.
  - o. Page 48, Appendix Comparative Zoning Standards, Table 16: Phoenix Golf Course District Standards (GC), Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
2. No Certificates of Occupancy shall be issued for single-family residences, excluding a maximum of 20 model homes throughout the entire development, prior to the issuance of a Certificate of Completion for the golf course grading and drainage, and the Certificates of Completion or sign off by the site inspector, verifying that the landscape improvements match the Approved/Batch Plotted Landscape Plans for golf course facilities (which shall include, at a minimum, the installation of 18-holes, tees and fairways, cart paths, putting greens, landscaping, lakes, and irrigation) as shown in Exhibit 5 Conceptual Development Plan, within the PUD narrative dated July 24, 2024.
3. The property owner, or designee, shall provide biannual land development updates and status of development within the PUD, starting six months after City Council approval until Certificate of Completion or sign off of final inspection for the golf course. This can be in person or in writing.

4. The conceptual residential elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, for stipulation modification prior to final site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
  - a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies
  - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
  - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
  - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.
5. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, for the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A and APN 104-80- 004C. Sufficient right-of-way shall be dedicated to accommodate a flared intersection on the south half of Southern Avenue at the 59th Avenue intersection.
6. Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions and stipulations outlined in the approved agreement between the Salt River Project (SRP) and the City of Phoenix regarding the construction of 59th Avenue.
7. Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP. Documentation of SRP's review and approval shall be provided prior to Preliminary Site Plan approval.
8. A minimum 30-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to Baseline Road. A 10-foot wide multi-use trail shall be constructed within the 30-foot multi-use trail easement, as approved by the Planning and Development Department.
9. An enhanced pedestrian connection shall be provided on the southern site

boundary, adjacent to the Baseline Road, to allow for direct pedestrian access to the adjacent transit bus stop, as approved by the Planning and Development Department.

10. The developer shall deposit 25% of the cost of the future traffic signal at the 55th Avenue and Southern Avenue intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
11. The developer shall deposit 25% of the cost of the future traffic signal at the at the 59th Avenue and Southern Avenue intersection. If the signal is installed by others, the development shall be responsible for 100% of the cost for traffic signal modification to accommodate the development.
12. Existing SRP facilities along Southern Avenue are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
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. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
16. 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.
17. 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.
18. 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.

19. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of October, 2024.

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MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Julie M. Kriegh, City Attorney

By:  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:



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Jeffrey Barton, City Manager

Exhibits:

A – Legal Description (14 Pages)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-24-8

Portions of land situated within the west half of Section 32, Township 1 North, Range 2 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**PORTION 1:**

**BEGINNING** at a found City of Phoenix Brass Cap in hand hole, accepted as the Southwest corner of said Section 32, from which a found Maricopa County Aluminum cap, RLS 31610, dated 2005, accepted as the West Quarter corner thereof bears North 00°32'32" West, 2635.15 feet;

Thence North 00°32'32" West, 2635.15 feet along the west line of the Southwest quarter of said Section 32 to said West Quarter corner;

Thence North 00°32'45" West, 2250.07 feet along the west line of the Northwest Quarter of said Section 32, to a line parallel with and 385.00 feet south of the north line of said Northwest quarter;

Thence along said parallel line, South 89°55'49" East, 324.02 feet to a line parallel with and 324.00 feet east of the west line of said Northwest Quarter;

Thence along said parallel line, North 00°32'45" West, 385.02 feet to the north line of said Northwest Quarter;

Thence along said north line, South 89°55'49" East, 1690.27 feet to the northwest corner of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona;

Thence along the western line of said replat the following 21 courses;

Thence South 00°04'11" West, 55.00 feet;

Thence South 45°03'41" East, 76.04 feet;

Thence South 00°11'32" East, 77.24 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 168.58 feet;

Thence southeasterly along said curve, through a central angle of 26°42'17", an arc length of 78.57 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 131.42 feet;

Thence southeasterly along said curve, through a central angle of  $26^{\circ}42'17''$ , an arc length of 61.25 feet to a tangent line;

Thence South  $00^{\circ}11'32''$  East, 41.07 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 161.42 feet;

Thence southwesterly along said curve, through a central angle of  $79^{\circ}29'19''$ , an arc length of 223.94 feet to a tangent line;

Thence South  $79^{\circ}17'46''$  West, 200.82 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 163.58 feet;

Thence southwesterly along said curve, through a central angle of  $47^{\circ}52'59''$ , an arc length of 136.71 feet to a non-tangent line;

Thence North  $87^{\circ}50'27''$  West, 297.74 feet;

Thence South  $85^{\circ}20'54''$  West, 50.36 feet;

Thence South  $78^{\circ}58'51''$  West, 51.35 feet;

Thence South  $71^{\circ}52'05''$  West, 53.31 feet;

Thence North  $88^{\circ}57'59''$  West, 100.02 feet;

Thence North  $77^{\circ}32'06''$  West, 50.82 feet;

Thence North  $87^{\circ}50'27''$  West, 100.00 feet;

Thence South  $87^{\circ}21'54''$  West, 50.18 feet;

Thence South  $63^{\circ}04'17''$  West, 34.33 feet;

Thence North  $80^{\circ}43'54''$  West, 151.16 feet;

Thence North  $63^{\circ}27'26''$  West, 109.79 feet;

Thence North  $87^{\circ}50'27''$  West, 170.60 feet to the northwest corner of Lot 48 of said Re-plat;

Thence continuing along the westerly line of said Re-plat the following 70 courses:

Thence South  $05^{\circ}51'35''$  West, 235.80 feet;

Thence South  $05^{\circ}06'14''$  West, 150.16 feet;

Thence South 02°48'19" West, 50.19 feet;

Thence South 04°35'01" West, 50.08 feet;

Thence South 15°47'46" West, 50.50 feet;

Thence South 07°44'28" West, 150.00 feet;

Thence South 82°15'32" East, 112.67 feet to a non-tangent curve, concave northeasterly, having a radius of 430.00 feet, the center of which bears North 85°31'02" East, hereinafter referred to as Point "A";

Thence southeasterly along said curve, through a central angle of 18°11'29", an arc length of 136.52 feet to a reverse curve, concave southwesterly, having a radius of 170.00 feet;

Thence southeasterly along said curve, through a central angle of 28°41'58", an arc length of 85.15 feet to a tangent line;

Thence South 06°01'31" West, 130.55 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 130.00 feet;

Thence southeasterly along said curve, through a central angle of 65°11'17", an arc length of 147.91 feet to a non-tangent line;

Thence South 11°07'01" West, 112.62 feet;

Thence South 78°52'59" East, 26.89 feet;

Thence South 11°07'01" West, 189.53 feet;

Thence South 00°00'00" East, 84.13 feet;

Thence South 03°12'41" East, 76.46 feet;

Thence South 00°04'23" West, 325.00 feet;

Thence South 13°16'48" West, 31.70 feet;

Thence South 05°13'14" West, 520.00 feet;

Thence South 03°28'02" East, 263.02 feet;

Thence South 00°33'26" East, 65.33 feet;

Thence South 17°28'33" East, 44.47 feet;

Thence South  $11^{\circ}57'53''$  East, 136.39 feet;

Thence South  $05^{\circ}00'32''$  West, 65.00 feet;

Thence South  $05^{\circ}36'05''$  West, 65.00 feet;

Thence South  $05^{\circ}38'31''$  West, 260.00 feet;

Thence South  $12^{\circ}54'11''$  West, 178.27 feet;

Thence South  $05^{\circ}38'31''$  West, 148.16 feet;

Thence South  $84^{\circ}21'29''$  East, 135.24 feet to a non-tangent curve, concave northeasterly, having a radius of 140.00 feet, the center of which bears North  $57^{\circ}16'19''$  East;

Thence southeasterly along said curve, through a central angle of  $21^{\circ}12'56''$ , an arc length of 51.84 feet to a non-tangent line;

Thence North  $36^{\circ}03'24''$  East, 16.92 feet to a non-tangent curve, concave northerly, having a radius of 123.08 feet, the center of which bears North  $36^{\circ}03'24''$  East;

Thence easterly along said curve, through a central angle of  $39^{\circ}19'43''$ , an arc length of 84.48 feet to a tangent line;

Thence North  $86^{\circ}43'41''$  East, 90.98 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 96.92 feet;

Thence southeasterly along said curve, through a central angle of  $39^{\circ}14'57''$ , an arc length of 66.39 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 133.08 feet;

Thence southeasterly along said curve, through a central angle of  $39^{\circ}21'43''$ , an arc length of 91.43 feet to a non-tangent line;

Thence South  $03^{\circ}23'06''$  East, 8.23 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 10.00 feet;

Thence southeasterly along said curve, through a central angle of  $83^{\circ}35'40''$ , an arc length of 14.59 feet to the beginning of a reverse curve, concave southerly, having a radius of 165.61 feet;

Thence easterly along said curve, through a central angle of  $08^{\circ}45'23''$ , an arc length of 25.31 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 557.51 feet;

Thence southeasterly along said curve, through a central angle of  $04^{\circ}08'48''$ , an arc length of 40.35 feet to the beginning of a compound curve, concave easterly, having a radius of 394.37 feet;

Thence easterly along said curve, through a central angle of  $09^{\circ}02'58''$ , an arc length of 62.29 feet to the beginning of a compound curve, concave northwesterly, having a radius of 41.34 feet;

Thence northeasterly along said curve, through a central angle of  $41^{\circ}02'57''$ , an arc length of 29.62 feet to a non-tangent line;

Thence North  $89^{\circ}42'43''$  East, 76.46 feet to a non-tangent curve, concave southwesterly, having a radius of 445.00 feet, the center of which bears South  $68^{\circ}53'51''$  West;

Thence southeasterly along said curve, through a central angle of  $06^{\circ}03'19''$ , an arc length of 47.03 feet to a non-tangent line;

Thence South  $30^{\circ}19'25''$  East, 54.89 feet;

Thence South  $00^{\circ}24'41''$  West, 83.70 feet;

Thence North  $89^{\circ}35'19''$  West, 80.02 feet to a non-tangent curve, concave northeasterly, having a radius of 80.94 feet, the center of which bears North  $72^{\circ}18'52''$  East;

Thence southeasterly along said curve, through a central angle of  $09^{\circ}27'21''$ , an arc length of 13.36 feet to a tangent line;

Thence South  $27^{\circ}08'29''$  East, 13.91 feet;

Thence North  $64^{\circ}22'51''$  East, 45.53 feet;

Thence South  $25^{\circ}18'48''$  East, 60.45 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 50.33 feet;

Thence southwesterly along said curve, through a central angle of  $75^{\circ}02'26''$ , an arc length of 65.92 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 1.17 feet;

Thence southwesterly along said curve, through a central angle of  $75^{\circ}14'58''$ , an arc length of 1.54 feet to a tangent line;

Thence South  $25^{\circ}31'20''$  East, 18.77 feet;

Thence South 18°45'21" West, 1.61 feet;

Thence South 64°28'40" West, 66.97 feet to a non-tangent curve, concave northeasterly, having a radius of 65.67 feet, the center of which bears North 25°25'35" East;

Thence southeasterly along said curve, through a central angle of 16°19'28", an arc length of 18.71 feet to a tangent line;

Thence South 80°53'53" East, 22.33 feet;

Thence South 08°28'40" West, 35.36 feet;

Thence South 10°45'25" West, 42.21 feet to the beginning of a tangent curve, concave easterly, having a radius of 217.50 feet;

Thence southerly along said curve, through a central angle of 19°11'17", an arc length of 72.84 feet to a tangent line;

Thence South 08°25'52" East, 79.10 feet to the beginning of a tangent curve, concave westerly, having a radius of 201.00 feet;

Thence southerly along said curve, through a central angle of 03°05'09", an arc length of 10.83 feet to a tangent line;

Thence South 05°20'43" East, 20.78 feet;

Thence South 05°03'18" East, 61.48 feet;

Thence South 04°58'24" East, 56.34 feet;

Thence South 85°26'00" West, 16.66 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1.90 feet;

Thence southwesterly along said curve, through a central angle of 86°03'20", an arc length of 2.85 feet to a tangent line;

Thence South 00°37'20" East, 28.58 feet;

Thence South 89°22'40" West, 42.22 feet;

Thence South 00°00'40" West, 97.81 feet to the south line of said Southwest Quarter;

Thence along said south line, North 89°59'20" West, 88.09 feet;

Thence leaving said south line, North 00°00'40" East, 404.00 feet;

Thence North 89°59'20" West, 288.40 feet;

Thence North 00°00'40" East, 86.00 feet;

Thence North 89°59'20" West, 163.30 feet;

Thence North 00°00'40" East, 135.00 feet;

Thence North 89°59'20" West, 562.64 feet to a line parallel with and 33.00 feet east of the west line of said Southwest quarter;

Thence along said parallel line, South 00°32'32" East, 625.03 feet to the south line of said Southwest quarter;

Thence along said south line, North 89°59'20" West, 33.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,514,908 sq. ft. (80.6912 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

**PORTION 2:**

**COMMENCING** at a found City of Phoenix Brass Cap in hand hole, accepted as the Southwest corner of said Section 32, from which a found Maricopa County Aluminum cap, RLS 31610, dated 2005, accepted as the West Quarter corner thereof bears North 00°32'32" West, 2635.15 feet

Thence South 89°59'20" East, 2605.86 feet along the south line of the Southwest quarter of said Section 32 to a found City of Phoenix brass cap flush, accepted as the South Quarter corner of said Section 32;

Thence North 00°11'28" West, 1316.99 feet along the east line of said Southwest quarter to the northeast corner of the Southeast quarter of said Southwest quarter being the **POINT OF BEGINNING**;

Thence North 89°58'37" West, 1306.97 feet along the north line of said Southeast quarter of the Southwest quarter to the northwest corner thereof being on the easterly line of said Re-plat, hereinafter referred to as Point "B";

Thence along said easterly line the following 55 courses;

Thence North 07°01'33" East, 274.07 feet;

Thence North 87°53'38" East, 660.07 feet;



Thence North  $81^{\circ}08'35''$  East, 55.29 feet;

Thence North  $87^{\circ}03'07''$  East, 165.00 feet;

Thence South  $75^{\circ}55'26''$  East, 57.52 feet;

Thence North  $87^{\circ}03'07''$  East, 110.00 feet;

Thence North  $02^{\circ}56'53''$  West, 107.88 feet;

Thence North  $44^{\circ}20'19''$  West, 18.13 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North  $44^{\circ}20'19''$  West;

Thence northwesterly along said curve, through a central angle of  $127^{\circ}35'27''$ , an arc length of 129.16 feet to a non-tangent line;

Thence North  $00^{\circ}56'54''$  East, 188.80 feet;

Thence North  $07^{\circ}21'23''$  West, 214.73 feet;

Thence North  $01^{\circ}25'59''$  East, 123.80 feet;

Thence North  $15^{\circ}52'18''$  West, 57.61 feet;

