City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-112-26-6
November 4, 2026

Camelback East Village Planning Committee Meeting Date:	November 10, 2026
Planning Commission Hearing Date:	December 3, 2026
Request From:	RE-24 (One-Family Residence) (1.72 acres) and P-1 (Passenger Automobile Parking, Limited) (0.02 acres)
Request To:	P-1 (Passenger Automobile Parking, Limited) (1.74 acres)
Proposal:	Parking lot and pedestrian linkages
Location:	Approximately 360 feet east of the southeast corner of 44th Street and Camelback Road
Owner:	RN Properties the Park, LLC
Applicant:	Walter Gay, Bergin, Frakes, Smalley & Oberholtzer, PLLC
Representative:	Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Camelback Road	Arterial	55-foot south half street
	Lafayette Boulevard	Minor Collector	33-foot north half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal, as stipulated, has adequate development standards to mitigate potential impacts to the surrounding neighborhoods.

General Plan Conformity
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 provide additional parking to the adjacent commercial property, thereby supporting continued business operations at this location.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.
The proposal, as stipulated, incorporates enhanced shading requirements for all walkways, public sidewalks, and surface parking areas.

Applicable Plans, Overlays, and Initiatives
44th Street Corridor Specific Plan – See Background Item No. 5.
Phoenix Climate Action Plan – See Background Item No. 6.
Shade Phoenix Plan – See Background Item No. 7.
Transportation Electrification Action Plan – See Background Item No. 8.
Complete Streets Guiding Principles – See Background Item No. 9.
Conservation Measures for New Development – See Background Item No. 10.
Zero Waste PHX – See Background Item No. 11.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Open space	RE-24 and P-1
North (across Camelback Road)	Surface parking for a shopping center	P-1
West	Surface parking for a bank	P-1
East/Southeast	Office and restaurant	C-O
South/Southwest (across Lafayette Boulevard)	Commercial and medical office	R-O

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.74 acres located approximately 360 feet east of the southeast corner of 44th Street and Camelback Road from 1.72 acres of RE-24 (One-Family Residence) and 0.02 acres of P-1 (Passenger Automobile Parking, Limited) to P-1 (Passenger Automobile Parking, Limited) for a parking lot with pedestrian linkages.

   The subject site was originally subdivided in 1948 and annexed into the City of Phoenix in 1961, at which time it was zoned RE-24. The site has not been rezoned since annexation and was developed as an open space in the 1960s in conjunction with the adjacent bank property to the west.

SURROUNDING LAND USES AND ZONING

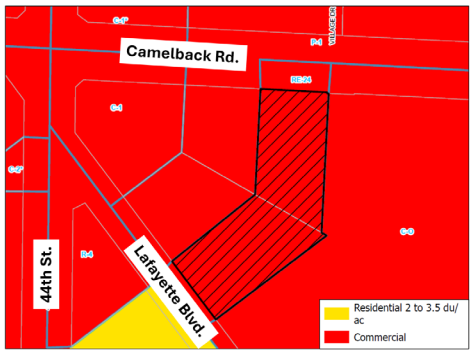
2. The properties to the north, across Camelback Road, and to the west are surface parking lots zoned P-1. To the east/southeast is a commercial property zoned C-O. To the west/southwest, across Lafayette Boulevard, is a commercial and medical office zoned R-O.



Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map designation for the subject site, as well as surrounding properties to the north, east, and west, is Commercial. The property to the southwest, across Lafayette Boulevard, is designated Residential 2 to 3.5 dwelling units per acre. The proposed zoning is consistent with the General Plan Land Use Map designation.



