

ATTACHMENT D



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-45-25-1

September 3, 2025

**Deer Valley Village Planning
Committee Meeting Date:**

August 19, 2025

Planning Commission Hearing Date:

September 4, 2025

Request From:

R-5 DVAO (Multifamily Residence District, Deer Valley Airport Overlay District) (0.53-acres)

Request To:

A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay) (0.53-acres)

Proposed Use:

Materials and equipment storage for masonry business

Location:

Northwest corner of 24th Avenue and Lone Cactus Drive

Owner:

Sasha Babic

Applicant/Representative:

Kay Shepard

Staff Recommendation:

Approval, subject to stipulations

The purpose of this addendum is to revise the site plan, elevations, and landscape plan submitted by the applicant, which includes a building at the southeast corner of the site and additional landscaping.

This request is to rezone 0.53-acres located at the northwest corner of 24th Avenue and Lone Cactus Drive from R-5 DVAO (Multifamily Residence District, Deer Valley Airport Overlay District) to A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) for materials and equipment storage for masonry (granite countertop) business.

On August 18, 2025, the applicant submitted a revised site plan, elevations, and landscape plan. The revised site plan depicts an office building adjacent to Lone Cactus Drive. The elevations depict the height of the building as fifteen feet and four inches tall, made of stucco and stacked stone with a shade canopy. The landscape plan shows the proposed landscaping along 24th Avenue, Lone Cactus Drive, and along the west property line.

On August 19, 2025, the Deer Valley Village Planning Committee heard this case and recommended approval, per the staff recommendation, with modifications. The modifications were to delete Stipulation Nos. 4 through 6 regarding electric vehicle

parking, bicycle parking, and electric bicycle charging. Staff has no comments regarding the deletion of those stipulations.

Additional correspondence received after the publication of the staff report is also attached to this addendum.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. Required building setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
2. 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.
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 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.~~
5. ~~A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front office 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. ~~A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.~~
- 7.4. A 1-foot Vehicular Non-Access Easement (VNAE) shall be recorded along Lone Cactus Drive.
- 8.5. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 24th Avenue, adjacent to the development.
- 9.6. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area located between the back of curb and sidewalk shall be constructed on the north side of Lone Cactus Drive, adjacent to the development, planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
- b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage at maturity.

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

- ~~40~~.7. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
- ~~41~~.8. 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.
- ~~42~~.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.
- ~~43~~.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.
- ~~44~~.11. 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.
- ~~45~~.12. 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.
- ~~46~~.13. 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.

- 47.14. 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.

Exhibits

Site Plan date stamped August 18, 2025

Elevations date stamped August 18, 2025 (3 pages)

