City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** November 5, 2026

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 8 (Z-58-23-4, INDIAN SCHOOL ROAD AND 18TH PLACE PUD) – NORTHWEST CORNER OF 18TH PLACE AND INDIAN SCHOOL ROAD

Rezoning Case No. Z-58-23-4 is a request to rezone 2.03 acres located at the northwest corner of 18th Place and Indian School Road from 1.35 acres of C-2 (Intermediate Commercial), 0.33-acres of R-3 (Multi-Family Residence District), and 0.35-acres of P-1 (Passenger Automobile Parking, Limited) to PUD (Planned Unit Development) for the Indian School Road and 18th Place PUD to allow mixed-use multi-family residential and commercial.

The purpose of this memo is to recommend a modification to Stipulation No. 2 regarding the installation of no-parking signs along 18th Place and 18th Street, adjacent to the subject site.

On October 6, 2026, the Camelback East Village Planning Committee (VPC) heard this item and recommended approval, per the staff recommendation, with additional stipulations, by a vote of 11-3. At the meeting, four members of the public spoke in opposition, citing concerns with inconsistency with the Piestewa Peak Parkway Specific Plan, traffic, setbacks, community engagement, property maintenance, neighborhood compatibility, pedestrian safety, and street widths. One member of the public spoke in favor, noting that the property needs to be developed since it currently attracts unhoused individuals. The Camelback East VPC recommended additional Stipulation No. 1.b regarding signage to comply with Section 705 of the Phoenix Zoning Ordinance, instead of Section 1308 in the Walkable Urban Code, and additional Stipulation No. 2 that no-parking signs be installed along the front of the property.

Since 18th Place and 18th Street are public streets, the installation of no-parking signs is subject to the City's On-Street Parking Zones program, which includes a petition process. Because the installation of no-parking signs can affect parking availability for adjacent properties, the program requires approval from 100 percent of affected residents. Staff recommends modifying Stipulation No. 2 to require the developer to apply for the On-Street Parking Zones program for 18th Place only. A petition is not required for the section of 18th Place adjacent to the development because the proposed no-parking signs would extend from the street intersection to approximately the north property line of the development and would not affect any other properties. In contrast, no-parking signs on 18th Street would require a petition because the street terminates in a cul-de-sac and the signs would affect on-street parking available to nearby properties.

After the staff report was published, staff received two additional letters of opposition, and 170 additional letters of support. Concerns include inconsistency with the Piestewa Peak Parkway Specific Plan, density, height, setbacks, traffic, bicycle access to the light

rail, community engagement, and the public process. A web link to the community correspondence is provided in the enclosures below.

After the staff report was published, the applicant submitted an updated site plan which included minor revisions, including a modification to correct the gross acreage of the site on the site plan, a modification to depict the required detached sidewalk along 18th Street, and a modification to change pavers in raised curb islands within the uncovered surface parking lot area to required landscape islands. The site plan is attached to this memo.

Staff recommends approval, per the modified stipulations in CAPITAL/**BOLD** font below:

1. An updated Development Narrative for the Indian School Road and 18th Place 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 September 25, 2026, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

    B. PAGE 27, SIGNS: REVISE TO “SIGNAGE SHALL COMPLY WITH SECTION 705 OF THE ZONING ORDINANCE.”

2. ~~**THE DEVELOPER SHALL INCLUDE SIGNAGE PROHIBITING PARKING IN FRONT OF THE PROPERTY**~~ **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL APPLY FOR THE ON-STREET PARKING ZONES PROGRAM IN ORDER TO INSTALL NO PARKING SIGNS ALONG 18TH PLACE, ADJACENT TO THE SUBJECT SITE.**

~~2~~3. Vehicular access to the adjacent alley shall be prohibited.

~~3~~4. A maximum of one driveway shall be permitted and shall align with APN 163-29-074 (Lot 15 of Peters View Tract plat, Book 030, Page 23, MCR# 19450042315). No other vehicular access is allowed.

