

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-95-25-2 September 3, 2025

<u>Paradise Valley Village Planning Committee</u> Meeting Date:	September 8, 2025
<u>Planning Commission</u> Hearing Date:	October 6, 2025
Request From:	<u>RE-35</u> (Single-Family Residence District) (5.14 acres)
Request To:	<u>A-1</u> (Light Industrial District) (5.14 acres)
Proposed Use:	Contractor's yard, indoor and outdoor light industrial uses
Location:	Approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane
Owner:	Dallas Zyadet, Athenas Olive Tree, LLC
Applicant/Representative:	David Richert, Richert & Associates
Staff Recommendation:	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Classification Map Designation</u>	Mohawk Lane	Local	30-foot north half street
<i>STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE: Support the expansion of industrial zoning in targeted industrial areas.</i>			
The proposal will allow additional industrial development on the subject site, which is in an industrial area surrounded by Commerce Park and A-1 zoning.			

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.

The proposal is located in an established commerce park and industrial area which is separated from nearby residential areas by Cave Creek Road to the west, the canal to the north and east, and the Loop 101 freeway to the south.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, includes a shaded pedestrian pathways, employee resting area(s), bicycle and vehicular parking, and an enhanced landscape setback along the south perimeter of the site. These improvements will create a comfortable pedestrian environment along Mohawk Lane and make aesthetic improvements to this industrial area.

Applicable Plans, Overlays, and Initiatives

[State Route 51 & Loop 101 Scenic Corridor Policy](#): Background Item No. 6.

[Outer Loop Freeway Specific Plan](#): Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): Background Item No. 8.

[Shade Phoenix Plan](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Complete Streets Guiding Principles](#): Background Item No. 11.

[Zero Waste PHX](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Contractors yard and open storage	RE-35
North	Warehouse and veterinary hospital	CP/GCP
West	Warehouse and vacant land	A-1 and RE-35
East	RV storage	CP/GCP
South (across Mohawk Lane)	ADOT right-of-way, freeway	RE-35

A-1 (Industrial District)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
South (Mohawk Lane)	25 feet	25 feet (Met)
North	0 feet	131.62 feet (Met)
West	Adjacent to A-1: 0 feet Adjacent to RE-35: 30 feet for closed building, 150 for open building or uses	Closed building: 45 feet (Met) Open building or use adjacent to RE-35: Approximately 20 feet (Not Met)
East	0 feet	53 feet (Met)
<i>Landscaped Setbacks</i>		
South (Mohawk Lane)	25 feet, per Stipulation No. 1	25 feet (Met)
North	0 feet	0 feet (Met)
West	0 feet	0 feet (Met)
East	0 feet	0 feet (Met)
Maximum Building Height	56 feet; up to 80 feet with use permit	29 feet (Met)
Parking	42 spaces 1 space per 300 square feet of office and 1 parking space per 1.5 warehouse or production workers	57 spaces (Met)

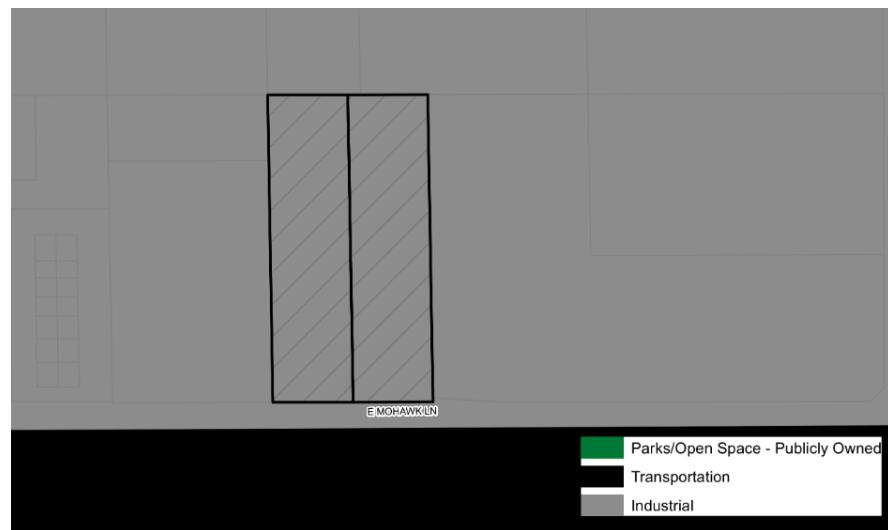
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 5.14 acres located approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane from RE-35 (Single-Family Residence District) to A-1 (Light Industrial District) for contractor's yard, indoor and outdoor light industrial uses.

