

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION December 4, 2025

ITEM NO: 13	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-91-25-6 (Arcadia Motor Club PUD)
Location:	Approximately 320 feet west of the southwest corner of 54th Street and Thomas Road
From:	R-5
To:	PUD
Acreage:	1.45
Proposal:	Planned Unit Development to allow a self-service storage facility and R-5 uses
Applicant:	GO Industrial, LLC
Owner:	5301 East Thomas Road, LLC
Representative:	Michael Maerowitz, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 9/9/2025 Information only.

Camelback East 11/4/2025 Approval, per the staff recommendation. Vote: 17-1.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion:

Commissioner Sorenson made a MOTION to deny Z-91-25-6. Vice-Chairman Boyd seconded that motion. The MOTION failed by a vote of 4-5 (Busching, Gorraiz, Hu, James, Odegard-Begay).

Another motion was made as detailed below.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-91-25-6, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz
Second: James
Vote: 5-4 (Boyd, Jaramillo, Matthews, Sorenson)
Absent: None
Opposition Present: Yes

Findings:

1. The proposal is consistent with the character of the surrounding area.
2. The proposal will facilitate new development at an appropriate location with appropriate development standards.

3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks.

Stipulations:

1. An updated Development Narrative for the Arcadia Motor Club PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 20, 2025, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
 - b. Page 8, D. Development Standards, D2. Minimum Landscape Standards Table, Row a, North: Delete "shall be landscape per E3.a."
2. A minimum 50 feet of right-of-way shall be dedicated and constructed for the south half of Thomas Road.
3. 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.
4. 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.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. 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.
7. 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.

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