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

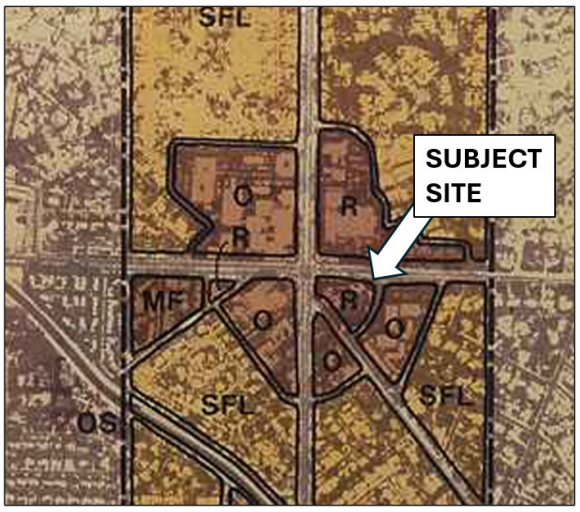
PROPOSAL

4. The conceptual site plan, attached as an exhibit, proposes to redevelop the site with a new surface parking lot and landscaping. The parking lot is intended to serve the commercial property to the east and would have vehicular access through internal connections to the existing parking lot. No new access points to either Camelback Road or Lafayette Boulevard are proposed. The site plan includes two pedestrian walkways connecting the subject site to the commercial property to the east. The site plan includes a significant open space area along Lafayette Boulevard with preservation of the existing mushroom shade structure. Staff recommends general conformance with the site plan to maintain compatibility with the surrounding area. This is addressed in Stipulation No. 1.

STUDIES AND POLICIES

5. **44th Street Corridor Specific Plan**

Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The subject site is designated “Retail” on the proposed land use map in the 44th Street Corridor Specific Plan. The proposed parking lot serves commercial uses and is therefore consistent with this designation. Design guidelines contained in the plan include recommended enhancements to landscaping, and pedestrian and bicycle amenities. The proposal, as stipulated, includes detached sidewalks, enhanced shade, and enhancements to pedestrian walkways, consistent with the design guidelines of the plan. These are addressed in Stipulation Nos. 2, 3, 6, 8, and 9.



44th Street Corridor Specific Plan Land Use Map; Source: City of Phoenix

6. **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 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. 7, which requires a minimum of two GI technique for stormwater management to be implemented in this development.

7. **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 for all public and private walkways and surface parking areas. Shade requirements do not apply to portions of walkways that cross vehicular drive aisles. These are addressed in Stipulation Nos. 2 and 6.

8. **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 No. 4.

9. **Complete Streets Guiding Principles**
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, bicycling, and transit-use by providing a detached sidewalk along Camelback Road and Lafayette Boulevard, enhanced shade throughout the site, and visually contrasting walkways for pedestrian safety. These are addressed in Stipulation Nos. 2, 3, 6, 8, and 9.

10. **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. 5 through 7.

11. **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. The proposed development is a surface parking lot with pedestrian linkages and is not anticipated to generate any solid waste.

COMMUNITY CORRESPONDENCE

12. As of the writing of this report, staff has not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department requires 6-foot-wide detached sidewalks to be constructed along Camelback Road and Lafayette Boulevard, that all street improvements be made to City and ADA standards, and that unused driveways will be replaced with curb, gutter, and sidewalk. These are addressed in Stipulation Nos. 8 through 11.

OTHER

14. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet 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 No. 12.

15. 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. 13.

16. 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 proposal is consistent with the General Plan Land Use Map designation and with the recommendations of the 44th Street Corridor Specific Plan.

2. The proposal, as stipulated, has adequate development standards to mitigate potential impacts to the surrounding area.

3. The proposal, as stipulated, provides enhanced shade and pedestrian amenities consistent with the Shade Phoenix Plan and the Complete Streets Guiding Principles.

Stipulations

1. The development shall be in general conformance with the site plan date stamped October 13, 2026, as modified by the following stipulations and approved by the Planning and Development Department.

2. All pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

4. A minimum of 12 vehicle parking spaces shall include EV Capable infrastructure.

5. 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, schools, and residential common areas, as approved by the Planning and Development Department.

6. 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.

7. 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.

8. The sidewalk along Lafayette Boulevard shall be a minimum of 6 feet in width and detached with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Shrubs, accents and vegetative groundcovers with a maximum mature height of 3 feet (excluding accents) evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

9. The sidewalk along Camelback Road shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. A sidewalk easement shall be dedicated for any portion of the sidewalk outside of the Camelback Road right-of-way.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Shrubs, accents and vegetative groundcovers with a maximum mature height of 3 feet (excluding accents) evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

    Where utility conflicts exist, the Street Transportation Department and the Planning and Development Department may approve an alternative design consistent with a pedestrian environment, provided that the landscape strip width is not reduced to less than 5 feet.

