



**Village Planning Committee Meeting Summary**  
**Z-155-25-2**

<b>Date of VPC Meeting</b>	January 5, 2026
<b>Request From</b>	RE-35
<b>Request To</b>	CP/GCP
<b>Proposal</b>	Self-service storage facility
<b>Location</b>	Approximately 300 feet west of the northwest corner of 28th Street and Mohawk Lane
<b>VPC Recommendation</b>	Approval, per the staff recommendation
<b>VPC Vote</b>	14-0

**VPC DISCUSSION:**

*No members of the public registered to speak on this item.*

**Staff Presentation**

**Matteo Moric**, staff, introduced the background of the rezoning case by identifying the location and size of the site, what the existing and proposed zoning are, and what is being proposed. Mr. Moric noted the General Plan Land Use Map designation is Industrial and the surrounding designations which are all Industrial, except to the south which is the 101 Freeway and designated as a Transportation Corridor. Mr. Moric added that the proposed CP/GCP zoning is not consistent with the General Plan, however, due to the size of the site a General Plan Amendment is not required.

Mr. Moric stated the subject site is in the State Route 51 & Loop 101 Scenic Corridor Policy which was established due to public concern regarding outdoor uses with significant visual impacts, such as outdoor storage and off-premises advertising structures and stated there are no outdoor uses proposed as part of the rezoning request. Mr. Moric also noted the subject site is located in the Outer Loop Freeway Specific Plan areas, however, since the site is not in a residential area, no specific mitigation recommendations are proposed for the subject property.

Mr. Moric shared the site plan and noted it is for a self-service storage facility which includes 70 storage units, a clubhouse, 23 vehicle surface parking spaces, perimeter landscape and building setbacks, and two driveways from Mohawk Lane shown with vehicular gates. Mr. Moric also shared a rendering of the proposal and noted the height of the buildings.

Mr. Moric provided the staff findings from the staff report and said staff recommended approval, subject to stipulations. Mr. Moric stated staff had received one letter of support for this request and there was no known opposition.

### **Applicant Presentation**

**Eric Faas**, representative of Legacy Built Investments & Development, said with him present at the meeting was the applicant, Anthony Ardizzone. Mr. Faas provided a brief history of the applicant and said Mr. Ardizzone grew up in a family that was in construction and worked with self-storage businesses since 1979, long before it was a popular product. Mr. Faas added Mr. Ardizzone took over the business about 25 years ago when he was building self-storage facilities since that time. Mr. Faas said now they were in front of the VPC for a request on a 5-acre parcel to go from RE-35 to CP/GCP option. Mr. Faas said this is to align the properties with the long-term planning goals with the City of Phoenix. Mr. Faas highlighted how the property is in the middle of a Commerce Park area and explained their public outreach efforts. Mr. Faas stated the current property was vacant land and it never formerly developed and can now become an economic benefit for the community. Mr. Faas said the surrounding properties are zoned A-1 and CP-GCP, and indicated the requested zoning aligns with the adjacent land use patterns.

Mr. Faas said the site was designed to include 70 individual garage units ranging from 1,250 to 1,800 square feet each. Mr. Faas stated these are generously sized storage units to provide secure, private, flexible storage for large vehicles, collections, equipment, etc. and noted there was no outdoor storage. Mr. Faas said following the rezoning process they would submit for a condominium plat and there would be CC&R's. Mr. Faas added they were targeting car collections, auto enthusiasts, recreation vehicle owners, etc. and said the site location was selected because of its proximity to the 101-Freeway access, ease of vehicle connectivity and circulation, and the demographics of the surrounding area. Mr. Faas stated the site plan driveway aisles are extra wide so any size vehicles can maneuver around the property and two-way traffic would be allowed. Mr. Faas added there would be a generous sized staging area for vehicles. Mr. Faas noted there are 23 surface parking spaces and the City designated 1 parking space for each unit for a total of 93 designated parking spaces. Mr. Faas provided a picture of elevations and showed what the inside of the garages looked like. Mr. Faas said a key feature of the proposal is a clubhouse which will be designed to serve the owners and the property owners' association.

Mr. Faas then shared the landscape plan and explained it was designed in collaboration with the City of Phoenix Landscape Architect. Mr. Faas expressed a

concern on east and west of site, which would be pretty inhospitable location to plant landscaping so in collaboration with the City they designed a lush landscape area along Mohawk Lane.

Mr. Faas spoke of the community outreach efforts and noted that they had not received any negative feedback. Mr. Faas concluded they were in agreement with all staff recommended stipulations and said the proposed zoning aligns with the planning goals of the city. Mr. Faas said it would upgrade the street and neighborhood and the surrounding area as the community would have a place to store their personal property nearby. Mr. Faas said Tim Queen, the project's Landscape Architect, is in attendance.

**Paul Hamra** asked if there were powerlines in the front which the City asked the applicant to bury. **Mr. Faas** responded that was one of the stipulations. Mr. Hamra then asked if they were told to bury their neighbor's powerlines to the right or left. Mr. Faas said no as that was not in the scope.

