

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-155-25-2
December 26, 2025
*REVISED December 29, 2025

Paradise Valley Village Planning Committee Meeting Date: January 5, 2026

Planning Commission Hearing Date: February 5, 2026

Request From: [RE-35](#) (Single-Family Residence District) (5.02 acres)

Request To: [CP/GCP](#) (Commerce Park District/General Commerce Park Option) (5.02 acres)

Proposed Use: Self-service storage facility

Location: Approximately 300 feet west of the northwest corner of 28th Street and Mohawk Lane

Owner: The Robert Aaron Levy and Phyllis Bargman Levy Trust

***Applicant:** Anthony Ardizzone, Legacy Built Investments & Development

***Representative:** Eric Faas, Legacy Built Investments & Development

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Classification Map Designation</u>	Mohawk Lane	Local	30-foot north half street
<i>STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE: Support the expansion of industrial zoning in targeted industrial areas.</i>			

The proposal will allow commerce park development on the subject site, which is in an industrial area surrounded by Commerce Park zoning.

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.

The proposal is located in an established commerce park and industrial area which is separated from nearby residential areas by Cave Creek Road to the west, the canal to the north and east, and the Loop 101 freeway to the south.

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

The proposal, as stipulated, includes an enhanced landscape setback along the south perimeter of the site. This will create a more sustainable environment and increase shade in this industrial area.

Applicable Plans, Overlays, and Initiatives

[State Route 51 & Loop 101 Scenic Corridor Policy](#): Background Item No. 6.

[Outer Loop Freeway Specific Plan](#): Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): Background Item No. 8.

[Shade Phoenix Plan](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Complete Streets Guiding Principles](#): Background Item No. 11.

[Zero Waste PHX](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-35
North	Corporate office facility, shop building with related maintenance facilities, equipment storage	CP/GCP SP
West	Self-service storage facility	CP/GCP
East	Variety of commercial and commerce park uses	CP/GCP
South (across Mohawk Lane)	ADOT right-of-way, freeway	RE-35, S-1 and R-2

CP/GCP (Commerce Park District/General Commerce Park Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	5.02 acres
Maximum Lot Coverage	50%	50% (Met)
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1-foot increase in height for every 3 feet of additional setback, up to 56 feet in height; up to 80 feet with use permit	*42 feet located 102 feet or more from south lot line, and 28 feet located 60 feet from south lot line (Met)
<i>Minimum Building Setbacks</i>		
Perimeter Lot Line on a Street	30 feet	30 feet (Met)
Interior Lot Line on a Street	20 feet	N/A
Perimeter Lot Line Not on a Street	20 feet	N/A
Interior Lot Line Not on a Street	0 feet	Approx. 10 feet (Met)

<i>Minimum Landscape Setbacks</i>		
Adjacent to Street	30 feet	30 feet (Met)
Not Adjacent to Street, Adjacent to Residential Zoning	5 feet	N/A
Not Adjacent to Street, Adjacent to Non-Residential Zoning	0 feet	N/A
Minimum Parking	<u>35 spaces required</u> Mini-Warehouses: 1 space for each 35 storage units (70 Storage units) = 2 spaces required Public assembly: 1 space per 60 s.f. (1,650 s.f.) = 27.5 spaces required Administration office: 1 space per 300 s.f. (1,650 s.f.) = 5.5 spaces required	93 spaces (Met) (23 surface parking spaces and 70 storage unit spaces)

