

ATTACHMENT B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-161-25-6
January 16, 2026

Ahwatukee Foothills Village Planning Committee Meeting Date: January 26, 2026
Planning Commission Hearing Date: February 5, 2026
Request From: IND. PK. (Industrial Park) (1.47 acres)
Request To: CP/GCP (Commerce Park District, General Commerce Park Option) (1.47 acres)
Proposal: Light manufacturing, laboratory, office, accessory storage of materials (indoor)
Location: Approximately 1,000 feet south and 150 feet east of the southwest corner of 51st Street and Piedmont Road
Owner: Randy Isaacson, Shin-Etsu MicroSi, Inc
Applicant/Representative: William Allison, Withey Morris Baugh, PLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commerce/Business Park	
<u>Street Map Classification</u>	51st Street	Minor Collector	33-foot south half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposal will facilitate commerce park development in an existing commerce park area away from residential uses.</p>			
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</p> <p>The proposal will facilitate employment generating uses in a City of Phoenix-designated Major Employment Center.</p>			

General Plan Conformity

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

The proposal, as stipulated, incorporates enhanced shading requirements for all walkways, public sidewalks, and bicycle infrastructure.

CP/GCP (Commerce Park/General Commerce Park)

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Minimum Building Setbacks</i>		
Street	20 feet	23 feet (Met)
Sides	0 feet	West: 56 feet (Met) East: 30 feet (Met)
Rear	0 feet	62 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Street	20 feet	23 feet (Met)
Sides	0 feet	East/West: 0 feet (Met)
Rear	0 feet	0 feet (Met)
Maximum Lot Coverage	50%	31.1% (Met)
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1-foot increase per 3-foot additional setback, Maximum 56 to 80 feet with a Use Permit and site plan	34 feet (Met)
Minimum Parking	Total: 26 spaces 1 space per 1,000 square feet (Industrial): 12 spaces 1 space per 300 square feet (Office): 14 spaces	26 spaces (Met)

Applicable Plans, Overlays, and Initiatives
<u>Ahwatukee Foothills Major Employment Center</u> – See Background Item No. 5.
<u>Phoenix Climate Action Plan</u> – See Background Item No. 6.
<u>Shade Phoenix Plan</u> – See Background Item No. 7.
<u>Transportation Electrification Action Plan</u> – Background Item No. 8.
<u>Complete Streets Guiding Principles</u> – See Background Item No. 9.
<u>Comprehensive Bicycle Master Plan</u> – See Background Item No. 10.
<u>Conservation Measures for New Development</u> – See Background Item No. 11.
<u>Zero Waste PHX</u> – See Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Surface parking lot	IND. PK.
North (across 51st Street)	Office	IND. PK.
West	Office/Manufacturing	IND. PK.
East	Office/Manufacturing	CP/GCP
South	Office	IND. PK.

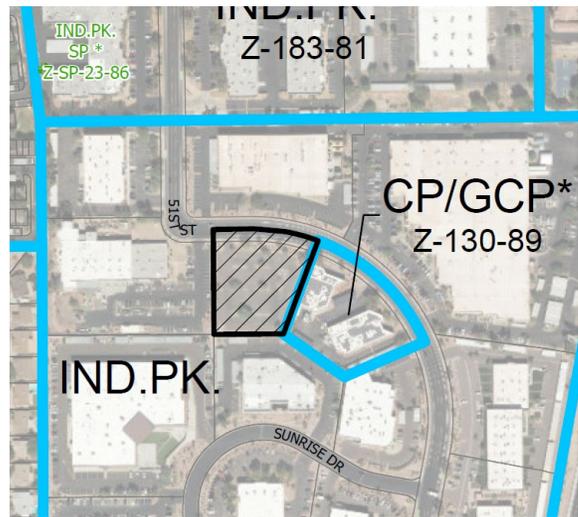
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.47 acres located approximately 1,000 feet south and 150 feet east of the southwest corner of 51st Street and Piedmont Road from IND. PK. (Industrial Park) to CP/GCP (Commerce Park District, General Commerce Park Option) for light manufacturing, laboratory, office, accessory storage of materials (indoor). The site is currently developed as a parking lot. The business to the east of the subject site plans on expanding their facility/operations onto this site.