~~4~~5. 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.

~~5~~6. The property owner shall record documents that disclose the existence, and operational characteristics, of the Phoenix Sky Harbor International 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.

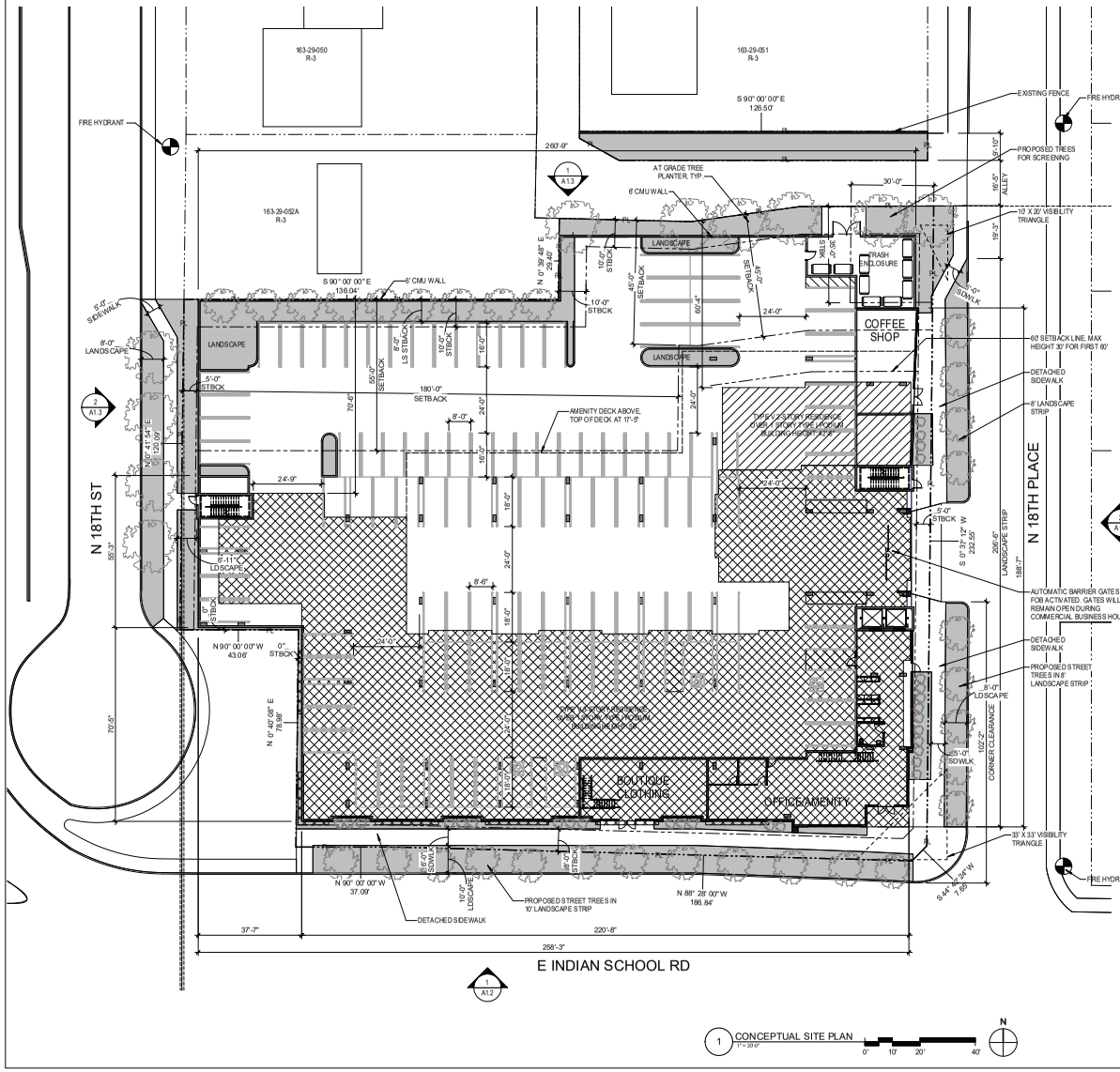
~~6~~7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

~~7~~8. 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.