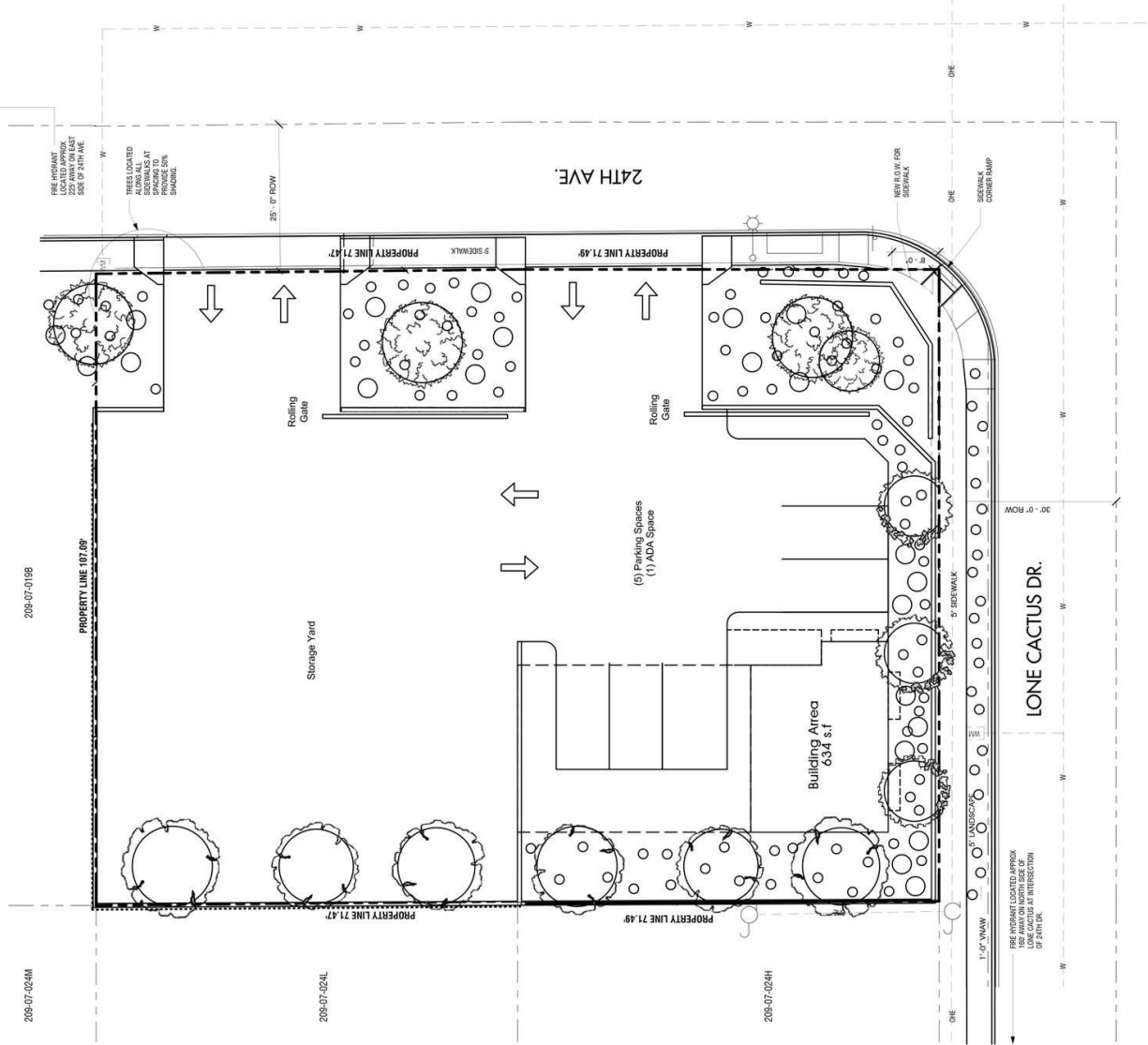
Landscape Plan date stamped August 18, 2025

Correspondence (3 pages)

ZONING COMPARISON		EXISTING R-5 DVA	PROPOSED A-1 DVA DEVELOPMENT
ZONING STANDARDS	MIN. LOT SIZE	NONE	NOT SPECIFIED
	DWELLING UNIT DENSITY	45.68 DUA/AC	N/A
PERIMETER STANDARDS	FRONT	54 FT.	5 FT. LANDSCAPE AT BLDG
	REAR	10 FT.	12 FT. LANDSCAPE ADJACENT TO RESIDENTIAL
MAX. BLDG HEIGHT	FRONT	48 FT. (4 STORIES)	56 FT. (UP TO 80' W/ USE PERMIT)
	REAR	10 FT.	15 FT.
COMMON AREAS	FRONT	50%	50%
	REAR	5%	5%
BUILDING SETBACKS	FRONT	10 FT.	25 FT.
	REAR	10 FT.	15 FT.

PROPOSED MANEUVER

1. 827'2.2' (2) - 15' SETBACK FOR OPEN STORAGE ADJACENT TO RESIDENTIAL
2. 827'2.2' (2) - 25' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
3. 827'2.2' (2) - 10' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
4. 827'2.2' (2) - 10' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
5. 703'3.3' (2) - 10' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
6. 703'3.3' (2) - 10' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
7. 703'3.3' (2) - 10' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
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9. 703'3.3' (2) - 10' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
10. 703'3.3' (2) - 10' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET



PROJECT DESCRIPTION
THE OWNER WOULD LIKE TO REZONE PARCELS 209-07-0198 FROM R-5 DVA TO A-1 DVA. THE PARCELS ARE CURRENTLY ZONED R-5 DVA. THE PARCELS ARE CURRENTLY ZONED R-5 DVA. THE PARCELS ARE CURRENTLY ZONED R-5 DVA.