Thence North  $01^{\circ}25'59''$  East, 220.00 feet;

Thence North  $02^{\circ}18'15''$  East, 126.98 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North  $40^{\circ}40'00''$  West;

Thence northwesterly along said curve, through a central angle of  $120^{\circ}25'43''$ , an arc length of 121.91 feet to a non-tangent line;

Thence North  $18^{\circ}54'17''$  East, 8.42 feet;

Thence North  $22^{\circ}15'30''$  West, 138.80 feet;

Thence North  $52^{\circ}37'12''$  East, 90.00 feet;

Thence North  $37^{\circ}22'48''$  West, 117.15 feet;

Thence North  $84^{\circ}23'03''$  West, 16.57 feet to a non-tangent curve, concave southwesterly, having a radius of 58.00 feet, the center of which bears North  $84^{\circ}23'03''$  West;

Thence northwesterly along said curve, through a central angle of  $87^{\circ}42'08''$ , an arc length of 88.78 feet to a non-tangent line;

Thence North  $07^{\circ}54'49''$  East, 13.08 feet;

Thence North  $37^{\circ}22'48''$  West, 118.00 feet;

Thence North  $52^{\circ}37'12''$  East, 54.07 feet;

Thence North  $16^{\circ}12'08''$  West, 64.13 feet to a non-tangent curve, concave northwesterly, having a radius of 58.00 feet, the center of which bears North  $16^{\circ}12'08''$  West;

Thence northeasterly along said curve, through a central angle of  $129^{\circ}05'41''$ , an arc length of 130.68 feet to a non-tangent line;

Thence North  $34^{\circ}42'11''$  East, 39.27 feet;

Thence North  $35^{\circ}42'16''$  West, 118.00 feet;

Thence South  $69^{\circ}22'36''$  West, 93.21 feet;

Thence South  $54^{\circ}17'44''$  West, 24.02 feet;

Thence North  $39^{\circ}00'22''$  West, 242.00 feet;

Thence South  $50^{\circ}59'38''$  West, 118.13 feet;

Thence North  $68^{\circ}34'30''$  West, 69.37 feet;

Thence South  $43^{\circ}19'24''$  West, 145.00 feet;

Thence South  $26^{\circ}22'43''$  West, 47.04 feet;

Thence South  $43^{\circ}30'06''$  West, 44.26 feet;

Thence South  $49^{\circ}39'44''$  West, 44.21 feet;

Thence South  $54^{\circ}10'15''$  West, 44.21 feet;

Thence South  $58^{\circ}40'47''$  West, 44.21 feet;

Thence South  $63^{\circ}11'18''$  West, 44.21 feet;

Thence South  $67^{\circ}41'49''$  West, 44.21 feet;

Thence South 72°12'21" West, 75.25 feet to a non-tangent curve, concave northeasterly, having a radius of 165.00 feet, the center of which bears North 47°25'15" East;

Thence northwesterly along said curve, through a central angle of 35°46'39", an arc length of 103.03 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 235.00 feet;

Thence northwesterly along said curve, through a central angle of 45°37'37", an arc length of 187.14 feet to a non-tangent line, hereinafter referred to as Point "C";

Thence North 44°03'02" East, 344.97 feet;

Thence North 44°32'40" East, 228.08 feet;

Thence North 29°11'02" East, 255.74 feet;

Thence North 36°22'18" East, 302.38 feet;

Thence North 29°11'02" East, 50.00 feet;

Thence North 60°48'58" West, 10.00 feet;

Thence North 29°11'02" East, 64.02 feet;

Thence North 79°17'46" East, 56.08 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 242.00 feet;

Thence northeasterly along said curve, through a central angle of 71°22'59", an arc length of 301.50 feet to a tangent line;

Thence North 07°54'48" East, 7.16 feet;

Thence leaving said easterly line, South 76°41'35" East, 472.46 feet to the east line of the Northwest quarter of said Section 32;

Thence along said east line, South 00°11'32" East, 2136.86 feet to the center of said Section 32;

Thence South 00°11'28" East, 1316.99 feet along the east line of the Southwest quarter of said Section 32 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,243,366 sq. ft. (51.5006 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

**PORTION 3:**

**COMMENCING** at aforementioned Point "A";

Thence North  $83^{\circ}46'12''$  East, 60.03 feet to the boundary line of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona, also being the **POINT OF BEGINNING**;

Thence along the boundary line of said replat the following 21 courses;

Thence North  $85^{\circ}48'02''$  East, 3.10 feet;

Thence South  $87^{\circ}39'09''$  East, 150.00 feet;

Thence South  $77^{\circ}19'19''$  East, 50.82 feet;

Thence South  $87^{\circ}39'09''$  East, 50.00 feet;

Thence South  $66^{\circ}24'28''$  East, 32.19 feet;

Thence South  $87^{\circ}39'09''$  East, 100.00 feet;

Thence North  $79^{\circ}01'37''$  East, 102.76 feet;

Thence North  $88^{\circ}51'53''$  East, 99.06 feet;

Thence South  $75^{\circ}41'16''$  East, 92.72 feet;

Thence South  $44^{\circ}03'02''$  West, 249.05 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 10.58 feet;

Thence southwesterly along said curve, through a central angle of  $43^{\circ}12'18''$ , an arc length of 7.98 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 50.58 feet;

Thence southwesterly along said curve, through a central angle of  $88^{\circ}57'33''$ , an arc length of 78.53 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 10.58 feet;

Thence southwesterly along said curve, through a central angle of  $51^{\circ}13'35''$ , an arc length of 9.46 feet to the beginning of a compound curve, concave northwesterly, having a radius of 470.00 feet;

Thence southwesterly along said curve, through a central angle of 11°02'27", an arc length of 90.57 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 180.00 feet;

Thence southwesterly along said curve, through a central angle of 19°57'42", an arc length of 62.71 feet to a non-tangent line;

Thence North 78°52'59" West, 218.31 feet;

Thence North 11°07'01" East, 38.46 feet;

Thence North 78°52'59" West, 72.94 feet;

Thence North 06°01'31" East, 49.55 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 230.00 feet;

Thence northwesterly along said curve, through a central angle of 28°41'58", an arc length of 115.21 feet to the beginning of a reverse curve, concave northeasterly, having a radius of 370.00 feet;

Thence northwesterly along said curve, through a central angle of 18°28'29", an arc length of 119.30 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 158,849 sq. ft. (3.6467 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

#### **PORTION 4:**

**COMMENCING** at aforementioned Point "C";

Thence South 41°05'00" West, 70.19 feet to the **POINT OF BEGINNING** upon a non-tangent curve, concave southwesterly, having a radius of 165.00 feet, the center of which bears South 36°04'42" West, being upon the boundary line of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona;

Thence along the boundary line of said replat the following 28 courses;

Thence southeasterly along said curve, through a central angle of 38°58'13", an arc length of 112.23 feet to a non-tangent line;

Thence South 40°30'33" West, 40.33 feet;

Thence South 09°53'29" West, 141.10 feet;

Thence South 80°06'31" East, 65.35 feet;

Thence South 09°53'29" West, 100.00 feet;

Thence South 06°28'51" East, 93.80 feet;

Thence South 09°53'29" West, 370.00 feet;

Thence North 80°06'31" West, 60.79 feet;

Thence South 40°20'34" West, 30.00 feet;

Thence South 19°12'07" West, 40.00 feet;

Thence South 55°22'44" West, 25.00 feet;

Thence South 20°29'58" West, 12.70 feet to a non-tangent curve, concave southeasterly, having a radius of 330.00 feet, the center of which bears South 15°27'26" East;

Thence southwesterly along said curve, through a central angle of 05°03'21", an arc length of 29.12 feet to the beginning of a reverse curve, concave northwesterly, having a radius of 195.00 feet;

Thence southwesterly along said curve, through a central angle of 22°02'02", an arc length of 74.99 feet to a non-tangent curve, concave southwesterly, having a radius of 44.00 feet, the center of which bears South 88°20'51" West;

Thence northwesterly along said curve, through a central angle of 34°45'14", an arc length of 26.69 feet to a tangent line;

Thence North 36°24'23" West, 49.06 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 100.00 feet;

Thence northwesterly along said curve, through a central angle of 47°19'06", an arc length of 82.59 feet to a tangent line;

Thence North 10°54'43" East, 73.67 feet;

Thence North 34°32'24" West, 28.82 feet;

Thence North 89°55'37" West, 26.98 feet;

Thence North 00°06'42" East, 190.39 feet;

Thence North 22°36'49" East, 126.42 feet;

Thence North 39°08'13" East, 67.29 feet;

Thence North 24°07'53" East, 195.00 feet;

Thence North 29°26'25" East, 63.68 feet;

Thence North 51°32'59" East, 66.53 feet;

Thence North 39°14'12" East, 65.00 feet;

Thence North 36°04'42" East, 2.90 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 225,740 sq. ft. (5.1823 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

**PORTION 5:**

**COMMENCING** at aforementioned Point "B";

Thence South 84°16'55" West, 200.30 feet to the northwest corner of Lot 319 of the "Cottonfields Community Replat", as recorded in Book 597, Page 28, Records of Maricopa County, Arizona, also being the **POINT OF BEGINNING**;

Thence along the boundary line of said replat the following 38 courses;

Thence South 01°05'54" West, 220.00 feet;

Thence South 04°30'03" East, 55.26 feet;

Thence South 01°05'54" West, 62.58 feet;

Thence North 88°54'10" West, 25.49 feet to a non-tangent curve, concave southeasterly, having a radius of 225.08 feet, the center of which bears South 00°02'26" East;

Thence southwesterly along said curve, through a central angle of 28°42'18", an arc length of 112.76 feet to the beginning of a reverse curve, concave northerly, having a radius of 90.00 feet;

Thence westerly along said curve, through a central angle of 64°43'22", an arc length of 101.67 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 140.00 feet;

Thence northwesterly along said curve, through a central angle of  $39^{\circ}14'57''$ , an arc length of 95.90 feet to a tangent line;

Thence South  $86^{\circ}43'41''$  West, 50.64 feet;

Thence North  $03^{\circ}41'54''$  East, 139.10 feet;

Thence North  $05^{\circ}38'31''$  East, 715.00 feet;

Thence North  $31^{\circ}57'47''$  West, 68.37 feet;

Thence North  $05^{\circ}13'14''$  East, 65.00 feet;

Thence North  $00^{\circ}29'25''$  East, 195.67 feet;

Thence North  $16^{\circ}52'23''$  West, 70.15 feet;

Thence North  $04^{\circ}39'44''$  East, 455.02 feet to a non-tangent curve, concave northerly, having a radius of 255.00 feet, the center of which bears North  $19^{\circ}15'23''$  East;

Thence easterly along said curve, through a central angle of  $28^{\circ}26'04''$ , an arc length of 126.55 feet to a non-tangent line;

Thence South  $09^{\circ}10'40''$  East, 30.00 feet;

Thence South  $51^{\circ}16'44''$  East, 32.01 feet;

Thence South  $12^{\circ}49'59''$  East, 68.20 feet;

Thence North  $77^{\circ}10'01''$  East, 80.00 feet;

Thence South  $05^{\circ}12'28''$  East, 55.49 feet;

Thence South  $12^{\circ}49'59''$  East, 275.00 feet;

Thence South  $12^{\circ}49'14''$  East, 55.98 feet;

Thence South  $15^{\circ}49'29''$  West, 30.73 feet;

Thence South  $04^{\circ}47'41''$  East, 55.00 feet;

Thence South  $23^{\circ}23'55''$  East, 58.03 feet;

Thence South  $04^{\circ}47'41''$  East, 165.00 feet;

Thence South  $00^{\circ}31'01''$  West, 55.24 feet;



Thence South 04°47'41" East, 55.00 feet;  
Thence South 10°44'56" West, 29.41 feet;  
Thence South 06°38'49" West, 55.00 feet;  
Thence South 02°52'44" East, 55.88 feet;  
Thence South 07°45'42" West, 55.00 feet;  
Thence South 07°17'52" West, 55.00 feet;  
Thence South 18°28'02" West, 56.02 feet;  
Thence South 07°31'47" West, 55.00 feet;  
Thence South 06°18'24" West, 44.06 feet;  
Thence South 06°01'48" West, 55.20 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 563,215 sq. ft. (12.9296 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

All above described parcels contain a combined computed area of 6,706,077 Sq. ft. (153.9503 acres).

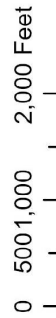
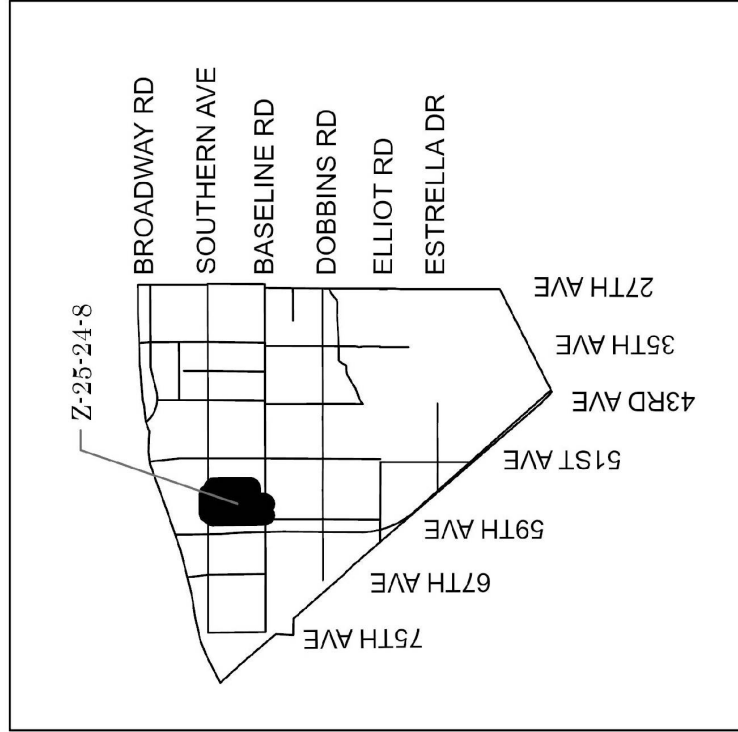
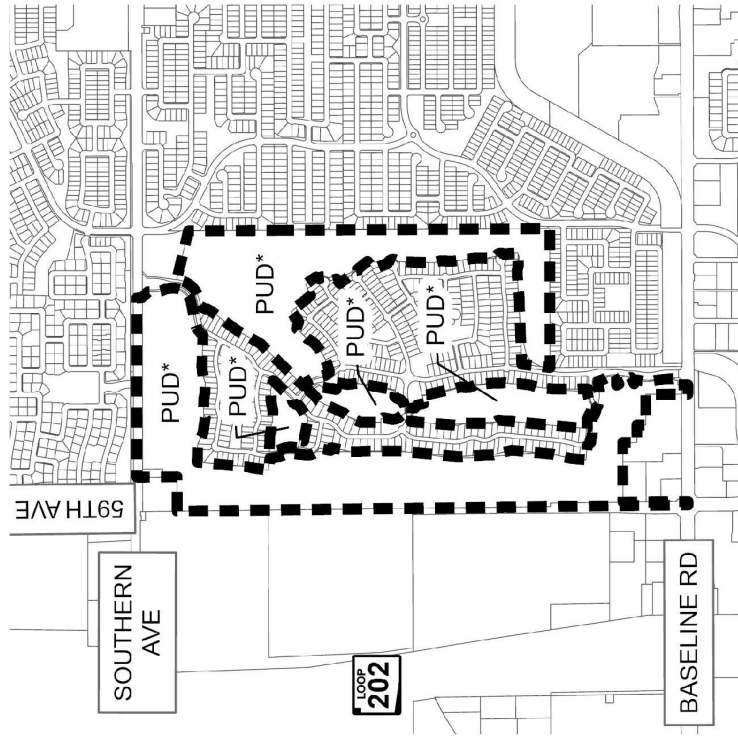
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: Z-25-24-8  
Zoning Overlay: N/A  
Planning Village: Laveen