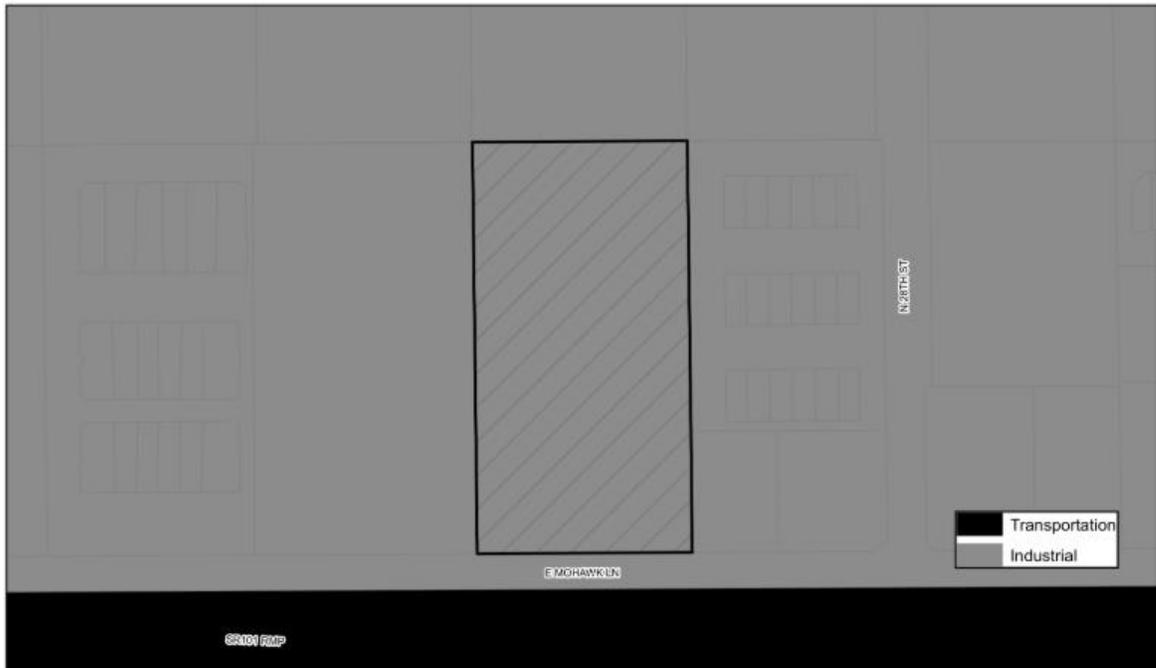
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 5.02 acres located approximately 300 feet west of the northwest corner of 28th Street and Mohawk Lane from RE-35 (Single-Family Residence District) to CP/GCP (Commerce Park District/General Commerce Park Option) for a self-service storage facility.

GENERAL PLAN LAND USE MAP

2. The subject site is vacant and designated as Industrial. The areas to the east, west, and north are designated Industrial. The area to the south is Transportation. The proposed CP/GCP zoning district is not consistent with the General Plan Land Use Map designation, however due to the site being smaller than 10 acres in size, a General Plan Amendment is not required.

