

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 4, 2025

ITEM NO: 12	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-55-25-8
Location:	Northwest corner of 14th Street and University Drive
From:	R-3 RSIOD AIOD
To:	A-2 RSIOD AIOD
Acreage:	0.57
Proposal:	Outdoor Storage
Applicant:	Kurt Waldier, Gilbert Blilie, PLLC
Owner:	PCI, LLC
Representative:	Paul Gilbert, Gilbert Blilie, PLLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 8/11/2025, Approval, per the staff recommendation. Vote: 8-0.

Planning Commission Recommendation: Approval, per the Central City Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-55-25-8, per the Central City Village Planning Committee recommendation.

Maker: Jaramillo
Second: James
Vote: 6-0
Absent: Odegard-Begay, Matthews
Opposition Present: No

Findings:

1. The requested A-2 zoning district is compatible with the surrounding zoning districts.
2. The proposal, as stipulated, will provide Commerce Park building and landscape setbacks in alignment with the Rio PHX initiative, Rio Salado Interim Overlay District, and the Rio Salado Beyond the Banks Area Plan.
3. The proposal will develop a vacant property and as stipulated will be compatible with surrounding land uses.

Stipulations:

1. A minimum 20-foot-wide landscape setback shall be provided along 14th Street and University Drive. This landscape setback 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. When possible, the

developer shall use existing trees and landscaping to meet the landscaping requirements. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.

2. Outdoor site lighting shall be fully shielded, as approved or modified by the Planning and Development Department.
3. Fencing and walls oriented towards a public street or trail shall have a finished appearance and contain decorative elements including but not limited to adobe, glass, metal (including rusted metal), stone (stone veneer), wood, or other material consistent with a natural environment, as approved by the Planning and Development Department. Where gates are provided for vehicular access, these gates shall be decorative and may include minor perforations to accommodate wind loads. The perforation shall not exceed 50% of the gate surface area.
4. A minimum of 10% of the required shrubs, shall be a native milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
5. If a building is proposed, a minimum 20-foot building setback shall be provided along the east perimeter of the site.
6. If a building is proposed, 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.
7. A minimum of one 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.
8. A minimum of 25% of the surface of the designated employee or customer 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.
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 30 feet of right-of-way shall be dedicated and constructed for the west side of 14th Street and the south side of University Drive, to complete the transition from 14th Street to University Drive.
11. A minimum 4-foot wide sidewalk shall be constructed on the west side of 14th Street and the south side of University Drive, 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. 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.
15. 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.
16. 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.
17. 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.