



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** June 5, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 7 (Z-123-23-3) – NORTHWEST CORNER OF 31ST STREET
AND WINCHCOMB DRIVE

Rezoning Case No. Z-123-23-3 is a request to rezone a 2.55-acre site located at the northwest corner of 31st Street and Winchcomb Drive from R1-14 (One-Family Residence District) to PUD (Planned Unit Development) to allow single-family residential.

The Paradise Village Planning Committee (VPC) heard this request on June 2, 2025, and recommended approval, per the staff recommendation, with modifications.

During the Paradise Valley VPC meeting, the applicant requested several modifications to the staff-recommended stipulations. Staff has concerns with the modifications due to several reasons. The stipulations that were modified by the VPC, staff concerns, and staff recommendations are listed below:

- **Stipulation No. 1.c.:** *Page 11, Development Standards Table, Street Standards, Sidewalk Tree Shade Coverage: Replace “0%” with “50%”.*
 - Staff does not recommend deletion of this stipulation as the Phoenix Zoning Ordinance requires pedestrian walkways and sidewalks to be shaded a minimum of 50 percent and zero percent sidewalk shade is less than the minimum Zoning Ordinance standard. PUDs are intended to provide superior standards that go above and beyond minimum Zoning Ordinance requirements. Additionally, zero percent shade is in conflict with plans and policies adopted by the City Council to address citywide shade and pedestrian comfort, including the Complete Streets Guiding Principles and the Shade Phoenix Plan
- **Stipulation No. 1.g:** *Page 12, Development Standards, Landscape Standards Table, Landscaped Setback Landscape: Replace “with the neighborhood context” with “with a pedestrian environment”.*
 - Staff does not recommend deletion of this stipulation as the language “with a pedestrian environment” is standard language used that is intended to ensure pedestrian comfort is accounted for in instances of utility conflicts for shade trees along sidewalks, which would not be addressed if the language “with the neighborhood context” is used.
- **Stipulation No. 1.i:** *Pages 14 – 16, Design Guidelines, Modified Design Guidelines: Delete the following design guidelines: A.II.A.1.1, A.II.A.2.4,*

A.II.A.3.1.1, A.II.A.3.1.6, A.II.A.3.1.8, A.II.A.3.1.10, A.II.A.3.1.14, A.II.A.3.1.16, A.II.A.4, A.II.A.5, A.II.A.6, A.II.A.9, A.II.B, A.II.C.2.4, A.II.C.3, A.II.C.6.1, A.II.C.7.10, A.II.C.7.11, and A.II.C.8.

- Staff does not recommend modifications to this stipulation other than deletion of design guideline A.II.A.5 (Trails / Paths) and A.II.A.9 (Hillside Development Guidelines) from the stipulation to remain listed as “not applicable” within the PUD Development Narrative, as there are no public multi-use trails or trailheads within or adjacent to the site, and the site is not a Hillside property. The remainder of this stipulation covers many design guidelines from the Phoenix Zoning Ordinance Section 507 Tab A that staff does not recommend modifications to due conflicts with rationale in the Phoenix Zoning Ordinance, conflicts with the intention for PUDs to provide superior standards that go above and beyond minimum Phoenix Zoning Ordinance standards, conflicts with City Council adopted plans and policies, and conflicts with the Phoenix Zoning Ordinance design guidelines applicability on a case-by-case basis.
- **Stipulation No. 1.i:** *Page 18, Design Guidelines, Additional Design Guidelines: Replace (C) with (T) for #10, replace “(C)” with “(R)” for #11-13, 15 -16, replace “should” with “shall” for #10-13, 15-16, add “, as approved or modified by the Planning and Development Department” at the end of the first sentence of #10, add “, as approved by the Planning and Development and Water Services departments” at the end of #11, add “as approved by the Planning and Development Department” at the end of #12, and add “as approved by the Planning and Development Department” at the end of the first sentence of #13.*
 - Staff does not recommend deleting this stipulation, as it is related to green stormwater infrastructure (GSI) and water conservation requirements that the City Council directed City staff to apply as standard stipulations / requirements on all rezoning cases on a case by case basis, in relation to the Phoenix Climate Action Plan and the Conservation Measures for New Development policy that were adopted by the City Council.
- **Stipulation No. 1.m:** Considering the size of the site, staff is supportive of reducing the required number of GSI elements to one rather than two, as reflected in new Stipulation No. 1.m below.

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

1. An updated Development Narrative for the 31st Street & Winchcomb Drive 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 April 15, 2025, as modified by the following stipulations:
 - a. Front Cover: Revise the submittal date information to add the following:
City Council Adopted: [Add adoption date].