GENERAL PLAN LAND USE MAP

2. The subject site is designated as Industrial. The areas to the east, west, and north are designated Industrial. The area to the south is the Loop 101. The proposed A-1 zoning district is consistent with the General Plan Land Use Map designation.

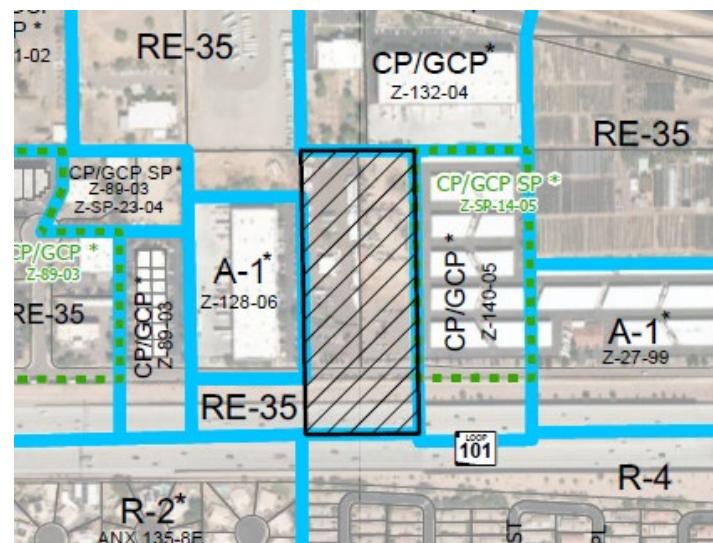


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the north of the subject site is a warehouse and veterinary hospital zoned CP/GCP (Commerce Park District, General Commerce Park Option). To the west is vacant land zoned RE-35 and a warehouse zoned A-1. To the east is an RV storage use zoned CP/GCP. To the south, across Mohawk Lane, is Arizona Department of Transportation (ADOT) right-of-way zoned A-1.



Aerial Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is for a warehouse and outdoor storage. The conceptual site plan, attached as an exhibit, displays the outdoor storage area, parking area, landscape and building setback, and trash enclosure. The site will have two points of ingress/egress from Mohawk Lane.

To align with the adjacent Commerce Park/General Commerce Park zoning district requirements, staff recommends Stipulation No. 1 to require a 25-foot landscape setback along Mohawk Lane. In order to enhance employee health and wellness, staff recommends that one outdoor employee resting area of no less than 400 square feet, or two 200-square foot areas, be provided on the site, and include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75 percent using shade trees and/or architectural shade. This is addressed in Stipulation No. 2.

5. Elevations

The conceptual building elevations, attached as an exhibit, depict the proposed warehouse building. The elevations show glazing on the southern portion of the structure adjacent to Mohawk Lane, building entrances, and truck bays along the eastern portion of the structure.

STUDIES AND POLICIES

6. State Route 51 & Loop 101 Scenic Corridor Policy

The subject site is located within the State Route 51 & Loop 101 Scenic Corridor Policy area. This scenic corridor was established due to public concern in regard to outdoor uses with significant visual impacts, such as outdoor storage and off premises advertising structures, along portions of the State Route 51 and Loop 101 freeways within the northeast Phoenix area. Staff recommends a minimum 25-foot landscape setback along Mohawk Lane, which will provide a visual buffer for outdoor storage uses from the Loop 101 freeway. This is addressed in Stipulation No. 1.

7. Outer Loop Freeway Specific Plan

In May 1996, the Phoenix City Council adopted the Outer Loop Freeway Specific Plan, which aims to retain the value of the immediate surrounding properties along the Loop 101 freeway by mitigating the compatibility between the freeway and the residential neighborhoods through which it passes. Its primary focus is stabilizing the neighborhood through community involvement. The subject site is within Segment 5, subsection 5.1, which includes properties between Cave Creek Road, the Outer Loop Freeway, and Rose Garden Lane. Since the site is not adjacent to the freeway or located in a residential area, no specific mitigation recommendations were proposed for the subject property.

8. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for employees, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 4 which requires a minimum of four bicycle parking spaces be provided on site.

9. **Shade Phoenix Plan:**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases.

