

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION February 5, 2026

ITEM NO: 9	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-161-25-6
Location:	Approximately 1,000 feet south and 150 feet east of the southwest corner of 51st Street and Piedmont Road
From:	IND/PK
To:	CP/GCP
Acreage:	1.47
Proposal:	Light manufacturing, laboratory, office, and accessory storage of materials (indoor)
Applicant:	William Allison, Withey Morris Baugh, PLC
Owner:	Randy Isaacson, Shin-Etsu Microsi INC
Representative:	William Allison, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 1/26/2026 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-161-25-6, per the staff recommendation.

Maker: Gorraiz
Second: Hu
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and with the scale and character of the surrounding area.
2. The proposal will facilitate economic development in the Ahwatukee Foothills Village by facilitating commerce park development and employment generating uses in a Major Employment Center.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, 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 20, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. 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.
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. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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.
8. 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.
9. 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.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
11. A minimum 5-foot wide sidewalk shall be constructed on the south side of 51st Street, adjacent to the development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 23, 2025.
13. 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.

14. 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.
15. 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.
16. 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 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.