NOT TO SCALE



Drawn Date: 9/3/2024

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# ATTACHMENT B



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report Z-25-24-8 (The Score at Cottonfields PUD) August 5, 2024

**Laveen [Village Planning Committee Meeting](#) Date:** August 12, 2024  
**[Planning Commission](#) Hearing Date:** September 5, 2024

**Request From:** [R1-8](#) (Single-Family Residence District) (3.65 acres) and [GC](#) (Golf Course District) (150.21 acres)

**Request To:** [PUD](#) (Planned Unit Development) (153.86 acres)

**Proposed Use:** Planned Unit Development to allow single-family residential (attached and detached) and golf course

**Location:** Southeast corner of 59th Avenue and Southern Avenue

**Owner:** Laveen 140, LLC c/o Alan Robinson

**Applicant:** Alan Beaudoin, Norris Design

**Representative:** Adam Baugh, Withey Morris Baugh, PLC

**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>	
<a href="#">General Plan Land Use Map Designation</a>	Current: Residential 3.5 to 5 dwelling units per acre (6.65 acres) and Parks/Open Space – Privately Owned (147.21 acres)
	Pending (GPA-LV-1-24-8): Residential 3.5 to 5 dwelling units per acres (41.02 acres), Residential 5 to 10 dwelling units per acre (24.14 acres), and Parks/Open Space – Privately Owned (88.70 acres)

<a href="#"><u>Street Map Classification</u></a>	Southern Avenue	Arterial	55-feet south half street
	59th Avenue	Arterial	0-feet to 32.42 feet east half street
	Baseline Road	Major Arterial (Scenic Drive)	60-foot north half street

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.***

The proposed PUD will redevelop a golf course that will serve the existing and future residential areas. The proposed golf course and single-family residential development will be compatible with the existing residential uses. Furthermore, the golf course is compatible with the Laveen Southwest Growth Study Land Use Map designation.

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.***

The proposal includes development and design standards to ensure future development is sensitive to the surrounding neighborhoods such as increased open space and landscape buffers, and enhanced shading standards.

***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.***

The PUD Narrative incorporates enhanced landscaping and shade standards throughout the site that will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces thus cooling the micro-climate around the vicinity.

<b>Applicable Plans, Overlays and Initiatives</b>
<a href="#"><u>Laveen Southwest Growth Study</u></a> : Background Item No. 6.
<a href="#"><u>Housing Plan Phoenix</u></a> : Background Item No. 7.
<a href="#"><u>Complete Streets Guiding Principles</u></a> : Background Item No. 8.
<a href="#"><u>Transportation Electrification Action Plan</u></a> : Background Item No. 9.
<a href="#"><u>Comprehensive Bicycle Master Plan</u></a> : Background 10.
<a href="#"><u>Tree and Shade Master Plan</u></a> : Background Item No. 11.
<a href="#"><u>Monarch Butterfly</u></a> : Background Item No. 12.
<a href="#"><u>Conservation Measures for New Development</u></a> : Background Item No. 13.
<a href="#"><u>Phoenix Climate Action Plan</u></a> : Background Item No. 14.
<a href="#"><u>Zero Waste PHX</u></a> : Background Item No. 15.

<b>Surrounding Land Uses/Zoning</b>		
	<b>Land Use</b>	<b>Zoning</b>
<b>On Site</b>	Vacant land	R1-8 and GC
<b>Area Surrounded by Rezoning Request</b>	Single-family residential	R1-8
<b>North (Across Southern Avenue)</b>	Single-family residential	R1-8
<b>Northeast/Northwest corner</b>	Vacant land	GC and R1-8
<b>East (Across 55th Avenue)</b>	Single-family residential	R1-8
<b>South</b>	Single-family residential and vacant	S-1 (Approved R1-6) and C-1
<b>South (Across Baseline Road)</b>	Commercial uses and SRP substation	S-1 (Approved C-2) and S-1 (Approved R-3)
<b>West (Across 59th Avenue)</b>	Vacant land and commercial uses	S-1 (Approved R-3A), S-1 (Approved R1-8), and PUD

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 153.86 acres located on the southeast corner of 59th Avenue and Southern Avenue from 3.65 acres of R1-8 (Single-Family Residence District) and 150.21 acres of GC (Golf Course District) to PUD (Planned Unit

Development) to allow single-family residential (attached and detached) and golf course uses. The proposed PUD will redevelop a golf course and support new residential uses adjacent to three arterial streets (Southern Avenue, 59th Avenue, and Baseline Road). The site currently consists of vacant land, formerly used as a golf course.

## SURROUNDING LAND USES AND ZONING

2. The area located on the northeast corner of the subject site is common area, a private street and vacant land zoned R1-8 (Single-Family Residence District) and GC (Golf Course District). Additionally, a property with vacant structures is located on the northwest corner of the subject site and is zoned GC (Golf Course District).

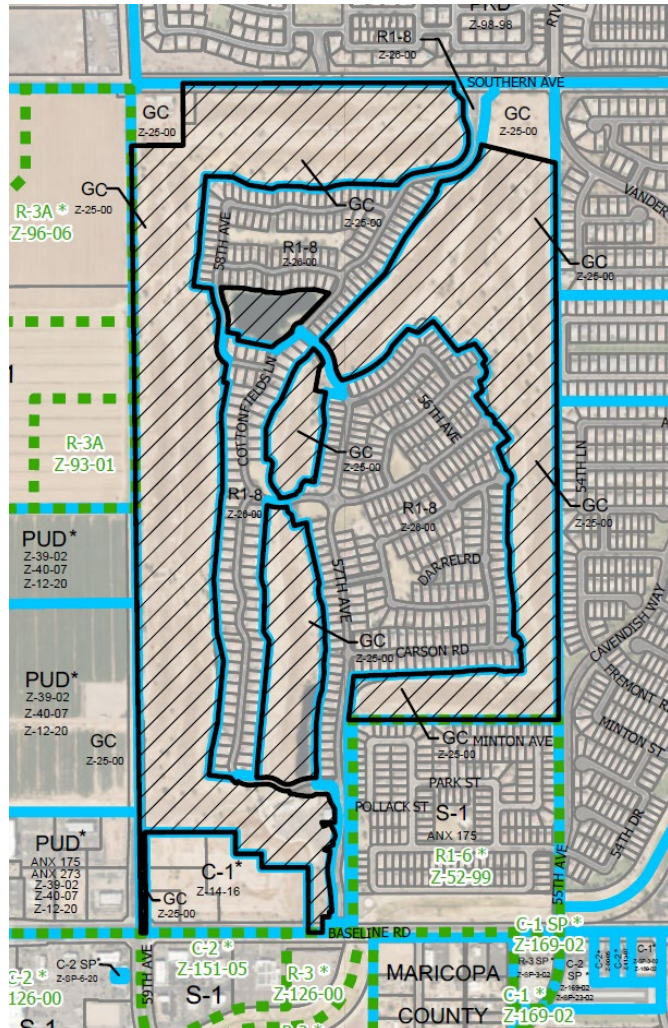
The area to the north, across Southern Avenue, is a single-family residential subdivision zoned R1-8 (Single-Family Residence District).

To the east, across 55th Avenue, is a single-family residential subdivision zoned R1-8.

A single-family residential subdivision is located south and east of the subject property zoned S-1 (Approved R1-6) (Ranch or Farm Residence, Approved Single-Family Residence District). A church is proposed on the vacant land at the southwest corner of the site zoned C-1 (Neighborhood Commercial).

To the south, across Baseline Road, are numerous commercial and restaurant uses, and an SRP substation zoned S-1 (Approved C-2) (Ranch or Farm Residence, Approved Intermediate Commercial) and S-1 (Approved R-3) (Ranch or Farm Residence, Approved Multifamily Residence District).

Numerous commercial and residential uses are proposed to the west, across the 59th Avenue alignment, zoned S-1 (Approved R-3A) (Ranch or Farm Residence,



Existing Zoning Aerial Map

Source: Planning and Development Department



Approved Multifamily Residence District), S-1 (Approved R1-8) (Ranch or Farm Residence, Approved Single-Family Residence District), and PUD (Planned Unit Development).

**GENERAL PLAN LAND USE MAP DESIGNATION**

- The subject site is largely designated as Parks/Open Space – Privately Owned. There are a few outlier areas located adjacent to the single-family subdivision that are designated Residential 3.5 to 5 dwelling units per acre.

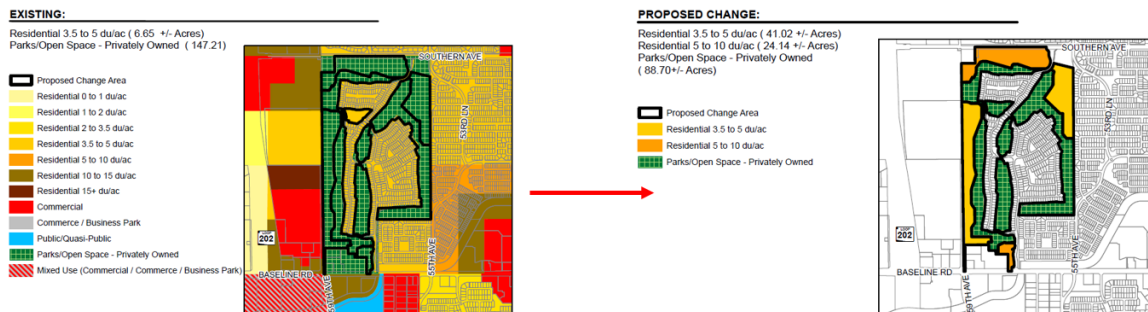
North of the subject site, across Southern Avenue, is designated as Residential 3.5 to 5 dwelling units per acre. The properties located on the northeast corner and the northwest corner, south of Southern Avenue, are designated Parks/Open Space – Privately Owned.

The properties to the east, across 55th Avenue, are designated Residential 3.5 to 5 dwelling units per acre and Residential 5 to 10 dwelling units per acre. The area located to the southeast of the subject site is designated Residential 3.5 to 5 dwelling units per acre.

South of Baseline Road is designated Residential 10 to 15 dwelling units per acre. The proposed church location, located southwest of the subject site, is designated Parks/Open Space – Privately Owned.

To the west, across the 59th Avenue alignment, is designated Residential 3.5 to 5 dwelling units per acre, Residential 10 to 15 dwelling units, Residential 15+ dwelling units per acre, and Commercial.

A concurrent minor General Plan Land Use Map amendment case, GPA-LV-1-24-8, is proposed to change the land use map designation to Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Parks/Open Space – Privately Owned. The requested PUD zoning is consistent with the proposed General Plan Land Use Map designations.



General Plan Land Use Map  
 Source: City of Phoenix Planning and Development Department

**PROPOSAL**

- 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.

- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped July 24, 2024. The proposed standards were designed to allow single-family detached, single-family attached, and golf course uses that would generate housing and a community asset within the Laveen Village.

**Conceptual Development Plan and Permitted Uses**

The PUD proposes a regulatory framework structured around the creation of splitting the subject site into five development units. Development Unit A is located on the south portion of the subject site, along Baseline Road. Development A allows single-family attached or detached residential uses with a minimum lot width of 35 feet. Located along the majority of the 59th Avenue alignment, Development Unit B allows single-family detached residential units with a minimum lot width of 50 feet. Development Unit C is located along Southern Avenue and allows for single-family attached or detached residential uses with varying lot sizes. Located on the northeast corner of the subject site, along 55th Avenue, Development Unit D allows for single-family detached with a minimum lot width of 45 feet. The remainder of the site is located within Development Unit E and will allow a golf course with a clubhouse for event and recreational opportunities.



Development Units

Source: The Score at Cottonfields PUD Narrative



Recommended updates to the PUD Narrative:

- Staff recommends Stipulation No. 1.c. to update the acreage within the PUD narrative to align with the submitted legal descriptions.

**Development Standards**

The PUD development narrative proposes a unique set of development standards for development units A through E. A summary of the standards are provided below.

<b>Development Standard</b>	<b>Development Unit A</b>	<b>Development Unit C</b>
<b>Maximum Density/Units</b>	7.5 dwelling units per acre	9.5 dwelling units per acre
<b>Minimum Lot Width</b>	35 feet	None
<b>Minimum Perimeter Building Setbacks</b>		
Fronting street right-of-way	10 feet	10 feet
Siding street right-of-way	15 feet	15 feet
Adjacent to property line	10 feet	10 feet
Adjacent to GC (Golf Course District) zoning	5 feet	5 feet
<b>Minimum Interior Building Setbacks</b>		
Front	0 feet	0 feet
Rear	0 feet	0 feet
Side	0 feet	0 feet
Street side	0 feet	0 feet
Adjacent to GC (Golf Course District) zoning	0 feet	0 feet
<b>Minimum Landscape Setbacks</b>		
Adjacent to perimeter streets	0 feet	0 feet
<b>Maximum Building Height</b>	2 stories, 30 feet maximum	2 stories, 30 feet maximum
<b>Maximum Lot Coverage</b>	100% for individual lots; 50% for other parcels or tracts with accessory structures	100% for individual lots; 50% for other parcels or tracts with accessory structures
<b>Minimum Open Space</b>	8% of the gross area	8% of the gross area

<b>Development Standard</b>	<b>Development Unit B</b>	<b>Development Unit D</b>
<b>Maximum Density/Units</b>	4.63 dwelling units per acre	5.65 dwelling units per acre
<b>Minimum Lot Width</b>	50 feet	45 feet
<b>Minimum Perimeter Building Setbacks</b>		
Adjacent to a street	15 feet	15 feet
Rear	5 feet (1-story); 10 feet (2-stories)	10 feet (1-story); 20 feet (2-stories)
Side	5 feet (1-story); 5 feet (2-stories)	5 feet (1-story); 5 feet (2-stories)
Adjacent to GC (Golf Course District) zoning	10 feet	10 feet
<b>Minimum Interior Building Setbacks</b>		
Street Side	10 feet	10 feet
Front	10 feet	10 feet
Rear	0 feet	0 feet
Side	0 feet	0 feet
<b>Minimum Landscape Setbacks</b>		
Adjacent to perimeter streets	15 feet average; 10 feet minimum	15 feet average; 10 feet minimum
<b>Maximum Building Height</b>	2 stories, 30 feet maximum	2 stories, 30 feet maximum
<b>Maximum Lot Coverage</b>	50%	50%
<b>Minimum Open Space</b>	8% of the gross area	8% of the gross area

<b>Development Standard</b>	<b>Development Unit E</b>
<b>Maximum Density/Units</b>	N/A
<b>Minimum Perimeter Building Setbacks</b>	
North	30 feet; 5 feet for accessory structures
East	30 feet; 5 feet for accessory structures
South	30 feet; 5 feet for accessory structures
West	30 feet; 5 feet for accessory structures
<b>Maximum Building Height</b>	2 stories, 30 feet maximum
<b>Maximum Lot Coverage</b>	5%
<b>Minimum Open Space</b>	N/A

Several of the PUD standards exceed the Zoning Ordinance standards, such as open space and landscape buffers. The proposed PUD allows for a maximum number of 415 residential units.

