



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-79-26-8**  
**August 4, 2026**  
**\*REVISED**

**Central City [Village Planning Committee](#)** July 13, 2026  
**Meeting Date:**  
**[Planning Commission](#) Hearing Date:** August 6, 2026  
**Request From:** [A-1 SP CCSIOD MH](#) (Light Industrial District, Special Permit, Central City South Interim Overlay District, Middle Housing Overlay District) (0.47-acres) and [A-1 CCSIOD MH](#) (Light Industrial District, Central City South Interim Overlay District, Middle Housing Overlay District) (0.26-acres)  
**Request To:** [A-1 CCSIOD MH](#) (Light Industrial District, Central City South Interim Overlay District, Middle Housing Overlay District) (0.73-acres)  
**Proposed Use:** Commercial Warehouse (Removal of a Special Permit)  
**Location:** Approximately 100 feet east of the northeast corner of 19th Avenue and Lincoln Street  
**Owner:** JSJ Ventura Development, LLC  
**Applicant/Representative:** Aaron Howell, AMH Architecture  
**Staff Recommendation:** Approval, subject to a stipulation

| <a href="#">General Plan Conformity</a>               |                |                          |                           |
|-------------------------------------------------------|----------------|--------------------------|---------------------------|
| <a href="#">General Plan Land Use Map Designation</a> |                | Commerce / Business Park |                           |
| <a href="#">Street Map Classification</a>             | Lincoln Street | Local                    | 30-foot north half street |

***STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE: Support the expansion of industrial zoning in targeted industrial areas.***

The proposal will allow additional industrial development on the subject site, which is within an industrial area surrounded by A-1 zoning.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The proposal will facilitate the development of vacant land previously used as a helipad.

#### **Applicable Plans, Overlays, and Initiatives**

[Central City South Interim Overlay District \(CCSIO\)](#): Background Item No. 6.

[Central City South Area Plan](#): Background Item No. 7.

[Zero Waste PHX](#): Background Item No. 8.

#### **Surrounding Land Uses and Zoning**

|                                      | <b><u>Land Use</u></b>                                                 | <b><u>Zoning</u></b>                     |
|--------------------------------------|------------------------------------------------------------------------|------------------------------------------|
| <b>On Site</b>                       | Parking lot                                                            | A-1 SP CCSIOD<br>MH and A-1<br>CCSIOD MH |
| <b>North</b>                         | Vacant commercial building,<br>parking lot, and vehicle repair<br>shop | A-1 CCSIOD MH                            |
| <b>West</b>                          | Fence contractor                                                       | A-1 CCSIOD MH                            |
| <b>East</b>                          | Warehouse and outdoor<br>storage                                       | A-1 CCSIOD MH                            |
| <b>South (across Lincoln Street)</b> | Concrete contractor and farm<br>equipment sales                        | A-1 CCSIOD MH                            |

| <b>A-1 (Light Industrial District)</b> |                                                                                           |                              |
|----------------------------------------|-------------------------------------------------------------------------------------------|------------------------------|
| <b><u>Standards</u></b>                | <b><u>Requirements</u></b>                                                                | <b><u>Met or Not Met</u></b> |
| <i>Building Setbacks</i>               |                                                                                           |                              |
| South (Lincoln Street)                 | 0 feet                                                                                    | 33 feet (Met)                |
| North                                  | 0 feet                                                                                    | 10 feet (Met)                |
| West                                   | 0 feet                                                                                    | 10 feet (Met)                |
| East                                   | 0 feet                                                                                    | 10 feet (Met)                |
| <i>Landscaped Setbacks</i>             |                                                                                           |                              |
| South (Lincoln Street)                 | 0 feet                                                                                    | 25 feet (Met)                |
| North                                  | 0 feet                                                                                    | 10 feet (Met)                |
| West                                   | 0 feet                                                                                    | 10 feet (Met)                |
| East                                   | 0 feet                                                                                    | 10 feet (Met)                |
| Maximum Building Height                | 56 feet; up to 80 feet with use permit                                                    | 30 feet (Met)                |
| Parking                                | 1 space per 1.5 warehouse or production workers and 1 space per 300 square feet of office | 4 spaces (Met)               |

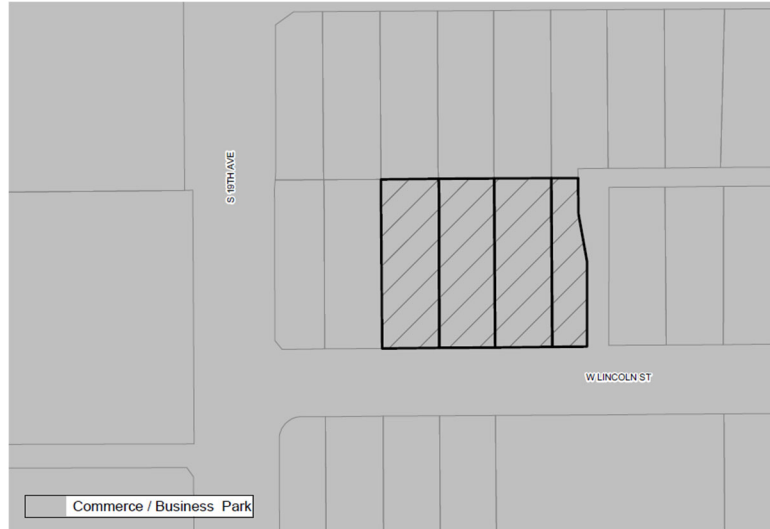
### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is to rezone 0.73-acres located approximately 100 feet east of the northeast corner of 19th Avenue and Lincoln Street from 0.47-acres of A-1 SP CCSIOD MH (Light Industrial District, Special Permit, Central City South Interim Overlay District, Middle Housing Overlay District) and 0.26-acres of A-1 CCSIOD MH (Light Industrial District, Central City South Interim Overlay District, Middle Housing Overlay District) to A-1 CCSIOD MH (Light Industrial District, Central City South Interim Overlay District, Middle Housing Overlay District) for a commercial warehouse (removal of a Special Permit). The subject site was previously a helipad and is currently a surface parking lot.

