

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 9	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-58-25-6
Location:	Southeast corner of 17th Street and Griswold Road
From:	R1-6
To:	R-O
Acreage:	1.12
Proposal:	Professional office
Applicant:	Evan Boxwell, Boxwell Homes
Owner:	Evan Boxwell, Sawyer Grace, LLC
Representative:	William Allison, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Mountain 7/16/2025 Approval, per the staff recommendation, with an additional stipulation and direction. Vote: 10-3-1.

Planning Commission Recommendation: Approval, per the staff memo dated August 1, 2025, with an additional stipulation.

Motion Discussion:

Commissioner Read stated that she believed there was a dedicated right turn lane off Northern Avenue that is proposed as a part of the pending rezoning case for the property directly south of the subject site. She asked whether the Street Transportation Department recommended that proposed lane.

Ms. Racelle Escolar asked if Commissioner Read was referring to a deceleration lane proposed on Northern Avenue to turn on 17th Street.

Commissioner Read responded that yes, she was referring to a possible dedicated lane for drivers who turn off Northern Avenue onto 17th Street.

Ms. Racelle Escolar responded that she had discussed that possibility with the Street Transportation team. Based on what's proposed in the application, a deceleration lane would not be warranted or required, and the Streets team had concerns that the proposed lane could have negative impacts with regards to safety. She did confirm that the development of that deceleration lane would need to be reviewed as part of the pending rezoning case for the property adjacent to the south, not the current rezoning case.

Chairperson Busching asked Ms. Escolar if the proposed rezoning case coming before the Commission next month for the property south of the current subject site included a Special Permit rezoning case to allow self-storage.

Ms. Escolar confirmed that yes, that was the case. She also stated the driveway that is shown on the site plan for this rezoning case is located on the subject property but is not located within

the boundaries of the rezoning case area. The driveway is located within the boundaries of the C-2 rezoning case coming before the committee next month, and stipulations regarding that driveway would be more appropriate to be added to that rezoning case, not the current case. However, it would still be appropriate to rephrase the stipulation to address this specific property, possibly to add signage.

Motion details: Commissioner Hu made a MOTION to approve Z-58-25-6, per the staff memo dated August 1, 2025, with an additional stipulation that a sign shall be installed at any driveway along 17th Street to discourage right turn egress on 17th Street.

Maker: Hu
Second: Gorraiz
Vote: 7-0-1 (Matthews abstaining)
Absent: Jaramillo
Opposition Present: Yes

Findings:

1. The proposal will allow for neighborhood-scale business opportunities.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along the property line adjacent to Griswold Road.
3. A minimum 10-foot-wide landscape setback shall be provided along the property line adjacent to 17th Street.
4. A minimum 10-foot-wide landscape setback shall be provided along the east property line.
5. Landscape setbacks shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 30 feet on center, or in equivalent groupings.
 - b. A minimum of five, 5-gallon drought-tolerant shrubs per tree.
 - c. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
6. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

7. No vehicular access, except for fire access, may be permitted along Griswold Road. All fire access shall be mountable curb with reinforced concrete per MAG detail, as approved by the Planning and Development Department.
8. Right-of-way shall be dedicated at the southeast corner of 17th Street and Griswold Road to encompass all public infrastructure, as approved by the Planning and Development Department.
9. Should the applicant be successful in obtaining a variance to allow access from other than a collector or arterial street, a shared driveway and access easement shall be identified on the plat along 17th Street, between the subject site and the property to the south (APN No. 165-21-006A).
10. 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.
11. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.
12. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
13. All bicycle parking spaces 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.
14. 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.
15. 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.
16. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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.
22. ALL VEGETATION PLANTED IN ASSOCIATION WITH THIS SITE, INCLUDING THE STREETScape, SHALL CONSIST ENTIRELY OF PLANT SPECIES INDIGENOUS TO THE UPPER SONORAN DESERT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
23. ALL SIDEWALKS ADJACENT TO THE STREETS SHALL BE DETACHED WITH A MINIMUM 5-FOOT-WIDE CONTINUOUS LANDSCAPE AREA LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK. THE LANDSCAPE AREA SHALL BE PLANTED TO THE FOLLOWING STANDARDS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A. MINIMUM 2-INCH CALIPER, SINGLE-TRUNK, LARGE CANOPY, SHADE TREES, PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS.
 - B. A MIXTURE OF SHRUBS, ACCENTS, AND VEGETATIVE GROUNDCOVERS, MAINTAINED TO A MAXIMUM HEIGHT OF 24 INCHES TO PROVIDE A MINIMUM OF 75% LIVE COVERAGE.
24. THE FOLLOWING LIGHTING STANDARDS SHALL APPLY ON-SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - A. ALL LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VISIBILITY OF THE LIGHT SOURCE FROM ADJACENT PROPERTY.
 - B. LIGHTING SHALL BE SHIELDED WITH CUT-OFF FIXTURES AND DEFLECTORS TO DIRECT LIGHT DOWNWARD AND LIMIT ON-SITE LIGHTING LEVELS TO A MAXIMUM OF 1 FOOT CANDLE AT THE PROPERTY LINE.
 - C. ANY LIGHTING SHALL NOT EXCEED A MAXIMUM OF 15 FEET IN HEIGHT INCLUDING LAMP, POLE, AND BASE.
 - D. THE COLOR TEMPERATURE OF ANY LIGHTING SHALL BE LIMITED TO 2,700 KELVIN.

25. A SIGN SHALL BE INSTALLED AT ANY DRIVEWAY ALONG 17TH STREET TO DISCOURAGE RIGHT TURN EGRESS ON 17TH STREET.

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.