



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-146-24-4
July 10, 2025

Alhambra [Village Planning Committee](#) July 22, 2025
Meeting Date:
[Planning Commission](#) Hearing Date: August 7, 2025
Request From: [R-4A](#) (Multifamily Residence - General) (0.06 acres)
[R-5](#) (Multifamily Residence District – Restricted Commercial) (0.61 acres)
[C-3](#) (General Commercial) (0.68 acres)
[P-1](#) (Passenger Automobile Parking, Limited) (1.06 acres)
Request To: [C-O/G-O](#) (Commercial Office District, General Office Option) (2.41 acres)
Proposal: Office
Location: Northeast corner of Black Canyon Highway and Indianola Avenue
Owner: Rosemead Properties
Applicant/Representative: William Gasque, Civil Design Solutions
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 15+ dwelling units per acre	
Street Map Classification	Black Canyon Highway Frontage Road	ADOT Frontage Road	Approximately 25-foot northbound lane
	Indianola Avenue	Local Street	25-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The subject site is located along the Black Canyon Highway frontage road where there is a mix of residential, office and commercial uses. The proposed use is an extension of the current office located across Indianola Avenue to the south. The proposal will</p>			

add to the mix of uses in the area for business and commercial activity of similar intensity. The proposal is for a one-story building with an associated parking lot that will maintain the existing perimeter fencing and landscaping.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal will develop an underutilized site and allow for office use that will expand an existing business with limited impact to the area and promote employment opportunities.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated includes landscape setbacks surrounding the property that will include trees and shrubs. There is an existing detached sidewalk to the south along Indianola Avenue that will be maintained and will include additional trees. This will foster a comfortable pedestrian environment along Indianola Avenue by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Comprehensive Bicycle Master Plan](#) - Background Item No. 6.

[Transportation Electrification Action Plan](#) - Background Item No. 7.

[Shade Phoenix Plan](#) - Background Item No. 8.

[Complete Streets Guidelines](#) - Background Item No. 9.

[Phoenix Climate Action Plan](#) - Background Item No. 10.

[Conservation Measures for New Development](#) - Background Item No. 11.

[27th Avenue Corridor Community Safety and Crime Prevention Plan](#) - Background Item No 12.

[Black Canyon / Maricopa Freeway Specific Plan](#) - Background Item No. 13.

[Zero Waste PHX](#) - Background Item No. 14.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Parking lot and vacant land	R-4A, R-5, C-3 and P-1
North	Commercial uses and mobile homes	C-3 and R-5
East	Multifamily residential	R-4A
West	Black Canyon Highway	C-3, R-5 and P-1
South (across Indianola Avenue)	Office	R-5

C-O / G-O (Commercial Office District, General Office Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Propose Site Plan</u>
<i>Minimum Gross Lot acre</i>	1 acre	2.04 acres (Met)
<i>Minimum Building Setbacks</i>		
Front (Indianola Avenue)	20 feet	95 feet (Met)
Rear (North)	25 feet	65 feet (Met)
Side (East)	10 feet	54 feet (Met)
Side (West)	10 feet	59 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Front (Indianola Avenue)	0 feet	Approximately 25 feet (Met)
Rear (North)	0 feet	15 feet (Met)
Side (East)	0 feet	10 Feet (Met)
Side (West)	0 feet	15 feet (Met)
Maximum Lot Coverage	40%	23% (Met)
Covered Parking Lot Coverage	10%	8.56% (Met)
Maximum Building Height	25 foot maximum	20 feet (Met)
Minimum Parking Requirements	1 space per 300 square feet (42 spaces required)	78 spaces (Met)

Background/Issues/Analysis

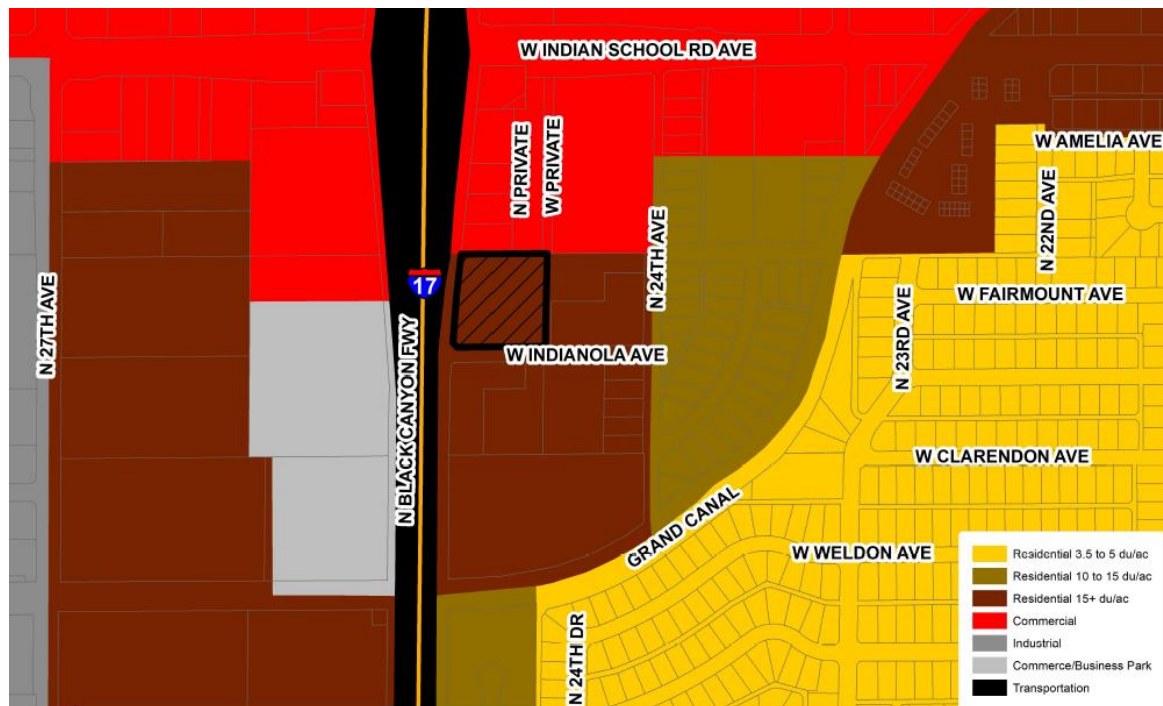
SUBJECT SITE

1. The request is to rezone 2.41 acres located at the northeast corner of the Black Canyon Highway and Indianola Avenue from 0.06-acres of R-4A (Multifamily Residence - General), of 0.61-acres of R-5 (Multifamily Residence District – Restricted Commercial), 0.68-acres of C-3 (General Commercial), and 1.06 acres of P-1 (Passenger Automobile Parking, Limited) to C-O/G-O (Commercial Office District, General Office Option) for office use. The south portion of the site is currently used for a parking lot and the north portion is vacant.