## GENERAL PLAN

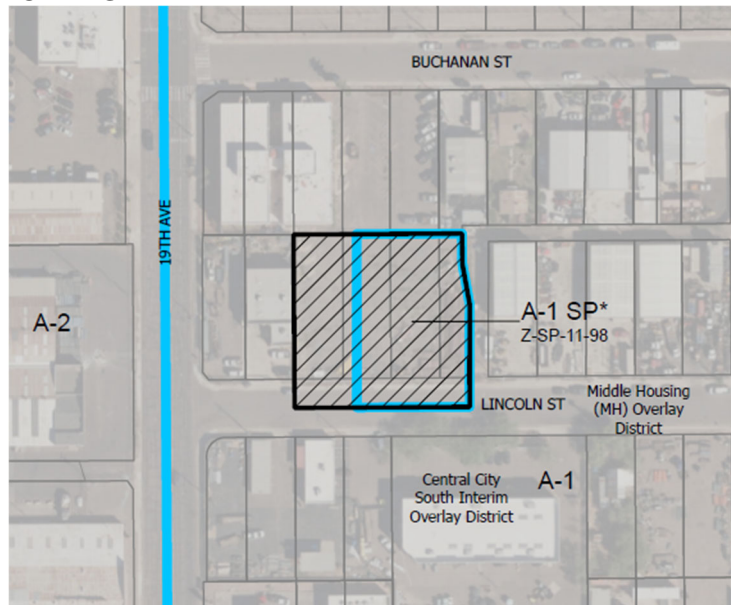
2. The subject site is designated as Commerce / Business Park. The areas to the south (across Lincoln Street), east, west, and north are designated Commerce / Business Park. The proposed A-1 CCSIOD MH zoning district is not consistent with the General Plan Land Use Map designation; however, a General Plan Amendment is not required because the request is for a Special Permit removal.



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

## SURROUNDING LAND USE AND ZONING

3. To the north the subject site is a vacant commercial building, parking lot, and vehicle repair use zoned A-1 CCSIOD MH; to the west is a fence contractor zoned A-1 CCSIOD MH; to the east is a warehouse and outdoor storage zoned A-1 CCSIOD MH; and to the south, across Lincoln Street, is farm equipment sales and a concrete contractor zoned A-1 CCSIOD MH.

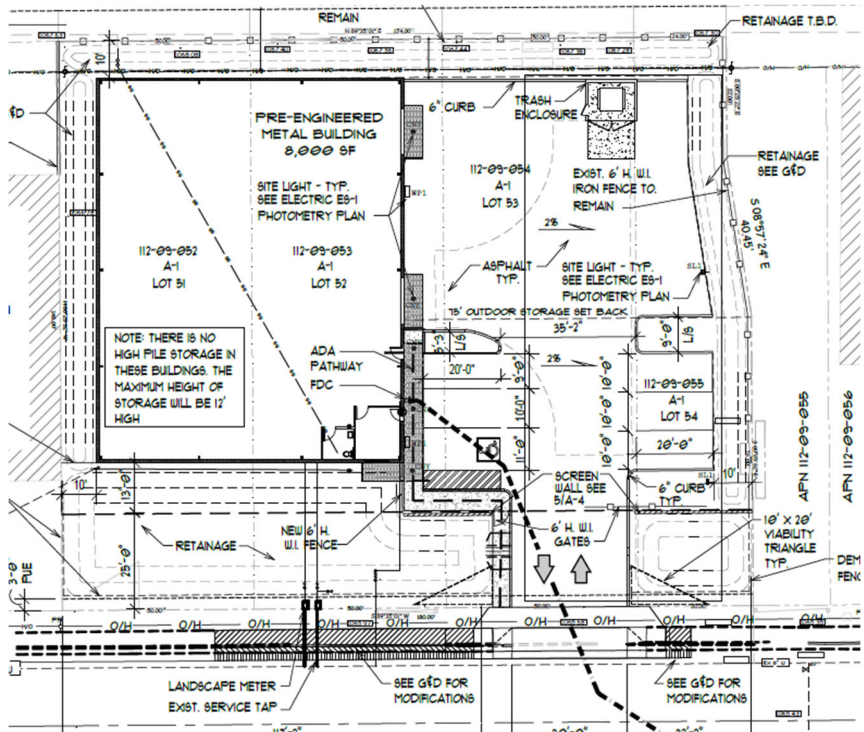


*Location Map; Source: Planning and Development Department*

## PROPOSAL

### 4. Site Plan

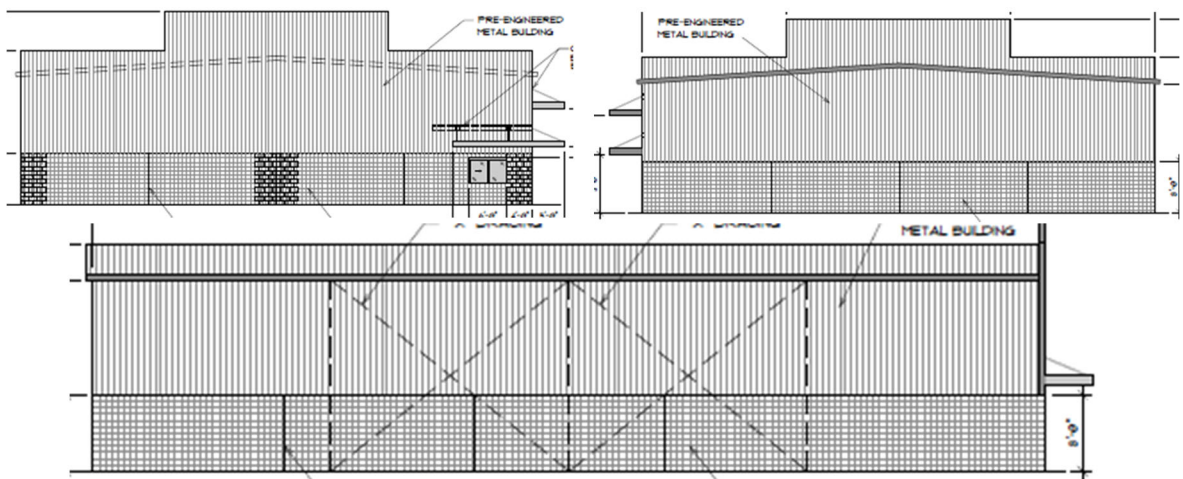
The proposal is for a commercial warehouse. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the proposed warehouse, the parking area, landscape setbacks, the trash enclosure, and gates. The site will have one point of ingress/egress from Lincoln Street.



