



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** June 4, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 6 (Z-7-25-3) – SOUTHWEST CORNER OF 19TH AVENUE
AND DUNLAP AVENUE

Rezoning Case No. Z-7-25-3 is a request to rezone a 12.37-acre site located at the southwest corner of 19th Avenue and Dunlap Avenue from C-1 (Neighborhood Retail), C-2 (Intermediate Commercial), and C-2 SP (Intermediate Commercial, Special Permit) to WU Code T5:5 (Walkable Urban Code, Transect 5:5) to allow mixed use, multifamily residential.

The North Mountain Village Planning Committee (VPC) heard this request on May 21, 2025, and recommended approval, per the staff recommendation with an additional stipulation. The additional stipulation, Stipulation No. 5, requires the proposed development to provide a minimum of 20 percent of the units as affordable housing. Staff recommends Stipulation No. 5 be deleted. Arizona Revised Statutes (A.R.S.) § 9-461.16 prohibits the creation of a requirement that has the effect of establishing the sale or lease price of a housing unit as a condition of approval. The A.R.S. does not prohibit implementing an incentive or density bonus for the purpose of supplying moderate or lower cost housing, which is already addressed in the stipulations.

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

1. The site plan and elevations shall be presented for review and comment to the North Mountain Village Planning Committee prior to preliminary site plan approval.
2. The frontage adjacent to Plaza19 and the light rail station shall be treated as a Primary Frontage in accordance with Section 1303.A.6 of the Phoenix Zoning Ordinance.
3. The northern edge of the site, along the light rail station and Plaza19, shall be treated as street frontage and building setbacks/build-to dimensions shall be measured from the back of any easements (public utilities, public pedestrian access, maintenance, etc.), as approved by the Planning and Development Department.
4. Development adjacent to the northeast corner of the site (Plaza19 and light rail station) shall contain a vertical mix of land uses such as residential and non-residential uses, as approved by the Planning and Development Department. A minimum of 5,000 square feet of non-residential uses shall be

provided and shall not include lobby, exercise, reception areas or other similar uses intended for exclusive use by residents.

5. ~~A MINIMUM OF 20% OF THE DWELLING UNITS SHALL BE AFFORDABLE HOUSING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND HOUSING DEPARTMENT.~~

~~5-6.~~ 5. The maximum building height shall not exceed 48 feet, except that the maximum building height may be increased to 56 feet, subject to a minimum of 30% of the dwelling units are provided as Affordable Housing, as approved by the Planning and Development Department and Housing Department.

~~6-7.~~ 6. The following bicycle infrastructure shall be provided, and as approved by the Planning and Development Department.

- a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
- b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
- c. A bicycle repair station ("fix it station") shall be provided and maintained in an area of high visibility, in close proximity to the Light Rail station, and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:
 - i. Standard repair tools affixed to the station;
 - ii. A tire gauge and pump affixed to the base of the station or the ground;
 - iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
- d. Standard electrical receptacles shall be installed for a minimum of 10 percent of the required bicycle parking spaces for electric bicycle charging capabilities.

~~7-8.~~ 7. A minimum of 5% EV Installed infrastructure shall be provided for the required number of residential vehicle parking spaces, whether surface or structured, as approved by the Planning and Development Department:

~~8-9.~~ 8. If public parking is provided, a minimum of 5% of the parking provided shall be EV Installed.

- ~~9.~~ The bus pad on southbound 19th Avenue south of Dunlap Avenue shall be
~~40.~~ retained, as approved by the Planning and Development Department.
9.
- ~~10.~~ A vehicular and pedestrian circulation plan shall be submitted to the Street
~~44.~~ Transportation Department and the Planning and Development Department
10. for approval before applying for preliminary site plan review. The circulation
plan shall incorporate the Community Vision Themes, Urban Principles and
Strategies established in the *19 North Transit Oriented Development Plan*
and demonstrate the following:
- a. Routes for vehicles and pedestrians shall be designed to ensure
seamless and safe movement for pedestrians, with pedestrian safety and
accessibility taking priority.
 - b. A shaded, pedestrian-only paseo, providing public access and a direct
connection from the adjacent land uses through the site to the transit
facility, key internal destinations, and common open spaces.
 - c. Designated areas for vehicle loading, pick-up, and drop-off.
 - d. Proposed measures to mitigate potential conflicts between vehicles and
pedestrians, both within and adjacent to the site.
 - e. Bicycle parking and fix-it station/s focused primarily adjacent to the public
right-of-way to promote multi-modal transportation in conjunction with
secure internal bike parking facilities for residents, employees, and
guests.
- ~~44.~~ Vehicular access points shall be restricted to a maximum of one on 19th
~~42.~~ Avenue and a maximum of two on Dunlap Avenue.
11.
- ~~42.~~ A minimum 14-foot-wide vehicular access easement shall be provided for
~~43.~~ future shared access onto Dunlap Road along the western property line to
12. access properties to the south and west.
- ~~43.~~ The existing sidewalk along 19th Avenue shall be detached with a minimum
~~44.~~ 6-foot-wide sidewalk and a minimum 10-foot-wide landscape area between
13. back of curb and sidewalk and shaded to a minimum of 75% tree shade
coverage.
- ~~44.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any
~~45.~~ broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets
14. and upgrade all off-site improvements to comply current ADA guidelines.

- ~~15.~~ All streets within and adjacent to the development shall be constructed with

~~16.~~ paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,

15. landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- ~~16.~~ Natural turf shall only be utilized for required retention areas (at the bottom of

~~17.~~ the basin, and only allowed on slopes if required for slope stabilization), and

16. functional turf areas, as approved by the Planning and Development Department.
- ~~17.~~ A minimum of 25% of any surface parking areas shall be shaded, as

~~18.~~ approved by the Planning and Development Department. Shade may be

17. achieved by structures or by minimum two-inch caliper, drought tolerant, shade trees, or a combination thereof.
- ~~18.~~ A minimum of two green stormwater infrastructure (GSI) elements for

~~19.~~ stormwater management shall be implemented, as approved or modified by

18. 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.
- ~~19.~~ Prior to final site plan approval, documentation shall be provided that

~~20.~~ demonstrates a commitment to participate in the Phoenix Water Efficiency

19. Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- ~~20.~~ A minimum of 10% of the required shrubs shall be a milkweed or other native

~~21.~~ nectar species, and shall be planted in groups of three or more, as approved

20. by the Planning and Development Department.
- ~~21.~~ In the event archaeological materials are encountered during construction,

~~22.~~ the developer shall immediately cease all ground-disturbing activities within a

21. 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- ~~22.~~ Prior to final site plan approval, the landowner shall execute a Proposition

~~23.~~ 207 waiver of claims form. The waiver shall be recorded with the Maricopa

22. 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.