The proposal, as stipulated, will create a streetscape environment with shaded pedestrian pathways, employee resting area(s), bicycle and vehicular parking, and an enhanced landscape setback along the south perimeter of the site. These are addressed in Stipulation Nos. 1, 5, and 6.

10. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 7 which requires a minimum five percent of the required parking spaces to be EV Capable.

11. **Complete Streets Guiding Principles**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit use by including an enhanced landscape setback along the street frontage. This is addressed in Stipulation No. 1. Additionally, staff recommends Stipulation No. 3 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety.

12. **Zero Waste Phoenix PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application materials indicated that all waste will be managed in accordance with City recycling and disposal policies, with recyclable materials contracted for proper removal.

13. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8 through 10.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional

green spaces. This goal is addressed in Stipulation No. 10, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

15. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department requires that a minimum 10-foot sidewalk easement on the north side of Mohawk Lane be dedicated and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. These are addressed in Stipulation Nos. 11 through 13.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 14.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 15.
19. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The requested A-1 zoning district is compatible with the surrounding zoning districts.
3. The proposal, as stipulated, will provide Commerce Park building and landscape setbacks in alignment with the adjacent Commerce Park developments.

Stipulations:

1. A minimum 25-foot-wide landscape setback shall be provided along Mohawk Lane and shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, and five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.
2. A minimum of one outdoor employee resting area of no less than 400 square feet, or two 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.
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 four bicycle parking spaces shall be provided through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
5. All bicycle parking 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.
6. 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.
7. A minimum of 5% of the required parking spaces shall be EV capable infrastructure.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

9. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
10. A minimum of two green stormwater infrastructure (GSI) element 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.
11. A minimum 10-foot sidewalk easement adjacent to the northern Mohawk Lane right-of-way shall be dedicated. A minimum 5-foot-wide sidewalk shall be constructed within the sidewalk easement on the north side of Mohawk Lane, adjacent to the development.
12. 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.
13. 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.
14. 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.
15. 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.