Members of the community expressed concern with the timing of how the golf course and single-family residences would develop, sharing a desire for the golf course to be built in conjunction with the residential uses. Staff recommends Stipulation No. 2 which would require the Certificate of Completion for the golf course grading and drainage and the Certificate of Completion or sign off by the site inspector verifying the landscape improvements prior to the Certificate of Occupancy for any single-family residences.

### **Landscape Standards**

The PUD narrative proposes numerous landscaping enhancements that include landscaping buffers, shading along most public sidewalks, and enhanced planting standards that exceed the Zoning Ordinance. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade on Southern Avenue and Baseline Road, exceeding the minimum requirements of the Zoning Ordinance. Furthermore, all landscape setbacks and buffers will have larger caliper trees including two-inch, one and a half inch, and one inch tree sizes.

Staff recommends the following modifications to the PUD Narrative which updates landscaping along the streetscape:

- Stipulation No. 1.g. will add planting standards for the landscape strip located between back of curb and sidewalk along 59th Avenue.
- Stipulation No. 1.k. will add planting standards for the landscape strip located between the back of curb and sidewalk along Southern Avenue.
- Stipulation No. 1.l. will add planting standards for the landscape strip located between back of curb and sidewalk along Baseline Road.

### **Parking Standards**

The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702.

The PUD also requires bicycle parking within all development units. Development units A through D are required to provide 1 bicycle parking space per every 10 units. Development Unit E requires 1 bicycle parking space for every three golf course holes. Bicycle parking shall be provided within common areas and through inverted U or artistic racks.

The PUD Narrative also includes a requirement for EV parking within Development Unit E. A minimum of four EV parking stalls shall be provided at the clubhouse that would serve the future golf course.

Recommended updates to the PUD Narrative:

- Stipulation No. 1.d, 1.m. and 1.o. clarifies the electric vehicle parking stalls shall have installed infrastructure requirement language.

### **Design Guidelines**

The PUD Narrative proposes numerous architectural styles including craftsman bungalow, contemporary, ranch, traditional southwest, luxury townhomes, and townhome villas. Each architectural style proposes a list of features that include pitched roofs, hand-crafted stone, faux stone, barrel tile roofs, arches, patios, and oversized windows. The design guidelines section does not have a minimum number of primary or accent materials. As a result, staff recommends Stipulation No. 3 to require all residential elevations to be reviewed by the Planning Hearing Officer through the public hearing process. The residential elevations must have a minimum of three architectural embellishments, a minimum of three accent

materials, 25 percent of the building frontage must have accent materials, and garage doors must have design embellishments. This is addressed in Stipulation No. 3.

### **Fences/Walls**

The proposed development will include secure perimeter walls for all new residential development, as well as perimeter fencing for the golf course in order to protect the privacy of existing and future residents.

Theme perimeter walls will be located along the perimeter of the subject site, except along the east and southeast corner. Perimeter theme wall requirements include CMU block in dark auburn color with decorative stone veneer theme columns and a concrete cap. Full view fencing will be provided along Development Unit A, clubhouse entry, and between the existing split view fencing along the east perimeter. Full view fencing requirements include 75 percent view fencing, steel tubular fencing, stone veneer columns, and concrete caps. Finally, partial view fencing is proposed within the proposed development, facing the future redeveloped golf course. Partial view fencing requires a minimum of 50 percent view fencing, dark auburn CMU block, tubular steel, and stone veneer columns.

### **Shade**

The Development Narrative includes a range from 50 to 75 percent shade cover to be provided over public sidewalks, depending on the area. The required shade standards along many of the public sidewalks exceed the Zoning Ordinance requirements.

Staff recommends updates to the shade provisions when adjacent to public streets to clarify that shading requirements might change depending on the SRP easement. These updates are addressed in the Streetscape Standards section of the PUD Narrative (Stipulation No. 1.h.).

### **Signage**

This section of the PUD Narrative includes provisions for on-premise signage and new residential monumentation. This site is not eligible for off-premise signs. The site is not within 300 feet of a freeway.

Existing and entry monumentation is proposed within development units A, B, C, and D. A maximum of two signs are permitted at each entrance of the residential subdivision and will have a maximum height of five feet. Existing golf course signage, located along Baseline Road and Southern Avenue, will be revitalized to match the new design standards found in the PUD Narrative. A maximum of two signs are permitted at each driveway and will be a maximum of eight feet in height.

**Sustainability**

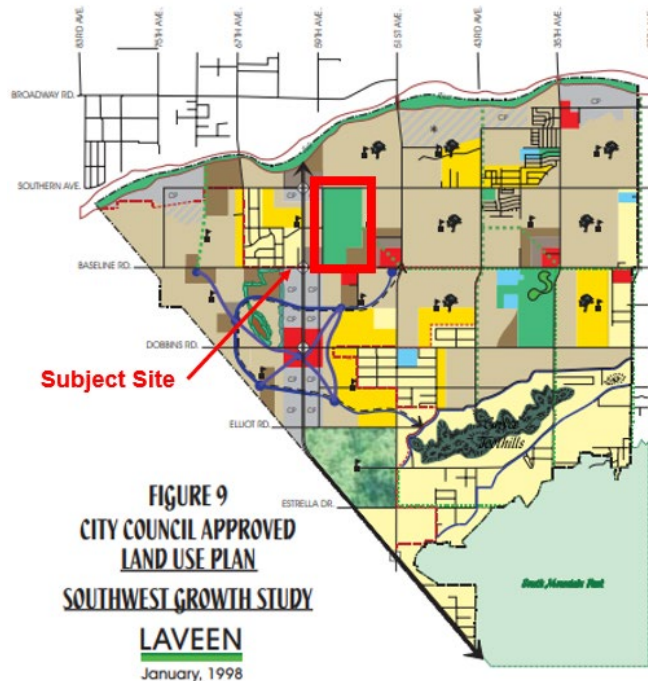
The Development Narrative proposes several options to incorporate sustainability principals. Below is a highlight of some of the options:

- EV parking provided at the clubhouse for the golf course.
- Smart irrigation controllers shall be utilized within development units A through D and future golf course.
- Pressure regulating sprinkler heads to reduce water waste.
- Two green infrastructure techniques.
- Utilizing Low-Water-Use/Drought-Tolerant Plant List within single-family developments and within the golf course area.
- A minimum of 50 percent of residential driveways shall provide permeable surfaces.

AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. **Laveen Southwest Growth Study**

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed. This plan designates the project site as Parks/Open Space.



**LEGEND**

0-1 DU/ACRE	PARKS/OPEN SPACE
0-2 DU/ACRE	CONSERVATION COMMUNITY
2-5 DU/ACRE	SCHOOL
5-10 DU/ACRE	WATER COURSE/MULTI-USE TRAIL
10-15 DU/ACRE	PARKWAY
COMMERCIAL	PLANNED COMMUNITY
COMMERCE PARK	MULTI-USE TRAIL
PUBLIC/QUASI-PUBLIC	Existing Sand & Gravel to transition to Residential
HILLSIDE	OPEN SPACE FEATURE

\* See current adopted General Plan for revised land use plan.

Laveen Southwest Growth Study Land Use Map  
Source: Planning and Development Department

The majority of the subject site is consistent with the Laveen Southwest Growth Study Land Use Map designation. The proposed residential designations, although not consistent with the designation, will provide a mix of housing opportunities within the Laveen Village that is consistent with the surrounding land uses.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of development that will enhance Laveen’s built environment while remaining respectful of its agricultural heritage. The study encourages all new development to use durable, high quality building materials and to provide enhanced building design that will contribute to the character of the area. As stipulated, the Development Narrative proposes a variety of building materials on future buildings with a focus on maintaining the character of the area.

7. **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 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 over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan’s goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

8. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD proposed several provisions that are consistent with Complete Streets Guiding Principles including detached sidewalks along street frontages to promote a safe pedestrian atmosphere. Additionally, a Complete Streets section is included in the narrative which includes bicycle lanes along 59th Avenue and Southern Avenue, street design which will allow for multi-modal mobility, and design techniques to reduce direct sunlight exposure to pedestrians and cyclists.

Staff recommends the following modifications to the PUD Narrative to enhance the streetscape standards:

- Stipulation No. 1.e. clarifies that all street improvements along 59th Avenue will include outparcel APN: 104-80-523A.
- Stipulation No. 1.f. increases the minimum sidewalk width to 6 feet along 59th Avenue.
- Stipulation No. 1.g. adds planting standards for the landscape strip located between back of curb and sidewalk along 59th Avenue.
- Stipulation No. 1.h. clarifies that street improvements along 59th Avenue are subject to the approval of SRP.
- Stipulation No. 1.i. clarifies that all street improvements along Southern

Avenue include outparcels APN: 104-80-523A and APN: 104-80-004C.

- Stipulation No. 1.j. increases the minimum sidewalk width to 6 feet.
- Stipulation No. 1.k. adds planting standards for the landscape strip located between the back of curb and sidewalk along Southern Avenue.
- Stipulation No. 1.l. will add planting standards for the landscape strip located between back of curb and sidewalk along Baseline Road.

9. **[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 Development Narrative contains requirements for electrical vehicle parking at the golf course clubhouse.

10. **[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. The Development Narrative includes bicycle parking provisions in all development units.

11. **[Tree and Shade Master Plan](#)**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The Development Narrative requires a range of shade on all adjacent public sidewalks, in addition to larger tree sizes within the landscape areas between the back of curb and sidewalk. These standards exceed the minimum Zoning Ordinance requirements.

12. **[Monarch Butterfly](#)**

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, the PUD narrative addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

13. **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 Narrative has numerous conservation measures for the proposed residential and golf course uses. The proposed single-family residential development and golf course will utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for vegetation, smart irrigation controllers, and pressure regulating sprinkler heads to reduce water waste.

14. **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 the Sustainability portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater managements shall be implemented in the future golf course and single-family residential development.

15. **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 PUD narrative does not address trash and recycling receptacles on site. However, the City provides recycling service to single-family residential developments.

COMMUNITY INPUT SUMMARY

16. As of the writing of this report, staff has receive three letters of opposition to this



rezoning application. The stated concerns include loss of scenic views of the golf course, and proposed residential uses. Staff has received one letter of support regarding this rezoning application.

#### INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department has requested the following stipulations:

- Right-of-way dedications and construction on Southern Avenue shall accommodate a flared intersection (Stipulation No. 4).
- Improvements on the east side of 59th Avenue shall follow the agreement between the Salt River Project and the City of Phoenix (Stipulation No. 5).
- Proposed access through the SRP easement on 59th Avenue must be approved by SRP (Stipulation No. 6).
- A Multi-Use-Trail Easement and a multi-use-trail shall be provided along Baseline Road (Stipulation No. 7).
- An enhanced pedestrian connection shall be located along Baseline Road to allow direct access to the transit bus stop (Stipulation No. 8).
- The developer shall deposit 25 percent of the cost of the future traffic signal at the 55th Avenue and Southern Avenue intersection (Stipulation No. 9).
- The developer shall deposit 25 percent of the cost of the future traffic signal at the 59th Avenue and Southern Avenue intersection (Stipulation No. 10).
- The developer shall deposit 50 percent of the cost of the future traffic signal at the 59th Avenue and Vineyard Road intersection (Stipulation No. 11).
- All existing electrical utilities located within the public right-of-way shall be ungrounded (Stipulation No. 12).
- Unused driveways must be replaced with sidewalk, curb, and gutter (Stipulation No. 13).
- All streets shall be constructed with all required elements and to ADA requirements (Stipulation No. 14).
- A Pedestrian Circulation exhibit shall be provided within the PUD Narrative (Stipulation No. 1.n).
- Updates to the streetscape requirements within the PUD Narrative as previously addressed in this staff report

18. The City of Phoenix Aviation Department has reviewed the proposal and indicated that a portion of the site is within the airport disclosure area. The Aviation Department requests that the property owner record documents that disclose the existence and operations of the Phoenix Sky Harbor Airport to any future owners or tenants. This is addressed Stipulation No. 15.

19. 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 Stipulations No. 16 through 18.

20. 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. 19.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designations.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The proposal will revitalize a golf course that will be an asset to the village and provide additional housing opportunities within the area.

### **Stipulations**

1. An updated Development Narrative for The Score at Cottonfields PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 24, 2024, as modified by the following stipulations.
  - a. Front Cover, modify the fourth line to state "Hearing Draft Submittal: July 24, 2024"
  - b. Front Cover, add "City Council adopted: [Insert Adoption date]"
  - c. Page 4, Land Use Plan, Table 2: Zoning Designation: Modify the acreage to 153.86 Acres.

- d. Page 15, Development Standards & Guidelines, Table 7: Golf Course Development Standards, Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
- e. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after “59th Avenue” in the Roadway column: “For the full length of 59th Avenue between Baseline Road and Southern Avenue intersections, including outparcel APN: 104-80-523A.”
- f. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”
- g. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the landscape strip to state, “Landscape Strip: 10 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
- h. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following footnote “\*\*\*” after each requirement. “\*\*\*” should state, “Or as otherwise approved by SRP.”
- i. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after “Southern Avenue” in the Roadway column: “For the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A, and APN 104-80-004C.”
- j. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”
- k. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the landscape strip to state, “Landscape Strip: 7 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
- l. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Baseline Road: Modify the landscape strip to state, “Landscape Strip: 9 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
- m. Page 40, Golf Course Sustainability, Energy Efficiency & Long Term Operation: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV)

Installed.”