GENERAL PLAN

2. The General Plan Land Use Map depicts the subject site and the properties

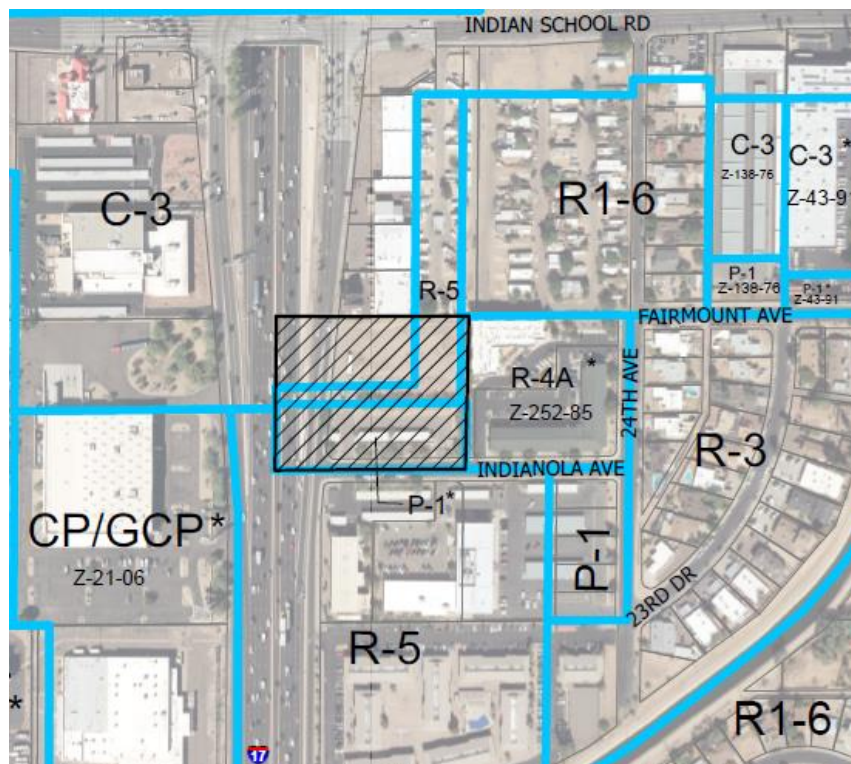
to the south and east as Residential 15+ dwelling units per acre. The property to the north has a General Plan Land Use Map designation of Commercial. To the west of the site is the Black Canyon Highway. The request to rezone the site to C-O/G-O is not consistent with the General Plan Land Use Map designation, however, a General Plan Amendment is not required as the site is under 10 acres.



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

SURROUNDING LAND USE AND ZONING

3. To the south of the subject site is Indianola Avenue and an existing office building zoned R-5, to the east is multifamily residential zoned R-4A, to the north is a commercial business zoned C-2, R-5, and P-1 and a mobile home park zoned R-5. To the west is the Black Canyon Highway zoned C-3, R-5 and P-1.