Writer

Samuel Rogers

September 3, 2025

Team Leader

Racelle Escolar

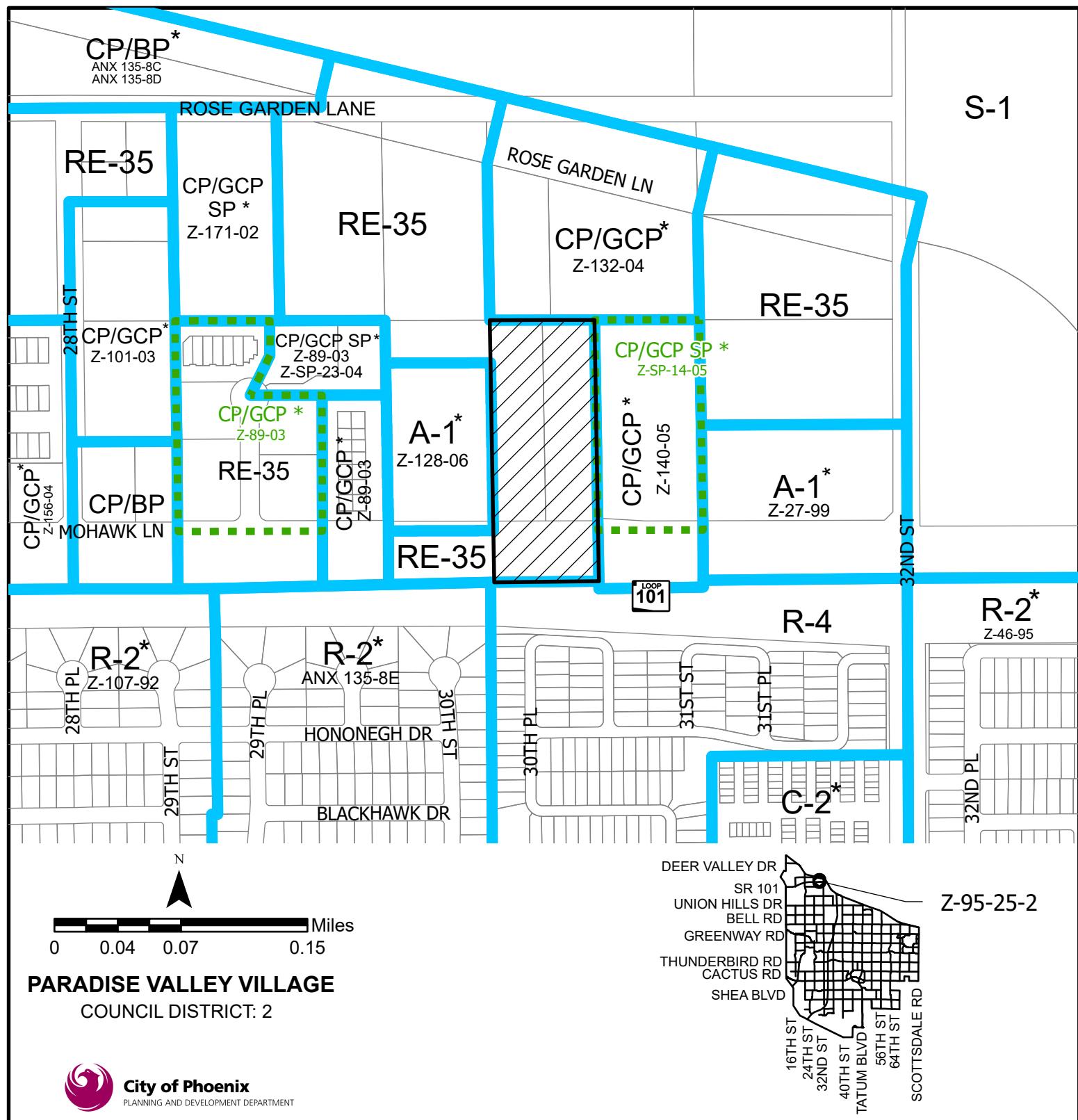
Exhibits