PARCEL INFO
OWNER: JAMES HARVEY AND SUE
ADDRESS: 2402 W. LONE CACTUS DRIVE & 2410 W. 24TH AVE. PHOENIX, AZ 85027
GROSS LOT AREA: 12.51 ACRES
GROSS BLDG AREA: 634 S.F.

CURRENT ZONING DATA
ZONING DISTRICT: R-5 DVA
PROPOSED ZONING: A-1 DVA

PROPOSED ZONING DATA
ZONING DISTRICT: A-1 DVA
PROPOSED ZONING: A-1 DVA

PROPOSED ZONING DATA
ZONING DISTRICT: A-1 DVA
PROPOSED ZONING: A-1 DVA

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PROPOSED ZONING DATA
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PROPOSED ZONING: A-1 DVA

brian james harvey
ARCHITECTURAL DESIGN CONSULTING
contact_me@brianjamesharvey.com
201 602 228 5003

Rezoning & Site Improvements for:
Euro-Stone Designs, LLC
2402 W. Lone Cactus Drive / Phoenix / AZ 85027

Project #: ES 8125
Drawn By: BJH
Date: 8/6/25
Revisions:

Sheet:
L 2.0
Conceptual
Landscape

CITY OF PHOENIX

AUG 18 2025

Planning & Development
Department

PROJECT INFO:
PROPERTY OWNER:
Sasha Babic
602.301.1662
2402 W. Lone Cactus Lane
Phoenix, AZ 85027

PROJECT NAME:
EURO-STONE DESIGN, LLC
Office Building/Distribution

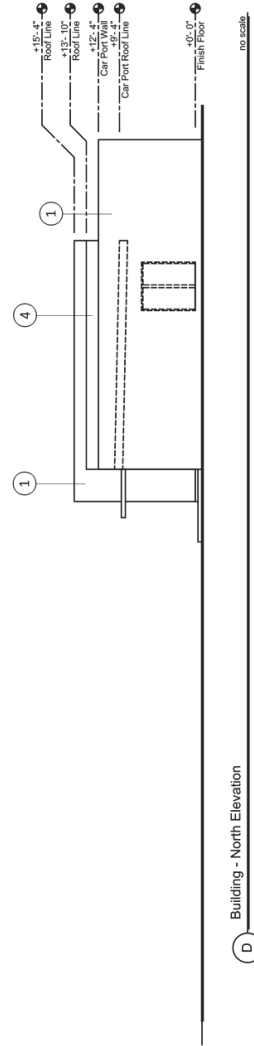
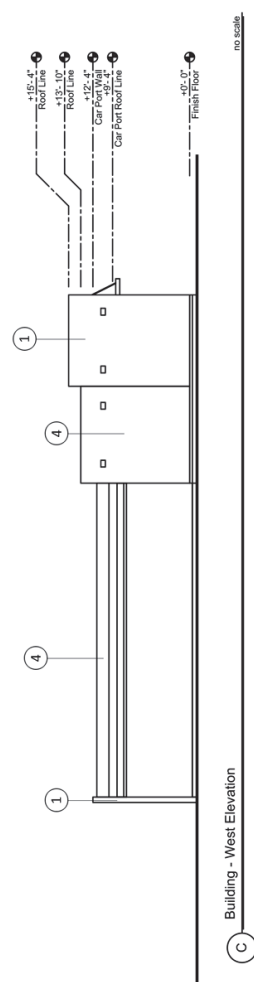
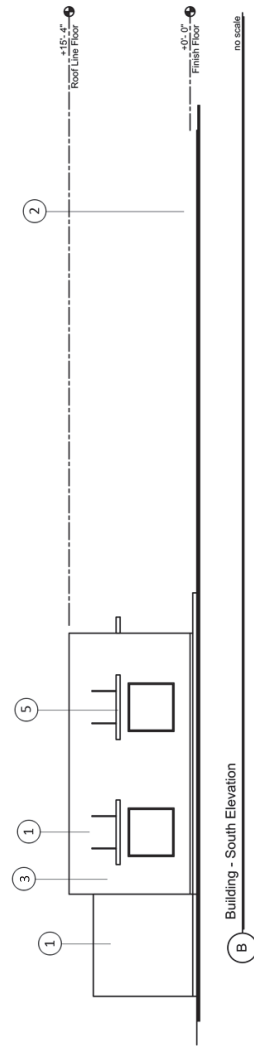
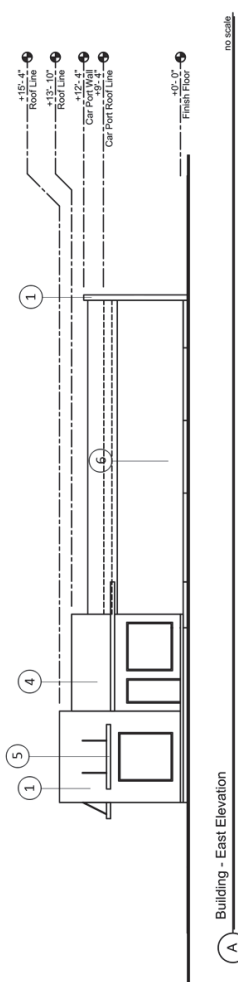
PROPOSED USE:
Material and Equipment
Storage (Stone Cladding)