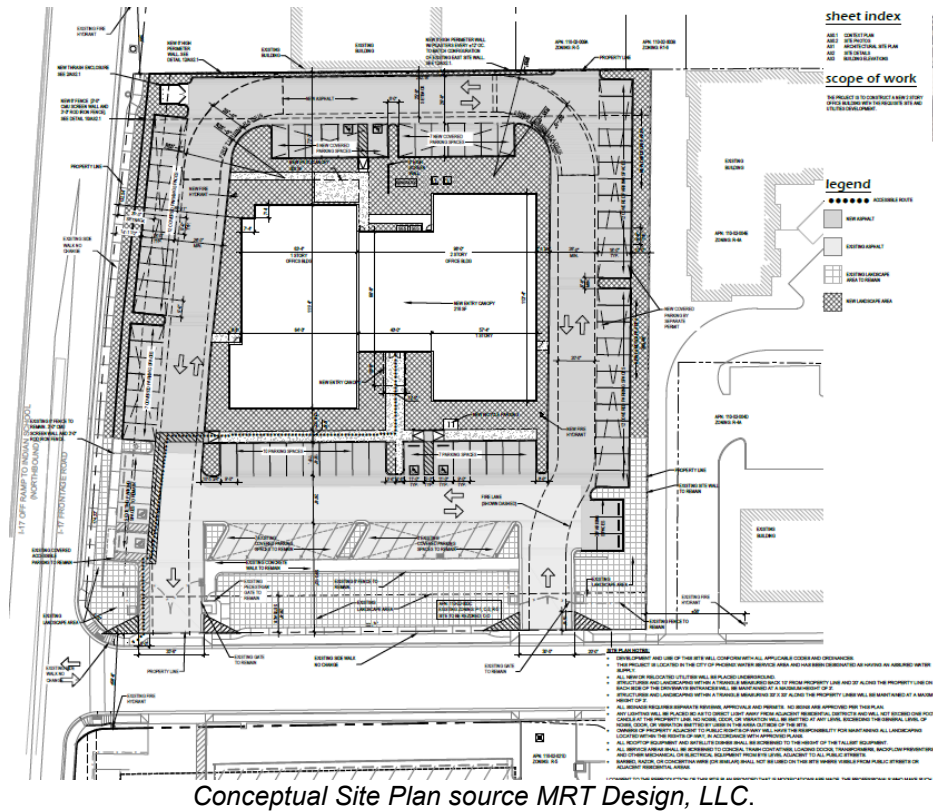


General Plan Land Use Map; Source: Planning and Development Department

PROPOSAL

4. Site Plan

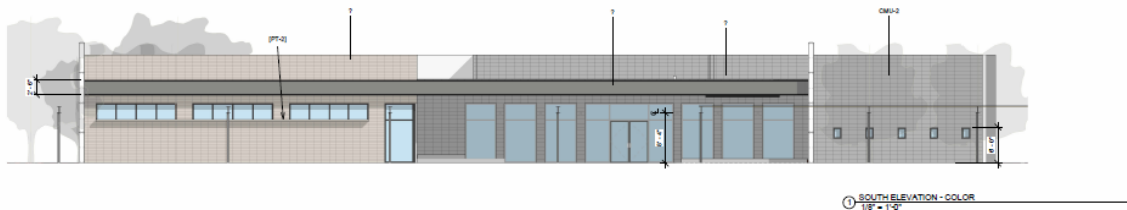
The site plan, attached as an exhibit, proposes a one-story office building with an associated parking lot with 78 spaces that surround the building. A portion of the existing and new parking spaces will be covered with structural shading. The site plan includes new landscaping, with trees and ground coverage that will provide additional shade coverage. There are two existing automobile access points to the site from Indianola Avenue. Section 621.C.3.a.(8) of the Phoenix Zoning Ordinance states that access to the site must be from an arterial or collector street. The surrounding streets are classified as local streets, therefore a variance is required. There are existing features on the site which include a detached sidewalk along Indianola Avenue, perimeter fencing, parking and landscaping will remain as part of the new development. The site plan includes bicycle parking and a shaded employee patio area. To increase pedestrian safety, staff recommends Stipulation No. 2 to require that pedestrian pathways are delineated when they cross a drive aisle.



Conceptual Site Plan source MRT Design, LLC.

5. Conceptual Building Elevations

The conceptual building elevations, included as an exhibit, illustrate a one story building that features four sided architecture with varying colors and materials. The elevations include a distinguished entry, recessed building planes, and shading elements. Staff recommends general conformance to the elevations which is addressed in Stipulation No. 1.



South Elevation; Source: MRT Design, LLC.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

6. 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.

To create a bike-supportive environment, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 4 which will require shaded bicycle parking and receptacles for electric bicycle charging.

7. **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. This is addressed in Stipulation Nos. 3 and 4.a. which requires a minimum five percent of the required parking spaces to be EV Capable and a minimum 10 percent of the bicycle parking spaces to include outlets for electric bicycle charging.

8. **Shade Phoenix Plan:**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The proposal will provide enhanced shade and landscaping in surface parking areas and within the landscape setbacks. These are addressed in Stipulation Nos. 5 and 13.

9. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an

accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, and bicycling use with shaded sidewalks along Indianola Avenue; and street improvements to include all required elements. This is addressed in Stipulation Nos. 4, and 9 through 11.

10. **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 Metro 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 in Stipulation No. 14, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

11. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8, 12 and 13.

12. **27th Avenue Corridor Community Safety and Crime Prevention Plan**

Approved by the Phoenix City Council on February 16, 2022, the 27th Avenue Corridor Community Safety and Crime Prevention Plan is a two-year pilot program intending to reduce crime and increase the quality of life in communities around the city. The plan is an effort between the Neighborhood Services, Police, Public Transit, Street Transportation, Human Services, and the Law Departments to address community safety in a collaborative manner, leveraging technology and community-based resources. The three strategies to address community concerns in the corridor are outreach, education and partnerships, prevention and intervention, and enforcement. To promote Crime Prevention Through Environmental Design (CPTED) principles to enhance neighborhood safety, staff

recommends Stipulation Nos. 6, and 7 which require native cacti or similar plants in the landscape setbacks; and site lighting at building entrances/exits, and in parking areas.

13. **Black Canyon / Maricopa Freeway Specific Plan**

The Freeway Mitigation Program, created in the City of Phoenix by the 1988 approval of Proposition 17, authorized general obligation bonds to prepare plans and fund projects to mitigate the blighting effects on neighborhoods from existing and proposed freeway construction. The Black Canyon/ Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. Generally, the width of the study area is one-quarter mile on each side of the freeway.

The subject site is identified in Segment 10 with a land use designation of vacant (Page 30). The proposal advances Land Use Policy Nos. 2 and 4 (Page 11 in the Plan) by including an office development that is compatible with adjacent land use designations and includes landscaping, fences, and a building to screen the freeway view from the adjacent multifamily development and attenuate noise.

14. **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 applicant's submittal materials indicate that they will provide designated waste disposal areas.

COMMUNITY CORRESPONDENCE

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

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department required the following:

- That all street improvements and access control from the I-17 frontage road be reviewed and approved by ADOT (Stipulation No. 9).
- That unused driveways be replaced with curb, gutter and sidewalk and all street improvements be completed to City and ADA accessibility standards (Stipulation Nos. 10 and 11).

OTHER

17. 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. 15 through 17.
18. 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. 18.
19. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings:

1. The site is appropriately located along a freeway frontage road in an area with a mix of multifamily and commercial development.
2. The proposal will redevelop an underutilized property and provide quality office development.
3. The proposal, as stipulated, provides landscaping and shade to enhance the thermal comfort of users of the site and nearby areas.

Stipulations:

1. The development shall be in general conformance with the building elevations date stamped June 26, 2025, as modified by the following stipulations and as approved by the Planning and Development Department.

2. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of 5% of the required parking spaces shall include EV Capable infrastructure.
4. A minimum of six bicycle parking spaces shall be installed, as per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
 - a. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - b. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 50% shade.
5. Landscape setbacks along the east, west, and south property lines shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
6. The landscape setbacks shall be planted with native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.
7. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.
9. All street improvements and access control along Interstate I-17 are outside of the City of Phoenix's jurisdiction and shall be reviewed and approved by ADOT. Documentation of the review and approval shall be provided prior to Preliminary Site Plan approval.
10. 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.