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.

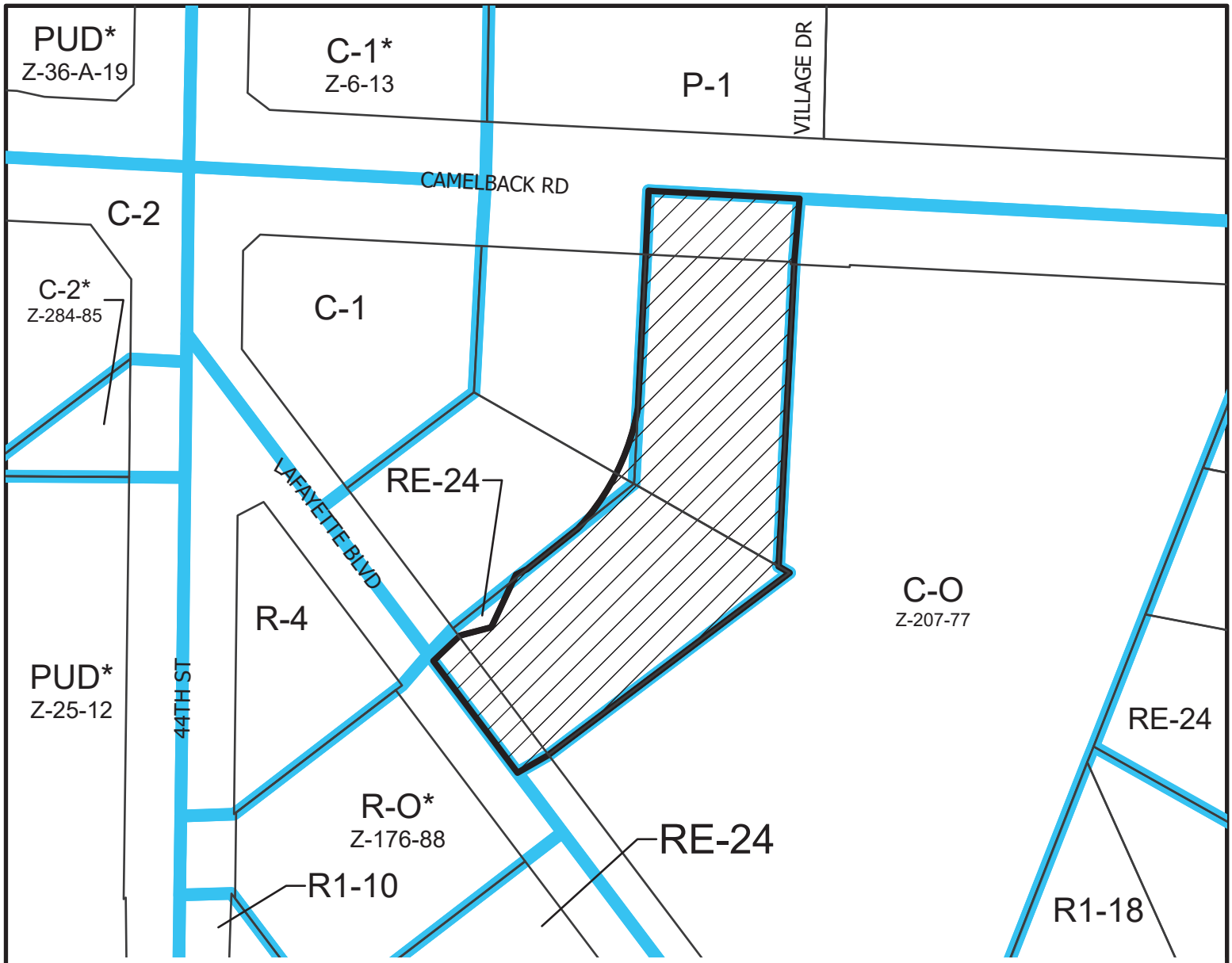
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

13. 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.