Zoning sketch map

Aerial sketch map

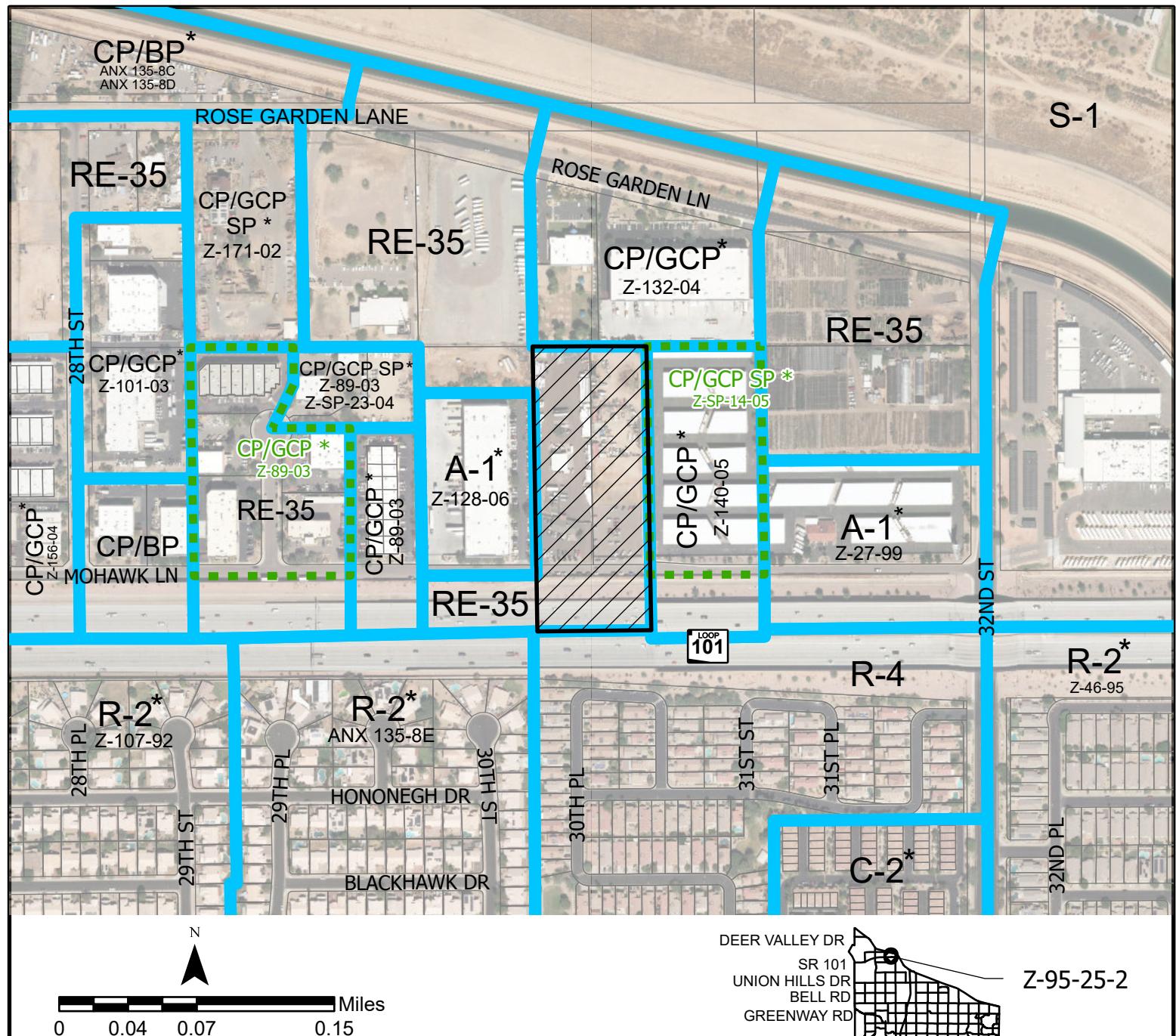
Conceptual Site Plan date stamped June 26, 2025

