



Village Planning Committee Meeting Summary

Z-104-L-75-3

Date of VPC Meeting	May 4, 2026
Request From	C-2 PCD
Request To	CP/BP PCD
Proposal	Major Amendment to the Northgate PCD to allow office and warehousing
Location	Southeast corner of Interstate 17 and Grandview Road
VPC Recommendation	Approval, per the staff recommendation with modifications and direction
VPC Vote	13-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, presented the land use, zoning, and General Plan information on the site and surrounding area. Mr. Kuhfuss depicted the proposed site layout and other information and noted that the existing parking garage would be removed. Mr. Kuhfuss noted there would be no access from either the Interstate 17 frontage road or from Parkview Lane. Mr. Kuhfuss stated there would be minimal changes to the exterior of the existing building and would defer to the applicant for more details. Mr. Kuhfuss stated that the proposed site plan met the development standards for the proposed zoning district. Mr. Kuhfuss stated there were a number of city plans, overlays, and initiatives that were addressed in the recommended stipulations of approval and provided an overview of the recommended stipulations. Mr. Kuhfuss stated that no letters of support or opposition had been received. Mr. Kuhfuss presented staff's findings and recommendation for approval subject to the stipulations outlined in the staff report.

APPLICANT PRESENTATION

Shane Ross, representing the applicant with Tiffany & Bosco, P.A., thanked staff for their work on drafting the stipulations. Mr. Ross provided information regarding the site and its surrounding area, as well as the current and proposed zoning. Mr. Ross stated that while the current C-2 zoning includes a large number of uses that are permitted by-right, C-2 zoning does not allow for the type of warehousing use that is sought for this site. Mr. Ross provided an overview of WareSpace stating that it was a privately owned, co-warehousing space provider, being a mix of co-office and self-

storage geared towards providing small businesses with the ability to expand their businesses without intense capital expense. Mr. Ross stated that a similar WareSpace facility opened in south Phoenix earlier this year and this site would be an expansion into the north valley market. Mr. Ross provided additional details as to what is being offered to the market in terms of space size and shared amenities such as a kitchen and restrooms, office space, and loading bays. Mr. Ross provided an image depicting the proposed changes to the elevations, stating that the building's exterior would be refreshed. Mr. Ross displayed an image of the site plan noting that the southern edge included considerable buffering and no access in deference to the neighbors to the south. Mr. Ross reiterated that the existing parking structure would be removed and noted that loading bays would be added to accommodate deliveries. Mr. Ross stated that the maximum building height would be 26 feet. Mr. Ross displayed an image depicting the large number of uses allowed under the current zoning compared to the relatively small number of uses allowed under the proposed zoning and reiterated the need to have warehousing as a permitted use. Mr. Ross stated they were in agreement with the stipulations as outlined in the staff report.

QUESTIONS FROM THE COMMITTEE

Vice Chair Susan Herber asked if there would be any changes to the site's ingress or egress. **Mr. Ross** stated that access would only be from Grandview Road. **Vice Chair Susan Herber** asked about the buffer zone located along the site's southern edge. Mr. Ross stated there were no proposed changes.

Committee Member Ricardo Romero asked about the proposed floor plan and if there were any structural changes planned. **Mr. Ross** stated the building had been used as a call center and would need an interior remodel. Committee Member Romero asked for additional information regarding the end user. Mr. Ross stated there was currently a lease with the owner of the building and that the land was state trust land under the control of the State Land Department. Mr. Ross stated the intent was for WareSpace to become the owner of both the building and the land. Mr. Ross stated that the end users would include businesses that have outgrown their current space and could range from someone running a drop-shipment business from their house to a real estate staging company. Mr. Ross stated that WareSpace has a screening process through their website. Committee Member Romero asked how large the facility would be. Mr. Ross stated it would be about 130,000 square feet.

Committee Member Gerrald Adams asked how the city could be sure there were no hazardous materials being stored on site and if each tenant would be required to come to the city to pull a permit. **Mr. Kuhfuss** stated that it was his understanding that the applicable building codes would govern what types of items could be stored and what type of fire protection systems would be in place but there was no permit requirement for individual tenants to occupy a space. **Committee Member Gregory Freeman** stated that he works in commercial real estate and that the issue is often handled through the lease agreement. **Mr. Ross** stated that his client has an internal screening process that follows strict requirements and prohibits the storage of

hazardous materials on site. Mr. Ross stated that the requested zoning does not allow for the storage of hazardous materials.

Vice Chair Herber asked if the applicant was aware of any blight or encampment issues on the property. **Mr. Ross** stated he had heard there were issues in the past but was not aware of any current issues and that activating the site would minimize the potential for that to occur.

Committee Member Leon Thomas asked why the water efficiency program was limited to 10 years and what happens when that time expires. **Mr. Kuhfuss** stated that he was not sure, but the 10-year time frame was a standard time frame. Mr. Kuhfuss stated that it was his understanding that after the 10-year time frame is over, the owner is not obligated to commit to the program. Committee Member Thomas asked what the implications were for requiring participation the program in perpetuity. Mr. Kuhfuss stated that he did not have an answer to that question.

