

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 4, 2026

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| ITEM NO: 5 | |
| | DISTRICT NO.: 8 |
| SUBJECT: | |
| Application #: | Z-27-26-8 |
| Location: | Southwest corner of 14th Street and Hess Avenue |
| From: | R-3 AIOD |
| To: | A-1 AIOD |
| Acreage: | 4.85 |
| Proposal: | Warehouse and office |
| Applicant: | Edwin Bull, Burch & Cracchiolo, P.A. |
| Owner: | VTHQ, LLC c/o Gregory Heiland; and City of Phoenix, Community and Economic Development Department c/o Tom Sawyer |
| Representative: | Edwin Bull, Burch & Cracchiolo, P.A. |

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 5/11/2026 Approval, per the staff recommendation. Vote: 11-0.

Planning Commission Recommendation: Approval, per the Central City VPC recommendation.

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-27-26-8, per the Central City Village Planning Committee recommendation.

Maker: Jaramillo
Second: Gorriaz
Vote: 7-0
Absent: Matthews, Soronson
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation, the Sky Harbor Land Reuse Strategy, Airport Noise Impact Overlay District, and the Black Canyon / Maricopa Freeway Specific Plan.
2. As stipulated, the proposal provides enhanced shade consistent with the Shade Phoenix Plan and the Complete Streets Guiding Principles.
3. The proposal will develop a vacant property and as stipulated will be compatible with adjacent industrial development.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped April 23, 2026, as modified by the following stipulations and approved by the Planning and Development Department.
2. The perimeter walls shall include material and textural differences, such as but not limited to stucco and/or split face block with a decorative element, such as tile, a mural, or stamped designs, as approved by the Planning and Development Department.
3. All landscape setbacks and retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Landscape Setbacks: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Retention Areas: Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the retention area.
 - c. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
4. A minimum of one outdoor employee resting area of no less 200-square-foot areas, shall be provided on site. The required pedestrian areas shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.
5. A minimum of 4 bicycle parking spaces 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, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
6. All bicycle parking spaces 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.
7. A minimum of 5% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Where pedestrian pathways 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.
9. Any wet-cooling systems shall be designed and installed per the standards in the latest adopted version of the International Green Construction Code (IGCC).
10. 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, as approved by the Planning and Development Department.

11. 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.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. 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.
14. The sidewalk along 14th Street shall be a minimum of 6 feet in width and detached with a minimum 8-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. A mixture of shrubs, accents and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape area to achieve a minimum of 75% 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.

15. The sidewalk along the Interstate 17 frontage road shall be a minimum of 5 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 or modified by the Planning and Development Department and the Arizona Department of Transportation.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.
 - b. A mixture of shrubs, accents and vegetative groundcovers, maintained to a maximum height of three 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.

16. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 30, 2026.
17. All street improvements to the Interstate 17 frontage road shall be reviewed and approved by the Arizona Department of Transportation. Documentation of the review and approval shall be provided prior to Preliminary Site Plan approval.

18. 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.
19. 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.
20. 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.
21. 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. – Reach out to City Archaeologist regarding removal stipulation
22. 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.
23. 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. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.