- MATERIALS / COLORS:**
1. Euro-Stone - Stacked Stone
Style 1: TBD
Color 1: TBD
 2. Euro-Stone - Stacked Stone
Style 2: TBD
Color 2: TBD
 3. Stucco
Style: Smooth
Color 1: TBD
 4. Stucco
Style: Smooth
Color 1: TBD
 5. Shade Canopy
Style: Modern/ Metal
Color: TBD
 6. Security Gate
Style: Modern/Rolling
Color: TBD

CITY OF PHOENIX

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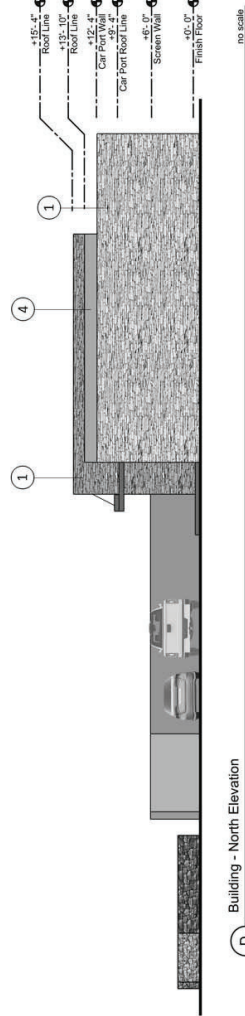
