



**Village Planning Committee Meeting Summary
Z-SP-4-25-2**

Date of VPC Meeting	December 11, 2025
Request From	C-2 M-R NBCOD
Request To	C-2 M-R SP NBCOD
Proposal	Self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses
Location	Approximately 400 feet south of the southeast corner of the 29th Avenue alignment and Dove Valley Road
VPC Recommendation	Continuance to the January 8, 2026 North Gateway Village Planning Committee meeting
VPC Vote	8-0

VPC DISCUSSION:

Vice Chair Michelle Ricart stated that the applicant requested to continue this item to the next North Gateway Village Planning Committee meeting.

MOTION – Z-SP-4-25-2:

Committee Member Andrea Crouch motioned to recommend a continuance for Z-SP-4-25-2 to the January 8, 2026 North Gateway Village Planning Committee meeting. **Committee Member Will Manion** seconded the motion.

VOTE – Z-SP-4-25-2:

8-0; the motion to recommend a continuance for Z-SP-4-25-2 to the January 8, 2026 North Gateway Village Planning Committee meeting passed with Committee members Crouch, Kennelly, Li, Manion, McGill, Salow, Stein, and Ricart in favor.

STAFF COMMENTS:

Staff has no comments.

Village Planning Committee Meeting Summary
Z-SP-4-25-2

Date of VPC Meeting	January 8, 2026
Request From	C-2 M-R NBCOD
Request To	C-2 M-R SP NBCOD
Proposal	Self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses
Location	Approximately 400 feet south of the southeast corner of the 29th Avenue alignment and Dove Valley Road
VPC Recommendation	Approval, per the staff recommendation, with a modification
VPC Vote	9-0

VPC DISCUSSION:

One member of the public registered to speak on this item, in support.

Staff Presentation:

Adrian Zambrano, staff, provided an overview of rezoning case Z-SP-4-25-2, including the location of the request, surrounding zoning and land uses, and the General Plan Land Use Map designation. Mr. Zambrano shared background information on the site regarding the North Black Canyon Major Employment Corridor, the North Gateway Village Core Plan, and the North Black Canyon Corridor Plan. Mr. Zambrano displayed the site plan, landscape plan, elevations, and rendering for the proposed project and stated that as noted in the staff report, the proposal supports the goals, policies, and recommendations of several adopted plans, policies, and initiatives. Mr. Zambrano stated that the proposal has not received any letters of support or opposition. Mr. Zambrano shared the staff findings and stated that staff recommends approval subject to stipulations. Mr. Zambrano shared the recommended stipulations, noting that Stipulation No. 19 needs to be modified to delete some leftover language, and next steps for public hearings.

Applicant Presentation:

Jason Morris, with Withey Morris Baugh PLC, introduced himself and provided background on U-Haul. Mr. Morris discussed nearby developments, history of the North

Gateway Village Core, and the General Plan Land Use Map designation. Mr. Morris discussed the request, the site plan, market demand, and Special Permit criteria. Mr. Morris displayed renderings and discussed the design of the building.

Questions from Committee:

Committee Member Will Manion asked if the request is only for a self-service storage warehouse or if there will also be moving trucks. **Mr. Morris** responded that it will be both a self-service storage warehouse and a moving center.

Committee Member Paul Carver stated that orange is not in the color scheme for the North Gateway Village. Committee Member Carver asked how light pollution will be reduced. **Mr. Morris** responded that light fixtures will be shielded and will not exceed one-foot candle at the property lines. Mr. Morris added that the City allows corporate colors to be included as an accent color, but not a primary color.

Committee Member Kylie Kennelly asked if Stipulation No. 10 regarding retail uses is referring to the commercial uses to the north of the site or to the ground floor of the building. **Mr. Morris** responded that it is for the ground floor of the building, noting that there is a retail component. Committee Member Kennelly asked if the area to the north of the site is a driveway for vehicular access between the two developments. Mr. Morris responded affirmatively, noting that there will be easements along the driveway.

Vice Chair Aaron Stein asked what the typical operating hours are. **Mr. Morris** responded that the operating hours are seven days a week and are typical business hours for the moving center and the management office. Mr. Morris added that there will be codes to allow 24-hour secured access to the self-service storage warehouse.

Chair Scott McGill stated that he knows this piece of land very well. Chair McGill asked if the applicant has discussed with W. L. Gore when the other half of Woodstock Road (formerly Commitment Way) will be finished. **Mr. Morris** responded that they will be constructing more than just the half-street improvements along their frontage, as stipulated by the City. Chair McGill asked when the Dove Valley Road and 29th Avenue traffic signal will be active. Mr. Morris responded that the proposal is moving forward with the existing infrastructure, which needs to be sufficient to serve this development, but also to serve adjacent parcels. Mr. Morris stated that there has been a commitment made to the City. Chair McGill asked if the traffic study has been completed yet. Mr. Morris responded that there was an existing traffic study that was done and a trip generation study was conducted. Mr. Morris added that a future traffic study is stipulated and will be completed during the site plan review process.

Public Comments:

Terrence Plas introduced himself as the developer to the north of the site, in favor of the project. Mr. Plas summarized surrounding infrastructure improvements that are under construction. Mr. Plas stated that they will be constructing the full width of Woodstock Road (formerly Commitment Way). Mr. Plas then discussed on-site improvements that are under construction. Mr. Plas stated that he believes the proposed use a good use for the site.

Applicant Response:

None.

MOTION – Z-SP-4-25-2:

Committee Member Paul Carver motioned to recommend approval of Z-SP-4-25-2, per the staff recommendation, with a modification. **Committee Member Kylie Kennelly** seconded the motion.