SURROUNDING LAND USES AND ZONING

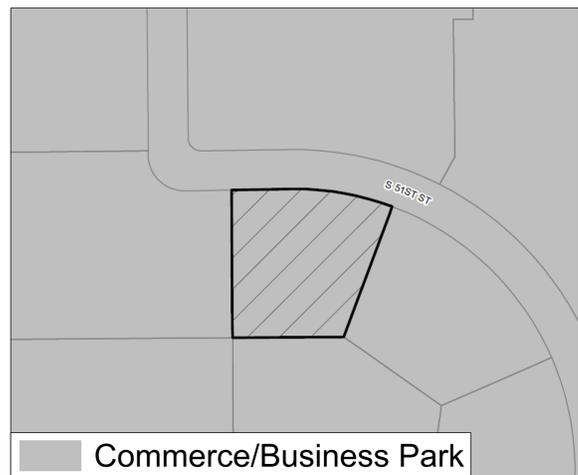
2. The surrounding properties to the north (across 51st Street) and south are offices zoned IND. PK. The property to the west includes an office and manufacturing of counter tops and is zoned IND. PK. The property to the east includes an office and manufacturing of various products and is zoned CP/GCP.



Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map designation for the subject site, as well as properties on all sides is Commerce/Business Park. The proposed zoning is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map, Source: Planning and Development Department

PROPOSAL

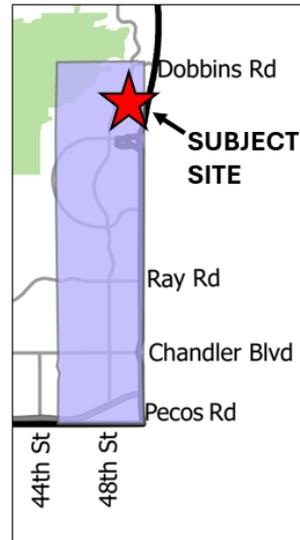
4. The conceptual site plan, attached as an exhibit, proposes a one-story, approximately 17,000-square-foot industrial building. Vehicular access will be from two driveways on 51st Street, and accessory parking will be located on the east and west sides of the building. The conceptual elevations, attached as an exhibit, show a 34-foot tall building with a variety of colors and windows primarily on the lower portion of the north elevation.

Staff recommends Stipulation No. 1 requiring general conformance to the site plan to ensure the site develops as proposed.

STUDIES AND POLICIES

5. [Ahwatukee Foothills Major Employment Center](#)

The subject site falls within the boundaries of the City of Phoenix designated Ahwatukee Foothills Major Employment Center, which extends generally from 42nd Street on the west to the I-10 Freeway on the east and from the Pecos Road alignment on the south to Guadalupe Road on the north. The proposal for Commerce Park zoning will contribute to employment opportunities in this Major Employment Center.



Major Employment Centers Map, Source: City of Phoenix General Plan

6. [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 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. 9, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

7. [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 will provide enhanced shade for

all public and private walkways, and bicycle infrastructure. This is addressed in Stipulation No. 2.

8. **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 Nos. 5 and 6.

9. **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 on site bicycle parking and providing alternative pavement for portions of the driveway near the pedestrian walkways. These are addressed in Stipulation Nos. 3 through 5.

10. **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 options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide bicycle parking and electric bicycle charging capabilities. These are addressed in Stipulation Nos. 4 and 5.

11. **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. 7 through 10.

12. **Zero Waste 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. The applicant has not determined if recycling services will be provided.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requires a five-foot-wide sidewalk along 51st Street, that improvements are constructed as identified in the Traffic Impact Analysis, that all street improvements are made to City and ADA standards, and that unused driveways will be replaced with curb, gutter, and sidewalk. These are addressed in Stipulation Nos. 11 through 14.

OTHER

15. 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. 15.

16. 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. 16.

17. 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 and with the scale and character of the surrounding area.

2. The proposal will facilitate economic development in the Ahwatukee Foothills Village by facilitating commerce park development and employment generating uses in a Major Employment Center.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations

1. The development shall be in general conformance with the site plan date stamped October 20, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. All bicycle infrastructure 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.
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. Bicycle parking shall be provided, consistent with the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
7. 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, as approved by the Planning and Development Department.
8. 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.

