




**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**To:** Alan Stephenson  
Deputy City Manager

**Date:** December 29, 2023

**From:** Joshua Bednarek   
Planning and Development Director

**Subject:** ITEM 93 ON THE JANUARY 3, 2024, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION - REZONING APPLICATION Z-3-23-8 – NORTHEAST CORNER OF 12TH STREET AND JONES AVENUE (ORDINANCE G-7199)

Item 93, Rezoning Application Z-3-23-8, is a request to rezone 28.32 acres located at the northeast corner of 12th Street and Jones Avenue from R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District) to CP/GCP RSIOD (Commerce Park District, General Commerce Park Option, Rio Salado Interim Overlay District) for office, industrial, and warehouse uses.

The South Mountain Village Planning Committee heard the case on August 8, 2023, and recommended denial by a vote of 8-1-1.

The Planning Commission heard the case on September 7, 2023, and recommended a continuance to the October 5, 2023 meeting, by a vote of 6-0. The Planning Commission heard the case on October 5, 2023, and recommended a continuance to the November 2, 2023 meeting, by a vote of 7-0. The Planning Commission heard the case on November 2, 2023, and recommended approval, per the staff recommendation, by a vote of 5-4.

On December 19, 2023, the applicant submitted a revised site plan and renderings which show an updated building configuration. Stipulation Nos. 1 through 3 have been updated to reflect the revised submittal date. Stipulation No. 7.c has been updated to address a typographical error.

The revised stipulations are listed below with updates in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. A minimum of 1.7% of the gross site area shall be provided as publicly-accessible open space, located in the northwest corner of the subject site as shown on the site plan date stamped April-14 **DECEMBER 19**, 2023, as approved by the Planning and Development Department.
2. The ground floor storefront area (the first 10 feet from grade) of the southern façade of Building 1 and northern façade of Building 2, as shown on the site plan date stamped April-14 **DECEMBER 19**, 2023, shall incorporate a minimum of 25% of accent materials. The accent materials may include adobe, glass,

metal (including rusted metal), stone, stone veneer, and/or wood, as approved by Planning and Development Department.

3. The elevation facade facing 12th Street shall be in general conformance with the renderings date stamped April 44 **DECEMBER 19**, 2023, with specific regard to the mix of materials, glazing, entry features, and accent colors. Glazing at the ground floor storefront area (the first 10 feet from grade) shall be a minimum of 50% of the western façade facing 12th Street.
4. The maximum building height shall be 42 feet.
5. 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.
6. One bicycle space per 25 vehicle parking spaces, for a maximum of 25 spaces, shall be provided through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. A minimum of three outdoor employee resting areas shall be provided along the north and northeastern portions of the site. The following elements shall be provided, as approved by the Planning and Development Department:
  - a. Each resting area shall be a minimum of 200 square feet.
  - b. A pathway shall be provided to connect the buildings to these resting areas and to the public sidewalk.
  - c. Each resting area shall contain a minimum of two seating benches constructed of quality and durable materials.
  - eD. Each resting area shall be shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade.
8. If a perimeter fencing is proposed adjacent to the San Francisco Canal, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department. Any perimeter fencing requirement by the City of Phoenix are subject to review and approval of SRP.
9. The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity within the required landscape setbacks along the 12th Street and Jones Avenue frontages, as approved by the Planning and Development Department.
10. A minimum of one milkweed shrub, or other native nectar species, shall be



planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

11. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
12. A minimum 5-foot-wide detached sidewalk and minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along the east side of 12th Street, as approved by the Planning and Development Department and planted to the following standards:
  - a. A watering drip system to sustain trees within the right-of-way and/or sidewalk easement shall be provided and maintained along 12th Street.
  - b. Fifty percent of the trees shall be minimum 2-inch caliper and 50 percent of the trees shall be minimum 3-inch caliper, with five 5-gallon shrubs per tree.

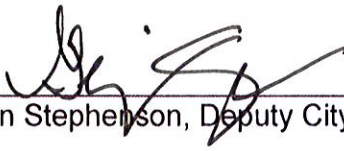

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. A minimum 30 feet of right-of-way shall be dedicated along the north side of Jones Avenue for the length of the development to the western boundary of APN 113-26-019, as approved by the Planning and Development Department.
14. Trucks shall be prohibited from exiting onto Jones Avenue. This shall be implemented through the design of the site, signage, a combination thereof, or other methods, as approved by the Planning and Development Department.
15. The developer shall submit a traffic impact study for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.
16. The developer shall construct all streets within and adjacent to the development 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.
17. 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.
18. 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.

19. 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.
20. Prior to preliminary 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.