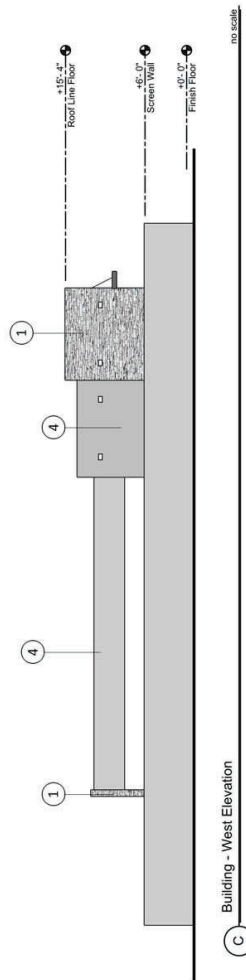
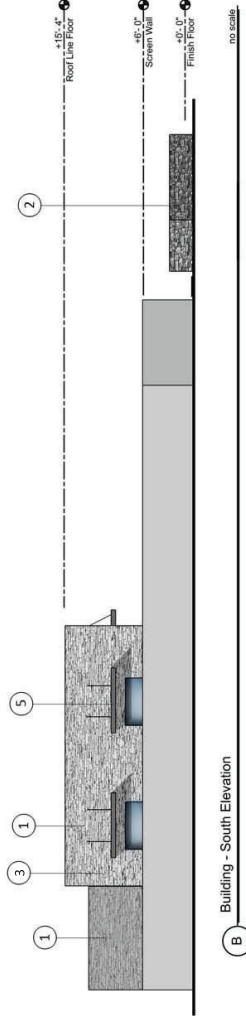
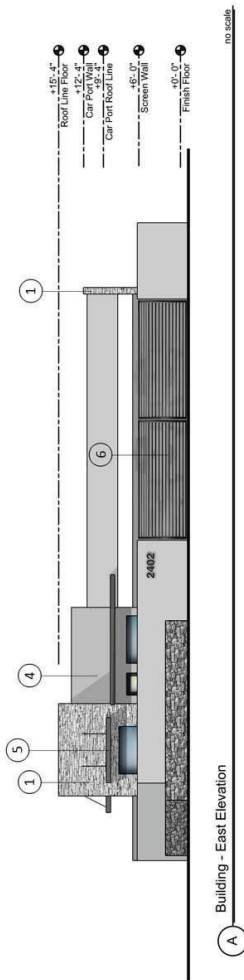
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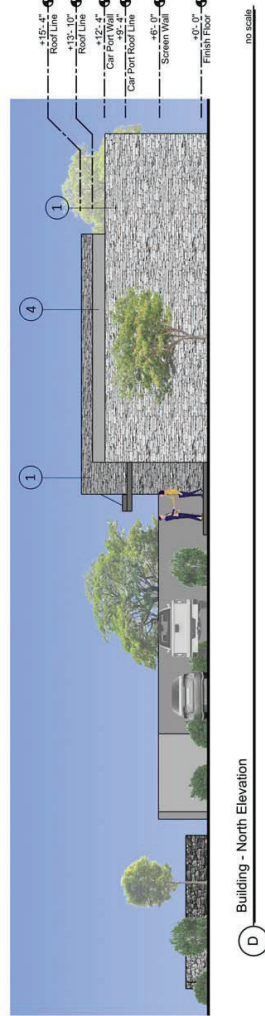
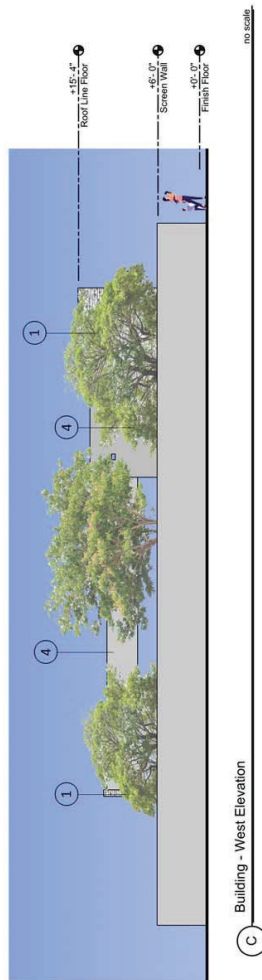
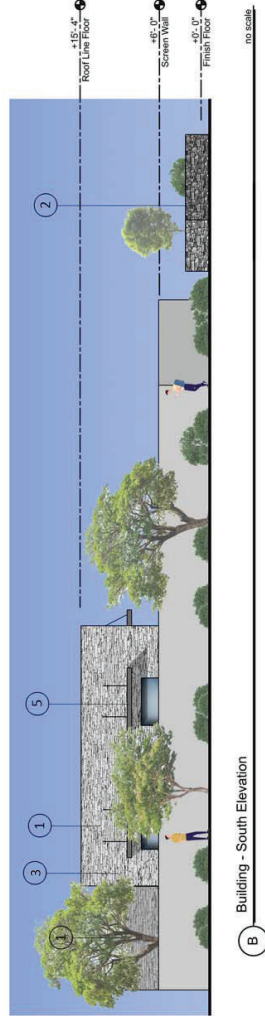
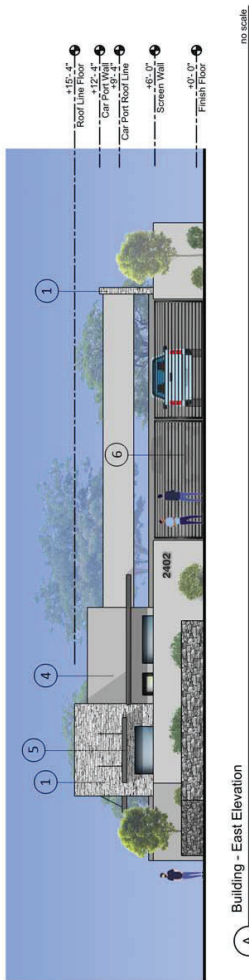
PROJECT INFO:
PROPERTY OWNER:
Sasha Babic
602.301.1662
2402 W. Lone Cactus Lane
Phoenix, AZ 85027