9. 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.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
11. A minimum 5-foot wide sidewalk shall be constructed on the south side of 51st Street, adjacent to the development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 23, 2025.
13. 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.
14. 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.
15. 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.
16. 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

Anthony Grande

January 16, 2026

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Team Leader

Racelle Escolar

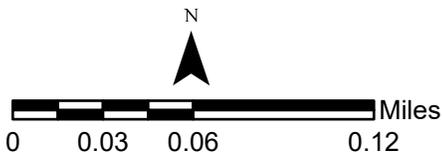
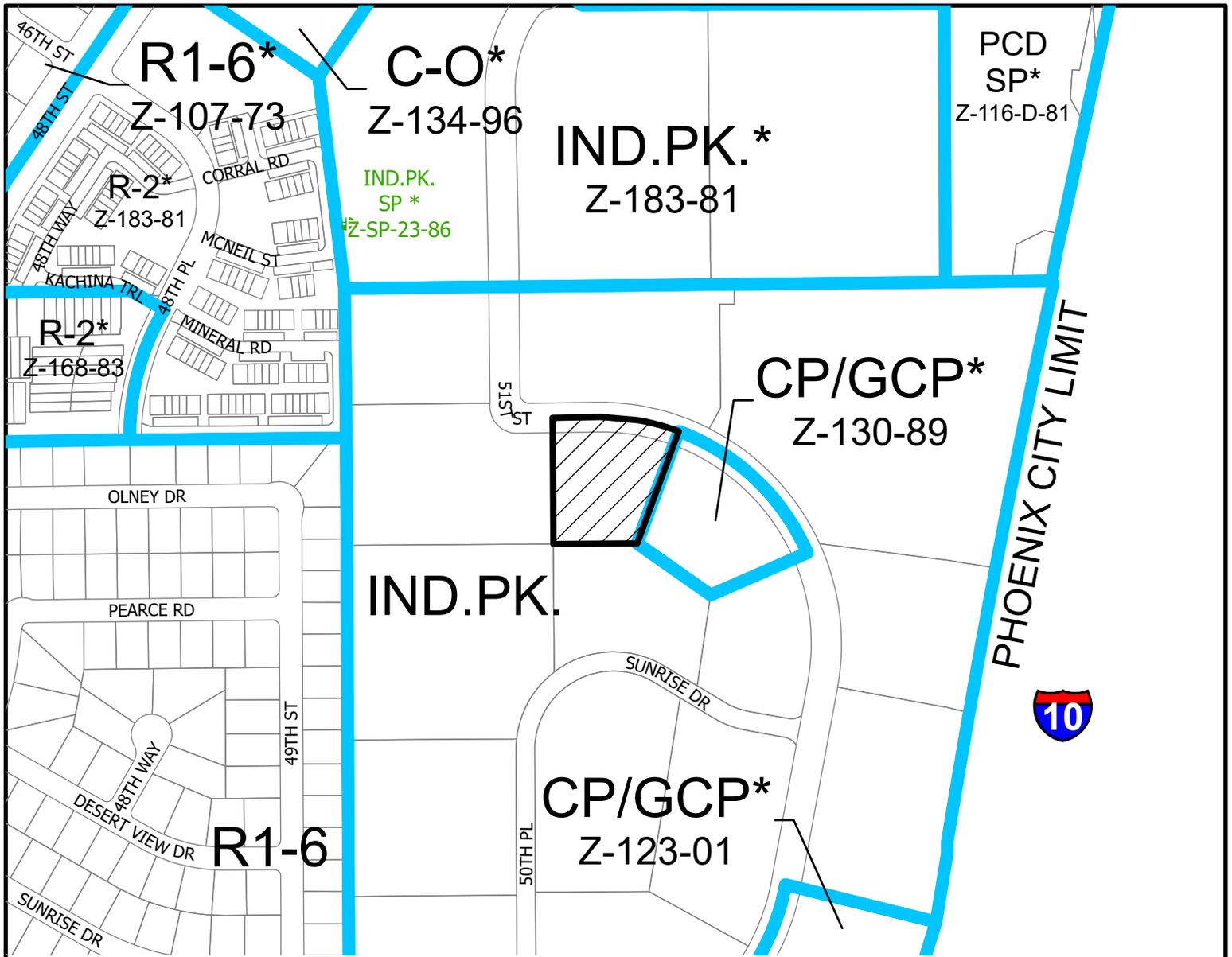
Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped October 20, 2025