- n. Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate pedestrian circulation that demonstrates the integration of the proposed development with the existing residential community’s sidewalks, exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development. All areas within the proposed development must include internal pedestrian linkages connecting to all other proposed developments within the Planned Unit Development (PUD) and the existing Cottonfields residential community.
  - o. Page 48, Appendix Comparative Zoning Standards, Table 16: Phoenix Golf Course District Standards (GC), Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
2. No Certificates of Occupancy shall be issued for single-family residences, excluding a maximum of 20 model homes throughout the entire development, prior to the issuance of a Certificate of Completion for the golf course grading and drainage, and the Certificates of Completion or sign off by the site inspector, verifying that the landscape improvements match the Approved/Batch Plotted Landscape Plans for golf course facilities (which shall include, at a minimum, the installation of 18-holes, tees and fairways, cart paths, putting greens, landscaping, lakes, and irrigation) as shown in Exhibit 5 Conceptual Development Plan, within the PUD narrative dated July 24, 2024.
3. The conceptual residential elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, for stipulation modification prior to final site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
- a. All elevations shall incorporate a minimum of three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies
  - b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
  - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
  - d. All garage doors shall have decorative embellishments such as window

panels, added materials surrounding the door, and/or trellises.

4. The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, for the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A and APN 104-80- 004C. Sufficient right-of-way shall be dedicated to accommodate a flared intersection on the south half of Southern Avenue at the 59th Avenue intersection.
5. Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions and stipulations outlined in the approved agreement between the Salt River Project (SRP) and the City of Phoenix regarding the construction of 59th Avenue.
6. Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP. Documentation of SRP's review and approval shall be provided prior to Preliminary Site Plan approval.
7. A minimum 30-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to Baseline Road. A 10-foot wide multi-use trail shall be constructed within the 30-foot multi-use trail easement, as approved by the Planning and Development Department.
8. An enhanced pedestrian connection shall be provided on the southern site boundary, adjacent to the Baseline Road, to allow for direct pedestrian access to the adjacent transit bus stop, as approved by the Planning and Development Department.
9. The developer shall deposit 25% of the cost of the future traffic signal at the 55th Avenue and Southern Avenue intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
10. The developer shall deposit 25% of the cost of the future traffic signal at the at the 59th Avenue and Southern Avenue intersection. If the signal is installed by others, the development shall be responsible for 100% of the cost for traffic signal modification to accommodate the development.
11. The developer shall deposit 50% of the cost of the future traffic signal at the 59th Avenue and Vineyard Road intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
12. Existing SRP facilities along Southern Avenue are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
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. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
16. 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.
17. 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.
18. 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.
19. 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**

Nayeli Sanchez Luna

August 5, 2024

**Team Leader**

Racelle Escolar

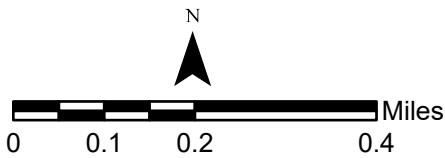
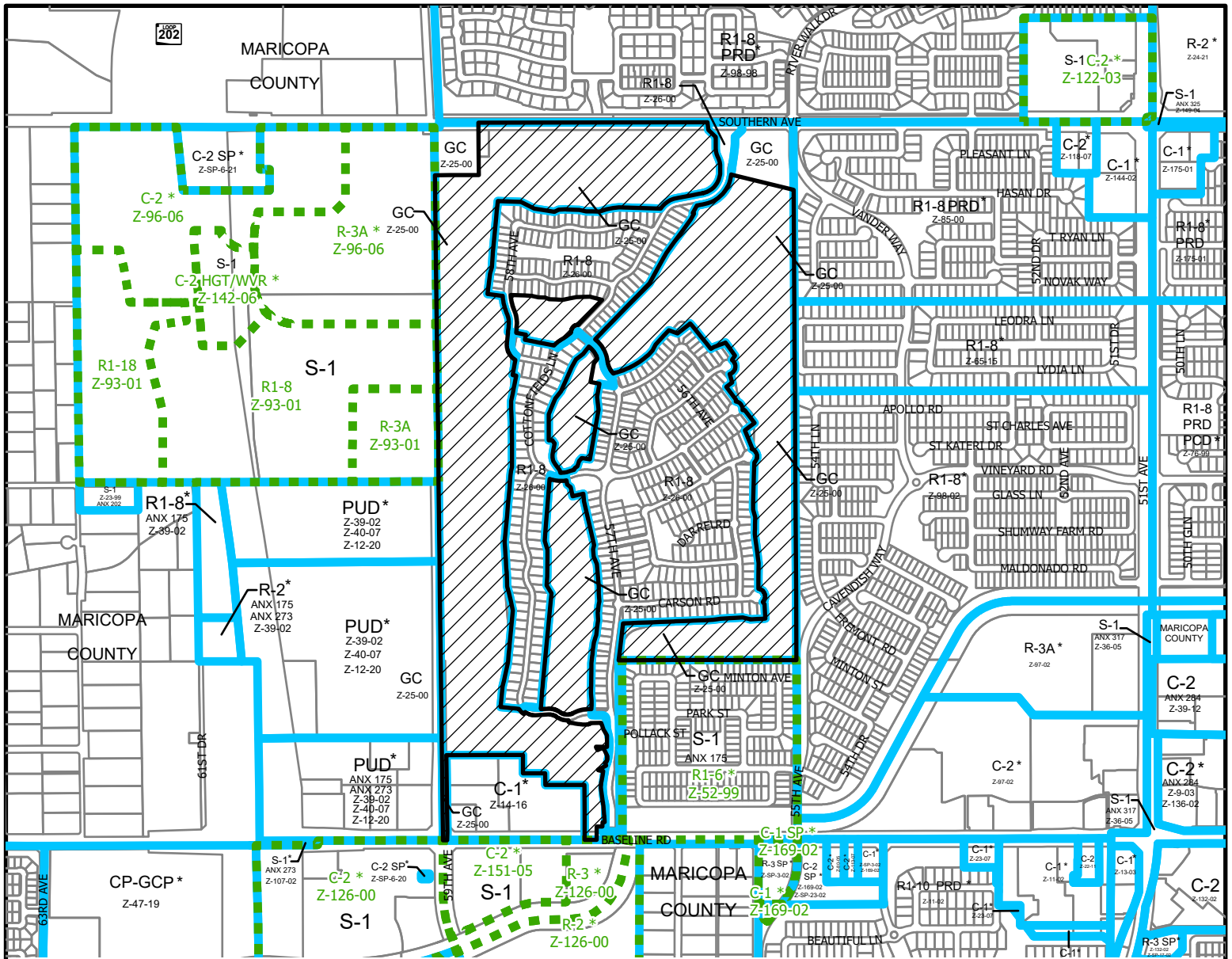
**Exhibits**

Sketch Map

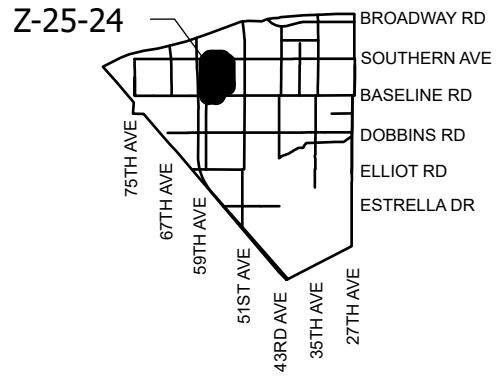
Aerial Map

[The Score at Cottonfields PUD](#) date stamped July 24, 2024

Correspondence (5 pages)



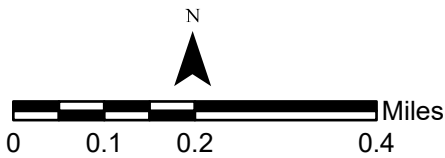
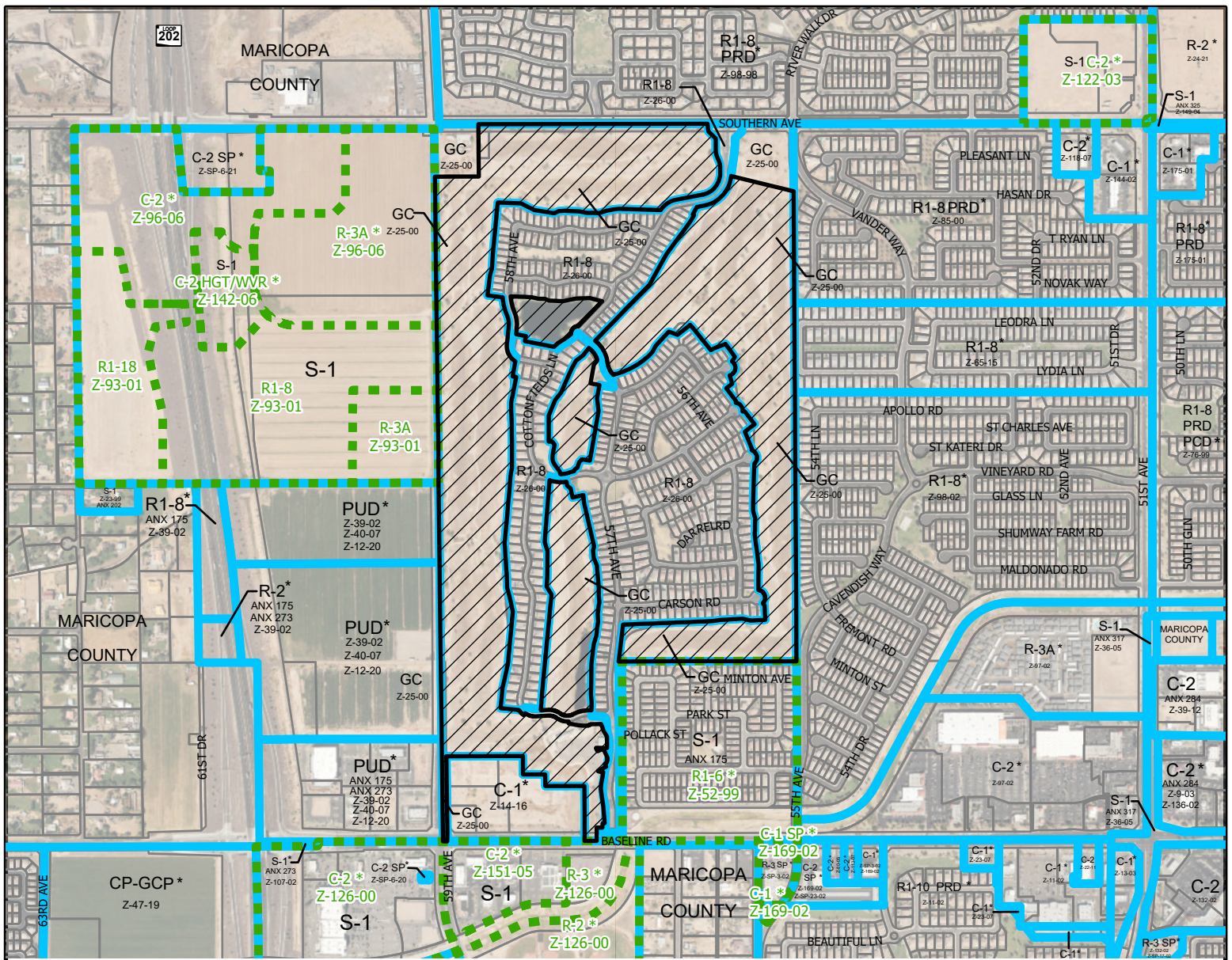
**LAVEEN VILLAGE**  
COUNCIL DISTRICT: 8



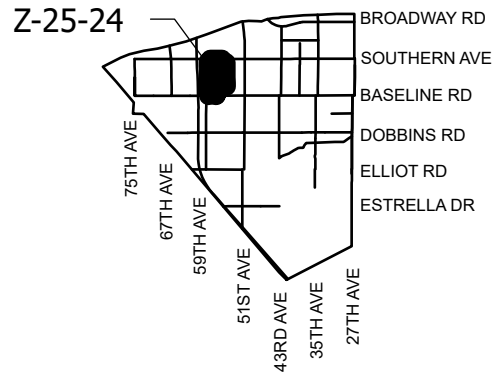
APPLICANT'S NAME: <b>Norris Design</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-25-24</b>	DATE: <b>4/16/2024</b> <small>REVISION DATES:</small>	FROM: <b>R1-8 ( 3.65 a.c.) GC ( 150.21 a.c.)</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>153.86 Acres</b>	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 1-15, QS 2-15</b>	<small>ZONING MAP</small> <b>D-5</b>	TO: <b>PUD ( 153.86 a.c.)</b>
MULTIPLES PERMITTED <b>R1-8, GC PUD</b>	CONVENTIONAL OPTION <b>15, N/A 415</b>		* UNITS P.R.D OPTION <b>20, N/A N/A</b>

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





**LAVEEN VILLAGE**  
COUNCIL DISTRICT: 8



APPLICANT'S NAME: <b>Norris Design</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-25-24</b>	DATE: <b>4/16/2024</b>	FROM: <b>R1-8 ( 3.65 a.c.) GC ( 150.21 a.c.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>153.86 Acres</b>	REVISION DATES:		TO: <b>PUD ( 153.86 a.c.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 1-15, QS 2-15</b>	ZONING MAP <b>D-5</b>	
MULTIPLES PERMITTED <b>R1-8, GC PUD</b>	CONVENTIONAL OPTION <b>15, N/A 415</b>		* UNITS P.R.D OPTION <b>20, N/A N/A</b>

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



## Nayeli Sanchez Luna

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**Subject:** FW: Laveen 140, LLC  
**Attachments:** Golf Course Revision 1.0.pdf

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**From:** Carrasco, Julio <jcarrasco@everonsolutions.com>  
**Sent:** Monday, February 26, 2024 12:55 PM  
**To:** hayes@wmbattorneys.com; Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>  
**Subject:** Laveen 140, LLC

To whom it may concern:

I am a resident at 6306 S 54<sup>th</sup> Lane, my wife and I purchased the home in February of 2023. Please, understand that I am not opposed to someone purchasing the old course and revitalizing the area as we want the community to develop and grow. My issue is that when reviewing the plan, our home and 21 others are the only ones effected with homes directly behind us and the loss of our golf course view (see pdf, yellow effected – blue still have a view of the course). We lose our golf course view and depending on the size of the new homes, we could lose our mountain view. This is unacceptable to me, as I mentioned previously I am not opposed to growth and making things better but I do not want my views to change. When we bought our home we were told no homes would be built and now within a year, we are effected. I would vote 100% in favor if I still had my golf course view but to be one of only 22 homes effected I am not for it. There should be other plans on how to keep everyone with their views, 20 Holes – adjust and make 27 holes. Make a Par 3 course or a practice range. There has to be a way to not effect a small group.

I am not able to attend this evening but if I was, I would be opposed to this plan – I am asking to look at all options and see how everyone that has a golf course view – can remain on the course.

If you have any questions or concerns please feel free to call me on my cell, 630.327.7574.