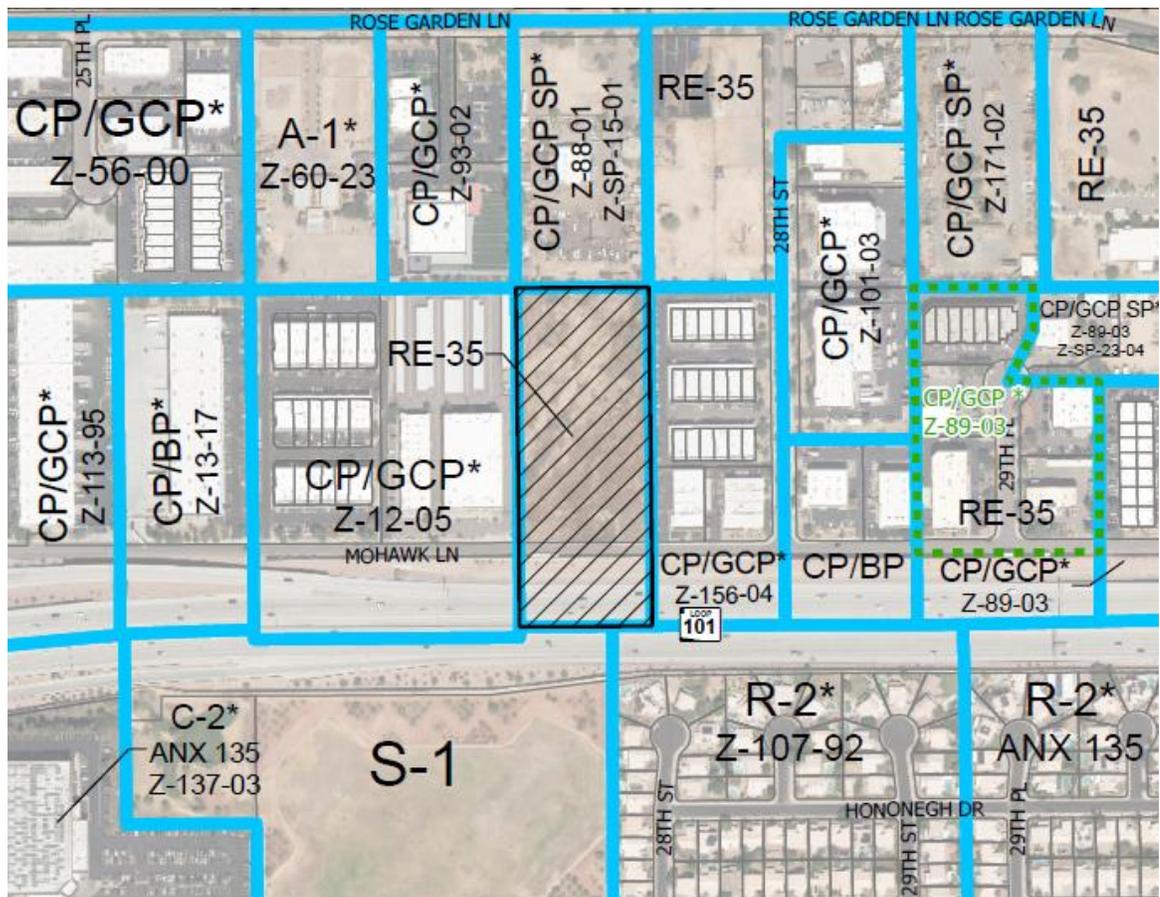


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the north of the subject site is a corporate office facility, shop building with related maintenance facilities, and equipment storage zoned CP/GCP SP (Commerce Park District, General Commerce Park Option, Special Permit for vehicle/equipment storage). To the west is a self-service storage facility zoned CP/GCP (Commerce Park District/General Commerce Park Option). To the east is a variety of commerce park and commercial uses zoned CP/GCP (Commerce Park District, General Commerce Park Option). To the south, across Mohawk Lane, is Arizona Department of Transportation (ADOT) right-of-way zoned RE-35, S-1 and R-2.



Aerial Sketch Map
Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is for a self-service storage facility. The conceptual site plan, attached as an exhibit, displays 70 storage units, a clubhouse, surface parking area for 23 vehicles, perimeter landscape and building setbacks, and a trash enclosure. The site will have two driveways from Mohawk Lane shown with vehicular gates.

5. Elevations

The conceptual building elevations, attached as an exhibit, depict the tallest point of the structure as 42 feet tall at the clubhouse portion of the development which is three-stories high. The clubhouse is setback 102 feet from the south perimeter line along Mohawk Lane. The closest storage units on the east and west sides of the site are 28 feet tall and 60 feet setback from the Mohawk Lane perimeter property line.

STUDIES AND POLICIES

6. [State Route 51 & Loop 101 Scenic Corridor Policy](#)

The subject site is located within the State Route 51 & Loop 101 Scenic Corridor Policy area. This scenic corridor was established due to public concern in regard to outdoor uses with significant visual impacts, such as outdoor storage and off premises advertising structures, along portions of the State Route 51 and Loop 101 freeways within the northeast Phoenix area. There are no outdoor uses proposed as part of the rezoning request.