11. 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.
12. 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 and schools common areas, as approved by the Planning and Development Department.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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

John Roanhorse

July 10, 2025

Team Leader

Racelle Escolar

Exhibits

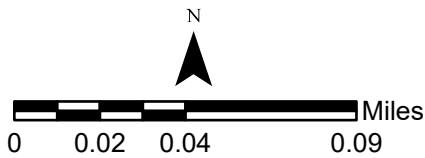
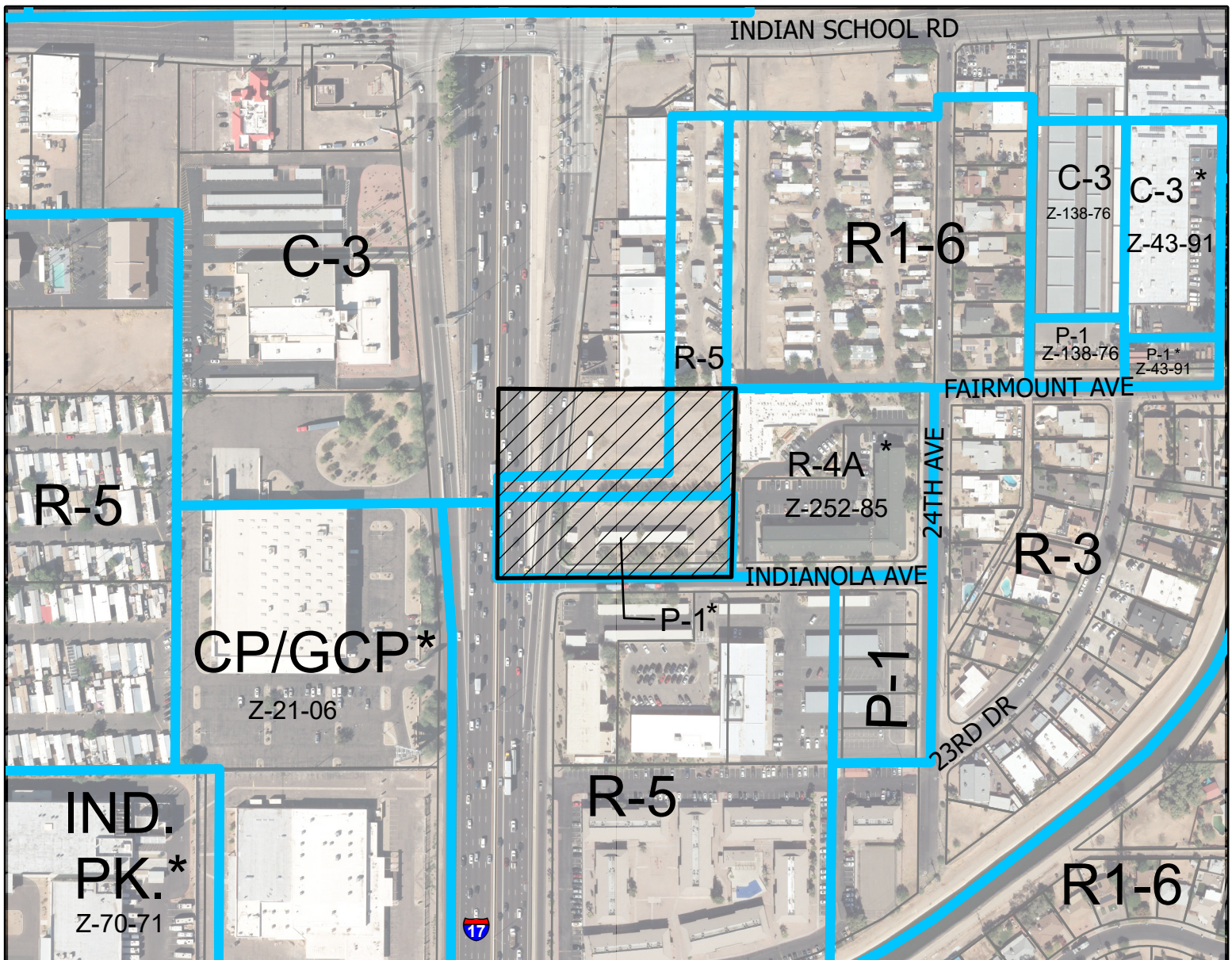
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped June 26, 2025

Conceptual Elevations date stamped June 26, 2025 (2 pages)

Conceptual Renderings date stamped June 26, 2025 (8 pages)

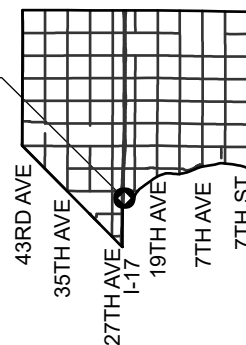


ALHAMBRA VILLAGE
COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-146-24-4