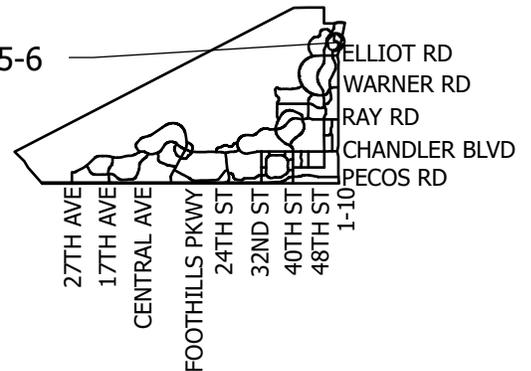
Conceptual Building Elevations date stamped October 20, 2025 (2 pages)



AHWATUKEE FOOTHILLS VILLAGE
COUNCIL DISTRICT: 6

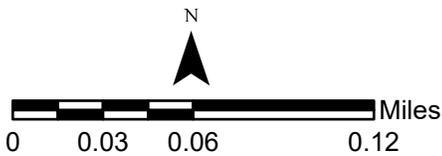
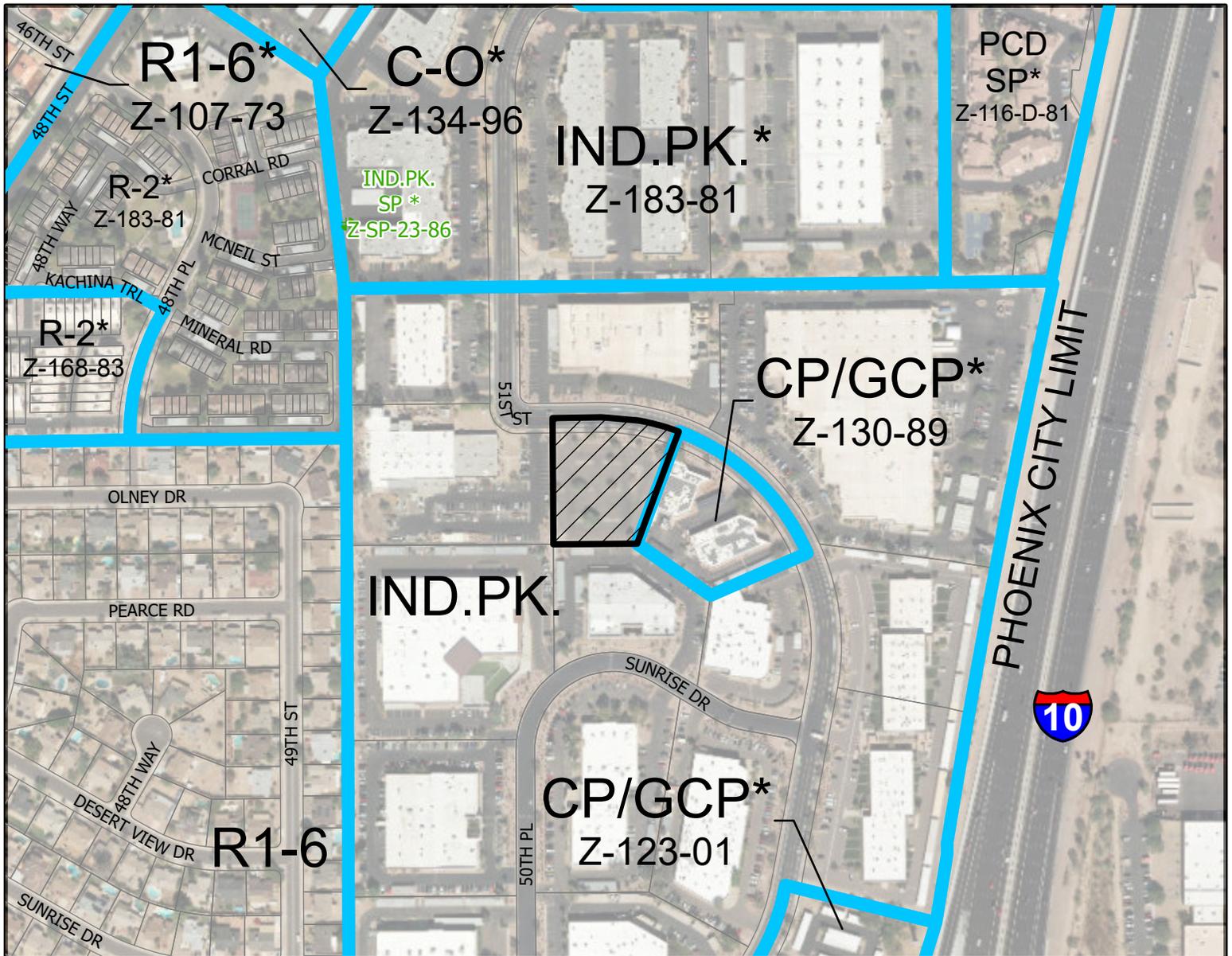