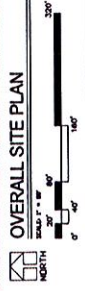
Approved:

   
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Alan Stephenson, Deputy City Manager

Enclosure:

Exhibit A - Updated Site Plan and Renderings (5 pages)





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## 12th Street Frontage

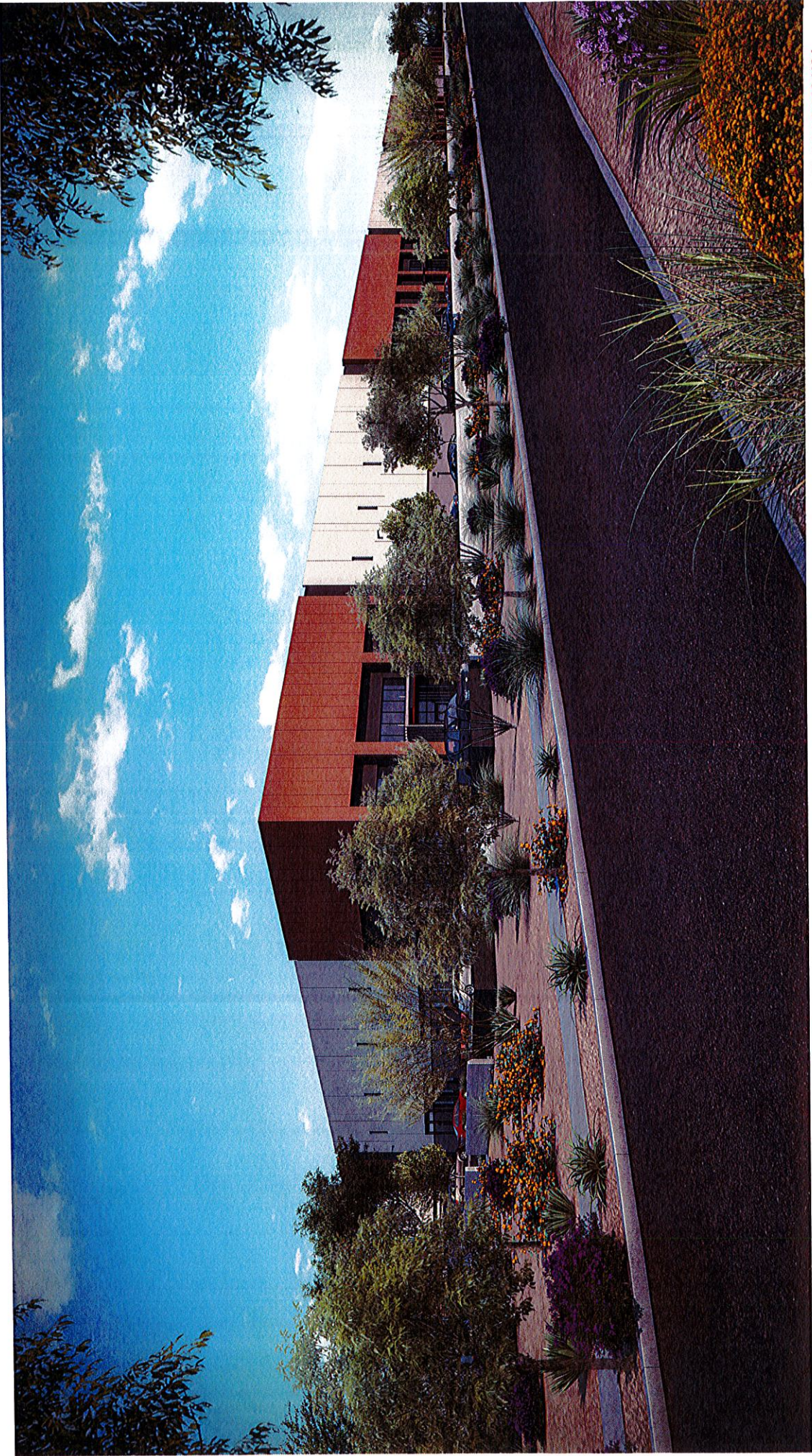


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DEC 19 2023

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## City of Phoenix

**To:** John Chan  
Deputy City Manager

**Date:** December 18, 2023

Inger Erickson  
Deputy City Manager

Ginger Spencer  
Deputy City Manager

**From:** Alan Stephenson *AS*  
Deputy City Manager

**Subject:** DELEGATION OF AUTHORITY

In accordance with Administrative Regulation 1.51, John Chan is hereby authorized to act on my behalf and to approve and sign all documents requiring my approval during my absence on Friday, December 22, 2023, or until my return.

In accordance with Administrative Regulation 1.51, Inger Erickson is hereby authorized to act on my behalf and to approve and sign all documents requiring my approval during my absence on Tuesday, December 26, 2023, or until my return.

In accordance with Administrative Regulation 1.51, Ginger Spencer is hereby authorized to act on my behalf and to approve and sign all documents requiring my approval during my absence starting Wednesday, December 27, 2023, through January 2, 2024, or until my return.

c: Executive Team & Secs  
Mailbox City Clerk Department CLK  
Finance Travel  
Adriana Phillips  
Sandra Torres  
Joseph T. Brown  
Nancy Allen  
Joshua Bednarek  
Rebecca McCarthy