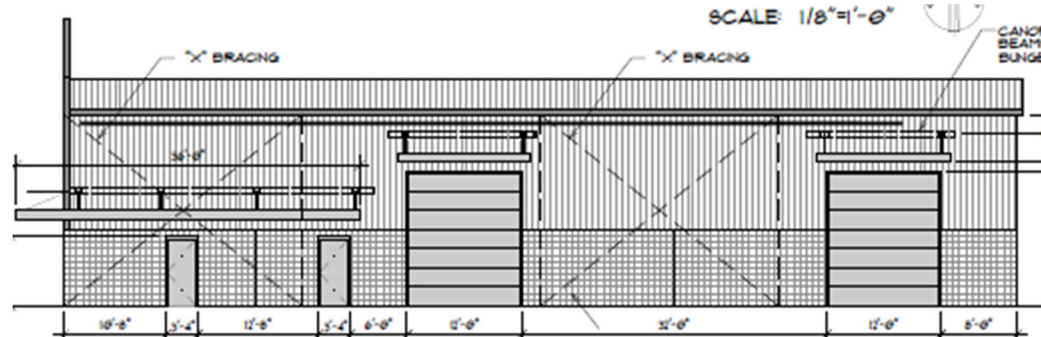
Conceptual Site Plan; Source: amh Architecture Design + Build

### 5. Elevations

The conceptual building elevations, attached as an exhibit, depict the proposed warehouse building. The elevations include the building canopy, roll-up doors (facing east), and building materials.





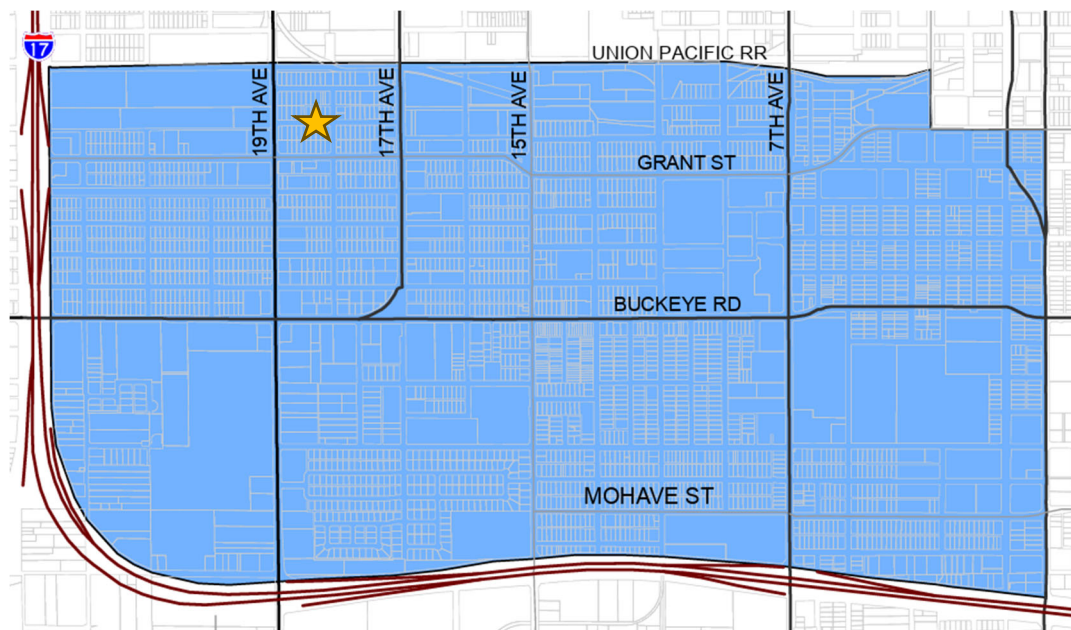


Conceptual Elevations; Source: amh Architecture Design + Build

## STUDIES AND POLICIES

### 6. Central City South Interim Overlay District (CCSIO)

The Central City South Interim Overlay District (CCSIO), established in 2002, applies to the area bounded on the west and south by Interstate 17, on the east by Central Avenue, on the north by Lincoln Street between Central and 3rd Avenues and by the Union Pacific Railroad Line between 3rd Avenue and Interstate 17. The CCSIO District is designed to protect and enhance residential character in the area, promote community identity, reduce open land uses, discourage undue concentration of environmentally harmful land uses, and promote well managed growth. The district requires a Special Permit for any open land uses and requires development in industrial A-1 and A-2 districts over 10 acres to conform with the development standards of the Commerce Park / General Commerce Park zoning district.



