

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 4	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-146-24-4
Location:	Northeast corner of Black Canyon Highway (I-17) and Indianola Avenue
From:	R-4A, R-5, C-3, and P-1
To:	C-O/G-O
Acreage:	2.41
Proposal:	Office
Applicant:	William Gasque, Civil Design Solutions
Owner:	Rosemead Properties, Inc.
Representative:	William Gasque, Civil Design Solutions

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Alhambra 7/22/2025 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Hu made a MOTION to approve Z-146-24-4, per the staff recommendation.

Maker: Hu
Second: Read
Vote: 7-0
Absent: Vice-Chairperson Boyd, Jaramillo
Opposition Present: No

Findings:

1. The site is appropriately located along a freeway frontage road in an area with a mix of multifamily and commercial development.
2. The proposal will redevelop an underutilized property and provide quality office development.
3. The proposal, as stipulated, provides landscaping and shade to enhance the thermal comfort of users of the site and nearby areas.

Stipulations:

1. The development shall be in general conformance with the building elevations date stamped June 26, 2025, as modified by the following stipulations and as approved by the Planning and Development Department.

2. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of 5% of the required parking spaces shall include EV Capable infrastructure.
4. A minimum of six bicycle parking spaces shall be installed, as per the requirements of Section 1307.H of the Phoenix Zoning Ordinance and as approved by the Planning and Development Department.
 - a. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - b. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 50% shade.
5. Landscape setbacks along the east, west, and south property lines shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
6. The landscape setbacks shall be planted with native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.
7. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
8. 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 15 years, or as approved by the Planning and Development Department.
9. All street improvements and access control along Interstate I-17 are outside of the City of Phoenix's jurisdiction and shall be reviewed and approved by ADOT. Documentation of the review and approval shall be provided prior to Preliminary Site Plan approval.
10. 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.
11. 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.
12. 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 located on properties for uses such as parks and schools common areas, as approved by the Planning and Development Department.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.