Thank you,

**Julio Carrasco**  
Mgr Territory.Commercial Sales  
8716 W Ludlow Drive; Suite 1, Peoria, AZ 85381  
**M:** 630-327-7574 **E:** [jcarrasco@everonsolutions.com](mailto:jcarrasco@everonsolutions.com)

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## Nayeli Sanchez Luna

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**Subject:** FW: Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

**Importance:** High

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**From:** Jalen Herring <dpwill2@cox.net>

**Sent:** Tuesday, May 14, 2024 12:56 PM

**To:** Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>

**Cc:** Council District 8 PCC <council.district.8@phoenix.gov>

**Subject:** Laveen 140 Cottonfields Golf Course Case No. Z-25-24-8/GPA-LV-1-24-8

**Importance:** High

Dear Laveen Planning,

My family is a 20+ year resident of Cottonfields Golf Course. We are not happy with how Laveen 140 has been conducting business concerning our neighborhood. The last meeting they did not send out notices to the neighboring community, Cottonfields, that backs up to the golf course and will be affected by a new road and housing units. Notices should be sent to all residents in the surrounding communities. Several of my neighbors have also had complaints about how they are conducting the new zoning. I do not want a new road behind my house. I am now buffered from the outside by homes in the adjacent Cottonfields Community. In addition, Laveen 140 has not kept up the current golf course and clubhouse. There is weeds and trash throughout the golf course. Our HOA board has not taken a vote to satisfy the homeowners of the golf course. Laveen 140 taken signatures of residents that include renters. I hope that the Laveen planning and council will require that Laveen 140 has an actual vote from the community before proceeding with any zoning changes to satisfy our legally binding REMA agreement.

Thank you,

Patrice Herring

#1

**CITY OF PHOENIX**

JUL 29 2024

**Planning & Development  
Department**

A Big Step For Laveen/ and Food for Thought

To All City Officials Involved- "Laveen and Phoenix"

I have been driving around the City of Phoenix and adjacent areas, Avondale, Goodyear, Glendale, Laveen Arizona. Being the Capitol of Arizona and the Center of Arizona's culture and what Arizona stands for. At this time and it's not too late, you are in charge of what you want Arizona want to become. Wide open spaces, still available for development, undeveloped areas , really a blank or mostly blank canvas are available to you and whatever you decide will decide the future of Arizona and what it will look like in the years to come.

The most important office in any city is the "Planning Department". The Planning Department decides what this Area will look like. Your decisions will make everything look nice or ugly and the people living in this area will have to deal with "Your Decisions".

You can make this State nice and appealing or ugly and repulsive.

Your Predecessors have already made big mistakes, with allowing Wrecking Yards and similar businesses to impact the environment and is forcing future generations to deal with major pollution and bad impact on the environment.

Please, don't continue the bad planning.

You have to make sure, that the plans, that are presented to you are completed as planned and look the way they were planned. A lot of developers cut corners and build cheap and very unsightly developments like the one at the corner of Southern and 51<sup>st</sup>. Lets keep Arizona beautiful and look before you leap. Planning Commissions, you need to work with your Building Departments to make sure, whatever you approved, is built according to the projected applications.

City departments, regardless of which city, need to work together to keep Arizona beautiful and sustainable.

How about Arizona's Water supply. I was told Water for Arizona is guaranteed for a hundred years. How about climate change, will the Colorado River and other sources be able to supply the water needed to sustain the increase in population , considering the climate change and everything that could impact the water supply. 100 years is a long time from now. What do you want this are to look like when your done?

Let's talk about safety and security of the neighborhoods you are building.

It is easy to give out permits, change permits, there is a lot of power involved. Yes, but have you any idea of the impact, your decisions have on this area. Are you just thinking, "Oh well, if I mess up , let the person after me deal with that"!

Police Department and Fire Department should also be a big Part of your decision.

All City departments should work together to really make the right decisions.

Impact studies need to be made before any decision is to be made, traffic, including public transportation, safety and security, schools and water supply all need to be considered and don't forget about esthetics. What do you want this area to look like ?

Now let's talk about the Golf course!

- 1. Expect years of Dust, Dirt and Noise for years during Construction.
- 2. Extra Traffic pouring into Southern and Baseline, while people already avoiding the 202 because of overcrowding and take Baseline and Southern as alternate routes.
- 3. The ever lacking Police and Fire department, the nonexistent Traffic Enforcement and lack of Traffic cameras make, this area a bomb ready to explode.
- 4. You want to bring in Entertainment, which will again overload an area not being able To efficiently monitor it criminal activities

Our area is already off the charts with crime!

Impact studies need to be done, before any decisions are made. This is the time and the place to do it right. We need to make sure , our kids can be proud of our foresight, not having to deal with our ignorance and greed.

Best Regards

*Warren Foster*  
 Warren Foster 7/29/2024

## Nayeli Sanchez Luna

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**Subject:** FW: Cotton field ranch

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**From:** Adam Baugh <adam@wmbattorneys.com>  
**Sent:** Tuesday, July 30, 2024 3:02 PM  
**To:** Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>  
**Cc:** Alex Hayes <hayes@wmbattorneys.com>  
**Subject:** FW: Cotton field ranch

Nayeli,

We got this letter from a Spanish speaking resident within Cottonfields. Below is translation. Can you please include in the staff report?

Hello, my name is Erica and I live in Cottonfields Ranch at 5532 W Minton Ave, Laveen Arizona 85339. I am unable to attend the next village meeting but I want to offer my support to make this project happen. I have seen many things that are not well in our community, the golf course has been neglected, homeless persons at night, dirt bikes driving on the golf course at night, etc. For this reason, I support this zone change for our community.

G. Adam Baugh, Esq.  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 Main  
602-346-4603 Direct



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**From:** Erica Ruiz <[ericaruiz66@gmail.com](mailto:ericaruiz66@gmail.com)>  
**Sent:** Tuesday, July 30, 2024 11:35 AM  
**To:** Adam Baugh <[adam@wmbattorneys.com](mailto:adam@wmbattorneys.com)>  
**Subject:** Cotton field ranch

Hola mi nombre es Erica, yo vivo en cotton field ranch  
5532 W Minton Ave, Laveen Arizona 85339.

No podré asistir al próximo meeting, pero quiero dar mi apoyo al proyecto que están por hacer, ya que he visto cosas que no están bien en la comunidad, el campo de golf bien descuidando , he visto en las noches personas vagas que no viven en el área caminando y otras corriendo en motocicletas por las noches en el campo de golf, así que estoy de acuerdo por un cambio e la comunidad.

Atte: Erica Rodríguez



## Village Planning Committee Meeting Summary

Z-25-24-8

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	May 13, 2024
<b>Request From</b>	R1-8 and GC
<b>Request To</b>	PUD
<b>Proposal</b>	Planned Unit Development to allow single-family residential (attached and detached) and golf course
<b>Location</b>	Southeast corner of 59th Avenue and Southern Avenue

#### VPC DISCUSSION:

*Item No.3 (GPA-LV-1-24-8) and Item No. 4 (Z-25-24-8) were heard together. Nine members of the public registered to speak on this item.*

#### Applicant Presentation:

**Alex Hayes**, representing the applicant with Withey Morris Baugh, began the presentation by displaying the location and acreage of the site. Mr. Hayes summarized the history of the site, noting the decline of the golf course. Mr. Hayes added that the golf course was recently purchased and that the new owners were willing to revitalize the site. Mr. Hayes summarized the public outreach conducted including numerous meetings with the community, surveys, and engagement with stakeholders. Mr. Hayes displayed the proposed development and noted the different types of single-family housing and proposed golf course. Mr. Hayes added that each residential development would be gated in order to ensure safety throughout the community. Mr. Hayes concluded the presentation by listing the permitted uses, added that multifamily and condos would be prohibited, and noting that the PUD would have a phasing plan for the golf course.

#### Questions From the Committee:

**Francisco Barraza** voiced his support for revitalizing the golf course.

**JoAnne Jensen** stated that she her surprise regarding the contingency amount the HOAs and the residents. Ms. Jensen asked how the applicant was able to get the consensus of the majority of the residents. **Mr. Hayes** stated that it took a lot of time and listening. Mr. Hayes added that the original proposal consisted of solely single-family residential houses, but that proposal was not supported by the community. Mr. Hayes noted the numerous meetings that were held and stated that the community



agreed to the compromise of a golf course and single-family residential. **Ms. Jensen** added that she hoped that the golf course would be built as promised by the applicant.

**Jennifer Rouse** agreed with JoAnne Jensen. Ms. Rouse stated that she was worried that the houses would be built but the golf course would never be restored. Ms. Rouse noted the distrust and hesitation from the community and added that she looked forward to hearing from the community and their concerns. Ms. Rouse added that the community and the committee would be following the proposal closely.

**Carlos Ortega** asked about the golf course affordability. **Mr. Hayes** noted that surrounding residents would be able to attend the golf course for free three times a year and receive a 10% discount. **Mr. Ortega** asked if the HOA fees of the surrounding residents would increase with the development of the golf course. **Mr. Hayes** stated that each proposed development within the PUD would have its own HOA to support the cost of the golf course. **Mr. Ortega** asked if the golf course would have a private section. **Mr. Hayes** stated that that hasn't been part of the discussion.

**Vice Chair Stephanie Hurd** noted the importance of protecting the community and stated that the applicant seemed to have done its due diligence. Vice Chair Hurd added that if the community supported the proposal, then the committee would support it as well.

**Chair Linda Abegg** agreed with the stated comments and added that she wanted to add language to ensure that the development of the golf course would be required. Chair Abegg listed possible stipulations including general conformance to a site plan for the proposed golf course.

### **Public Comment:**

**Karen Adams** stated that the proposed development was the only viable solution. Ms. Adams added that she did not want the HOA fees to increase, nor did she agree to apartments. Ms. Adams noted that she would like the golf course to be built prior to any housing. Ms. Adams summarized events held by the previous golf course and voiced her support for revitalizing the community amenity.

**Warren Foster** noted that there were already too many houses and rental properties in the area. Mr. Foster stated that the single-family development located on 51st Avenue and Southern Avenue had turned into primarily rental properties. Mr. Foster asked how many years it would take for the development to be completed and that he did not want residents having to deal with noise and dust from construction. Mr. Foster asked if the development was going to allow apartments. **Mr. Hayes** indicated that multifamily and condos were prohibited.

**Denise Suchy** stated that the applicant glossed over the required vote required by the HOAs. Ms. Suchy noted that the applicant has not done extensive outreach to the surrounding communities. Ms. Suchy added that there was a lawsuit against the

previous golf course owners for not maintaining the land. Ms. Suchy stated that the proposal did not have enough parking for the proposed golf course.

**Kim Brunner** voiced his support for the proposal. Mr. Brunner noted that it was the best opportunity that has been presented in over 20 years and appreciated that a portion of the site was going to remain golf course. Mr. Brunner noted that the community has been very informed and that this would be the first development where the developers invited the community to work together on creating the proposal.

**Cheryl Watnier** noted that the applicant has worked with the residents within the Cottonfields development. Ms. Watnier noted that the applicant hosted neighborhood meetings and asked residents to attend to voice their concerns. Ms. Watnier added that the applicant has made compromise after compromise and that they sent out surveys to further gather comments. Ms. Watnier disagreed with Denise Suchy's comments regarding the lack of communication.

**Jon Kimoto** voiced his support for the proposed development. Mr. Kimoto noted the success of the golf course 20 to 30 ago. Mr. Kimoto added that it was in the community's hand to ensure success and that the applicant has worked with the community by reducing the number of units. Mr. Kimoto supported the proposal.

**Patrice Herring** stated that she was opposed to the proposed development. Ms. Herring voiced her distrust for the applicant and noted that she bought her residence for the open space that is provided by the existing golf course area. Ms. Herring mentioned the HOA vote and noted that the vote is not valid because the meeting didn't have all board members. Ms. Herring added that the applicant would sell the property as soon as they rezone the site. Ms. Herring stated that the applicant has hired a third party to contact all residents of the HOA to sign for the vote. Ms. Herring noted that she has been contacted numerous times. Ms. Herring added that the applicant must return to the HOA for a valid vote.

**Melanie Hagen** voiced her support for the proposal. Ms. Hagen noted that during the first public meeting, she was completely against the proposal; however, the applicant has since listened to the community and modified the proposal. Ms. Hagen noted that they golf course would be revitalized, and the gated communities will increase security. Ms. Hagen stated that the applicant has hired a third party to verify the HOA vote and it was individuals who did not participate or attend the public meetings who were opposed to the project.

**Phil Hertel**, representing the Laveen Citizens for Responsible Development (LCRD), noted that they applicant had previously presented at one of the meetings. Mr. Hertel added that people might have been misinformed regarding the HOA vote. Mr. Hertel noted that the Laveen VPC meeting had a lot of missing information presented at the LCRD meeting. Mr. Hertel requested the applicant to provide conceptual elevations and site plans and reiterated that the proposal would be great for the community.



**Chair Abegg** informed the public that the HOA vote would not be discussed by the Laveen VPC. Chair Abegg added that she would like to add certain stipulations including general conformance to the golf course site plan, elevations, and site plan. Chair Abegg noted that she would like to see golf course language that would ensure that the golf course is built prior to any housing development.

**Ms. Perrera** requested more information on the number of parking spaces.

**Mr. Ortega** requested a stipulation that would require that a minimum of 75% of the individuals to own the residential property to prevent rental properties. Mr. Ortega noted that he would like to see strong CC&R conditions to help prevent rental properties. **Vice Chair Hurd** noted that she had lived in an HOA that had a condition where for the first year the property owner could not rent the house. Chair Hurd asked for more information on how the developer would maintain the land.

#### **Applicant Response:**

**Alex Hayes** noted that the consent forms required for the HOA vote were confirmed by the firm. Mr. Hayes stated that renters were unable to sign the consent form. Mr. Hayes noted that each HOA would have a property manager to ensure maintenance. Mr. Hayes added that the applicant's intent is not to sell the property and that multifamily was not proposed. Mr. Hayes noted that the golf course is intended to be completed by late next year and that they had no issues with language requiring general conformance to a site plan or elevations. Mr. Hayes stated that the narrative had detailed design guidelines that would guide elevations and that he agreed to language requiring the golf course to be completed prior to housing. Mr. Hayes added that if any of the surrounding residents had any complaints regarding weeds or trash to contact the property owners so it could be addressed.

#### **Committee Discussion:**

**Ms. Jensen** stated that the applicant should not overlook conditions in CC&Rs to limit the number of rental properties.

**Mr. Ortega** noted that he had owned a condo with similar CC&Rs.



## Village Planning Committee Meeting Summary Z-25-24-8

<b>Date of VPC Meeting</b>	August 12, 2024
<b>Request From</b>	R1-8 and GC
<b>Request To</b>	PUD
<b>Proposal</b>	Planned Unit Development to allow single-family residential and golf course
<b>Location</b>	Southeast corner of 59th Avenue and Southern Avenue
<b>VPC Recommendation</b>	Approval, per the staff recommendation with a modification and an additional stipulation
<b>VPC Vote</b>	6-2

### VPC DISCUSSION:

*Item No. 3 (GPA-LV-1-24-8) and Item No. 4 (Z-25-24-8) were heard together. Three members of the public registered to speak on this item.*

### Staff Presentation:

**Nayeli Sanchez Luna**, staff, presented an overview of GPA-LV-1-24-8 and Z-25-24-8. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, and the surrounding land uses. Mrs. Sanchez Luna provided an overview of the proposed development including proposed uses for each development unit. Mrs. Sanchez Luna concluded the presentation by summarizing the staff findings, correspondence, providing the staff recommendation and proposed stipulations.