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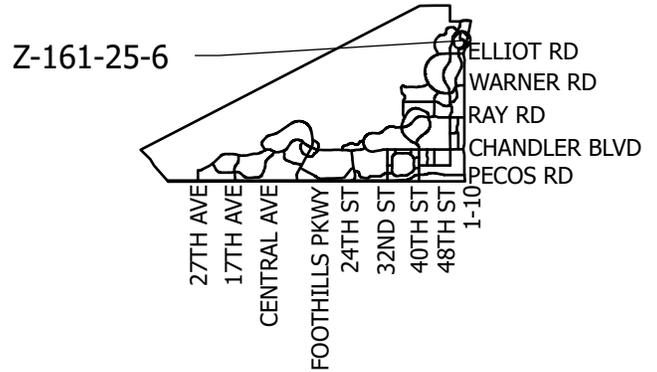


APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-161-25-6	DATE: 10/28/2025	FROM: IND PK (1.47 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.47 Acres	REVISION DATES:		TO: CP/GCP (1.47 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 04-39	ZONING MAP C-11	
MULTIPLES PERMITTED IND PK CP/GCP	CONVENTIONAL OPTION N/A N/A		* UNITS P.R.D OPTION N/A N/A

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

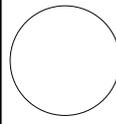


AHWATUKEE FOOTHILLS VILLAGE
COUNCIL DISTRICT: 6



APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
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DATE: 10/28/2025		TO: CP/GCP (1.47 ac.)	
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MULTIPLES PERMITTED IND PK CP/GCP		CONVENTIONAL OPTION N/A N/A	
		* UNITS P.R.D OPTION N/A N/A	

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



EXTERIOR WALLS

- W101 8" CMU EXTERIOR WALL ASSEMBLY STAINLESS STEEL PFD EXTERIOR FINISH STAINLESS STEEL CORNER & REGULATION AS REQUIRED
- W102 GLASS STOREFRONT ASSEMBLY GLASS STOREFRONT WALL SYSTEM

MATERIAL KEY

- EXTERIOR MATERIAL KEY**
- CMU1 8" CMU EXTERIOR WALL ASSEMBLY STAINLESS STEEL PFD EXTERIOR FINISH GROUND FACE CMU "ASPEN"
 - CMU2 8" CMU EXTERIOR WALL ASSEMBLY ECHOLON MASONRY INTERFERAL COLOR SPLIT FACE CMU "MISSION WHITE"
 - CMU3 8" CMU EXTERIOR WALL ASSEMBLY ECHOLON MASONRY INTERFERAL COLOR GROUND FACE CMU "CHARCOAL"
 - CMU4 8" CMU EXTERIOR WALL ASSEMBLY ECHOLON MASONRY INTERFERAL COLOR GROUND FACE CMU "WAVE BROWN - COCOA BROWN"

PAINT

- PAINT KEY:**
- P1 LIGHT TAN DUNE EDWARDS, STAY CALM, DEGRAB, LRV 50
 - P2 LIGHT TAN DUNE EDWARDS, MUSHROOM FORAGING, DEGRAB, LRV 23

