

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION September 4, 2025

ITEM NO: 11	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-45-25-1
Location:	Northwest corner of 24th Avenue and Lone Cactus Drive
From:	R-5 DVAO
To:	A-1 DVAO
Acreage:	0.53
Proposal:	Materials and equipment storage for masonry business
Applicant:	Kay Shepard
Owner:	Sasha Babic
Representative:	Kay Shepard

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Deer Valley 8/19/2025, Approval, per the staff recommendation with deleted stipulations. Vote: 9-0.

Planning Commission Recommendation: Denial as filed, approval of CP/GCP zoning with the Village Planning Committee recommended stipulations and additional stipulations.

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to deny Z-42-25-1 as filed and approve CP/GCP zoning with the Village Planning Committee recommended stipulations and adding the bicycle stipulations back in (Stipulation Nos. 5 and 6)

Maker: Boyd

Second: James

Vote: 6-0

Absent: Odegard-Begay, Matthews

Opposition Present: No

Findings:

1. The applicant requested CP/GCP (Commerce Park/General Commerce Park) zoning, rather than A-1 zoning which is compatible with the area.
2. The proposal will provide employment uses along the I-17 Black Canyon Freeway corridor and in the Deer Valley Major Employment Center.
3. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities in the village.

Stipulations:

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~~
4. ~~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.~~

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~~
5. ~~electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.~~

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.~~
- 6.
- 8.5. ~~A minimum 5-foot-wide sidewalk shall be constructed on the west side of 24th Avenue,~~
7. ~~adjacent to the development.~~
- 9.6. ~~A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide~~
8. ~~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.

- ~~10.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or
~~7.~~ out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site
~~9.~~ improvements to be in compliance with current ADA guidelines.
- ~~11.~~ All streets within and adjacent to the development shall be constructed with paving, curb,
~~8.~~ gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other
~~10.~~ incidentals, as per plans approved by the Planning and Development Department. All
improvements shall comply with all ADA accessibility standards.
- ~~12.~~ A minimum of two green stormwater infrastructure (GSI) elements for stormwater
~~9.~~ management shall be implemented, as approved or modified by the Planning and
~~11.~~ 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.
- ~~13.~~ Prior to final site plan approval, documentation shall be provided that demonstrates a
~~10.~~ commitment to participate in the City of Phoenix Business Water Efficiency Program for
~~12.~~ a minimum of 10 years, or as approved by the Planning and Development Department.
- ~~14.~~ If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct
~~11.~~ Phase I data testing and submit an archaeological survey report of the development
~~13.~~ area for review and approval by the City Archaeologist prior to clearing and grubbing,
landscape salvage, and/or grading approval.
- ~~15.~~ If Phase I data testing is required, and if, upon review of the results from the Phase I
~~12.~~ data testing, the City Archaeologist, in consultation with a qualified archaeologist,
~~14.~~ determines such data recovery excavations are necessary, the applicant shall conduct
Phase II archaeological data recovery excavations.
- ~~16.~~ In the event archaeological materials are encountered during construction, the developer
~~13.~~ shall immediately cease all ground-disturbing activities within a 33-foot radius of the
~~15.~~ discovery, notify the City Archaeologist, and allow time for the Archaeology Office to
properly assess the materials.
- ~~17.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of
~~14.~~ claims form. The waiver shall be recorded with the Maricopa County Recorder's Office
~~16.~~ 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.