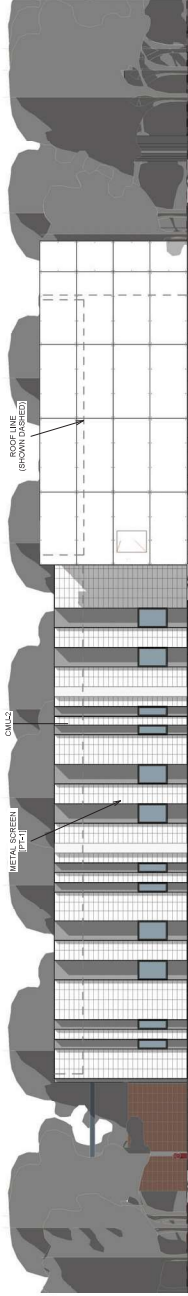


NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD

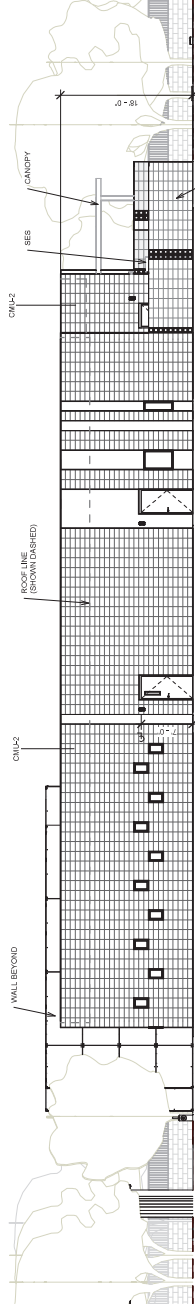
APPLICANT'S NAME: Civil Design Solutions		REQUESTED CHANGE:	
APPLICATION NO: Z-146-24-4	DATE: 5/15/2025	FROM: R-4A (0.06 ac.) R-5 (0.61 ac.) C-3 (0.68 ac.) P-1 (1.06 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.41 Acres	REVISION DATES:		TO: C-O/G-O (2.41 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 16-23		
ZONING MAP H-7			
MULTIPLES PERMITTED R4-A, R-5, C-3, P-1 C-O/G-O	CONVENTIONAL OPTION 5, 26, 10. N/A N/A		* UNITS P.R.D OPTION N/A, 32, 12, N/A N/A

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

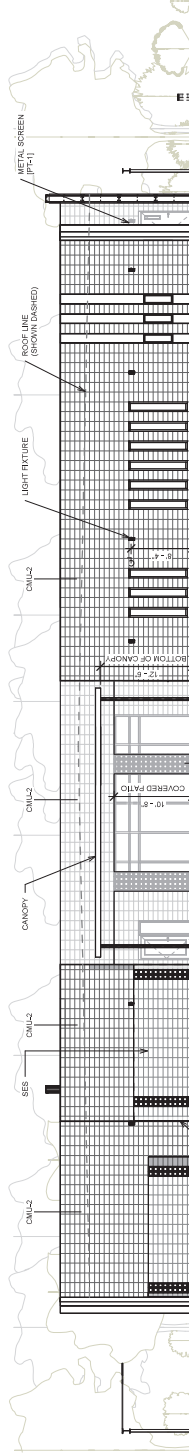
KEYNOTES



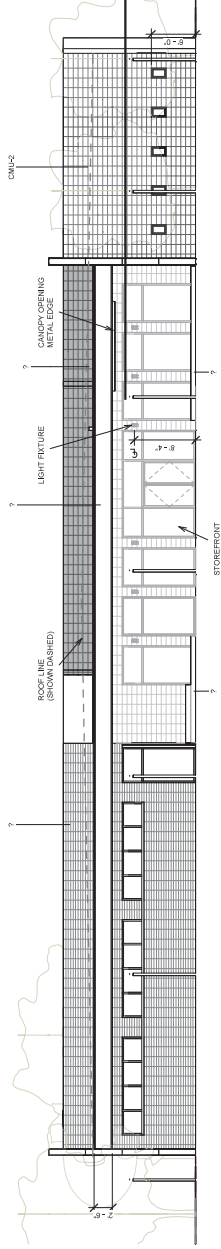
④ WEST ELEVATION
 $1/8" = 1'-0"$



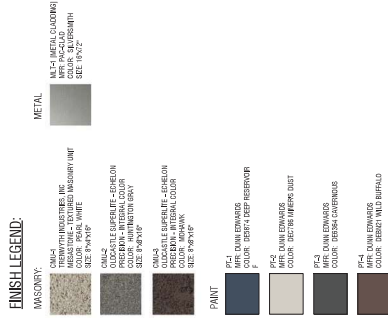
③ EAST ELEVATION
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② NORTH ELEVATION
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① SOUTH ELEVATION
1/8" = 1'-0"



DATE: 10-23-2021
SHEET: 1000422
LSP: 1000422
ADDR: FORTHCOMING
ZONING CASE NUMBER: 210429

APPROVAL STAMP:

FINISH LEGEND:

MASONRY:
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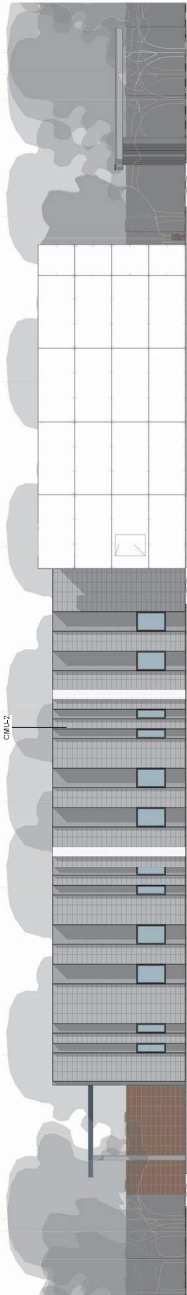
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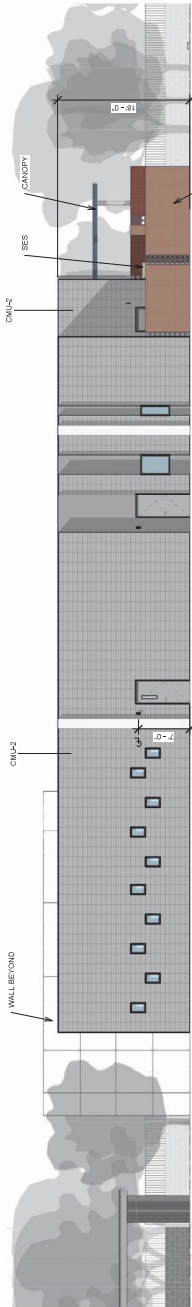
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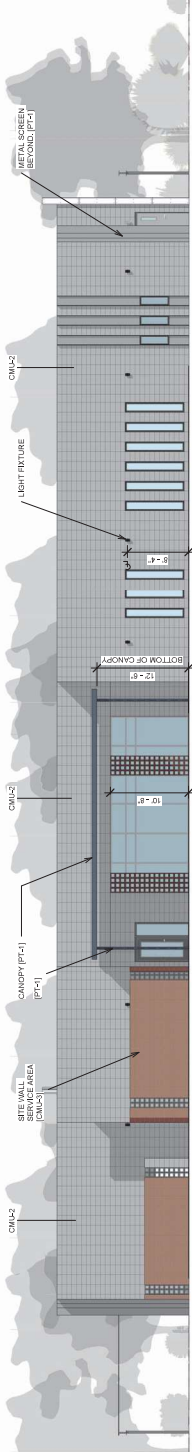
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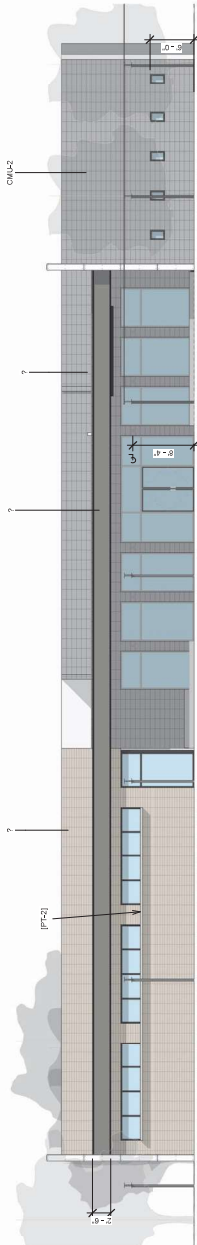
④ WEST ELEVATION - COLOR
1/8" = 1'-0"