7. [Outer Loop Freeway Specific Plan](#)

In May 1996, the Phoenix City Council adopted the Outer Loop Freeway Specific Plan, which aims to retain the value of the immediate surrounding properties along the Loop 101 freeway by mitigating the compatibility between the freeway and the residential neighborhoods through which it passes. Its primary focus is stabilizing the neighborhood through community involvement. The subject site is within Segment 5, subsection 5.1, which includes properties between Cave Creek Road, the Outer Loop Freeway, and Rose Garden Lane. Since the site is not located in a residential area, no specific mitigation recommendations were proposed for the subject property.

8. [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 short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for employees and owners of the storage condominiums, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 4 which requires a minimum of four bicycle parking spaces be provided on site.

9. [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, as stipulated, will create a streetscape environment with an enhanced landscape setback along the south perimeter of the site and shaded surface parking lot area which will help with reducing the heat island effect. These are addressed in Stipulation Nos. 1 and 2.

10. **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, which require a minimum of one of the required bicycle parking spaces include standard electrical accessible receptacles for electric bicycle charging capabilities and a minimum five percent of the required parking spaces to be EV Capable.

11. **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 proposal, as stipulated, will support walking, bicycling, and transit use by including an enhanced landscape setback along the street frontage, bicycle infrastructure, and a sidewalk. This is addressed in Stipulation Nos. 1, 4, 5, and 11. Additionally, staff recommends Stipulation No. 3 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety.

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.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application materials indicate that on-site trash enclosures will be designed in accordance with City of Phoenix standards and will accommodate refuse service from a private waste hauler. The design depicts an enclosure that will house two containers. The

information denotes recycling services may be offered through the selected provider.

13. **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 9.

14. **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 Metro 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. 7, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

15. As of the writing of this report, no letters of opposition have been received and one letter of support was received for the request.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department requires that:
- A minimum 5-foot-wide sidewalk be constructed on the north side of Mohawk Lane.
 - All existing electrical utilities within the public right-of-way to be undergrounded.
 - The developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards.

These are addressed in Stipulation Nos. 10 through 13.

OTHER

17. 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. 14.
18. 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. 15.
19. 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 requested CP/GCP zoning district is compatible with the surrounding zoning districts, and as stipulated, is consistent with several city policies and goals.
2. The proposal, as stipulated, will provide enhanced planting standards adjacent to the street to increase shade and buffering.

Stipulations:

1. The landscape setback along Mohawk Lane shall be planted with minimum 2-inch caliper, large canopy, drought tolerant shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon drought tolerant shrubs per tree, as approved by the Planning and Development Department.
2. 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.
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. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the clubhouse and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks, if any, shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
5. A minimum of one of the required bicycle parking spaces shall include standard electrical accessible receptacles for electric bicycle charging capabilities, which can be indoor of the proposed office space near where a bicycle can be secured, as approved by the Planning and Development Department.
6. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.
7. 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.
8. 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, if any, as approved by the Planning and Development Department.
9. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
10. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Mohawk Lane, adjacent to the development.
11. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
12. 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.
13. 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.

14. 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.
15. 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