### Applicant Presentation:

**Adam Baugh**, representing the applicant with Withey Morris Baugh, provided an overview of the proposed cases. Mr. Baugh stated that he has been working with the neighborhood for over two years and that his team had finally achieved the number of signatures required to modify the Covenants, Conditions, and Restrictions (CC&Rs) of the adjacent subdivision, Cottonfields Community. Mr. Baugh added that the modifications to the CC&Rs would allow for the rezoning of the site and for the redevelopment of the golf course. Mr. Baugh noted that Stipulation No. 2 would require the golf course to be revitalized before single-family residences are occupied. Mr. Baugh displayed the proposed golf course holes and noted the renovations to the clubhouse and entrance monuments. Mr. Baugh added that multifamily and condos are prohibited within the PUD. Mr. Baugh stated that all residential elevations must go through the public hearing process and that the PUD only allows 415 units. Mr. Baugh

requested the committee to consider deleting Stipulation No. 11 which would require a 50 percent contribution to a future traffic signal on 59th Avenue and Vineyard Road. Mr. Baugh stated that the development located on the west side of 59th Avenue was not required to contribute to the traffic signal. Mr. Baugh noted that the proposed golf course and single-family development did not generate enough traffic to warrant a traffic signal and that other future development could assist with the cost. Mr. Baugh requested the committee to consider deleting Stipulation No. 1.n. which would require a pedestrian circulation exhibit to be added to the PUD narrative. Mr. Baugh added that the Cottonfields Community was opposed to pedestrians in their community and that each proposed development unit would be gated.

### **Questions From the Committee:**

**Chair Linda Abegg** stated that she had spoken to the Street Transportation Department regarding the proposed deletions. Chair Abegg noted that the Street Transportation Department had stated that a traffic signal is required at every mile and half mile intersection, thus requiring a signal at the intersection of 59th Avenue and Vineyard Road. Chair Abegg added that the 50 percent contribution was consistent with the conditional approval of the Traffic Impact Study. Chair Abegg added that Stipulation No. 1.n. would ensure connectivity for different modes of mobility. Chair Abegg voiced her support in maintaining both stipulations.

**Patrick Nasser-Taylor** asked why the three-story multifamily project was removed from the proposal. **Mr. Baugh** noted that no one from the community supported the proposal for high density multifamily on this location. **Mr. Nasser-Taylor** added that it was odd that the applicant did not push for multifamily but pushed on another multifamily project adjacent to the Loop 202 Freeway. **Mr. Baugh** stated that it was a different location and a different developer. **Mr. Nasser-Taylor** asked if there was a possibility for Development Unit E, which would allow for a golf course, to be converted or reduced to allow for more single-family residential units. **Mr. Baugh** stated that more single-family units would not be supported by the community; furthermore, discussions with the Cottonfields community and CC&R have indicated that the boundaries are set. Mr. Baugh added that the density could be reduced but not increased. **Mr. Nasser-Taylor** asked for more information regarding Stipulation No. 2. **Mr. Baugh** provided an explanation. Mr. Baugh noted that the Certificate of Occupancy for single-family residential development would not be provided until the grading and drainage is completed and landscaping is completed. **Mr. Nasser-Taylor** asked if the golf course had a developer. **Mr. Baugh** confirmed and noted that the property owner has also hired a management company for the golf course.

**Carlos Ortega** asked for clarification if the single-family attached units would be able to receive certificate of occupancy before the golf course was completed. **Chair Abegg** noted that she had reached out to staff, and they have confirmed that single-family attached is single-family residential and not multifamily. **Mr. Ortega** asked if the existing residents would receive some sort of discount to utilize the golf course. Mr. Ortega asked if the existing homeowners association fees would increase for the

Cottonfields community. **Mr. Baugh** noted that this development would cover all the costs of improvements and that the HOA fees for the adjacent Cottonfields community would not increase. Mr. Baugh added that the new development would have their own HOA and their own fees. Mr. Baugh added that there has been some discussion to allow for a free round of golf a few times a year and discounts for the golf course and restaurant. **Mr. Ortega** asked if there would be a possibility to allow for large events. **Mr. Baugh** added that the clubhouse could be used for events.

**Vice Chair Stephanie Hurd** asked if the clubhouse would be modified. **Mr. Baugh** clarified that only the exterior of the clubhouse would be remodeled.

**Mr. Ortega** voiced his concern regarding the single-family attached development. Mr. Ortega added that if it was possible to amend the PUD to convert the single-family attached to multifamily and receive certificate of occupancy prior to the golf course completion. **Mr. Baugh** stated that any modifications to the allowed uses or density would require a major amendment. Mr. Baugh added that a major amendment would be required to go through the entire public hearing process.

**Mixen Rubio-Raffin** noted that there was not a lot of information on why the original golf course was abandoned. Ms. Rubio-Raffin asked for more information. **Mr. Baugh** stated that he was unsure of the exact reason for the abandonment of the golf course. Mr. Baugh explained the history of the golf course noting the changes in holes and maintenance. Mr. Baugh noted the proposed number of holes and renovation of vegetation. **Ms. Rubio-Raffin** asked if the new HOAs created through the PUD process would work with the Cottonfields community. **Mr. Baugh** noted that they would work together regarding gates, entry monuments, and maintenance. **Ms. Rubio-Raffin** noted that there would be numerous single-family developments and added that existing connections were no longer available. **Mr. Baugh** stated that the existing Cottonfields community has voiced safety concerns regarding the area. Mr. Baugh added that the Cottonfields community has stated that they do not want penetration into their community. Mr. Baugh noted that they do not like people walking through their development and prefer them walking from Southern Avenue to Baseline Road using public sidewalks. **Ms. Rubio-Raffin** voiced her disappointment. Ms. Rubio-Raffin asked how they would entice people to go to the golf course if the existing community does not want outside individuals. Ms. Rubio-Raffin added that people would not be able to sample the golf course amenities. **Mr. Baugh** added that he has never seen a golf course open to the public.

**Francisco Barraza** voiced his support for pedestrian circulation. Mr. Barraza added that it would benefit the community. **Mr. Baugh** stated that he was willing to support pedestrian circulation within the proposed development units if it did not include the Cottonfields community. **Mr. Barraza** voiced his support for the traffic light on 59th Avenue and Vineyard Road. **Mr. Baugh** stated that he didn't disagree with the need, but that the contribution percentage was arbitrary, and that the adjacent multifamily development was not required to contribute. Mr. Baugh added that he did not see the legal nexus but does recognize the policy requiring a traffic light. **Mr. Barraza** asked if

an easement was going to be provided on Southern Avenue and 59th Avenue to allow access into the site. **Mr. Baugh** stated that an easement was not required.

**JoAnne Jensen** noted that the community has voiced concerns regarding the lack of police and fire services in the area. **Mr. Baugh** stated that he did not understand the concern. Mr. Baugh added that redeveloping the golf course and new residential development would increase safety and contribute to impact fees that cover fire and police services. **Ms. Jensen** asked about the existing golf course views. **Mr. Baugh** noted that if a resident had a golf course view, they would still have a view after the completion of the new residential developments. Mr. Baugh added that there might be situations where new paths might be added behind some existing houses, but views would not be obstructed. **Ms. Jensen** asked about water usage and conservation. **Mr. Baugh** added that there would be less turf and that landscaping would consist of native desert vegetation. Mr. Baugh noted that some lakes would be redesigned to fix design flaws that did not maximize water conservation. **Ms. Jensen** noted that some golf courses utilize gray water and asked if this golf course would utilize this type of water source. **Mr. Baugh** stated that gray water would not be utilized due to the agreement with SRP.

**Jennifer Rouse** voiced her concerns regarding the single-family development and asked if it would be a rental community. **Mr. Baugh** noted that this would not be a rental or multifamily community. **Ms. Rouse** voiced her support for the traffic light on 59th Avenue and Vineyard Road. Ms. Rouse noted that numerous commercial uses have been proposed as well as a community college that would contribute to the traffic in the area. **Mr. Baugh** stated that all those commercial uses would contribute to the traffic but were not required to contribute. Mr. Baugh reiterated that the percentage contribution was not proportional to the impact caused by their proposed development. **Ms. Rouse** added that she did not support pedestrian circulation within the development. Ms. Rouse noted that people paid to live here and did not want to see an increase in vandalism. Ms. Rouse voiced her support to delete the pedestrian circulation stipulation.

**Vice Chair Hurd** voiced her support for the traffic signal. Vice Chair Hurd thanked the applicant for everything they have done and for working with the community. Vice Chair Hurd thanked Chair Abegg for reviewing the language to ensure that the golf course is completed prior to the certificate of occupancy of the single-family development.

**Chair Abegg** voiced her support for the traffic signal. Chair Abegg noted that they had reached out to the Street Transportation Department regarding the applicant's request to delete the two stipulations. Chair Abegg indicated that traffic signals are constructed at the mile and half mile intersection. Chair Abegg clarified that 59th Avenue and Vineyard Road was at the half mile intersection, thus requiring a traffic signal. Chair Abegg noted that the Street Transportation Department had indicated that 50 percent contribution was required as a conditional approval of the Traffic Impact Study provided for this proposal. Chair Abegg added that the Street Transportation

Department has indicated that the multifamily to the south was stipulated to contribute to the design and construction for the signal on 59th Avenue and Southern Avenue. Chair Abegg stated that the department has indicated that a pedestrian circulation exhibit was required to ensure that the transportation network is comfortable for all modes and abilities. Chair Abegg stated that she saw both sides pertaining to the pedestrian circulation exhibit. Chair Abegg added that the PUD landscaping requirements would require 50 percent two-inch, 25 percent 1.5-inch and 25 percent one-inch caliper size trees. Chair Abegg stated that she would like to modify the landscape requirement to require 25 percent three-inch caliper trees. **Mr. Baugh** noted that the PUD already exceeded what was required by the Zoning Ordinance. Mr. Baugh requested the landscape architect, Laura Cornell to provide a comment. **Laura Cornell**, on the applicant's team, stated that there was a misconception regarding caliper tree size. Ms. Cornell stated that the conditions at nurseries influence tree health. Ms. Cornell noted that the roots are greatly impacted due to growing in a box that will later be transported to a new location. Ms. Cornell stated that the roots found in three-inch caliper trees grow too close to the tree trunk, and when transplanted to the development site, these roots do not expand, causing the tree to either die or fall. Ms. Cornell added that native vegetation tends to grow naturally into a shrub shape, where tree branches reach the ground. Ms. Cornell stated that branches act as shade for the tree, but nurseries cut these branches forcing all the weight to be placed in one branch. Ms. Cornell added that it was better for trees to be planted in smaller calipers, so they can grow in their new environment and expand their roots. Ms. Cornell concluded her comment by adding that multi-trunk trees do not have a standards tree caliper size and that it varies species by species. **Chair Abegg** voiced her gratitude for Laura Cornell's explanation.

### **Public Comment:**

**Phil Hertel** noted that he was planning on requesting three-inch caliper trees but will now remove his request based on Laura Cornell's information. Mr. Hertel asked if the golf course would be up and running before the certificate of occupancy for single-family homes. **Mr. Baugh** confirmed. **Mr. Hertel** noted that he supported this case because of all the work that went into it and supported the stipulation to require the golf course to be built.

**Norma Nelson** stated that she had purchased her home 20 years ago and paid a premium for the golf course views and security. Ms. Nelson added that her property had a scenic view of the golf course lake. Ms. Nelson said that she was opposed to pedestrian circulation because she did not want individuals in her backyard. Ms. Nelson added that people have been wandering the abandoned golf course and she no longer felt safe. Ms. Nelson noted that she was opposed to removing the lake because she had paid premium fees for a lake view. Ms. Nelson stated that the developer had no right to take away her privacy and her amenities. Ms. Nelson reiterated that pedestrian circulation connecting to the Cottonfields community made her feel unsafe.

**Kristi McCann** voiced her concerns regarding the new development. Ms. McCann asked if the new development would help cover all the costs that Cottonfields had to pay. Ms. McCann added that the applicant presentation included new monuments and gate renderings. Ms. McCann asked who would pay the existing Cottonfields HOA for all the fees to redesign the gates and monuments. Ms. McCann added that the Cottonfields HOA had funded 360-degree cameras to be located for security and asked who would be refunding those fees. Ms. McCann stated that the existing Cottonfields HOA has also replenished vegetation in some areas and asked the new development refund all the money that they had invested. Ms. McCann voiced her support for the proposed traffic signal and added that this development would also contribute to traffic. Ms. McCann suggested adding a stipulation that would address these concerns and require the new HOAs to pay back all the improvements that would be removed.

### **Applicant Response:**

**Mr. Baugh** thanked members of the public for their comments. Mr. Baugh noted that all proposed streets within the development would be private streets.

**Chair Abegg** noted that the issues between HOAs such as the fences, gates, and maintenance, are all private issues not related to the rezoning case. Chair Abegg requested the applicant to work with the existing Cottonfields HOA regarding these negotiations. **Mr. Baugh** agreed.

**Mr. Baugh** stated that the existing lake would not be modified. Mr. Baugh added that the lake configuration would not change, and that Norma Nelson would still have her scenic lake view. Mr. Baugh noted that a private path might be added but her views would not be obstructed. Mr. Baugh added that the property owner has the right to renovate their property.

### **Committee Discussion:**

**Chair Abegg** stated that based on the discussion, the committee is in favor of keeping the traffic signal stipulation. Chair Abegg asked if the committee agreed to keep the pedestrian circulation stipulation. **Ms. Jensen** noted that the community has strongly voiced their opposition for pedestrian circulation with the existing Cottonfields community. Ms. Jensen added that it was proper etiquette for people to not cross golf course areas. **Mr. Baugh** added that they would support the stipulation if it required pedestrian circulation within their development but not connecting to the existing Cottonfields development. **Vice Chair Hurd** voiced the importance for connectivity. **Ms. Jensen** and **Ms. Rouse** voiced their support for the community concerns. **Chair Abegg** provided a modification to the stipulation that would require connectivity between the new development units and remove connectivity within the Cottonfields community. **Mr. Baugh** voiced his support.

**Ms. Rubio-Raffin** stated that the issues with vandalism might reduce with new

development. Ms. Rubio-Raffin stated that she supported pedestrian connections because of the desert environment and the dangers of arterial streets. **Chair Abegg** noted that the modified stipulation language would require pedestrian circulation between the new development units and the exterior streets of the existing community. **Ms. Rubio-Raffin** added if someone lived closer to Southern Avenue, they would need those pedestrian connections if they wanted to walk to Baseline Road without having to go out to the arterial street.