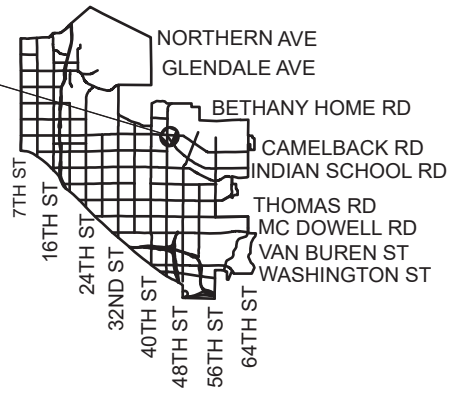
Writer
Anthony Grande
November 4, 2026

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped October 13, 2026



Z-112-26-6



CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Bergin, Frakes, Smalley & Oberholtzer, PLLC

APPLICATION NO: Z-112-26-6

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.74 Acres

DATE: 8/25/2026

REVISION DATES: 10/15/2026

AERIAL PHOTO & QUARTER SEC. NO.: QS 18-38

ZONING MAP: H-11

REQUESTED CHANGE:

FROM: RE-24 (1.72 ac.)
P-1 (0.02 ac.)

TO: P-1 (1.74 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
RE-24, P-1	3, N/A	N/A
P-1	N/A	N/A

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

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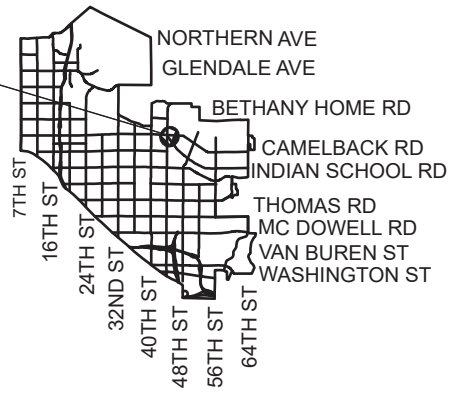
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0 0.01 0.03 0.05 Miles

CAMELBACK EAST VILLAGE

COUNCIL DISTRICT: 6

Z-112-26-6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Bergin, Frakes, Smalley & Oberholtzer, PLLC

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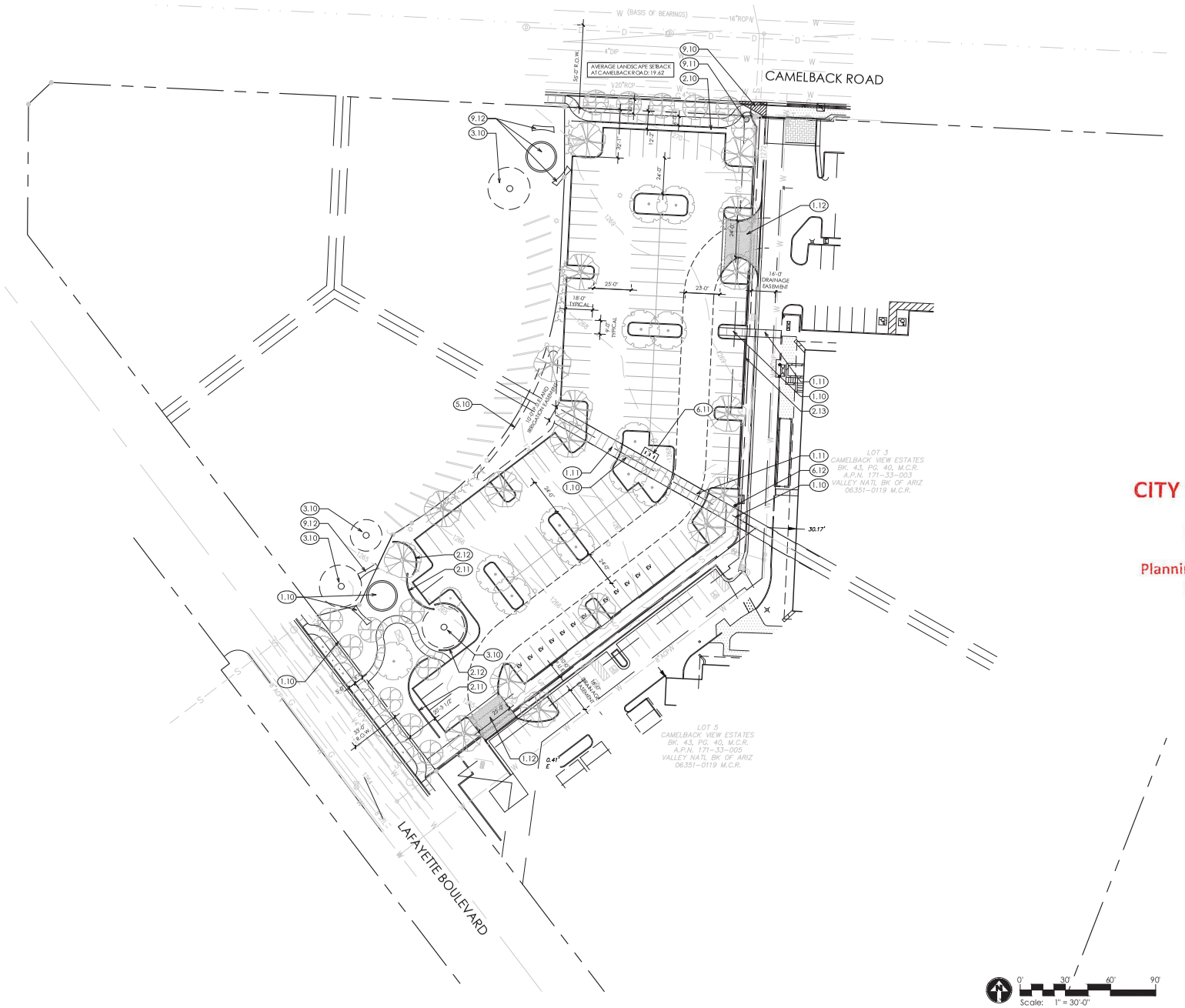
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TO: P-1 (1.74 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
RE-24, P-1	3, N/A	N/A
P-1	N/A	N/A