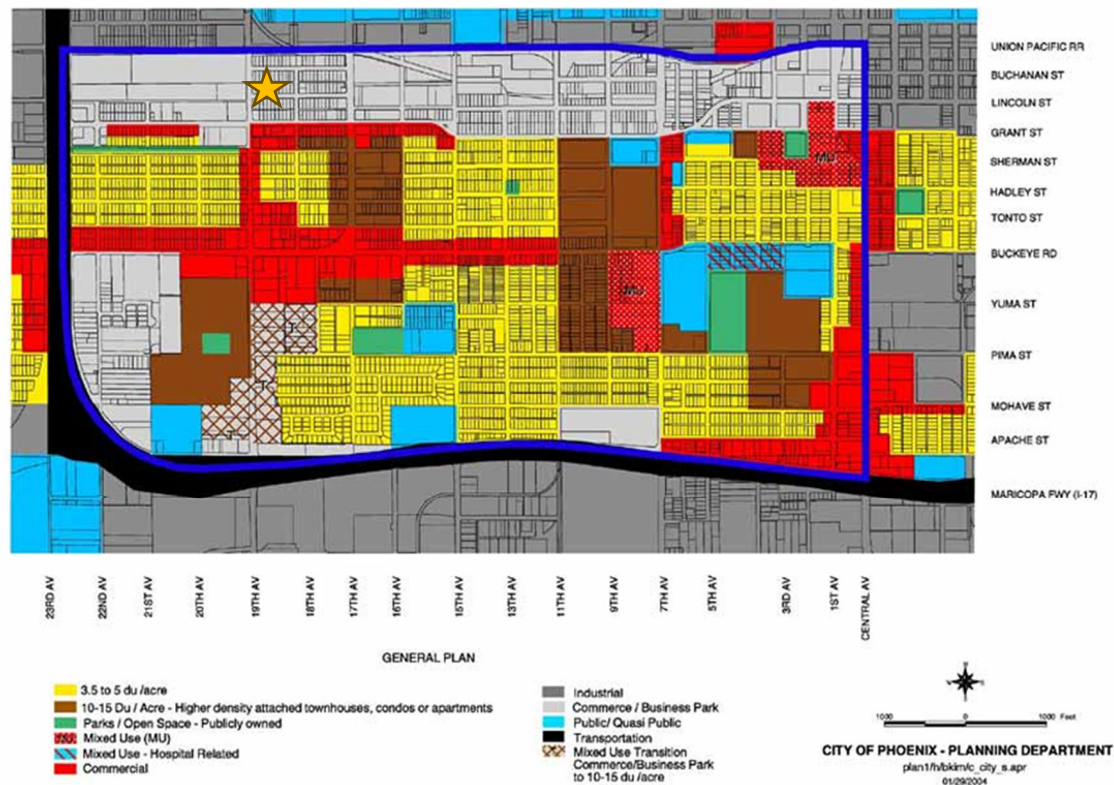
Central City South Interim Overlay District Boundary, Source: Planning and Development Department

7. **Central City South Area Plan**

The Central City South Area Plan was adopted by the City Council in 2004 and establishes a vision and goals for the area coterminous with the CCSIO. These goals include obtaining quality housing in strong, healthy neighborhoods, creating a safe environment in which to live and work, enhancing economic opportunities for existing residents, and transitioning industrial uses to protect neighborhoods.

The proposed land use plan in the Central City South Area Plan designates the subject site as Commerce/Business Park. The proposed A-1 CCSIOD MH zoning district is not consistent with this designation, however the request is only to remove a Special Permit.

Figure 33 CENTRAL CITY SOUTH AREA PLAN  
PROPOSED LAND USE PLAN



Source: City of Phoenix Planning and Development Department

8. **Zero Waste Phoenix 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 application materials did not indicate whether recycling services will be provided.

#### COMMUNITY CORRESPONDENCE

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

#### OTHER

- \*10. 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. 1.
11. 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 requested A-1 zoning district is compatible with the surrounding zoning and uses.
2. The proposal will be in alignment with the Central City South Interim Overlay District and the Central City South Area Plan.
3. The proposal will develop an underutilized property and will be compatible with surrounding land uses.

#### **Stipulations:**

1. 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**

Samuel Rogers

August 4, 2026



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**Team Leader**

Racelle Escolar

**Exhibits**

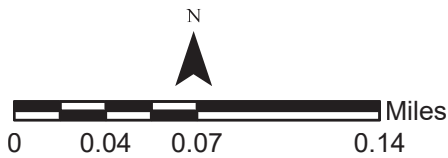
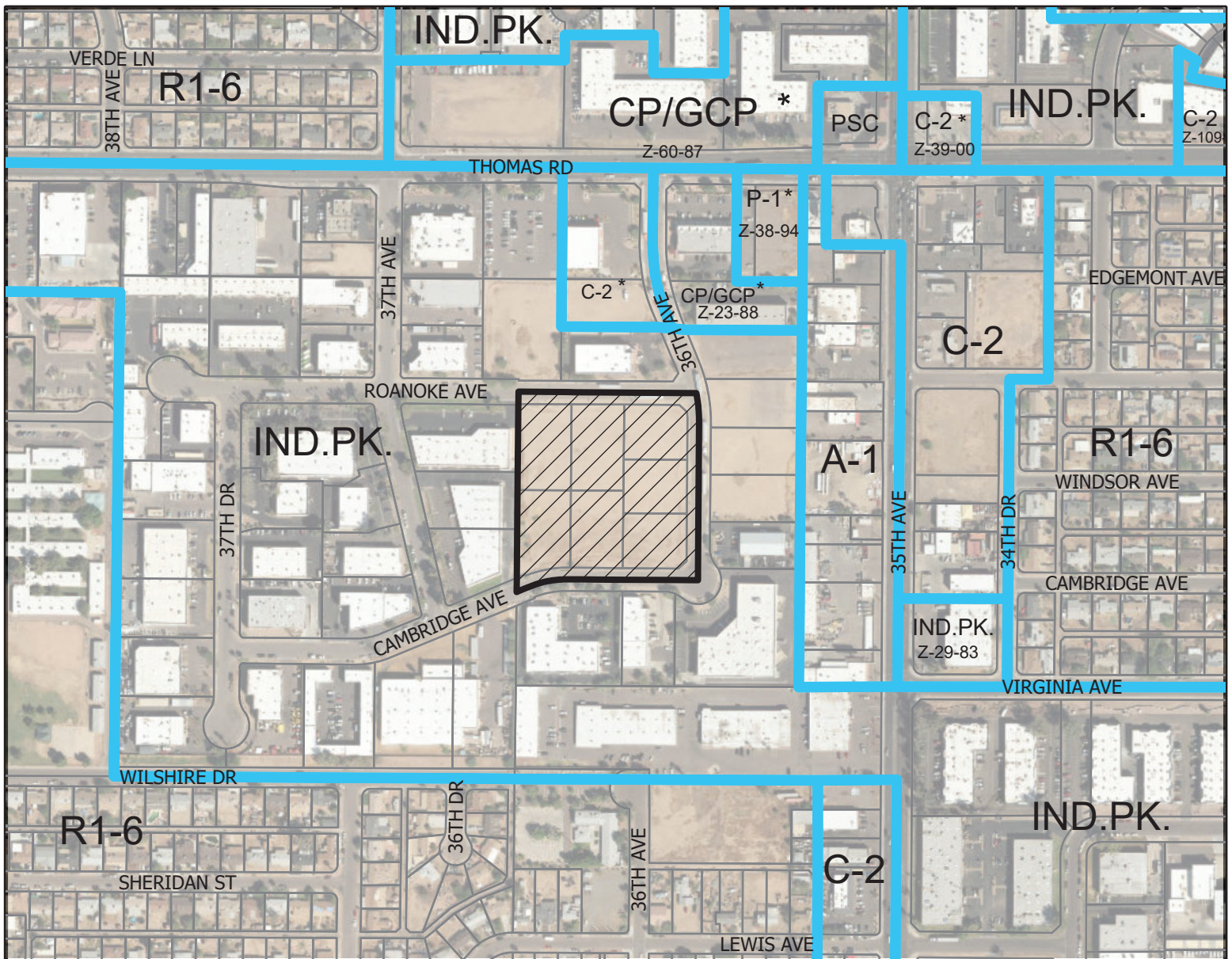
Zoning sketch map