~~8~~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.

~~9~~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.

Enclosure:
Community Correspondence (183 pages) (see correspondence on PUD website)
Conceptual Site Plan date stamped October 15, 2026



PROJECT TEAM

OWNER:
SR51 INDIAN SCHOOL, LLC
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85259
CONTACT: PAT LANNAN, KELLY LANNAN
EMAIL: JPL@AZDELPUEBLO.COM
KTL@AZDELPUEBLO.COM

ARCHITECT:
CCBG ARCHITECTS, INC.
102 E. BUCHANAN ST.
PHOENIX, AZ 85021
CONTACT: BRIAN CASSIDY
EMAIL: BCASSIDY@CCBGARCHITECTS.COM
PHONE: 602.258.2211

PROJECT DATA

PROPERTY ADDRESS:
1818 E INDIAN SCHOOL RD
PHOENIX, AZ 85016

PROJECT DESCRIPTION:
THIS PROJECT IS A PROPOSED 76 UNIT MULTIFAMILY PROJECT. THIS IS A 4 STORY PODIUM STRUCTURE, WITH BOTH A TYPE I CONCRETE FRAME, WITH 3 LEVELS OF WOOD FRAMED APARTMENT UNITS OF TYPE V CONSTRUCTION ABOVE. THE PROJECT HAS RESIDENT AMENITIES ON THE STREET LEVEL, AND A SWIMMING POOL ON LEVEL 2. DUE TO CLOSE PROXIMITY TO THE SR-51 & INDIAN SCHOOL ROAD INTERCHANGE, WE ARE PROPOSING THAT VEHICLE ACCESS ENTER THE PROPERTY FROM THE EAST FROM 18TH PLACE.

APPLICATION CODES AND STANDARDS:
2024 International Building Code (IBC)
2024 International Residential Code (IRC)
2024 International Mechanical Code (IMC)
2024 International Plumbing Code (IPC)
2023 National Electrical Code (NEC)
2024 International Energy Conservation Code (IECC)
2024 International Fire Code (IFC)
2024 International Swimming Pool and Spa Code (ISPSC)

APN:
163-29-054A, 163-29-056A, 163-29-128, 163-29-129

OVERLAY DISTRICT/SPD:
PIESTEWA PARKWAY SPECIFIC PLAN

REZONING CASE NUMBER:
Z-111-94

CURRENT ZONING:
C-2, R-3

PROPOSED ZONING:
PUD

GROSS SITE AREA:
88,423 SF (2.03 ACRES)

NET SITE AREA:
55,551 SF (1.28 ACRES)

DENSITY CALCULATIONS:
TOTAL DWELLING UNITS: 76 UNITS
PROPOSED: 37.44 UNITS PER GROSS ACRE (76 UNITS / 2.03)

LOT SALES:
NO

DRAINAGE STUDY:
NO DRAINAGE STUDY CONDUCTED AT THIS TIME

BUILDING SETBACKS:

FRONT SETBACK (E INDIAN RD)	8'-0"
SIDE SETBACK (18TH STREET)	5'-0"
SIDE SETBACK (18TH PLACE)	5'-0"
REAR SETBACK (DEVONSHIRE AVE.)	10'-0"

OCCUPANCY:
R-2 APARTMENTS (IBC 2018) FLOORS 2-4
U PARKING (IBC 2018) FLOOR 1

CONSTRUCTION TYPE:
TYPE I - FLOOR 1
TYPE V - FLOOR 2-4

SPRINKLERS:
YES. NFPA 13.

