

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION January 8, 2026

ITEM NO: 6	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-127-25-2
Location:	Approximately 585 feet west of the southwest corner of Cave Creek Road and Quail Avenue
From:	S-1 DVAO
To:	A-1 DVAO
Acreage:	0.54
Proposal:	Storage and overflow parking
Applicant:	Sara GilBride, Prefling Engineering
Owner:	Kirk Guthrie, Kirk & Toby, LLC
Representative:	Michael Prefling, Prefling Engineering

#### ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 12/1/2025 Approval, per the staff recommendation. Vote: 14-0.

Planning Commission Recommendation: Approval, per the Paradise Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Jaramillo made a MOTION to approve Z-127-25-2, per the Paradise Valley Village Planning Committee recommendation.

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

#### Findings:

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is compatible with the surrounding land uses and zoning.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

Stipulations:

1. A minimum 30-foot-wide building and landscape setback shall be provided along the north perimeter of the site.
2. The required landscape setback shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, with a minimum of five 5-gallon drought-tolerant shrubs per tree, 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 25% of uncovered customer and employee surface parking lot 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.
5. 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.
6. 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 15 years, or as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Ready infrastructure.
8. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip, located between the back of curb and sidewalk, shall be constructed on the south side of Quail Avenue, adjacent to the development, and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
  - b. Drought-tolerant shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet to achieve a minimum of 50% live coverage.

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

9. 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.

10. 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.
11. 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, [saneeya.mir@phoenix.gov](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.