Aerial sketch map

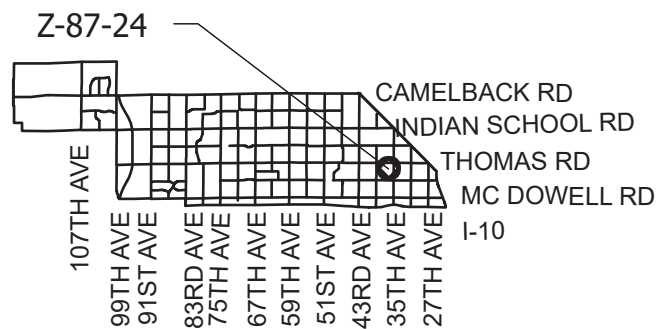
Conceptual Site Plan date stamped May 13, 2026

Conceptual Building Elevations date stamped May 13, 2026

Conceptual Landscape Plan date stamped May 13, 2026 (5 pages)

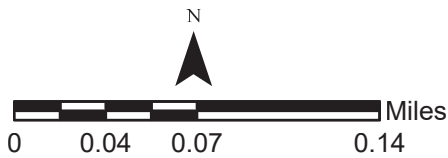
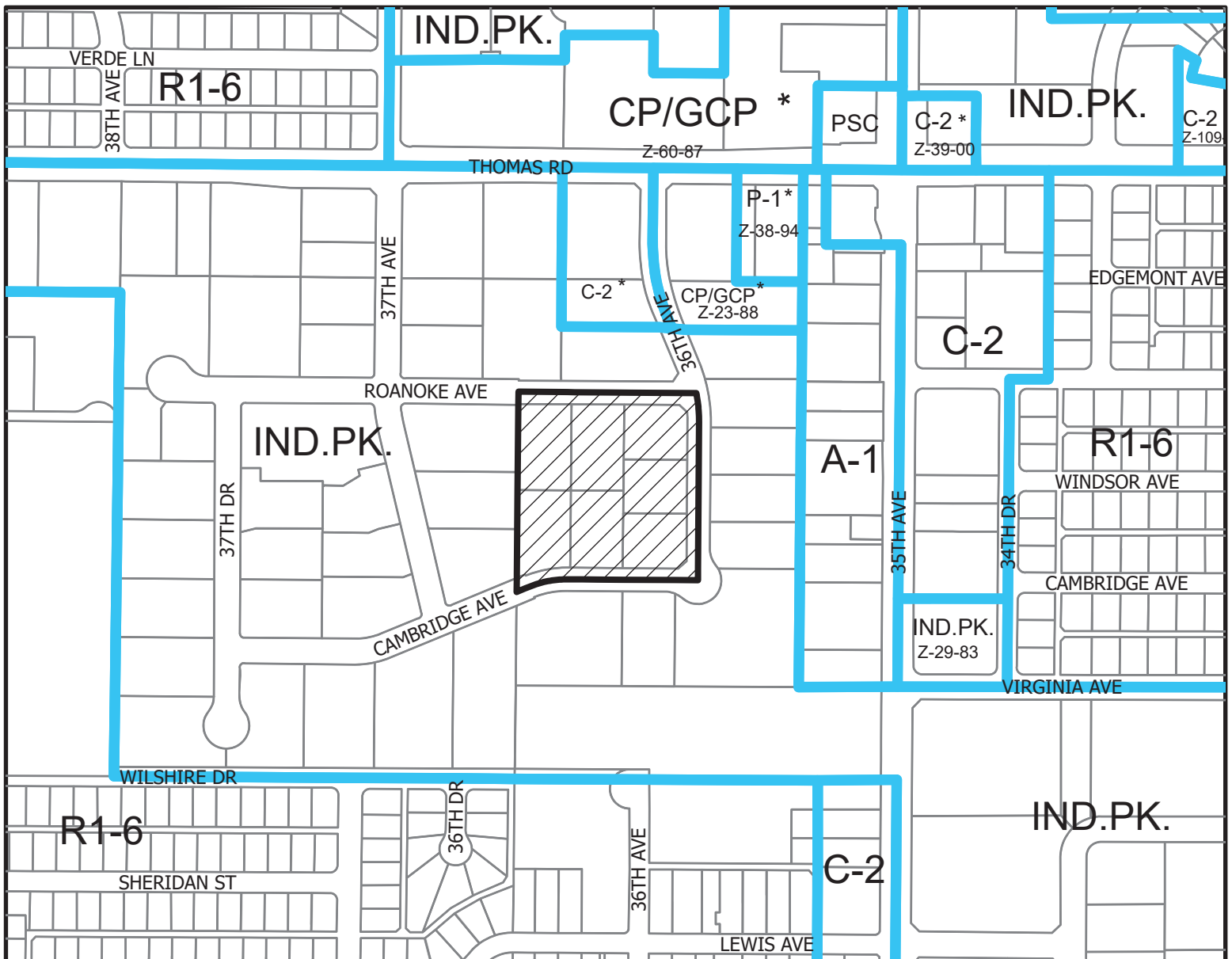