③ EAST ELEVATION - COLOR
1/8" = 1'-0"



② NORTH ELEVATION - COLOR
1/8" = 1'-0"



① SOUTH ELEVATION - COLOR
1/8" = 1'-0"

CITY OF PHOENIX

JUN 26 2025

Planning & Development
Department

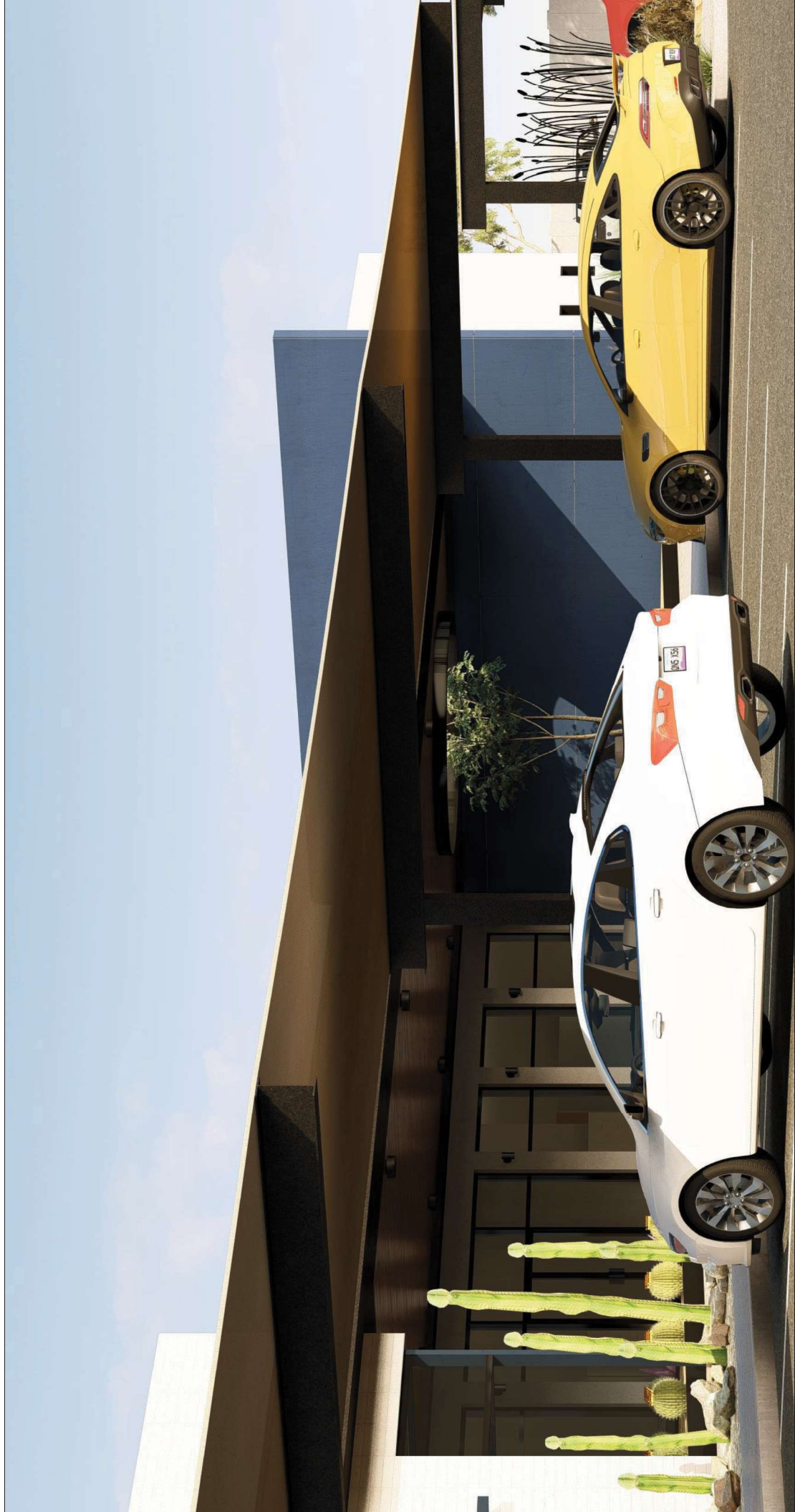
ARIZONA WATER

ARIZONA WATER COMPANY