PROJECT NAME:
EURO-STONE DESIGN, LLC
Office Building/Distribution

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Material and Equipment
Storage (Stone Cladding)

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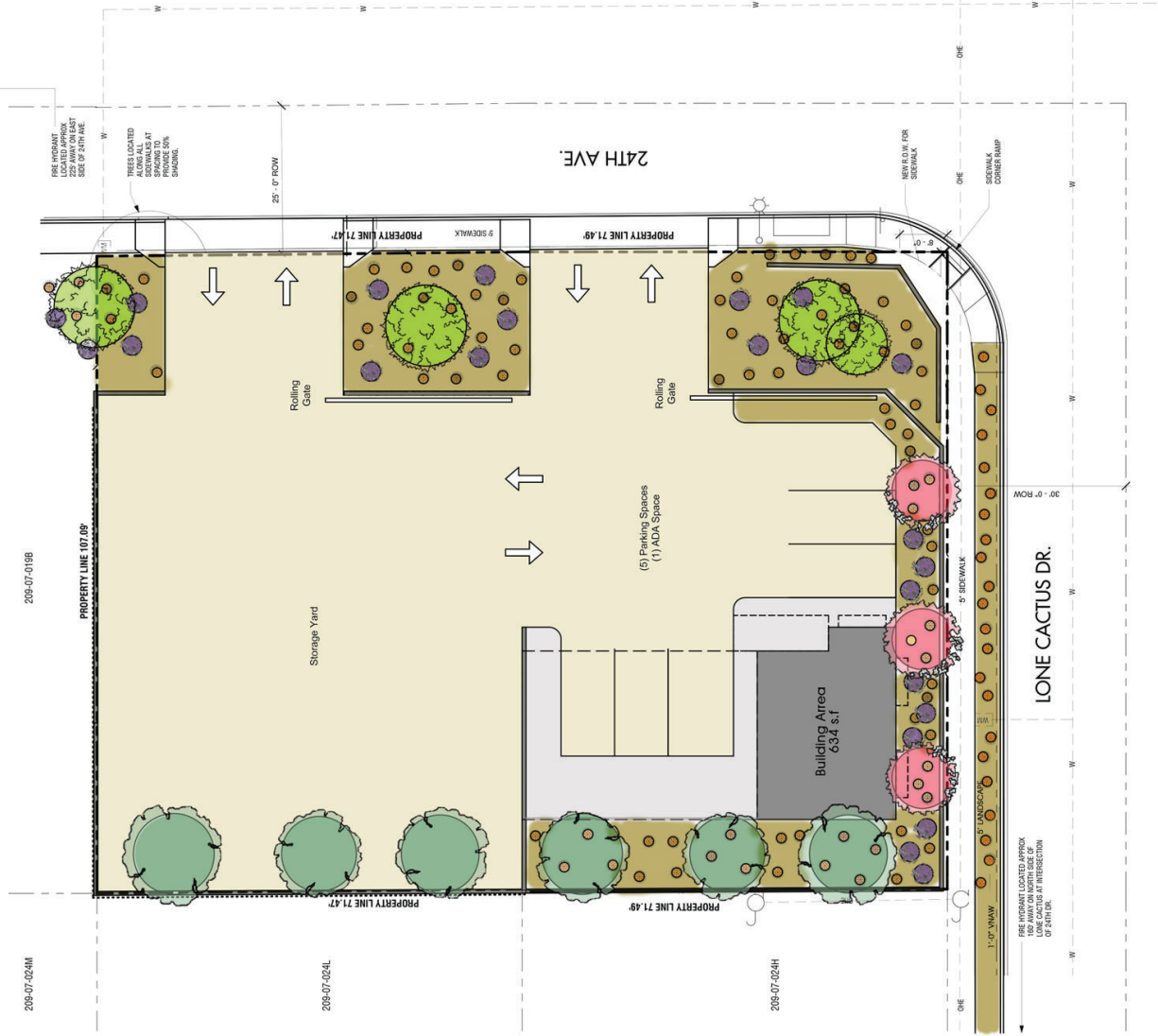