**Scott Rose**, a member of the public, stated that if they knew pedestrian circulation would be required the Cottonfield community would have never signed to modify the existing CC&Rs.

**Motion:**

**Carlos Ortega** motioned to recommend approval of Z-25-24-8, per the staff recommendation with a modification to Stipulation No. 1.n. regarding the pedestrian circulation exhibit. **Francisco Barraza** seconded the motion.

**Vice Chair Hurd** added that she would like to add a stipulation that would require the developer to provide biannual updates until the golf course is complete. **The Committee** voiced their support. **Chair Abegg** provided stipulation language for biannual updates after City Council approval. **Vice Chair Hurd** noted that she would like the updates to be either in person or written format.

**Vice Chair Hurd** requested a friendly amendment to add a stipulation that would require biannual updates after City Council approval for the golf course until its completion. **Mr. Ortega** and **Mr. Barraza** agreed to the friendly amendment.

**Vote:**

**6-2**, motion to recommend approval of Z-25-24-8, per the staff recommendation with a modification and an additional stipulation passed with Committee Members Barraza, Jensen, Ortega, Rouse, Hurd, and Abegg in favor and Committee Members Nasser-Taylor and Rubio-Raffin in opposition.

**Recommended Stipulations:**

1. An updated Development Narrative for The Score at Cottonfields PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 24, 2024, as modified by the following stipulations.
  - a. Front Cover, modify the fourth line to state "Hearing Draft Submittal: July 24, 2024"
  - b. Front Cover, add "City Council adopted: [Insert Adoption date]"



- c. Page 4, Land Use Plan, Table 2: Zoning Designation: Modify the acreage to 153.86 Acres.
- d. Page 15, Development Standards & Guidelines, Table 7: Golf Course Development Standards, Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
- e. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after “59th Avenue” in the Roadway column: “For the full length of 59th Avenue between Baseline Road and Southern Avenue intersections, including outparcel APN: 104-80-523A.”
- f. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”
- g. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, 59th Avenue: Modify the landscape strip to state, “Landscape Strip: 10 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees.”
- h. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following footnote “\*\*” after each requirement. “\*\*” should state, “Or as otherwise approved by SRP.”
- i. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards: Add the following after “Southern Avenue” in the Roadway column: “For the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A, and APN 104-80-004C.”
- j. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Southern Avenue: Modify the sidewalk width to state, “Sidewalk Width: 6 feet.”
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- l. Page 16, Development Standards & Guidelines, Table 8: Streetscape Standards, Baseline Road: Modify the landscape strip to state, “Landscape Strip: 9 feet located between back of curb and sidewalk. The landscape strip shall be planted with minimum 2-inch caliper, single trunk,

drought-tolerant, shade trees.”

- m. Page 40, Golf Course Sustainability, Energy Efficiency & Long Term Operation: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
  - n. Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate pedestrian circulation that demonstrates the integration of the proposed development with the existing residential community’s ~~sidewalks~~, exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development. All areas within the proposed development must include internal pedestrian linkages connecting to all other proposed developments within the Planned Unit Development (PUD) ~~and the existing cottonfields residential community~~.
  - o. Page 48, Appendix Comparative Zoning Standards, Table 16: Phoenix Golf Course District Standards (GC), Parking: Modify “Electric Vehicle (EV)” to state “Electric Vehicle (EV) Installed.”
2. No Certificates of Occupancy shall be issued for single-family residences, excluding a maximum of 20 model homes throughout the entire development, prior to the issuance of a Certificate of Completion for the golf course grading and drainage, and the Certificates of Completion or sign off by the site inspector, verifying that the landscape improvements match the Approved/Batch Plotted Landscape Plans for golf course facilities (which shall include, at a minimum, the installation of 18-holes, tees and fairways, cart paths, putting greens, landscaping, lakes, and irrigation) as shown in Exhibit 5 Conceptual Development Plan, within the PUD narrative dated July 24, 2024.
3. **THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE BIENNIAL LAND DEVELOPMENT UPDATES AND STATUS OF DEVELOPMENT WITHIN THE PUD, STARTING 6 MONTHS AFTER CITY COUNCIL APPROVAL UNTIL CERTIFICATE OF COMPLETION OR SIGN OFF OF FINAL INSPECTION FOR THE GOLF COURSE. THIS CAN BE IN PERSON OR IN WRITING.**
- ~~3-~~  
4. The conceptual residential elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, for stipulation modification prior to final site plan approval with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
- a. All elevations shall incorporate a minimum of three of the following

architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies

- b. All elevations shall incorporate a minimum of three of the following building materials: native stone, burnt adobe, textured brick, wood (when shaded by overhangs or deep recesses), slump block, ceramic tile (matte finish), stucco, and/or exposed aggregate concrete.
  - c. The front elevations shall consist of a minimum 25% non-stucco accent material.
  - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.
- 4- The south half of Southern Avenue shall be constructed to an Arterial CM cross-section, for the full length of Southern Avenue between the 59th Avenue and 55th Avenue intersections, including outparcels APN 104-80-523A and APN 104-80- 004C. Sufficient right-of-way shall be dedicated to accommodate a flared intersection on the south half of Southern Avenue at the 59th Avenue intersection.
- 5- Improvements to the east side of 59th Avenue shall be constructed in compliance with the conditions and stipulations outlined in the approved agreement between the Salt River Project (SRP) and the City of Phoenix regarding the construction of 59th Avenue.
- 6- Any proposed access through SRP's easement to 59th Avenue shall be reviewed and approved by SRP. Documentation of SRP's review and approval shall be provided prior to Preliminary Site Plan approval.
- 7- A minimum 30-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to Baseline Road. A 10-foot wide multi-use trail shall be constructed within the 30-foot multi-use trail easement, as approved by the Planning and Development Department.
- 8- An enhanced pedestrian connection shall be provided on the southern site boundary, adjacent to the Baseline Road, to allow for direct pedestrian access to the adjacent transit bus stop, as approved by the Planning and Development Department.
- 9- The developer shall deposit 25% of the cost of the future traffic signal at the 55th Avenue and Southern Avenue intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
- 10- The developer shall deposit 25% of the cost of the future traffic signal at the at

11. the 59th Avenue and Southern Avenue intersection. If the signal is installed by others, the development shall be responsible for 100% of the cost for traffic signal modification to accommodate the development.
- ~~44.~~ ~~12.~~ The developer shall deposit 50% of the cost of the future traffic signal at the 59th Avenue and Vineyard Road intersection in an escrow account to the Street Transportation Department, prior to final site plan approval.
- ~~42.~~ ~~13.~~ Existing SRP facilities along Southern Avenue are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
- ~~43.~~ ~~14.~~ 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.
- ~~44.~~ ~~15.~~ 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.
- ~~45.~~ ~~16.~~ The property owner shall record documents that disclose the existence, and operational characteristics of 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.
- ~~46.~~ ~~17.~~ 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.
- ~~47.~~ ~~18.~~ 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.
- ~~48.~~ ~~19.~~ 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.
- ~~49.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207

20. 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.

**Staff comments regarding VPC Recommendation:**

No comments.

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION September 5, 2024

ITEM NO: 9	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-25-24-8 (The Score at Cottonfields PUD) (Companion Case GPA-LV-1-24-8)
Location:	Southeast corner of 59th Avenue and Southern Avenue
From:	R1-8 and GC
To:	PUD
Acreage:	153.86
Proposal:	PUD (Planned Unit Development) to allow single-family residential (attached and detached) and golf course
Applicant:	Alan Beaudoin, Norris Design
Owner:	Laveen 140, LLC c/o Alan Robinson
Representative:	Adam Baugh, Withey Morris Baugh, PLC

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Laveen 5/13/2024** Information only.

**Laveen 8/12/2024** Approval, per the staff recommendation with a modification and an additional stipulation. Vote: 6-2.

Planning Commission Recommendation: Approval, per the Laveen Village Planning Committee recommendation, with a modified and deleted stipulation.

Motion Discussion:

Commissioner Matthews posed a question to staff regarding Stipulation No. 12 which addresses the installation of a stop light. He asked if the stipulation were to be removed and not require the developer to install that stop light, would the Street Transportation Department then require a stop sign or other traffic calming measure.

Ms. Racelle Escolar stated that the Department did provide a potential alternative stipulation, stating that, "The developer shall submit a traffic impact analysis to establish the development's impact to the surrounding street network and warranted contributions to impacted intersections, as approved by the Street Transportation Department."

Commissioner Gorraiz asked staff if that was standard language for the Street Transportation Department to propose for potential rezoning cases.

Ms. Escolar responded in the affirmative, regarding Stipulation No. 12.

There was also discussion amongst the Commission members regarding a modification to Stipulation No. 1.n. regarding a pedestrian circulation plan.

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-25-24-8, per the Laveen Village Planning Committee recommendation, with a modification to Stipulation 1.n. to read “Page 45, Infrastructure, Complete Streets, Exhibit 15: Conceptual Circulation Plan: Update to clearly delineate exterior sidewalks on all adjacent public streets, and any transit locations adjacent to the development.” And the deletion of Stipulation 12 (previously 11).

Maker: Vice-Chairperson Busching  
Second: Matthews  
Vote: 8-0  
Absent: Jaramillo  
Opposition Present: Yes

Findings:

1. The proposal is compatible with the existing land use pattern and is consistent with the proposed General Plan Land Use Map designations.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The proposal will revitalize a golf course that will be an asset to the village and provide additional housing opportunities within the area.

Stipulations:

1. An updated Development Narrative for The Score at Cottonfields PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 24, 2024, as modified by the following stipulations.
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fairways, cart paths, putting greens, landscaping, lakes, and irrigation) as shown in Exhibit 5 Conceptual Development Plan, within the PUD narrative dated July 24, 2024.

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  - d. All garage doors shall have decorative embellishments such as window panels, added materials surrounding the door, and/or trellises.
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14. 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.
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16. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
17. 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.
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This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

## SMOKE SCREEN

AUG 09 2024

Planning & Development  
Department

SM

When Laveen 140 took possession of the Golf Course, Nothing was done concerning up-keep. Neighbors had to repeatedly call to get encroaching trees and growth remove. There was never any watering, basically it was was left in disrepair until the neighborhood grew tired of looking at the wasteland.

Under normal circumstances a seasoned contractor buys property, after he evaluates the cost to fix it.

Thus, there always was the plan to attempt the Zoning Change, building houses was first, golf course was secondary.

Very little money was spent to rehab the property, the intention was always to resell most of the land to other developers and build a tiny golf course.

Money could have been made by enlarging the Clubhouse, adding a nice Restaurant and Event Center,

All the things that would have been attractive for the neighborhood. We do not know what kind of Zoning changes will be attempted by new developers.

Has there a study been presented, regarding the impact Additional homes will have on already congested traffic conditions on Baseline / Southern and the lack of Police presence, which makes the existing neighborhoods already unsafe and challenged.

Is money more important than the residents.

This project comes with a lot of issues other than



## SMOKE SCREEN

has been so beautifully laid out in videos and pictures. People I have talked to, many moved here for the rural feel of Laveen and would like to keep it that way. I understand progress. But piling up houses over houses, as it seems to be happening in Laveen, will take all that away. Crime and congestion will suffocate this rural community and it will eventually look like other cities with no beauty left, just a Cement Forest with no character.

Last but not least we have no guaranty of this being finished within a reasonable timeframe. We are looking at Dust and Dirt, Noise from Construction and Heavy Machinery for who knows how long. It will never be peaceful as it was ever again. Construction noise and extra traffic will prevent all that. Of course if you don't live here, why should you care. Your house is just an investment, you live somewhere else and you will never be affected.

Infrastructure of an area should always be changed in correlation with area growth, that has not happened in Laveen, Maricopa County or in the general Phoenix area. Infrastructure, Police, Fire Departments and Hospitals are way behind the actual growth of the area.

We are already the 4<sup>th</sup> or 5<sup>th</sup> largest City in the USA, but our infrastructure to support this growth is about 16 years behind.

Last but not least the issue of WATER. I was informed, that Water is guaranteed for 100 years. Please, correct me, if I am wrong. At this point in time, it sounds a little far fetched to guarantee any thing like that for a hundred years. We are dealing with climate change right now. The Colorado River is

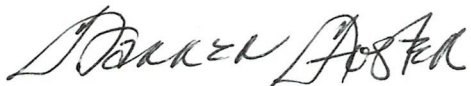
# SMOKE SCREEN

experiencing water lows, reflecting drought. We in Arizona are not getting as much water as in the past, lacking Monsoon rainfalls. Our plants are dying from excessive heat. The talk of Drought is everywhere. We don't even know what the weather will be like next year. Really no one in the country can really make predictions for 10 years, much less 100 years, I don't care where the water is supposed to come from.

We are overbuilding , attracting a load of extra people not really knowing , what Arizona's future will bring.

Is that what you want ?

Regards



Warren Foster

**CITY OF PHOENIX**

AUG 09 2024

**Planning & Development  
Department**

Laveen 09/03/2024

To Whom It May Concern

My name is Warren Foster and I live adjacent to the Golf Course and have been trying to attend the planning meetings. I was informed that notifications went out to the neighborhood regarding the meetings. Regardless of what I was told, neither I nor my partner have received Emails or letters from any one regarding the meeting schedules. The signs posted along the property are not readable, you have to literally park your car and walk close up to the sign to even read a date and time.

The first thing that looks funny is , that this is supposed to be a financially secure Company, who wants to build 400 houses on the golf course and cannot even keep the grass watered. Not even the front, which faces Baseline, has been watered, it is a shame. I just found out that a meeting is supposed to be on Thursday 09.05.24. Again I did not receive any notification regarding this. My partner happened to stop at the side of the road and walked across the lawn to check the barely readable sign. This entire situation has turned into some very shady business by an owner who wants to make this area more and our homes more "valuable".

Is this the way business is conducted in Laveen . Is this how questionable projects like the corner of 51<sup>st</sup> and Southern come to be?

Now will this upcoming meeting be in person or virtual, not even that is clear. As I told you before, there is no email or letter I have received.

Best

  
Warren Foster  
9/3/2024

**CITY OF PHOENIX**

**SEP 03 2024**

**Planning & Development  
Department**

## Nayeli Sanchez Luna

---

**From:** Norma Nelson <nnrealtor@yahoo.com>  
**Sent:** Thursday, September 5, 2024 6:03 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** Laveen 140, LLC. Zoning Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### **CAUTION: This email originated outside of the City of Phoenix.**

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Greetings,

I am not able to attend the meeting in person. However, I did submit an earlier email expressing my concerns about the loss of security and privacy that result from the golf course design adding a public path way behind the homes surrounding the lake. I/m not sure what happened to that email.

We purchased our waterfront view homes paying a lot premium for this security and privacy. Please require the Developer 's design to exclude the public pathway around the lake or otherwise mitigate the adverse impact.

Thank you.

Norma Nelson  
Lot 25