Conceptual Elevations date stamped June 26, 2025



APPLICANT'S NAME:	David E. Richert		REQUESTED CHANGE:
APPLICATION NO:	Z-95-25-2	DATE: 7/3/2025	FROM: RE-35 (5.14 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:	TO: A-1 (5.14 ac.)
5.14 Acres		AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
RE-35		QS 41-31	N-10
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
RE-35		5	* UNITS P.R.D OPTION
A-1		N/A	7
			N/A

* Maximum Units Allowed with P.R.D. Bonus

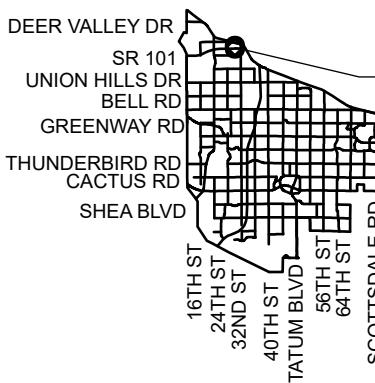


PARADISE VALLEY VILLAGE

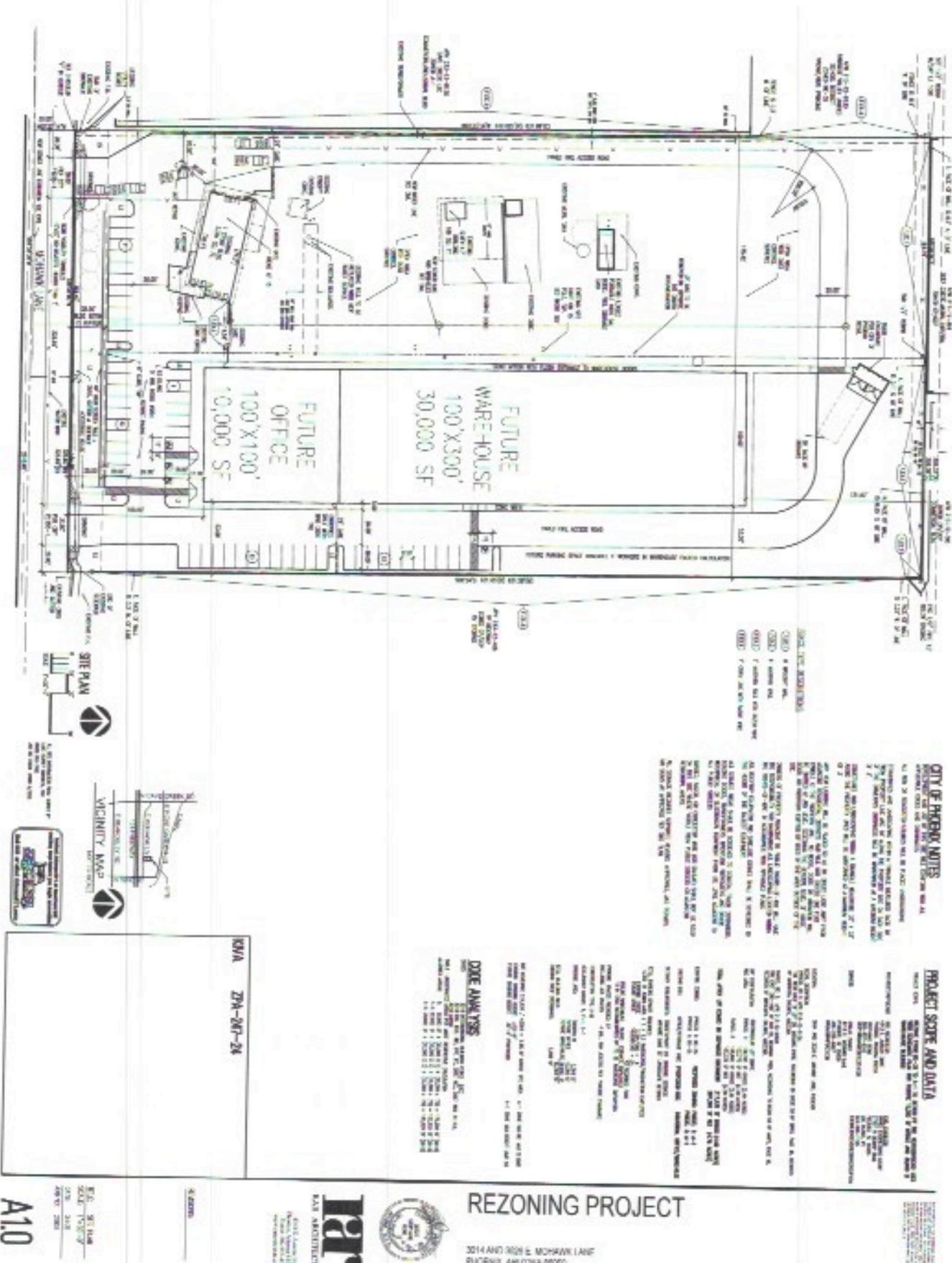
COUNCIL DISTRICT: 2



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PLANNING AND DEVELOPMENT DEPARTMENT



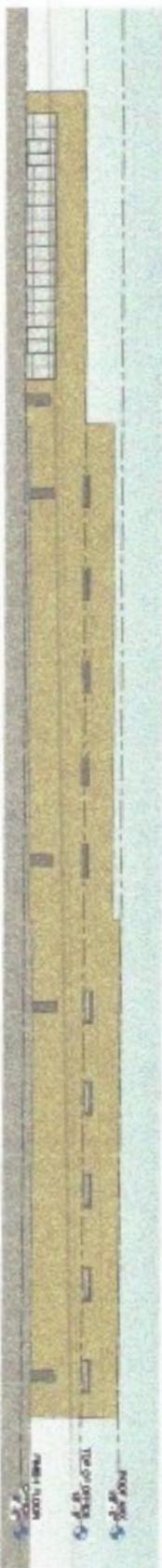
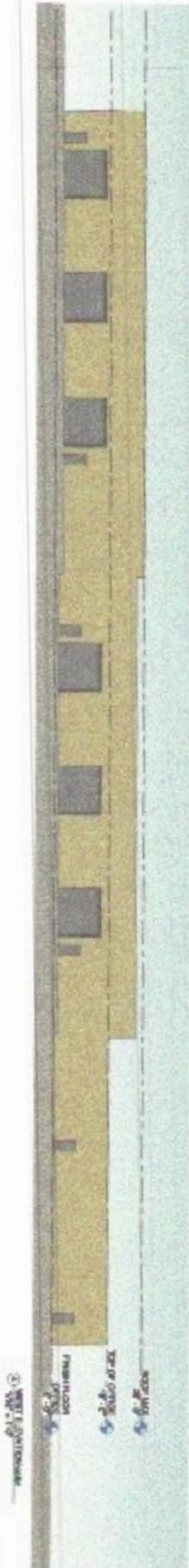
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A-1		N/A	7
* Maximum Units Allowed with P.R.D. Bonus			



CITY OF PHOENIX

JUN 26 2025

Planning & Development
Department



REZONING APPLICATION
3014 AND 3026 E MOHAWK LANE
PHOENIX, ARIZONA 85060

A2.C

REZONING
APPLICATION
3014 AND 3026 E MOHAWK LANE
PHOENIX, ARIZONA 85060



REZONING PROJECT

3014 AND 3026 E MOHAWK LANE
PHOENIX, ARIZONA 85060