GLAZING

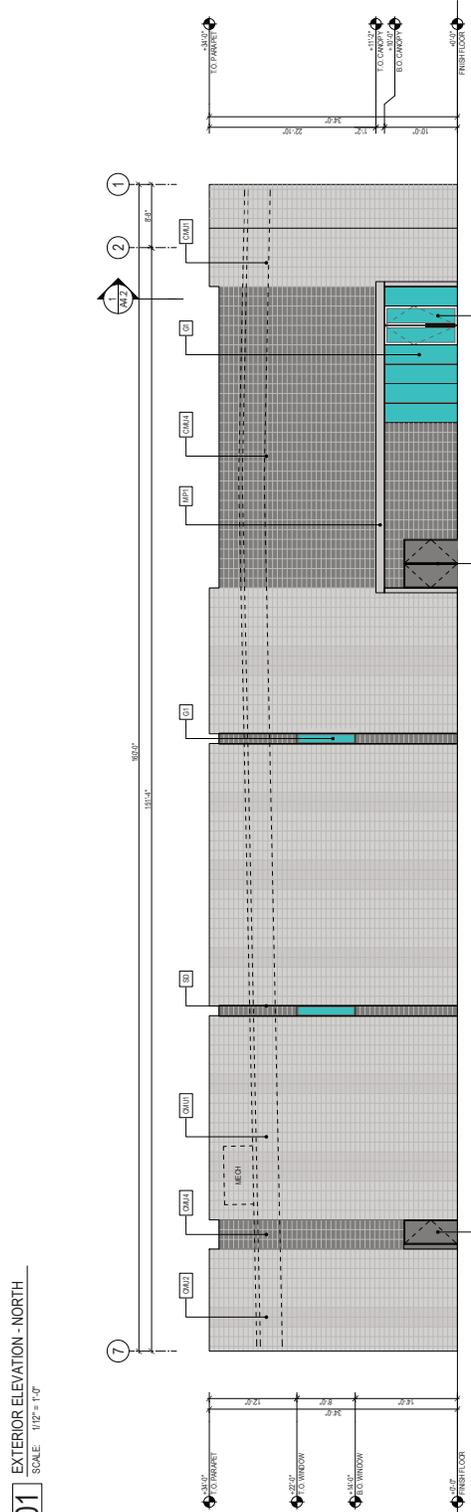
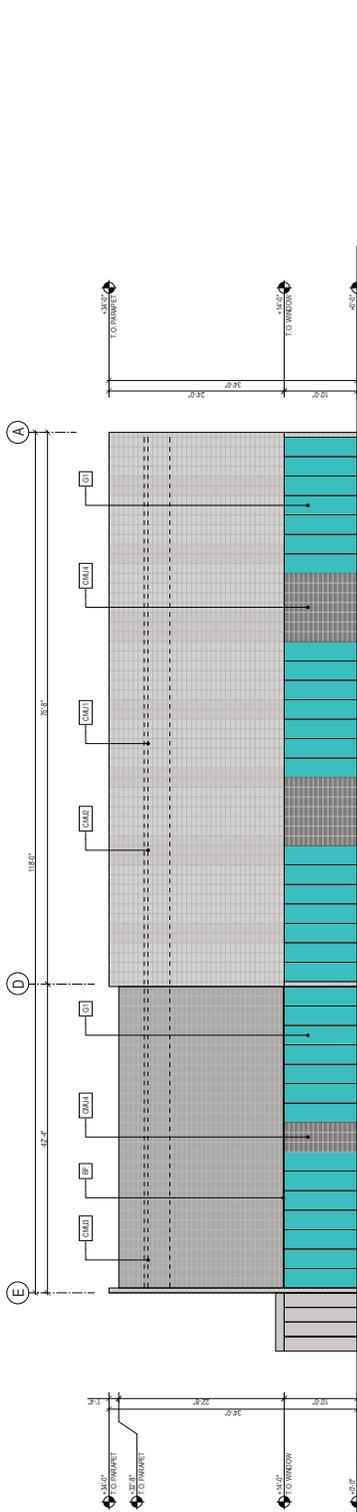
- GLAZING KEY:**
- GL AL FRAME: 2 7/8" CLEAR ANODIZED ALUM AC-2 STOREFRONT
 - GL1 GLASS: 600 ASSEMBLY 1" INSULATED GLAZING LOW E SODA LCOOL SOUTHWAY
- NOTE: ALL GLAZING TO COMPLY WITH BC 2401.