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

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KEY NOTES

1.10 CONCRETE SIDEWALK, PEDESTRIAN, INTEGRAL COLOR, DAVIS COLORS, SAN DIEGO BUFF. SEE CIVIL ENGINEERING PLANS.

1.11 CONCRETE SIDEWALK, VEHICULAR, INTEGRAL COLOR, DAVIS COLORS, SAN DIEGO BUFF. SEE CIVIL ENGINEERING PLANS.

1.12 VEHICULAR CONCRETE PAVERS.

2.10 3'-0" HIGH CAMELBACK ROAD PARKING SCREEN WALL. DECORATIVE PATTERN STEEL SHEET IN FRONT OF SOLID STEEL SHEET PANEL.

2.11 3'-0" HIGH LAFAYETTE BOULEVARD PARKING SCREEN WALL. 8" WIDE SPLIT FACE BLOCK WITH INTEGRAL COLOR.

2.12 4'-0" HIGH LAFAYETTE BOULEVARD PARKING SCREEN WALL. 8" WIDE SPLIT FACE BLOCK WITH INTEGRAL COLOR.

2.13 EXISTING WALL, LOWER TO 3'-0" HIGH. REPAIR STUCCO AND PAINT.

3.10 EXISTING MUSHROOM SHADE STRUCTURE. PROTECT DURING CONSTRUCTION.

5.10 BIOSWALE.

6.10 EXISTING BENCH. RELOCATED.

6.11 BIKE RACKS.

6.12 TRASH RECEPTACLE.

9.10 SITE VISIBILITY TRIANGLE, 10' x 20'.

9.11 EXISTING FIRE HYDRANT.

9.12 EXISTING BENCH AND PLANTER. PROTECT DURING CONSTRUCTION.

NEW PARKING SPACES:	130
REMOVED EXISTING SPACES:	<6>
TOTAL:	124

CITY OF PHOENIX
OCT 1 3 2026
Planning & Development Department

GREEY|PICKETT
landscape architecture | community design
7144 e. stetson drive, suite 265
scottsdale, arizona 85251
480 609 0099p 480 609 0684f

Parking at The Park Office

4455 East Camelback Road
Phoenix, Arizona 85018

revisions:

project #: TPK002
scale: 1" = 30'-0"
issued for: DSD Pre App
drawn by: TEAM
date: 10.13.26
drawing: Layout Plan

L2.1
of

KIVA # 05-4014 SDEV# 0501479 PAPP# 2600013 PRLM# Q.S.# LSIS LSPL

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