



City Council Formal Meeting

Report

Agenda Date: 1/3/2024, Item No. *82

*****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** (CONTINUED FROM OCT. 4, NOV. 1 AND DEC. 6, 2023) - Amend City Code - Ordinance Adoption - Rezoning Application Z-27-23-1 - Southwest Corner of 19th Avenue and Quail Avenue (Ordinance G-7172)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-27-23-1 and rezone the site from IND. PK. DVAO (Industrial Park, Deer Valley Airport Overlay District) to C-3 DVAO (General Commercial, Deer Valley Airport Overlay District) to allow electric vehicle sales and repair.

Summary

Current Zoning: IND. PK. DVAO

Proposed Zoning: C-3 DVAO

Acreage: 7.91 acres

Proposal: Electric vehicle sales and repair.

Owner/Applicant: Aztec 19th Ave., LLC

Representative: William E. Lally, Tiffany & Bosco, PA

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Deer Valley Village Planning Committee heard this case on Aug. 10, 2023, and recommended approval, per the staff recommendation with deleted stipulations, by a vote of 11-1.

PC Action: The Planning Commission heard this case on Sept. 7, 2023, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 6-0.

Location

Southwest corner of 19th Avenue and Quail Avenue

Council District: 1

Parcel Address: 21030 and 21040 N. 19th Ave. and 1929 W. Quail Ave.

Responsible Department

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

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City of Phoenix

Report

Agenda Date: 1/3/2024, Item No. 83

*****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** Amend City Code -
Ordinance Adoption - Rezoning Application Z-32-23-3 - Approximately 360 Feet
East of the Southeast Corner of Cave Creek Road and Mescal Street (Ordinance
G-7207)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-32-23-3 and rezone the site from R1-10 (Single-Family Residence District) to C-3 (General Commercial) to allow C-3 commercial use (self-service storage warehouse).

Summary

Current Zoning: R1-10

Proposed Zoning: C-3

Acreage: 1.20

Proposal: C-3 commercial use (self-service storage warehouse)

Owner: Terrance A & Paige S Maglio

Applicant/Representative: Marty Hall

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Mountain Village Planning Committee heard this case on Sept. 20, 2023, and recommended approval, per the staff recommendation, with direction, by a vote of 7-3.

PC Action: The Planning Commission heard this case on Oct. 5, 2023, and continued the case, by a vote of 7-0. The Planning Commission heard this case on Nov. 2, 2023, and continued the case, by a vote of 9-0. The Planning Commission heard this case on Dec. 7, 2023, and recommended denial, by a vote of 5-0.

Location

Approximately 360 feet east of the southeast corner of Cave Creek Road and Mescal Street

Council District: 3

Parcel Address: 1545 E. Mescal St.

Responsible Department

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

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Agenda Date: 1/3/2024, Item No. 84

Amend City Code - Ordinance Adoption - Rezoning Application Z-51-23-3 (Resilient Living at Sunnyslope PUD) - Approximately 275 Feet East of the Southeast corner of 19th Avenue and Sahuaro Drive (Ordinance G-7213)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-51-23-3 and rezone the site from R-3 (Multifamily Residence District) to PUD (Planned Unit Development) to allow multifamily residential.

Summary

Current Zoning: R-3

Proposed Zoning: PUD

Acreage: 1.08

Proposal: Multifamily residential

Owner: Northern Office Properties, LLC

Applicant: Resilient Health

Representative: Benjamin Graff, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Info: The North Mountain Village Planning Committee heard this case on Oct. 18, 2023, for information only.

VPC Action: The North Mountain Village Planning Committee heard this case on Nov. 15, 2023, and recommended approval, per the staff recommendation, by a vote of 12-0.

PC Action: The Planning Commission heard this case on Dec. 7, 2023, and recommended approval, per the North Mountain Village Planning Committee recommendation, by a vote of 5-0.

Location

Approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaro Drive

Council District: 3

Parcel Address: 1815 W. Sahuaro Drive

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Agenda Date: 1/3/2024, Item No. *85

*****REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** Amend City Code - Ordinance Adoption - Rezoning Application Z-50-23-4 - Northeast Corner of 3rd Street and Cheery Lynn Road (Ordinance G-7210)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-50-23-4 and rezone the site from R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District) to WU Code T4:3 MT, (Walkable Urban Code, Transect 4:3 District, Transit Midtown Character Area) to allow townhomes.

Summary

Current Zoning: R1-6 (0.77-acres) and R-5 (0.58-acres)

Proposed Zoning: WU Code T4:3 MT

Acreage: 1.35

Proposal: Townhomes

Owner: Kris Rigsby, Rigsby, LLC

Applicant/Representative: Kristjan Sigurdsson

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Encanto Village Planning Committee heard this case on Nov. 6, 2023, and recommended denial, by a vote of 7-4.

PC Action: The Planning Commission heard this case on Dec. 7, 2023, and recommended approval, per the staff recommendation, by a vote of 4-1.

