



Village Planning Committee Meeting Summary

Z-95-25-2

Date of VPC Meeting	September 8, 2025
Request From	RE-35
Request To	A-1
Proposal	Contractor's yard and indoor and outdoor light industrial uses
Location	Approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane
VPC Recommendation	Approval, per the staff recommendation, with an additional stipulation
VPC Vote	12-0

VPC DISCUSSION:

Toby Gerst joined the meeting during this item, bringing the quorum to 12 members.

One member of the public registered to speak on this item.

Staff Presentation

Adrian Zambrano, staff, provided an overview of rezoning case Z-95-25-2, including the location of the request, surrounding zoning and land uses, and the General Plan Land Use Map designation. Mr. Zambrano noted that the request is consistent with the General Plan Land Use Map designation and shared surrounding General Plan Land Use Map designations. Mr. Zambrano displayed and discussed the proposed site plan and building elevations. Mr. Zambrano shared the staff findings and stated that staff recommends approval subject to stipulations. Mr. Zambrano shared the recommended stipulations and next steps for public hearings.

Applicant Presentation

David Richert, with Richert & Associates, stated that the site is located within an industrial area. Mr. Richert stated that the subject site has been used as a contractor's yard for over 30 years. Mr. Richert stated that the property owner is making an investment into the property as property values are going up. Mr. Richert stated that sewer lines would need to be extended approximately 1,800 feet in order to make the subject site viable to develop. Mr. Richert stated that the Central Arizona Project (CAP) canal and the Loop 101 freeway have isolated these properties. Mr. Richert discussed surrounding zoning and land uses. Mr. Richert displayed and discussed context photos

of the surrounding area, noting that the property to the west has an existing development that is similar to what is being proposed on the subject site. Mr. Richert then displayed and discussed the proposed site plan. Mr. Richert explained that the open storage use would remain, and the site would develop over time as the necessary infrastructure is put in place. Mr. Richert stated that they would like to add a stipulation related to revitalization districts to help pay for infrastructure. Mr. Richert discussed concerns that were raised by an adjacent property owner and how they are being addressed.

Questions from the Committee

Committee Member Toby Gerst asked who funds revitalization districts. **Mr. Richert** responded that it is private funding that goes to private bond holders, which has a cheaper interest rate than other forms of funding. Mr. Richert stated that this would give the property owner an advantage as a small business owner.

Committee Member Daniel Mazza asked for clarification if it is debt issued by the property owner that the private bond holder repays. **Mr. Richert** responded affirmatively. Committee Member Mazza asked if it would cost the City any money. Mr. Richert responded that it would not.

Committee Member Jennifer Hall asked if City staff has reviewed the proposed additional stipulation. **Mr. Zambrano** responded that this is the first time he has seen it, and the language would probably need to be reviewed by several City departments to verify it does not conflict with any City standards. Mr. Zambrano added that the Committee is welcome to recommend adding the stipulation, and staff can work behind the scenes afterwards prior to the Planning Commission hearing.

Mr. Richert stated that they are only asking the Committee to add the stipulation, and if it is removed at a later point, they will deal with it then. Mr. Richert stated that the intent of the stipulation is to support small businesses with cheaper interest rates.

Committee Member Robert Goodhue asked where the sewer line extension would be coming from. **Mr. Richert** responded that it would be extended from the west. Committee Member Goodhue asked if the adjacent property to the west is on City sewer. Mr. Richert responded that they are, but they have private sewer in the rear and did not agree for the property owner to tap into their sewer lines. Mr. Richert stated that the properties to the west were vacant for a long time, likely due to the infrastructure costs. Mr. Richert stated that the stipulation would allow the property owner to move faster and sooner at a much cheaper rate. Mr. Richert added that the stipulation is intended to provide some assistance to the property owner to pay for the infrastructure within the public right-of-way.

Public Comments

Bob Glenn introduced himself as the adjacent property owner to the east. Mr. Glenn stated that he was curious of what was going on because he could not read the letter that was mailed to him. Mr. Glenn stated that he has been in the neighborhood for over

55 years, noting that it has developed in a nice way and has become a neighborhood in itself. Mr. Glenn stated that he hopes the proposed building will be one of the nicest facilities within the city.

Applicant Response

None.

Committee Discussion

Committee Member Goodhue stated that the proposal will clean up the site, which is in disarray right now.

MOTION – Z-95-25-2

Committee Member Goodhue motioned to recommend approval of Z-95-25-2, per the staff recommendation, with an additional stipulation. **Committee Member Mazza** seconded the motion.

VOTE – Z-95-25-2

12-0; motion to recommend approval of Z-95-25-2 per the staff recommendation with an additional stipulation passes with Committee members Franks, Gerst, Goodhue, Gubser, Hall, Hamra, Mazza, Schmidt, Sepic, Wise, Sommer, and Mortensen in favor.

VPC recommended Stipulations:

1. A minimum 25-foot-wide landscape setback shall be provided along Mohawk Lane and shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, and five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.
2. A minimum of one outdoor employee resting area of no less than 400 square feet, or two 200-square-foot areas, shall be provided on site. The required pedestrian areas shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.
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 office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere

to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

5. All bicycle parking 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.
6. 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.
7. A minimum of 5% of the required parking spaces shall be EV capable infrastructure.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
9. 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.
10. A minimum of two green stormwater infrastructure (GSI) element 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.
11. A minimum 10-foot sidewalk easement adjacent to the northern Mohawk Lane right-of-way shall be dedicated. A minimum 5-foot-wide sidewalk shall be constructed within the sidewalk easement on the north side of Mohawk Lane, adjacent to the development.
12. 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.
16. **THAT THE FUTURE INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO WATER, SEWER, DRY UTILITIES, CURB, GUTTER, DRIVEWAYS, DRAINAGE FACILITIES AND ABOVE GRADE BUILDINGS FACILITIES MAY BE FUNDED BY PUBLIC OR PRIVATE REVITALIZATION IMPROVEMENT DISTRICTS INCLUDING GRANTS FROM FEDERAL, STATE, COUNTY OR CITY RESOURCES AND ANY OTHER MEANS TO SUPPORT SMALL BUSINESS ACTIVITIES ON THIS SITE.**

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff is not supportive of the addition of Stipulation No. 16. The stipulation is related to revitalization improvement districts, which is inappropriate to stipulate on a zoning case. Additionally, the stipulation provides no regulatory provisions.