**Toby Gerst** questioned the parking for the clubhouse. **Mr. Faas** said there are 23 onsite surface parking spaces and 70 designated parking spaces in the storage unit. Mr. Faas added that in reality the proposal could accommodate far more parking as the units could hold more spaces. Ms. Gerst also asked about the sites ingress and egress. Mr. Faas said there is a commercial trash enclosure onsite and plenty of room for a garbage truck or any fire apparatus. Ms. Gerst also asked about a wash. Mr. Faas explained there is not a wash onsite, but there have been some involuntary trees and shrubs grown on the property and said there were no washes but some undulation.

**Steve Kaiser** asked why the City asked for enhanced landscaping. **Mr. Faas** said the City wanted up to 50% live coverage and since there were inhospitable corridors on the east and west sides of the buildings where landscaping would not survive, the City suggested to place more live coverage in the front which was visible from Mohawk Lane. The legal requirements by pushing the landscape to the north and south would be lush and Mr. Faas said the project is designed to be a luxury product where the landscaping would pop out. Mr. Kaiser asked about Stipulation Nos. 4, 5, and 6 and Mr. Faas said all parking spaces are in the security gates. Mr. Faas said the owners who want EV charging capabilities would be inside their own units and they would have option in the future if there is demand to connect to the EV conduit. Mr. Faas said electric bike charging capabilities could be satisfied and provided in the clubhouse. Mr. Faas said electric vehicles are a sign of the times and some of the City Ordinances reflect that.

**Patrice Marcolla** asked if the applicant did luxury self-storage in the past. **Mr. Faas** replied they had built self-storage, but as far as something exclusively condominium where they sell the units, this is the first one. Mr. Faas said they normally lease them, however, this time they would be parceling them. **Mr. Ardizzone** said it's a niche market and some owners will deck out the space like their own. Ms. Marcolla asked as it related to the clubhouse what type of events would be hosted there. Mr.

Faas said it would be for private ownership events where they would reserve the clubhouse for private owners. Ms. Marcolla asked about valet service. Mr. Faas said some street parking would be allowed on Mohawk Lane. Mr. Ardizzone said the owners would have enough capacity to stage cars in front of the units and have access.

**Jennifer Hall** questioned if people would be living in the units. **Mr. Faas** said the CP/GCP is quite broad but would only allow one caretaker quarter, which he said they would not have. Ms. Hall said this was a great use for vacant land.

**Ms. Marcolla** asked if there were any of the stipulations they were uncomfortable with. **Mr. Faas** said the City provided some flexibility and were comfortable with the recommended stipulations. **Tim McQueen**, Landscape Architect of the project, said the Green Stormwater Infrastructure (GSI) is tough, but he said you just need to get an engineer on board who is familiar with it. Mr. McQueen said they could do permeable pavers or bioswales.

### **Public Comments**

None.

### **Applicant Response**

None.

### **Floor/Public Discussion Closed: Motion, Discussion, and Vote**

#### **MOTION #1:**

**Committee Member Patrice Marcolla** made a motion to recommend approval of Z-155-25-2, with a deletion of Stipulation No. 7. **Committee Member Steve Kaiser** seconded the motion.

#### **VOTE:**

**3-11**; motion to approve Z-155-25-2, per the staff recommendation with a deletion, fails with Committee members Franks, Kaiser, and Marcolla in favor; Committee members Bauer, DeMoss, Gerst, Goodhue, Hall, Hamra, Hennington, Peterson, Sepic, Wise, and Mortensen opposed.

**Mr. Goodhue** shared a concern that pandora's box would be opened for future items, and said the engineer is not saying they cannot comply with the stipulation, just that more education has to happen when there are new codes. Mr. Goodhue shared that he does not think the Committee should make these types of decisions, and would hate to set the precedent that if an applicant doesn't like a stipulation, the Committee will remove it. **Jennifer Hall** concurred, stating if the Committee does this for one case it must do it for all cases.

**Mr. Kaiser** said the Committee should go further and remove Nos. 4, 5, and 6 as he did not think it is appropriate for the City to dictate this to a private property owner.

**Chair Mortensen** said these were new codes implemented by the City for bicycle parking, electrical bicycle charging capabilities, and EV infrastructure.

**Chair Mortensen** asked Ms. Marcolla if she would like to amend her motion after hearing some of the comments from the Committee. **Ms. Marcolla** elaborated that her concern was regarding the actual implementation and she is concerned that the applicant is required to commit to the stipulations at the planning stage but do not actually get certainty they can meet them until they are at the stage to pull permits.

**MOTION #2:**

**Committee Member Anna Sepic** made a motion to recommend approval of Z-155-25-2, per the staff recommendation. **Committee Member Roy Wise** seconded the motion.

**VOTE:**

**14-0**; motion to approve Z-155-25-2 per the staff recommendation passes with Committee members Bauer, DeMoss, Franks, Gerst, Goodhue, Hall, Hamra, Hennington, Kaiser, Marcolla, Peterson, Sepic, Wise, and Mortensen in favor.

**STAFF COMMENTS REGARDING VPC RECOMMENDATION:**

None.