Matteo Moric

*December 29, 2025

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Aerial sketch map

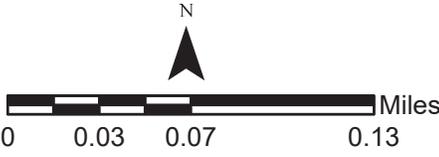
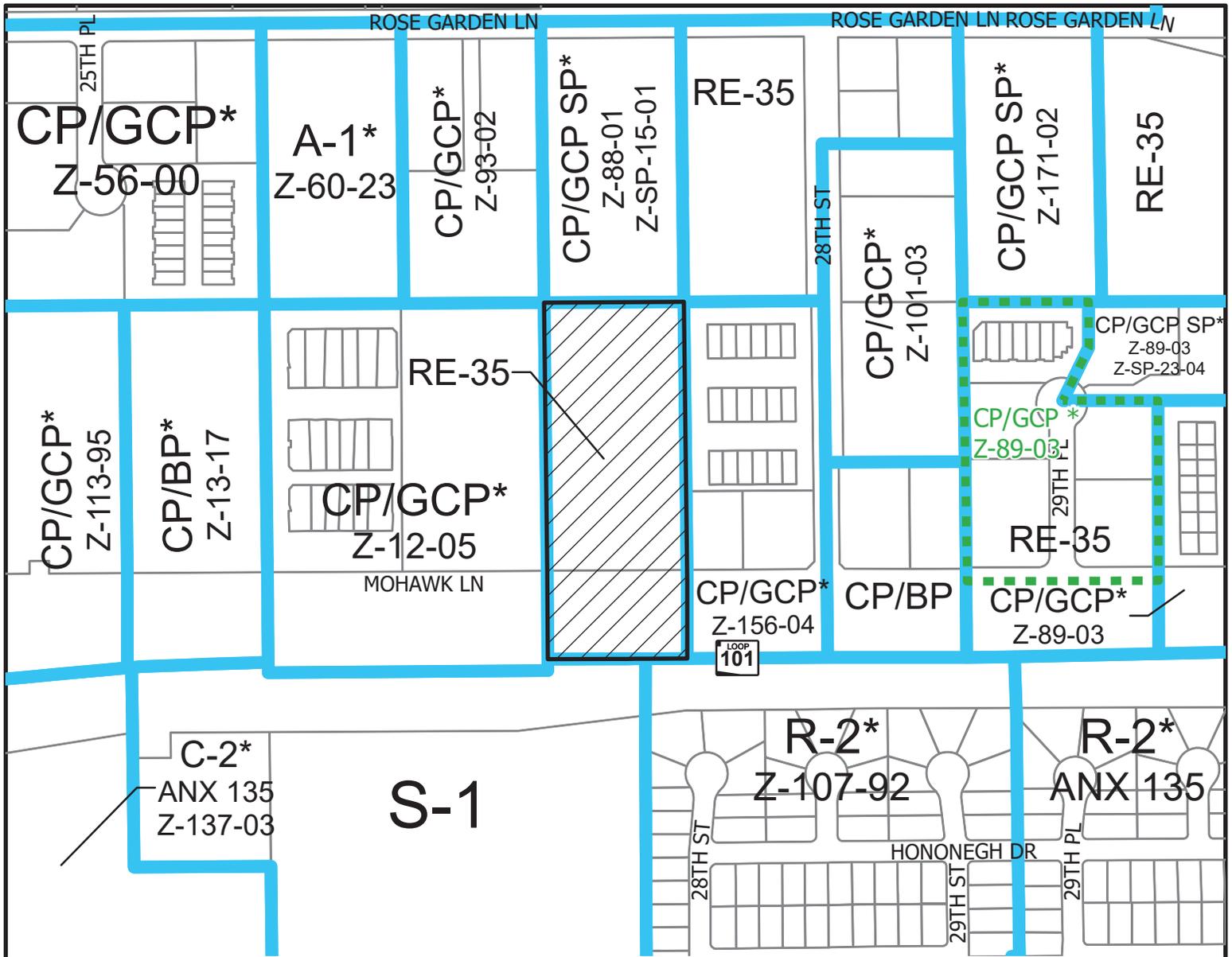
Conceptual Site Plan date stamped December 15, 2025