**MARYVALE VILLAGE**  
COUNCIL DISTRICT: 4

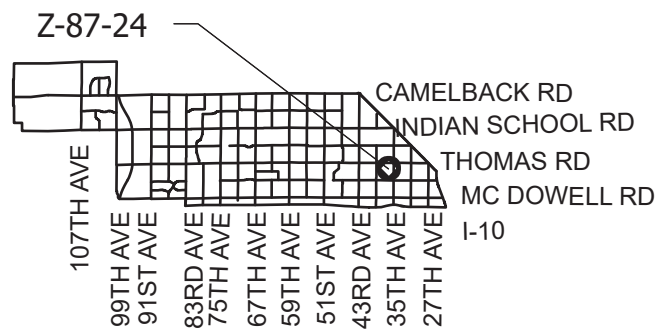


|                                                                                      |  |                                                  |  |
|--------------------------------------------------------------------------------------|--|--------------------------------------------------|--|
| APPLICANT'S NAME: <b>Greenman Law</b>                                                |  | REQUESTED CHANGE:                                |  |
| APPLICATION NO: <b>Z-87-24</b>                                                       |  | FROM: <b>IND. PK. ( 5.11 ac.)</b>                |  |
| DATE: <b>7/25/2024</b>                                                               |  | TO: <b>A-1 ( 5.11 ac.)</b>                       |  |
| REVISION DATES:                                                                      |  |                                                  |  |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.<br><b>5.11 Acres</b> |  |                                                  |  |
| AERIAL PHOTO & QUARTER SEC. NO.<br><b>QS 14-20</b>                                   |  | ZONING MAP<br><b>G-6</b>                         |  |
| MULTIPLES PERMITTED<br><b>IND. PK.</b><br><b>A-1</b>                                 |  | CONVENTIONAL OPTION<br><b>N/A</b><br><b>N/A</b>  |  |
|                                                                                      |  | * UNITS P.R.D OPTION<br><b>N/A</b><br><b>N/A</b> |  |

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



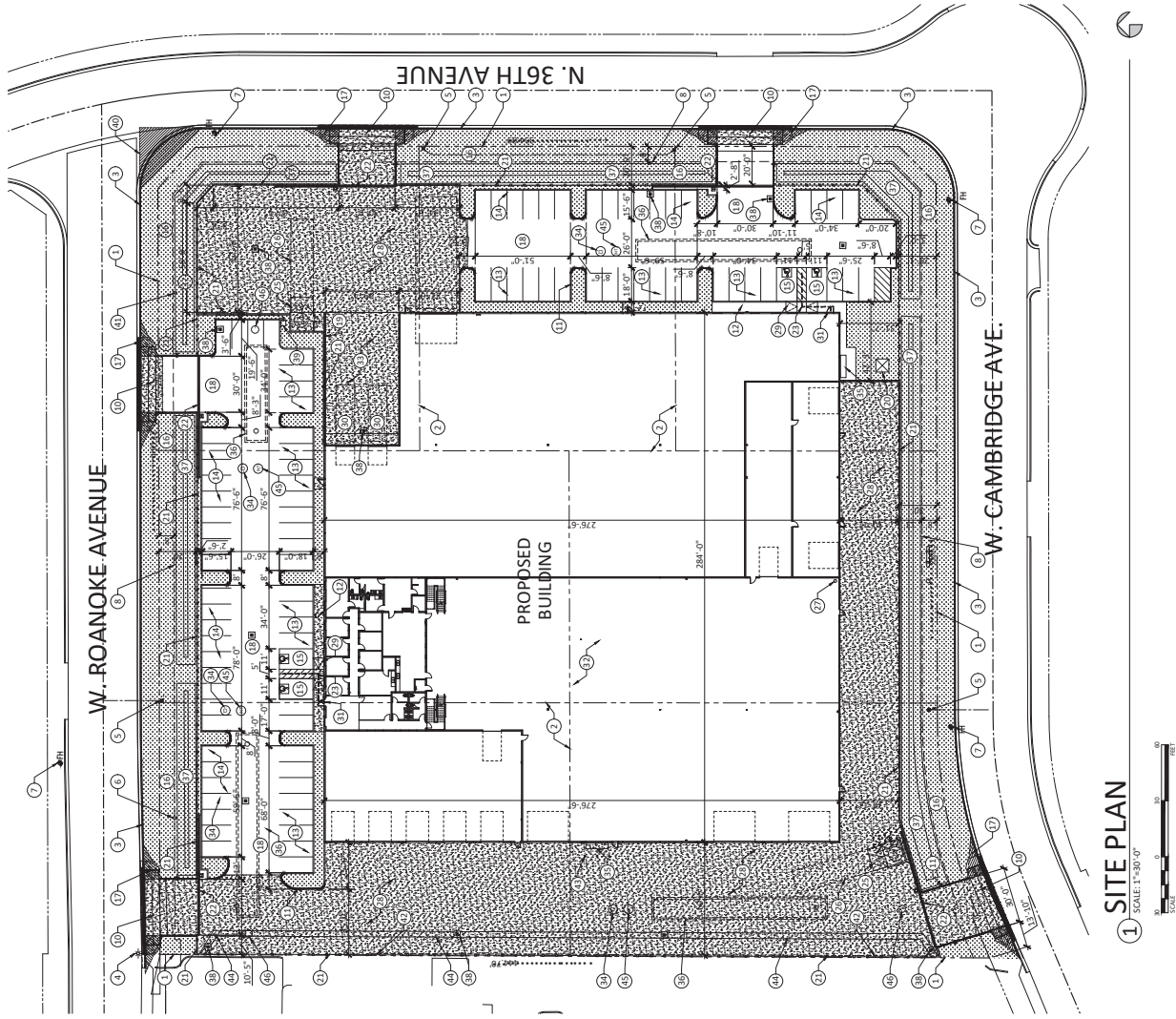
**MARYVALE VILLAGE**  
COUNCIL DISTRICT: 4



|                                                                                      |  |                                                  |  |
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| AERIAL PHOTO & QUARTER SEC. NO.<br><b>QS 14-20</b>                                   |  | ZONING MAP<br><b>G-6</b>                         |  |
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|                                                                                      |  | * UNITS P.R.D OPTION<br><b>N/A</b><br><b>N/A</b> |  |

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





# ① SITE PLAN

**I** SCALE: 1"=30'-0"

SITE / BUILDING DATA[illegible]

SITE PLAN NOTES

- [illegible]