Committee Member Sandra Hoffman stated that Stipulation No. 9 was unclear in that it did not specify what needed to be replenished and expressed concerns regarding the ability of the landscape reviewer and the civil inspector to gauge compliance with the stipulation as worded. **Mr. Ross** stated that he had discussed this with the Street Transportation Department and had similar questions. Mr. Ross stated that his understanding was that if a tree was missing, or there were other gaps, they would need to replace it. Mr. Ross stated that he was not sure of the timing of the stipulation and that it was his understanding that the stipulation was a standard stipulation used in these situations. Mr. Ross stated that they were open to suggestions on how to make that stipulation clearer.

Committee Member Fared Bailey stated that he had a similar question as posed by Committee Member Thomas and had already been addressed. Committee Member Bailey asked if Waste Management was one of the prior occupants of this facility. **Mr. Ross** stated that he was unsure if Waste Management had occupied the site but was aware that a call center had occupied the site previously. Committee Member Bailey stated that he was encouraged by the proposed adaptive reuse.

Committee Member Romero asked about the size of loading bays and if there would be any retail traffic associated with the site. **Mr. Ross** stated that the loading bays were intended to handle traditional load pallets and that the Traffic Impact Analysis showed there would be less traffic with the proposed zoning verses commercial uses allowed under the current zoning, even with potential truck traffic. Mr. Ross stated the parking area was intended for the use of the tenants and their employees as opposed to a typical retail operation where customers come to the site to shop.

Committee Member Keith Gray stated that Committee Member Hoffman's question was answered in Stipulation No. 2. **Committee Member Hoffman** stated that her impression is that Stipulation No. 2 addresses the on-site condition whereas Stipulation No. 9 relates to the right-of-way. Committee Member Gray stated that adding similar language to Stipulation 9 might be a solution. **Mr. Ross** stated that

could be an option. **Mr. Kuhfuss** stated that the committee could direct staff to seek further clarity on Stipulation No. 9 as part of the motion. **Chair Braden Lopez-Biggs** asked Committee Member Hoffman if her desire for additional clarification was only for Stipulation No. 9 and not Stipulation No. 2. Committee Member Hoffman stated that Stipulation No. 2 was very clear.

PUBLIC COMMENTS

None

APPLICANT RESPONSE

None

COMMITTEE DISCUSSION

Committee Member Freeman stated that the proposed use is the missing middle of warehousing and business spaces and is a perfect fit for the community. Committee Member Freeman stated that Mr. Ross had presented to the Bell Road business Alliance multiple times and that this was the kind of outreach that he expects.

Committee Member Adams stated that the proposal would help fill a gap for businesses looking to expand but do not have the capital necessary to buy their own facility.

Chair Lopez-Biggs stated that he is in agreement with both statements.

MOTION:

Vice Chair Susan Herber motioned to recommend approval of Z-104-L-75-3, per the staff recommendation. **Committee Member Fareed Bailey** seconded the motion. **Chair Lopez-Biggs** asked Vice Chair Herber if she would be willing to entertain a possible amendment to the motion. Vice Chair Herber stated that she would consider an amended motion. **Committee Member Sandra Hoffman** asked Vice Chair Herber if she would be amenable to a friendly amendment to modify Stipulation No. 12 to remove the 10-year minimum time frame and to provide direction for staff to provide clarity on Stipulations No. 2 and 9. Vice Chair Herber amended her motion per Committee Member Hoffman's suggestion. Committee Member Bailey agreed to the amended motion.

VOTE:

13-0, motion to recommend approval of Z-104-L-75-3, per the staff recommendation with a modification to Stipulation No. 12 to remove the 10-year minimum time frame and to provide direction to staff to provide clarity on Stipulations No. 2 and 9 passed with committee members Adams, Bailey, Clark, Davenport, Freeman, Gray, Hoffman, Romero, Sutphen, Thomas, Virgil, Herber, and Lopez-Biggs in favor and none opposed.

VPC RECOMMENDED STIPULATIONS

1. The developer shall update and comply with all applicable master development plans prior to the issuance of the preliminary site plan approval, as approved by the Planning and Development Department.
2. Required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. The existing trees located along Paradise Lane may be used to meet this requirement.
3. A minimum of 25% of the required 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.
4. 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.
5. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
6. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front of the offices and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
8. Vehicular ingress and egress shall be prohibited on Paradise Lane.
9. Existing streetscape beginning at back of curb shall be replenished with the approved landscaping and trees along Grandview Road and Paradise Lane, as approved by the Planning and Development Department.
10. 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.
11. 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.

12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program ~~for a minimum of 10 years~~ **IN PERPETUITY**, or as approved by the Planning and Development Department.
13. 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.
14. 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.

STAFF COMMENTS REGARDING VPC RECOMMENDATION

Regarding Stipulation No. 12, the committee expressed concerns over the 10-year time limit and suggested that participation in the program be perpetual in nature; however, Stipulation No. 12 contains standard language, including the 10-year time frame, which was agreed upon by both the Water Services Department and the Planning and Development Department, as it would best capture the intent of the program without being burdensome to the property owner.