Conceptual Landscape Plan December 10, 2025

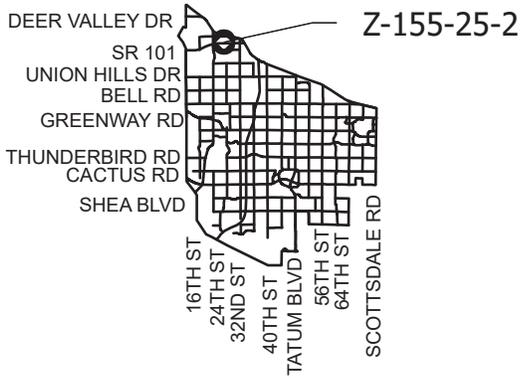
Conceptual Rendering (October 15, 2025)

Conceptual Elevations date stamped October 15, 2025 (5 pages)

Community Correspondence (1 page)

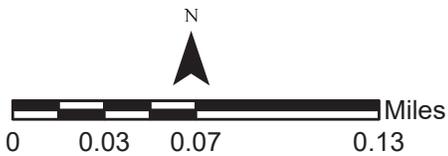
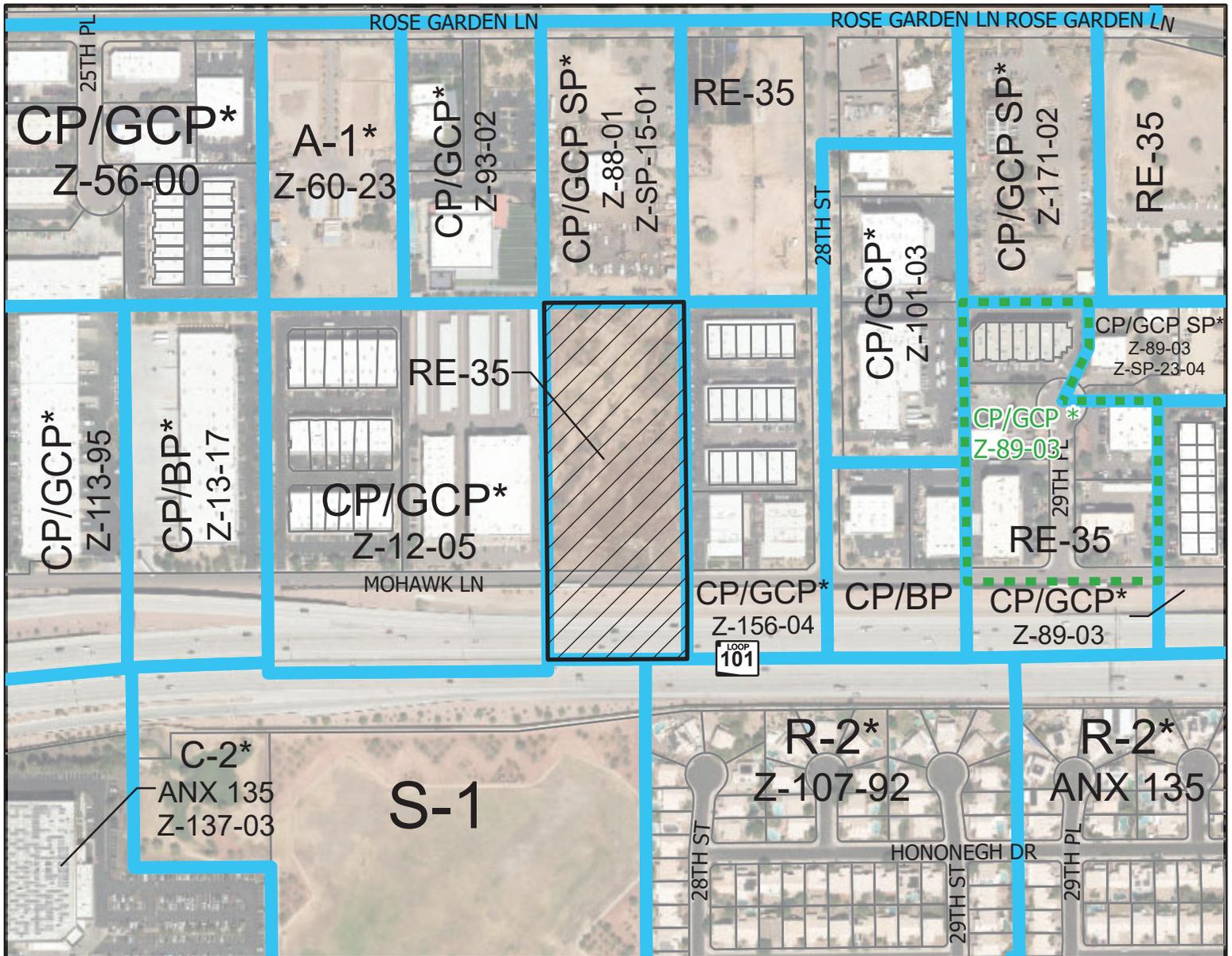