ZONING COMPARISON		
ZONING DISTRICT	EXISTING A.L. DUAH	PROPOSED A.L. DUAH DEVELOPMENT
MIN. LOT SIZE	NONE	NOT SPECIFIED
DWELLING UNIT DENSITY	45.68 DUAHS/ACRE	N/A
PERMETER STANDARDS		
FRONT:	54 FT.	5 FT. LANDSCAPE AT BUILDING
REAR:	10 FT.	12 FT. LANDSCAPE ADJACENT TO RESIDENTIAL
MAX. BUILDING HEIGHT	48 FT. (4 STORIES)	56 FT. (UP TO 80 FT. BY USE PERMIT)
MAX. LOT COVERAGE	50%	NOT SPECIFIED
COMMON AREAS	5%	NOT SPECIFIED
BUILDING SETBACKS		
FRONT:	10 FT.	25 FT.
REAR:	10 FT.	15 FT.

PROPOSED MANEUVER

1. 827.2.2.B(2) - 15' SETBACK FOR OPEN STORAGE ADJACENT TO RESIDENTIAL
2. 827.2.2.B(3) - 25' SETBACK FOR OPEN STORAGE ADJACENT TO A PUBLIC STREET
3. 827.2.2.C(2)(A) - A FENCE 6' FOR OUTDOOR STORAGE WITHIN 100' OF A STREET OR SIDEWALK
4. 827.2.2.C(2)(B) - RESIDENTIAL LANDSCAPING FOR OUTDOOR STORAGE WITHIN 150' OF A STREET OR SIDEWALK
5. 703.A.3.A - WALL MAXIMUM OF 4' WITHIN A FRONT SETBACK

REQUEST WALL UP TO 7' AT MINIMUM OF 20' FROM PROPERTY LINE.



PROJECT DESCRIPTION
THE OWNER WOULD LIKE TO REZONE PARCELS 209-07-0198 FROM R-5 TO A LONE CACTUS DRIVE AND 24TH AVE. PHOENIX, AZ 85027. THE OWNER WOULD LIKE TO REZONE PARCELS 209-07-0244H FROM R-5 TO A LONE CACTUS DRIVE AND 24TH AVE. PHOENIX, AZ 85027. THE OWNER WOULD LIKE TO REZONE PARCELS 209-07-0244H FROM R-5 TO A LONE CACTUS DRIVE AND 24TH AVE. PHOENIX, AZ 85027.

