

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION

January 8, 2026

ITEM NO: 5	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-237-M-85-2
Location:	Southeast corner of Cave Creek Road and Desert Willow Parkway
From:	C-1 PCD and C-1 PCD (Approved C-2 PCD)
To:	C-2 PCD
Acreage:	8.34
Proposal:	Major Amendment to the Tatum Ranch PCD to allow a commercial center, including a billiard hall within an existing restaurant
Applicant:	Shawn Manning, Cactus Racks
Owner:	Morgan Holding Company, LLC
Representative:	Alex Hayes, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Desert View 1/6/2026 Approval, per the staff recommendation, with an additional stipulation.
Vote: 8-2.

Planning Commission Recommendation: Approval, per the Desert View Village Planning Committee recommendation.

Motion Discussion: Commissioner Gorraiz made a MOTION to approve Z-237-M-85-2, per the Desert View Village Planning Committee recommendation.

Motion details:

Maker: Gorraiz
Second: James
Vote: 7-0
Absent: Hu, Soronson
Opposition Present: No

Findings:

1. The proposal is consistent with the existing commercial use of the parcel.
2. The proposal will provide additional retail, service, and entertainment options for the surrounding neighborhoods within an existing shopping center.
3. As stipulated, the proposal supports efforts from various plans and initiatives, including the Cave Creek Road Scenic Corridor policy, the North Land Use Plan, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines policy, the Phoenix Climate Action Plan, the Transportation Electrification Action Plan, and the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations:

1. THE DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED OCTOBER 3, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 1.2. All buildings shall exhibit a cohesive architectural theme and style with buildings on the entire site.
- 2.3. All on site lighting shall be a maximum of 15 feet in height including lamp, pole, and base.
- 3.4. There shall be a minimum 205-foot setback, measured from the centerline of Cave Creek Road, for the Cave Creek Road scenic corridor.
- 4.5. The area identified as "Desert Open Space Tract B" along the south side of the site, as depicted on the site plan date stamped October 3, 2025, shall be preserved in an undisturbed natural state.
- 5.6. Upon complete redevelopment or upon site plan approval and permit issuance for any new building(s) or structure(s) or expansion of existing buildings by at least 25% of the floor area, as shown on the site plan date stamped October 3, 2025, the following shall apply:
 - a. The maximum building height shall be 23 feet, as approved by the Planning and Development Department.
 - b. Where pedestrian pathways 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.
 - c. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
 - d. A bicycle repair station ("fix it station") shall be provided and maintained on site. The bicycle repair station ("fix it station") shall be provided in areas of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - e. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
 - f. A minimum of 10% of the required parking shall include EV Installed infrastructure, as approved by the Planning and Development Department.
 - g. 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.

- h. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- i. 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 at maturity, or a combination thereof. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- j. 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.
- k. A minimum of 65 feet of right-of-way shall be dedicated and constructed for the east side of Cave Creek Road.
- l. A minimum 6-foot-wide detached sidewalk, separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk, shall be constructed along the east side of Cave Creek Road, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.
 - ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- m. A minimum of 40 feet of right-of-way shall be dedicated and constructed for the south side of Desert Willow Parkway.
- n. A minimum 6-foot-wide detached sidewalk, separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk, shall be constructed along the south side of Desert Willow Parkway, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - i. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to achieve a minimum of 75% shade.

- ii. A mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 6.7. Natural turf shall only be utilized in 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.
- 7.8. 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.
- 8.9. 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.