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2

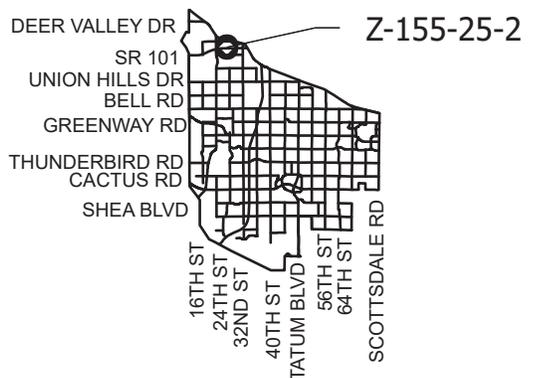


APPLICANT'S NAME: Legacy Built Investments & Development		REQUESTED CHANGE:	
APPLICATION NO: Z-155-25-2	DATE: 10/28/2025	FROM: RE-35 (5.02 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.02 Acres	REVISION DATES:		TO: CP/GCP (5.02 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 41-33	ZONING MAP N-9	
MULTIPLES PERMITTED RE-35 CP/GCP	CONVENTIONAL OPTION 5 N/A		* UNITS P.R.D OPTION 6 N/A

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



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



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

From: [Eric Faas](#)
To: [Matteo Moric](#)
Cc: [Eric Faas](#)
Subject: FW: [EXTERNAL]Approval - 3153 e half hitch pl
Date: Tuesday, December 2, 2025 4:33:43 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Hi Matteo.

I just got this email form the resident from the NE quadrant outside of the 600' area.

How do you want me to communicate this to you? DO you want me to forward emails as I get hem or compile them into a single report to deliver prior to the PVC meeting?

Best regards,

Eric Faas, Esq. | SVP Acquisitions & Development | Legacy Built Investments & Development

c. 480.295.6666 | o. 480.719.3000 |

e. eric@zzoneco.com | [https://urldefense.com/v3/___http://www.legacybuiltus.com___;!!LkjWUF49MRd51_ry!ZSqOpG8X926in22KEW66cOHylMMaBuvSlSkHoMTkRdONoKcEEr-eQb0UWPFT6MctA2V5Q6x8dKTiN0Uqpz9T\\$](https://urldefense.com/v3/___http://www.legacybuiltus.com___;!!LkjWUF49MRd51_ry!ZSqOpG8X926in22KEW66cOHylMMaBuvSlSkHoMTkRdONoKcEEr-eQb0UWPFT6MctA2V5Q6x8dKTiN0Uqpz9T$)

20645 N. Pima Road, Suite #145 Scottsdale, AZ 85255

-----Original Message-----

From: Kristen Kalupski <kkalupski@radiusinsights.com>

Sent: Tuesday, December 2, 2025 3:46 PM

To: Eric Faas <eric@zzoneco.com>

Cc: steve kalupski <stevekalupski@gmail.com>

Subject: [EXTERNAL]Approval - 3153 e half hitch pl

Hi Eric,

We got your notice and this is approved. Thank you

Kristen and Steve Kalupski
Sent from my iPhone