PARCEL INFO
OWNER: JAMES HARVEY
ADDRESS: 2402 W. LONE CACTUS DRIVE & 24TH AVE. PHOENIX, AZ 85027

PROPOSED USE: MATERIAL STORAGE
GROSS LOT AREA: 12.51 ACRES
GROSS LOT AREA: 12.51 ACRES

CURRENT ZONING DATA
ZONING DISTRICT CURRENT: R-5 DUAH

PROPOSED ZONING DATA
ZONING DISTRICT: A LONE CACTUS DRIVE AND 24TH AVE. PHOENIX, AZ 85027

PROPOSED USE: MATERIAL STORAGE
ZONING DISTRICT: A LONE CACTUS DRIVE AND 24TH AVE. PHOENIX, AZ 85027

PROPOSED ZONING DATA
ZONING DISTRICT: A LONE CACTUS DRIVE AND 24TH AVE. PHOENIX, AZ 85027

PROPOSED USE: MATERIAL STORAGE
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PROPOSED USE: MATERIAL STORAGE
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From: [Robert H. Kuhfuss](#)
To: [Lydia V.](#)
Cc: kshepard2@cox.net
Subject: RE: Rezoning Case No: Z-45-25-1
Date: Thursday, August 21, 2025 10:47:00 AM

Lydia,

Thank you for your email. Please see my responses in **purple** below. The site will be subject to site plan review and will ultimately meet the city's requirements, but I will defer you to the applicant who can discuss their specific plans in more detail. Her name is Kay Shepard and is copied here.

This email arrived too late to be included the Village Planning Committee packet but will be included in the packet going to the 9/4 Planning Commission.

Hope this answers your questions.

Robert H. Kuhfuss, AICP, MPA

Planner II* Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

robert.kuhfuss@phoenix.gov

(602) 534-1608



From: Lydia V. <v2lydia@gmail.com>
Sent: Tuesday, August 19, 2025 5:48 PM
To: PDD Deer Valley VPC <deervalleyvpc@phoenix.gov>
Subject: Rezoning Case No: Z-45-25-1

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ZONING HEARING

Rezoning Case No: Z-45-25-1

Zoning Change From: R-5 DVAO,

To: A-1 DVAO;

Acreage: 0.53

Location: Northwest corner of 24th Avenue and Lone Cactus Drive;

Proposal: Materials and equipment storage for masonry business; Change in Maximum Dwelling Units:

From: 27, To: 0.

Hello. Thank you for reading this. This is regarding the rezoning of the above mentioned case. There are some concerns and questions.

Currently, the property has a block wall around it with a gate. Will this be kept? It will help to cover the sight of stacks of materials. The other lot just a little north of this one that is used to store materials looks unsightly so close to a residential area. And it has just a chain link fence that does not block the sight of stacks of stuff. This lot is right across the street from homes/apartments. Will this material storage make the street/area look less appealing and unsightly?

The block wall will remain however the stipulations of approval will require that a 1-foot Vehicular Non-Access Easement be recorded along their Lone Cactus frontage. This will likely mean that the gate on the south side of the property will be removed. If they are to do outside storage, they will need to apply for a Variance to do so. That will be handled through a separate process.

Also, is the lot just dirt/gravel? Will going in and out of the lot kick up dirt and dust? Can something be done about this?

I don't know specifically what type of paving surface is required but they will need to make it so that it is dust-proof.

Additionally, will it create more large truck traffic? Will more vehicles be passing through or

not? There are already plenty of work trucks or semi trucks that pass through the neighborhood which is still residential even though there is some zoning for light industrial. Some of these trucks drive down this street (24th Ave) and nearby faster than they should be. There is more noise from the large trucks.

Our understanding is that it will produce minimal traffic, but Kay can fill you in with the details. Note that if the property were to change hands and a new user take over, there is no way to tell what the traffic might be in the future.

There are other businesses near by. Most have a cleaner well kept look to them. Sometimes it's a wall to block the view of the yard. Sometimes it's landscaping to make the appearance better. Rather than just looking at a bunch of stacks of material.

Is this beneficial to the area? If so, how?

I would invite you to read the staff report that is online at [General Plan Amendment, Rezoning, Planning Hearing Officer and Text Amendment Staff Reports | City of Phoenix](#)

Thank you for your time and consideration in this matter.