Location

Northeast corner of 3rd Street and Cheery Lynn Road

Council District: 4

Parcel Address: 3201 N. 3rd St. and 306, 310, 314, 316, 318, and 322 E. Cheery Lynn Road

Responsible Department

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

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Agenda Date: 1/3/2024, Item No. 86

Amend City Code - Ordinance Adoption - Rezoning Application Z-70-23-5 (Helen Drake Village PUD) - Approximately 315 Feet South of the Southwest Corner of 27th Avenue and Belmont Avenue (Ordinance G-7214)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-70-23-5 and rezone the site from R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) for a senior housing development.

Summary

Current Zoning: R1-6

Proposed Zoning: PUD

Acreage: 4.73

Proposal: Senior housing development

Owner: City of Phoenix, Human Services Department

Applicant: Samantha Keating, City of Phoenix, Housing Department

Representative: Nick Wood, Esq., Snell and Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.

VPC Info: The Alhambra Mountain Village Planning Committee was scheduled to hear this case on Oct. 24, 2023, for information only; however, there was no quorum.

VPC Action: The Alhambra Village Planning Committee heard this case on Nov. 28, 2023, and recommended approval, per the staff recommendation, by a vote of 10-1.

PC Action: The Planning Commission heard this case on Dec. 7, 2023, and recommended approval, per the Alhambra Village Planning Committee recommendation, with a modified and additional stipulation, by a vote of 5-0.

Location

Approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue

Council District: 5

Parcel Address: 7600 N. 27th Ave.

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Agenda Date: 1/3/2024, Item No. 87

Amend City Code - Ordinance Adoption - Rezoning Application Z-48-23-6 - Northwest Corner of 44th Street and Earll Drive (Ordinance G-7209)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-48-23-6 and rezone the site from R1-6 (Single-Family Residence District) to R-O (Residential Office - Restricted Commercial District) to allow a chiropractic office.

Summary

Current Zoning: R1-6

Proposed Zoning: R-O

Acreage: 0.42

Proposal: Chiropractic office

Owners/Applicants/Representatives: Keiko Finnigan and Sera Sheppard

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this case on Nov. 14, 2023, and recommended approval, per the staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this case on Dec. 7, 2023, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 5-0.

Location

Northwest corner of 44th Street and Earll Drive

Council District: 6

Parcel Address: 4346 E. Earll Drive

Responsible Department

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

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Agenda Date: 1/3/2024, Item No. 88

Amend City Code - Ordinance Adoption - Rezoning Application Z-52-23-8 - Southeast and Southwest Corners of 13th Street and Washington Street (Ordinance G-7208)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-52-23-8 and rezone the site from C-3 TOD-1 (General Commercial, Interim Transit-Oriented Zoning Overlay District One) and R-5 RI TOD-1 (Multifamily Residence District, Residential Infill District, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:7 EG (Walkable Urban Code, Transect 5:7 District, Transit Eastlake-Garfield Character Area) and WU Code T5:7 EG HP (Walkable Urban Code, Transect 5:7 District, Transit Eastlake-Garfield Character Area, Historic Preservation Overlay) to allow mixed use including multifamily residential, hotel, and general retail; and a Historic Preservation (HP) zoning overlay for the Greenlee-Hammond House/Virgil J. Berry Real Estate & Insurance Agency (1321 E. Washington St.).

Summary

Current Zoning: C-3 TOD-1 (3.77 acres) and R-5 RI TOD-1 (0.95 acres)

Proposed Zoning: WU Code T5:7 EG (4.49 acres) and WU Code T5:7 EG HP (0.23 acres)

Acreage: 4.72

Proposal: Mixed use including multifamily residential, hotel, and general retail; and a Historic Preservation (HP) zoning overlay for the Greenlee-Hammond House/Virgil J. Berry Real Estate & Insurance Agency (1321 E. Washington St.)

Owner: 1301 East Washington, LLC, et. al.

Applicant/Representative: Virgil J. Berry Jr.

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Central City Village Planning Committee heard this case on Nov. 13, 2023, and recommended approval, per the staff recommendation, with a modification and an additional stipulation, by a vote of 11-3.

PC Action: The Planning Commission heard this case on Dec. 7, 2023, and recommended approval, per the staff memo dated Dec. 6, 2023, by a vote of 5-0.

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Agenda Date: 1/3/2024, Item No. 89

Amend City Code - Ordinance Adoption - Rezoning Application Z-53-23-8 - Approximately 235 Feet North of the Northeast Corner of 36th Street and McDowell Road (Ordinance G-7211)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-53-23-8 and rezone the site from R1-6 (Single-Family Residence District) to R-4 (Multifamily Residence District) to allow multifamily residential.