mrt



ARIZONA WATER COMPANY – PHASE 01: MAIN ENTRY COURT



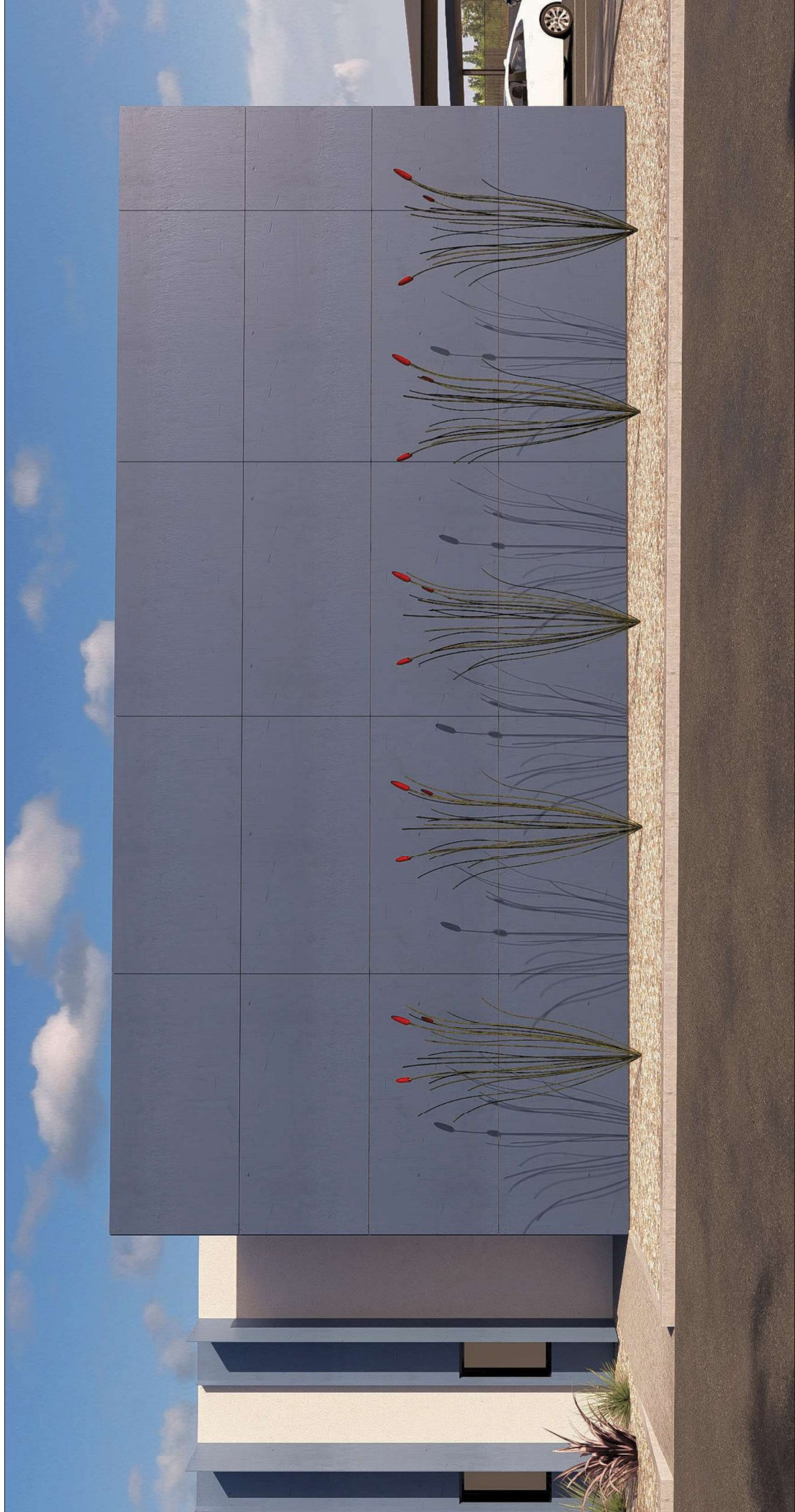
ARIZONA WATER COMPANY – PHASE 01: MAIN ENTRY COURT



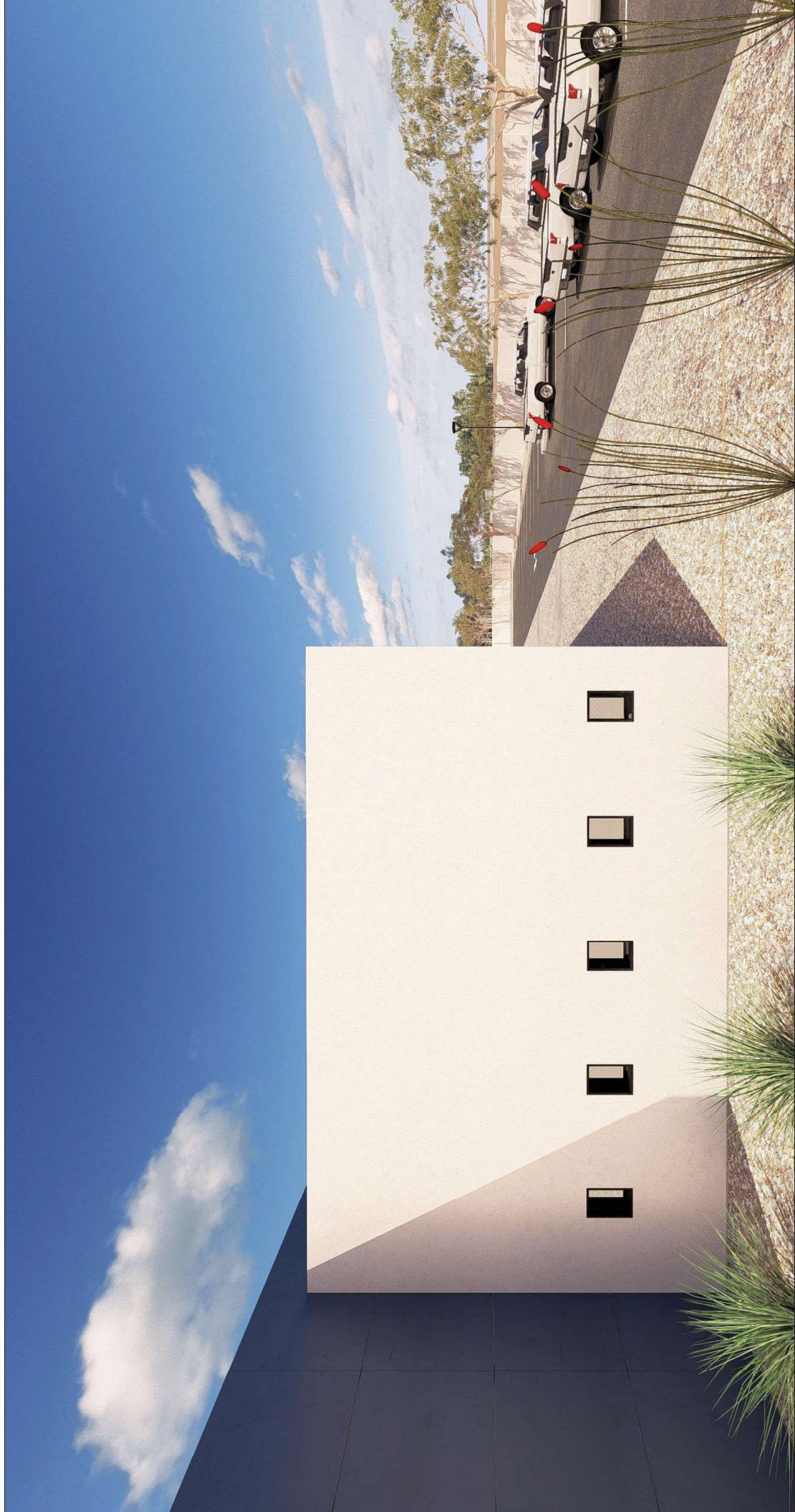
ARIZONA WATER COMPANY – PHASE 01: NORTH ELEVATION