MISC. ARCHITECTURAL ELEMENTS

- SD SHADING DEVICE VERTICAL STEEL ANGLES ADJACENT TO ALL WINDOWS TO BE PAINTED P1.
- BF 12" STEEL BLADE FIN.
- MPT METAL PANEL: PAINTED METAL PANEL, TO BE PAINTED P1.

DOORS

- OD1 STEEL EXTERIOR DOOR STL FRAMED DOOR DOOR TO MATCH THE WALL COLOR.
- OD2 STOREFRONT DOUBLE DOOR 6'-0" W X 12'-0" H, ALUMINUM STOREFRONT DOOR WITH GLASS, PFD FINISH (ENTRY)
- OD3 OVERHEAD DOOR 12'-0" W X 16'-0" H, INSULATED OVERHEAD DOOR, TO BE PAINTED P2.
- OD4 OVERHEAD DOOR 2'-0" W X 10'-0" H, INSULATED OVERHEAD DOOR, TO BE PAINTED P2.
- OD5 DOUBLE STEEL EXTERIOR DOOR STL FRAMED DOOR, DOOR TO MATCH THE WALL COLOR.



CITY OF PHOENIX
OCT 20 2025
Planning & Development
Department

EXTERIOR WALLS

W101 8" CMU EXTERIOR WALL ASSEMBLY STAINLESS STEEL PFD EXTERIOR FINISH STAINLESS STEEL PFD BRASS & INSULATION AS REQUIRED

W102 GLASS STOREFRONT ASSEMBLY GLASS STOREFRONT WALL SYSTEM

MATERIAL KEY

EXTERIOR MATERIAL KEY

CMU1 8" CMU EXTERIOR WALL ASSEMBLY STAINLESS STEEL PFD FINISH COLOR GROUND FACE CMU "ASPEN"

CMU2 8" CMU EXTERIOR WALL ASSEMBLY ECHOLON MASONRY INTERFERAL COLOR SPLIT FACE CMU "MISSION WHITE"

CMU3 8" CMU EXTERIOR WALL ASSEMBLY ECHOLON MASONRY INTERFERAL COLOR GROUND FACE CMU "CHARCOAL"

CMU4 8" CMU EXTERIOR WALL ASSEMBLY ECHOLON MASONRY INTERFERAL COLOR GROUND FACE CMU "WOLFE BROWN - COCOA BROWN"

PAINT

PAINT KEY

P1 LIGHT TAN DUNE EDWARDS, STAY CALM, DEGR881, LRV 50

P2 LIGHT TAN DUNE EDWARDS, MUSHROOM FORAGING, DEGR86, LRV 23

GLAZING

GLAZING KEY

AL FRAME, 2 7/8" CLEAR ANODIZED ALUM AC-2 STOREFRONT

GI GLASS ASSEMBLY, 1 1/2" INSULATED GLAZING, LOW E SQUARED, SOUNDBRAY

NOTE: ALL GLAZING TO COMPLY WITH BC 2409.

MISC. ARCHITECTURAL ELEMENTS

SD SHADING DEVICE VERTICAL STEEL ANGLES ADJACENT TO ALL WINDOWS TO BE PAINTED P1.

BF BLADE FIN 1 1/2" STEEL BLADE FIN.

MPT METAL PANEL PAINTED TO MATCH METAL PANEL, TO BE PAINTED P1.