Summary

Current Zoning: R1-6

Proposed Zoning: R-4

Acreage: 0.76

Proposal: Multifamily residential

Owner: Edge Development, LLC

Applicant/Representative: Jason Morris, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Camelback East Village Planning Committee heard this case on Nov. 14, 2023, and recommended approval, per the staff recommendation, by a vote of 14-0.

PC Action: The Planning Commission heard this case on Dec. 7, 2023, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 5-0.

Location

Approximately 235 feet north of the northeast corner of 36th Street and McDowell Road

Council District: 8

Parcel Address: 1633 N. 36th St.

Responsible Department

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

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City of Phoenix

Report

Agenda Date: 1/3/2024, Item No. 91

Public Hearing and Ordinance Adoption - Rezoning Application Z-14-A-20-2 (Kierland Sky PUD) - Southeast Corner of Kierland Boulevard and Marilyn Road (Ordinance G-7215)

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-14-A-20-2 and rezone the site from PUD (Planned Unit Development) to PUD (Planned Unit Development) for a Major PUD Amendment to the Kierland Sky PUD to allow commercial and multifamily residential. This is a companion case to GPA-PV-1-22-2 and must be heard following GPA-PV-1-22-2.

Summary

Current Zoning: PUD

Proposed Zoning: PUD

Acreage: 7.81

Proposal: Major PUD Amendment to allow commercial and multifamily residential

Owner: Ted Akiba, Kierland Sky, LLC

Applicant/Representative: Larry Lazarus, Lazarus & Silvyn, P.C.

Staff Recommendation: Approval, subject to stipulations.

VPC Information Only: The Paradise Valley Village Planning Committee heard this case on Oct. 2, 2023, for information only.

VPC Action: The Paradise Valley Village Planning Committee heard this case on Nov. 6, 2023, and recommended approval, per the staff recommendation, by a vote of 13-0.

PC Action: The Planning Commission heard this case on Dec. 7, 2023, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 5-0.

Location

Southeast corner of Kierland Boulevard and Marilyn Road

Council District: 2

Parcel Address: 14631 and 14635 N. Kierland Blvd.

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Agenda Date: 1/3/2024, Item No. *93

*****ADDITIONAL INFORMATION (SEE ATTACHED MEMO)*** (CONTINUED FROM DEC. 6, 2023) - Public Hearing and Ordinance Adoption - Rezoning Application Z-3-23-8 - Northeast Corner of 12th Street and Jones Avenue (Ordinance G-7199)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-3-23-8 and rezone the site from R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District) to CP/GCP RSIOD (Commerce Park District/General Commerce Park Option, Rio Salado Interim Overlay District) to allow office, industrial, and warehouse. This is a companion case to GPA-SM-1-23-8 and must be heard following GPA-SM-1-23-8.

Summary

Current Zoning: R-4 RSIOD

Proposed Zoning: CP/GCP RSIOD

Acreage: 28.32

Proposal: Office, industrial, and warehouse

Owner: Brow USA Inc., et al.

Applicant: Trammell Crow Company

Representative: Jason Morris, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard this case on Aug. 8, 2023, and recommend denial, by a vote of 8-1-1.

PC Action: The Planning Commission continued this item on Sept. 7, 2023, by a vote of 6-0. The Planning Commission continued this item on Oct. 5, 2023, by a vote of 7-0. The Planning Commission heard this case on Nov. 2, 2023, and recommended approval, per the staff recommendation, by a vote of 5-4.

Location

Northeast corner of 12th Street and Jones Avenue

Council District: 8

Parcel Address: 3607, 3639, 3831 and 3839 S. 12th St.

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Agenda Date: 1/3/2024, Item No. 94

(CONTINUED FROM DEC. 6, 2023) - Public Hearing and Ordinance Adoption - Rezoning Application Z-14-23-4 - Southwest Corner of 15th Avenue and McDowell Road (Ordinance G-7200)

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-14-23-4 and rezone the site from R-5 SNSPD (Multifamily Residence District, Story Neighborhood Special Planning District) and C-1 SNSPD (Neighborhood Retail, Story Neighborhood Special Planning District) to C-1 SNSPD (Neighborhood Retail, Story Neighborhood Special Planning District) to allow retail convenience store with fuel sales.

Summary

Current Zoning: R-5 SNSPD (0.49 acres) and C-1 SNSPD (1.09 acres)

Proposed Zoning: C-1 SNSPD

Acreage: 1.58

Proposal: Retail convenience store with fuel sales

Owner/Applicant: Circle K Stores, Inc.

Representative: Land Development Consultants, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Central City Village Planning Committee heard this case on Sept. 11, 2023, and recommended approval, per staff recommendation, with an additional stipulation, by a vote of 13-1-1.

PC Action: The Planning Commission heard this case on Oct. 5, 2023, and recommended approval, per the staff recommendation with an additional stipulation, by a vote of 7-0.

Location

Southwest corner of 15th Avenue and McDowell Road

Council District: 4

Parcel Address: 1501, 1503, 1505, 1509, 1513, 1517 and 1529 W. McDowell Road