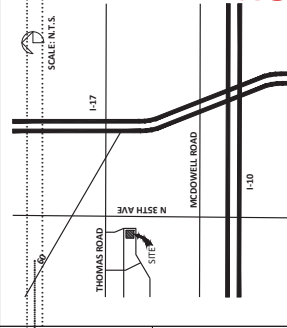
## PROJECT DATA

|                  |                                                                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER:           | BEI DODD PROJECTS, LLC<br>10000 W. 10TH AVE., SUITE 100<br>LAKESIDE, TEXAS 79566<br>TEL: 940-693-1000<br>FAX: 940-693-1001<br>WWW.BEIDODD.COM    |
| ARCHITECT:       | GLORIA PERDUE GROUP<br>10000 W. 10TH AVE., SUITE 100<br>LAKESIDE, TEXAS 79566<br>TEL: 940-693-1000<br>FAX: 940-693-1001<br>WWW.BEIDODD.COM       |
| CONTRACTOR:      | GARLAND CONSTRUCTION, LLC<br>10000 W. 10TH AVE., SUITE 100<br>LAKESIDE, TEXAS 79566<br>TEL: 940-693-1000<br>FAX: 940-693-1001<br>WWW.BEIDODD.COM |
| PROJECT ADDRESS: | 100 N. W. CAMDEN RD. AVE<br>100-11-076, 100-11-077, 100-11-078, 100-11-079, 100-11-080<br>PINEHURST, AL 35068                                    |
| APN:             | 100-11-076, 100-11-077, 100-11-078, 100-11-079, 100-11-080                                                                                       |

## KEYNOTES

1. EXISTING EXTERIOR LIGHTS TO REMAIN
2. EXISTING INTERIOR LIGHTS TO BE REMOVED
3. EXISTING CURB AND GUTTER
4. EXISTING STREET LIGHT
5. EXISTING SIDEWALK
6. EXISTING INTERIOR FLOOR
7. EXISTING WATER STUD-WITH VALVE BOX. INSTALL NEW WATER MAIN FOR DOMESTIC WATER SERVICE TO BUILDING. SEE UTILITY PLAN.
8. EXISTING 12" WIDE PUBLIC UTILITY CASSETTE
9. EXISTING 8" WIDE PUBLIC UTILITY CASSETTE
10. NOT USED
11. NEW CONCRETE DRIVE PER M.A.G. DETAIL P125-1. DEMOLISH EXISTING DRIVE
12. NEW VERTICAL CURB/CONCRETE
13. NEW VERTICAL SIDEWALK. SEE PLAN FOR WIDTHS W/ MEDIUM BROOM FINISH
14. NEW CONCRETE DRIVE PER M.A.G. DETAIL P125-1
15. PARKING AREA 16' 6" DEEP OPEN
16. PARKING AREA 6' 6" WIDE X 15' 0" DEEP W/ 30" OVERHANG INTO LANDSCAPE AREA
15. ADA COMPLAINT PER C.O.P ACCESSIBLE PARKING REQUIREMENTS & 2010 ADA STANDARDS
16. LANDSCAPE AREA 70' X 5'
17. 10' X 20' VISIBILITY TRAIL
18. ASPHALT PAVING OVER ARC
19. DOCK REINFORCING. SEE BUILDING ELEVATION DRAWINGS
20. TRANSFORMER. VERT. LOCATION WITH UTILITY COMPANY

## VICINITY MAP



90% PROGRESS SET - NOT FOR CONSTRUCTION

**CITY OF PHOENIX**  
**JUN 25 2024**  
**Planning & Development**  
**Department**

**A1.0**

**WEN**

PACIFIC TEK  
3622 W. CAMBRIDGE AVENUE  
PHOENIX, AZ 85009

CLIENT HAS REVIEWED  
CONSTRUCTION DOCUMENTS AND  
DEEM THEM TO BE COMPLETE AND  
INDICATIVE OF CLIENTS  
EXPECTATIONS

CLIENT INITIALS \_\_\_\_\_ DATE \_\_\_\_\_

FOR REFERENCE  
ONLY - NOT FOR  
CONSTRUCTION  
NOR RECORDING

## REVISION

|             |            |
|-------------|------------|
| DATE        | 05/31/2024 |
| JOB NUMBER  | 22-04-0084 |
| SHEET TITLE |            |
| SITE PLAN   |            |

EXTERIOR FINISHES

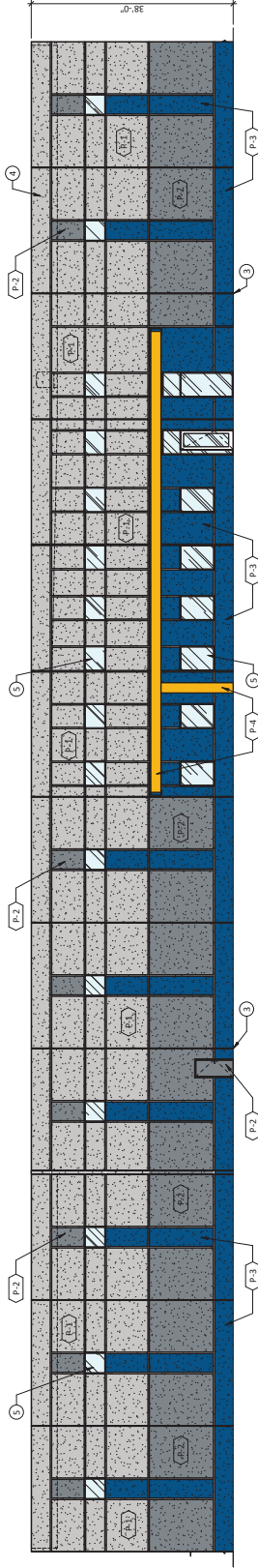
- A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.  
B. REFER TO FINISH SCHEDULES.  
C. SEE SHEETS A3.18 AND A3.19 FOR EXTERIOR FINISHES.