DOORS

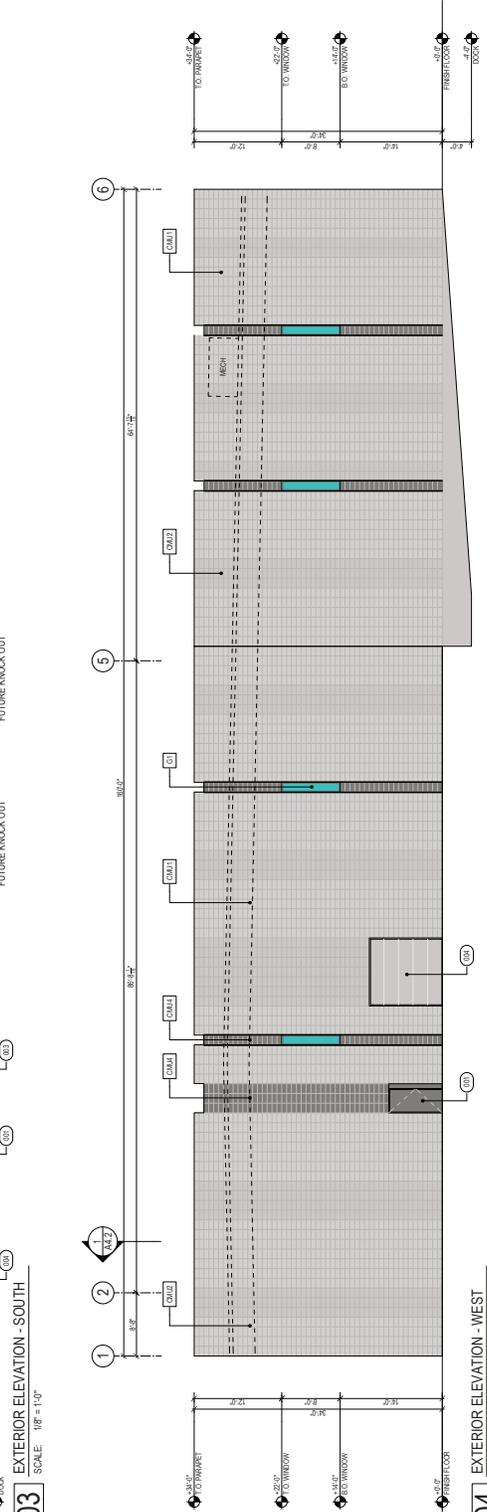
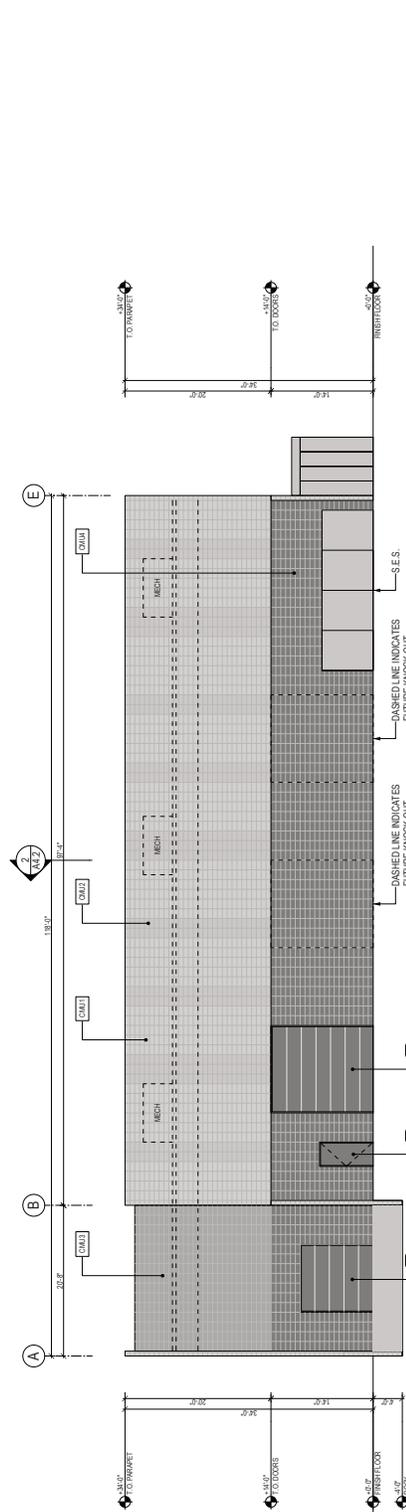
001 STEEL EXTERIOR DOOR STL FRAMED DOOR DOOR TO MATCH THE WALL COLOR.

002 STOREFRONT DOUBLE DOOR 6'-0" W X 12'-0" H, ALUMINUM STOREFRONT DOOR WITH GLASS, PFD FINISH (ENTRY)

003 OVERHEAD DOOR 12'-0" W X 16'-0" H, INSULATED OVERHEAD DOOR, TO BE PAINTED P2.

004 OVERHEAD DOOR 2'-0" W X 10'-0" H, INSULATED OVERHEAD DOOR, TO BE PAINTED P2.

005 DOUBLE STEEL EXTERIOR DOOR STL FRAMED DOOR, DOOR TO MATCH THE WALL COLOR.



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