

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-154-24-2
Location:	Northwest corner of 22nd Street and Quail Avenue
From:	S-1 DVAO
To:	CP/GCP DVAO
Acreage:	2.53
Proposal:	Warehouse
Applicant:	Randy Marks, Rezio, LLC
Owner:	Jesus Fernando Maldonado, Mako's, LLC
Representative:	Randy Marks, Rezio, LLC

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 7/7/2025 Approval, per the staff recommendation. Vote: 10-0.

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

Motion Discussion: N/A

Motion details: Commissioner Read made a MOTION to approve Z-154-24-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Read  
Second: Odegard-Begay  
Vote: 7-0  
Absent: Vice-Chairperson Boyd, Jaramillo  
Opposition Present: No

#### **Findings:**

1. The proposal is compatible with the surrounding land uses and zoning.
2. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development; and goals from the General Plan.

#### **Stipulations:**

1. The development shall be in general conformance with the site plan and building elevations date stamped March 10, 2025, as approved by the Planning and Development Department.

2. Required landscape setbacks shall be planted with minimum 2-inch caliper 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.
3. 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.
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. An outdoor employee resting area of no less than 200 square feet shall be provided on site. The required pedestrian area shall include at a minimum a pedestrian seating bench, 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.
6. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front office 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.
8. 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.
9. A minimum 30 feet of right-of-way shall be dedicated and constructed for the western half of 22nd Street.
10. A minimum 25 feet of right-of-way shall be dedicated and constructed for the northern half of Quail Avenue.
11. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 22nd Street and the north side of Quail Avenue, adjacent to the development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
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. 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, or as approved by the Planning and Development Department.
15. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact

Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

16. 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.
17. 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.

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.