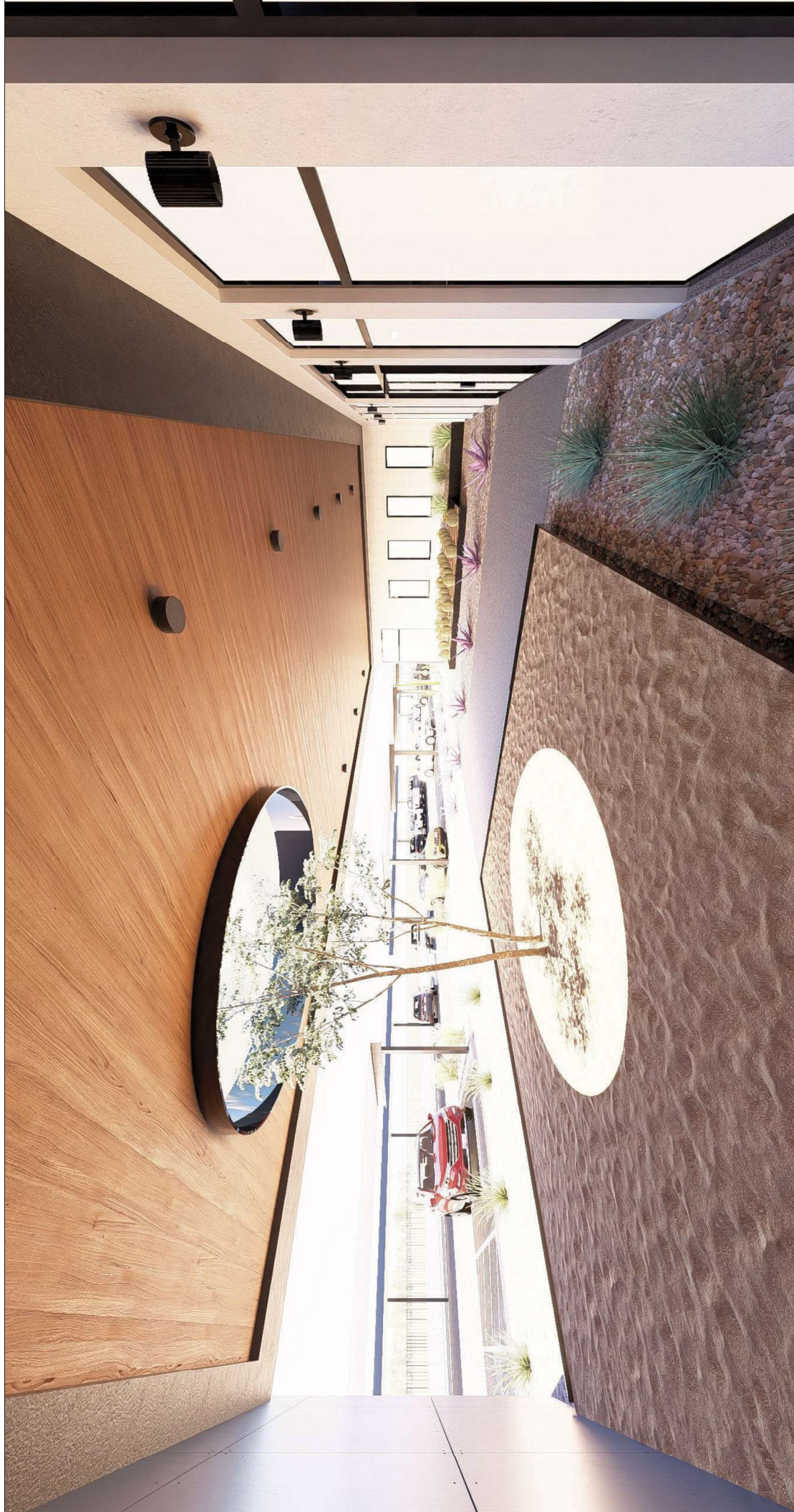
ARIZONA WATER COMPANY – PHASE 01: WEST ELEVATION



ARIZONA WATER COMPANY – PHASE 01: WEST ELEVATION



ARIZONA WATER COMPANY – PHASE 01: SOUTH-EAST CORNER



ARIZONA WATER COMPANY – ENTRY COURT