- b. Front Cover: Replace “4th Submittal” with “Hearing Draft” and update the date to April 15, 2025.
- c. ~~Page 11, Development Standards Table, Street Standards, Sidewalk Tree Shade Coverage: Replace “0%” with “50%”.~~

Page 11, Development Standards Table, Street Standards, Sidewalk Tree Shade Coverage: Replace “0%” with “50%”.

- d. Page 11, Development Standards Table, Auto Court Drive: Replace “Auto Court Drive” with “Street Standards (internal)”.
- e. Page 11, Development Standards, PUD Parking Standards: Replace “should” with “shall”.
- f. Page 12, Development Standards, Landscape Standards Table, Rear/Side Yard Landscape of Individual Lots: Replace “; live coverage area is limited to the minimum interior building setbacks area of each lot and excludes hardscape, pool, space, and turf areas” with “, planted within a 5-foot-wide landscape area along the side and rear property lines of each individual lot”.
- g. ~~Page 12, Development Standards, Landscape Standards Table, Landscaped Setback Landscape: Replace “with the neighborhood context” with “with a pedestrian environment”.~~

Page 12, Development Standards, Landscape Standards Table, Landscaped Setback Landscape: Replace “with the neighborhood context” with “with a pedestrian environment”.

- h. Page 13, Development Standards, Fences/Walls: Delete “when mitigating noise from a school or neighboring property, particularly”.
- i. ~~**Pages 14 – 16, Design Guidelines, Modified Design Guidelines: Delete the following design guidelines: A.II.A.1.1, A.II.A.2.4, A.II.A.3.1.1, A.II.A.3.1.6, A.II.A.3.1.8, A.II.A.3.1.10, A.II.A.3.1.14, A.II.A.3.1.16, A.II.A.4, A.II.A.5, A.II.A.6, A.II.A.9, A.II.B, A.II.C.2.4, A.II.C.3, A.II.C.6.1, A.II.C.7.10, A.II.C.7.11, and A.II.C.8.**~~

Pages 14 – 16, Design Guidelines, Modified Design Guidelines: Delete the following design guidelines: A.II.A.1.1, A.II.A.2.4, A.II.A.3.1.1, A.II.A.3.1.6, A.II.A.3.1.8, A.II.A.3.1.10, A.II.A.3.1.14, A.II.A.3.1.16, A.II.A.4, A.II.A.5, A.II.A.6, A.II.A.9, A.II.B, A.II.C.2.4, A.II.C.3, A.II.C.6.1, A.II.C.7.10, A.II.C.7.11, and A.II.C.8.

- j. Pages 14 – 17, Design Guidelines, Modified Design Guidelines and Elevated Design Guidelines: Delete “A.” before the section number for each section header of modified and elevated Section 507 Tab A design guidelines.
- k. Page 17, Design Guidelines, Additional Design Guidelines: Add the following after the first sentence: “The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).”
- ~~l.~~ **Page 18, Design Guidelines, Additional Design Guidelines: Replace (C) with (T) for #10, replace “(C)” with “(R)” for #11-13, 15-16, replace “should” with “shall” for #10-13, 15-16, add “, as approved or modified by the Planning and Development Department” at the end of the first sentence of #10, add “, as approved by the Planning and Development and Water Services departments” at the end of #11, add “as approved by the Planning and Development Department” at the end of #12, and add “as approved by the Planning and Development Department” at the end of the first sentence of #13.**

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- m. **PAGE 18, DESIGN GUIDELINES, ADDITIONAL DESIGN GUIDELINES: UPDATE DESIGN GUIDELINE 10 REGARDING GSI ELEMENTS TO REQUIRE ONE, RATHER THAN TWO.**
- ~~m.~~ n. Page 21, Sustainability, Practices Enforceable By the City: Add the green stormwater infrastructure and water consumption measures (#10 – 16 of Additional Design Guidelines section) to the summary list of enforceable sustainability measures of the PUD.
- ~~n.~~ o. Page 48, Exhibits, Building Setbacks: Revise the setback labels for the east property line of Lot 3 and west property line of Lot 6 to differentiate the interior front and interior side setback.

2. A minimum of 25 feet of right-of-way shall be dedicated for the north side of Winchcomb Drive, adjacent to the development, as approved by the Planning and Development Department.
3. A curved radius street connection between 31st Street and Winchcomb Drive shall be dedicated and constructed, as approved by the Street Transportation Department.
4. The developer shall coordinate with the owner of the adjacent parcel to the east (APN 214-55-972) to dedicate sufficient right-of-way to accommodate the curved radius street connection at 31st Street and Winchcomb Drive, as approved by the Street Transportation Department.
5. 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.
6. 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.
7. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
8. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.