- DUNN EDWARDS CLOUDED VISION - DE6380  
DUNN EDWARDS LOOKING GLASS - DE6376  
DUNN EDWARDS INK BLOTCH DE5839  
DUNN EDWARDS GOLDEN LOCK - DE4121

GENERAL NOTES

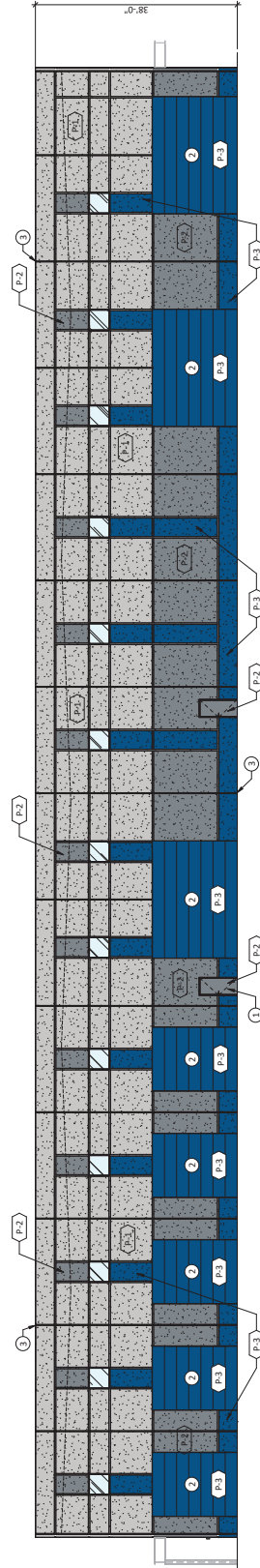
KEYNOTES

1. INSULATED ALUMINUM DOOR FRAME TO BE PAINTED TO MATCH ADJACENT COLOR. SEE SCHEDULE.  
2. OVERHEAD DOOR, EXTERIOR FACE TO BE PAINTED. SEE SCHEDULE.  
3. PANEL JOINTS, PROVIDE SEALANT AND BACKER ROD. PROVIDE PECORA TILT SEAL FOR EXTERIOR JOINTS OR APPROVED EQUAL.  
4. CONCRETE TILT PANEL.  
5. ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS. SEE DOOR AND WINDOW SCHEDULE.



1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 WEST ELEVATION

SCALE: 3/32" = 1'-0"

CITY OF PHOENIX

AUG 12 2024

Planning & Development  
Department

|              |                             |
|--------------|-----------------------------|
| DATE         | 05/31/2024                  |
| JOB NUMBER   | 22-04-0004                  |
| SHEET TITLE  | EXTERIOR ELEVATION FINISHES |
| SHEET NUMBER | A3.18                       |

A3.18

90% PROGRESS SET - NOT FOR CONSTRUCTION



EXTERIOR FINISHES

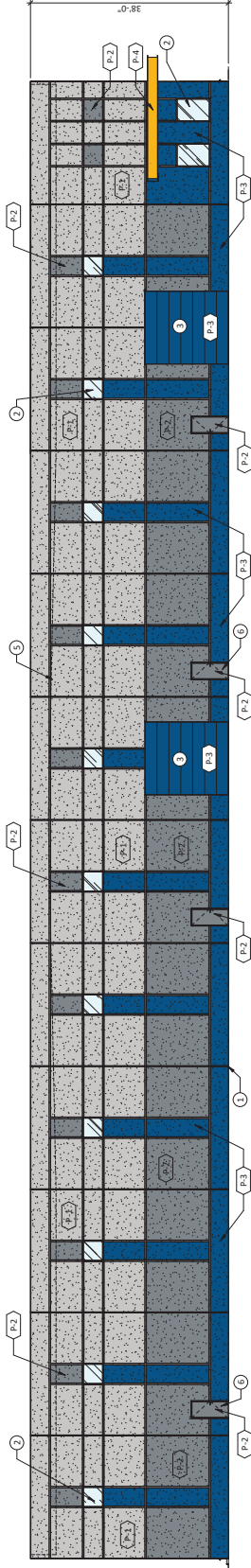
- DUNN EDWARDS CLOUDED VISION - DE 6380
- DUNN EDWARDS LOOKING GLASS - DE 6376
- DUNN EDWARDS INK BLOTCH DE 6389
- DUNN EDWARDS GOLDEN LOCK - DE 6121

GENERAL NOTES

- A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- B. SEE SCHEDULES FOR FINISHES.
- C. SEE SHEETS AS 18 AND AS 19 FOR EXTERIOR FINISHES.

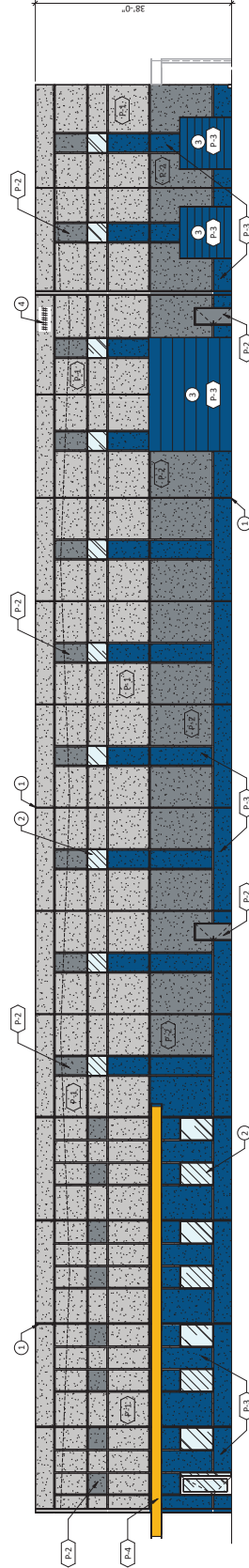
KEYNOTES

1. PANEL JOINTS, PROVIDE SEALANT AND JACKER ROD. PROVIDE PECOMA TILT SEAL FOR EXTERIOR JOINTS OR APPROVED EQUAL.
2. 2-4'-12" CENTER GLAZED STOREFRONT SYSTEM WITH 1" INSULATED GLASS. SEE SCHEDULE FOR FINISHES.
3. OVERHEAD DOOR, EXTERIOR FACE TO BE PAINTED. SEE SCHEDULE FOR FINISHES.
4. BUILDING ADDRESS CAST IN CONCRETE WITH 12" TALL 1" DEEP, PAINTED LETTERS.
5. LINE OF ROOF BEYOND
6. HOLLOW METAL DOOR & FRAME TO BE PAINTED TO MATCH ADJACENT COLOR. SEE SCHEDULE.



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



3 EAST ELEVATION

SCALE: 3/32" = 1'-0"

90% PROGRESS SET - NOT FOR CONSTRUCTION

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