BUILDING HEIGHT:
ALLOWED: 55'-0"
PROPOSED: 55'-0" (4 STORIES)

TOTAL UNIT COUNT:

1 BEDROOM UNITS =	60 UNITS
2 BEDROOM UNITS =	13 UNITS
3 BEDROOM UNITS =	3 UNITS
TOTAL UNITS =	76 UNITS

LOT COVERAGE:
31,949 SF / 55,551 SF = 58% LOT COVERAGE

BUILDING AREAS:
PROPOSED: 76,277 GSF

OPEN SPACE:
7% OF GROSS PER SUBDIVISION REQUIREMENTS
78,050 SF x .07 = 5,464 SF REQ'D
= 6,200 SF PROVIDED
AMENITIES PROVIDED:
1. POOL
2. SHADED SEATING AREA

PARKING:
RESIDENTIAL:
REQUIRED:
76 UNITS x 1.45 PER THE PUD = 110 SPACES
TOTAL REQUIRED PARKING = 110 SPACES

PROVIDED:
75 - REQUIRED STANDARD PARKING
32 - REQUIRED COMPACT PARKING (29%)
3 - REQUIRED ACCESSIBLE PARKING
TOTAL PROVIDED PARKING = 110 PARKING SPACES

NON-RESIDENTIAL:
REQUIRED:
1 SPACE PER 300 SF
1,744 SF / 300 SF = 6 SPACES

PROVIDED:
6 - STANDARD SPACES
1 - ACCESSIBLE PARKING
TOTAL PROVIDED PARKING = 7 PARKING SPACES

BICYCLE PARKING:
0.25 BICYCLE PARKING FOR EVERY RESIDENTIAL UNITS
76 UNITS x 0.25 = 19 BICYCLE PARKINGS

TITLE REPORT LEGAL DESCRIPTIONS:

PARCEL NO. 1:
LOT 13, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEY ADJACENT TO SAID LOT AS DESCRIBED IN THE RESOLUTION 21116 OF THE CITY OF PHOENIX RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786.

PARCEL NO. 2:
LOT 15, BLOCK 3, PETERS VIEW TRACT, ACCORDING TO BOOK 30 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THAT PORTION OF AN ABANDONED ALLEY ADJACENT TO SAID LOT AS DESCRIBED IN THE RESOLUTION 21116 OF THE CITY OF PHOENIX RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786

PARCEL NO. 3:
LOT 1, 18TH PLACE AND INDIAN SCHOOL ROAD NW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1141 OF MAPS, PAGE 27.

PARCEL NO. 4:
THAT PART OF LOT 12 IN BLOCK 3, PETERS VIEW TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 30 OF MAPS, PAGE 23, DEDICATED AS AN ALLEY TO THE CITY OF PHOENIX IN ORDINANCE NO. S-26942, RECORDED MARCH 27, 2000 IN RECORDING NO. 00-0226710, AND ABANDONED BY RESOLUTION 21116 OF THE CITY OF PHOENIX, RECORDED MARCH 8, 2013 IN RECORDING NO. 20130215786, RECORDS OF MARICOPA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12;

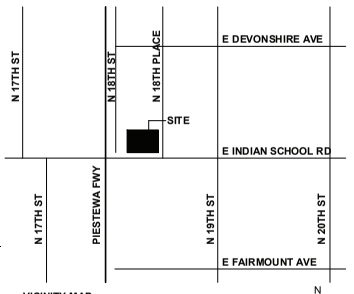
THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 127.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 9.85 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 113.90 FEET;

THENCE NORTH 60 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 15.94 FEET TO THE WEST LINE OF SAID LOT 12;

TENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 2.87 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

Q.S. #Q17-31
KIVA #23-960
SDEV #2300141
PAPP #2300141

CITY OF PHOENIX
OCT 15 2026
Planning & Development Department

CCBG

ISR & 18TH ST
DEL PUEBLO
1818 E INDIAN SCHOOL RD
PHOENIX, AZ. 85016

ISSUANCE
DATE REV FOR

Drawn
CER, HM
Checked
BC
Job Number
2133
Drawing
CONCEPTUAL SITE PLAN
Sheet
A1.1

PLEASE RECYCLE

GRAPHIC SCALES:
1-1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"

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