VOTE – Z-SP-4-25-2:

9-0; the motion to recommend approval of Z-SP-4-25-2, per the staff recommendation, with a modification passed with Committee members Carver, Crouch, Kennelly, Li, Manion, McCarty, Swanson, Stein, and McGill in favor.

VPC RECOMMENDED STIPULATIONS:

1. The development shall be in general conformance with the site plan DATE STAMPED DECEMBER 22, 2025, and elevations date stamped November 20, 2025, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The maximum building height shall be four stories and 56 feet.
3. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
4. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
5. Retention areas and perimeter landscape areas, as depicted on the landscape plan date stamped ~~November 20~~ DECEMBER 22, 2025, shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted in landscape areas, and planted around the perimeter of retention areas, and a minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
6. ~~The following~~ A BUILDING shall be provided FRONTING along ~~the frontage adjacent to 29th Avenue~~ WITH A MINIMUM OF 45% OF THE FRONTAGE PROVIDED AT A MAXIMUM 41-FOOT SETBACK, as approved by the Planning and Development Department.
 - a. ~~A building shall be provided fronting along 29th Avenue with a minimum of 45% of the building frontage provided at a 40-foot setback from the property line.~~

- ~~b. A minimum 6-foot tall mural installation shall be provided along the remaining 29th Avenue frontage, along the required building setback line and articulated back 5 feet for every 50 feet of wall length, compatible with the design of the overall development, the surrounding community, and the surrounding desert context.~~
7. The following shall be provided along the frontage adjacent to Woodstock Road (formerly Commitment Way), as approved by the Planning and Development Department.

 - a. A building shall be provided fronting along Woodstock Road (formerly Commitment Way) with a minimum of 50% of the building frontage provided at a 30-foot setback from the property line.
 - ~~b. A minimum 6-foot tall mural installation shall be provided along the remaining Woodstock Road (formerly Commitment Way) frontage, along the required building setback line and articulated back 5 feet for every 50 feet of wall length, compatible with the design of the overall development, the surrounding community, and the surrounding desert context. A MINIMUM 30-FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ADJACENT TO WOODSTOCK ROAD (FORMERLY COMMITMENT WAY) FOR THE FIRST 215 FEET FROM THE EAST PROPERTY LINE, PLANTED WITH TWO STAGGERED ROWS OF MINIMUM 2-INCH CALIPER, LARGE CANOPY, SHADE TREES, PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, AND A MIXTURE OF DROUGHT-TOLERANT SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS, EVENLY DISTRIBUTED THROUGHOUT THE LANDSCAPE AREA TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE. A BENCH OR SEATING AREA SHALL ALSO BE PROVIDED WITHIN THE LANDSCAPE AREA.~~
8. The glazing on all building windows shall have a maximum reflectivity of 20%, as approved by the Planning and Development Department.
9. Minimum 5-foot-wide clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
10. The ground floor area of the development shall include a minimum of 3,900-square-feet of commercial service, retail, entertainment, and/or restaurant uses, unrelated to the Special Permit use, that will activate the North Gateway Village Core, as approved by the Planning and Development Department.
11. If a drive-through restaurant is developed, pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building

- it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
12. If a drive-through restaurant is developed, a minimum of 250 square feet of outdoor seating areas shall be provided, as approved by the Planning and Development Department.
 13. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
 14. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 15. A bicycle repair station (“fix it station”) shall be provided and maintained on-site. The bicycle repair station (“fix it station”) shall be provided near a building entrance in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 16. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
 17. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
 18. A minimum of 10% of the required vehicle parking spaces shall be EV Ready, as approved by the Planning and Development Department.
 19. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented **for each parcel separately (east and west of Skunk Creek Wash)**, 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.

20. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, and landscape materials listed in Appendix B shall be prohibited, as approved or modified by the Planning and Development Department.
21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
22. 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, single-trunk, large canopy, shade trees, or a combination thereof.
23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
24. All bicycle infrastructure and 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. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
25. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed ~~on the north side and the east side of the site, adjacent to the shared driveways~~ **ALONG ONE DRIVEWAY ON THE NORTH SIDE OF THE SITE TO CONNECT TO EXISTING OR FUTURE PEDESTRIAN WALKWAYS**, planted to the following standards, and 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, to provide a minimum of 75% shade along the sidewalk.
 - b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
26. The east side of 29th Avenue shall be dedicated and constructed to match the improvements per the North Gateway Core Master Street Plan from the future collector roadway to Dove Valley Road, including required tapers for flared intersections, as approved by the Street Transportation Department.

27. A 14-foot-wide raised center median ~~is required~~ SHALL BE CONSTRUCTED for 29th Avenue. ~~If the west side of 29th Avenue has not been constructed, the subject development shall be required to construct the 14-foot median, as approved by the Street Transportation Department.~~
28. A detached sidewalk shall be constructed along the east side of 29th Avenue, as required by the approved North Gateway Core Master Street Plan, including a minimum 5-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk, and shall comply with 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, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, with a maximum mature height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

29. The full width right-of-way shall be dedicated for the collector roadway, and roadway improvements shall be constructed per the signing and striping plans approved on May 6, 2025, as approved by the Street Transportation Department.
30. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of the southern collector roadway, per the signing and striping plans approved on May 6, 2025, and shall comply with 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, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, with a maximum mature height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

31. A traffic study shall be submitted to and accepted by the Street Transportation Department. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact study.
32. A traffic signal shall be constructed, or modified by the developer if previously constructed by others to an interim condition, at the intersection of Dove Valley Road and 29th Avenue.
33. 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.
34. 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.
35. 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.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.