

# ATTACHMENT B



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-104-L-75-3  
(Northgate PCD)  
April 24, 2026**

**Deer Valley Village Planning  
Committee Meeting Date:**

May 4, 2026

**Planning Commission Hearing Date:**

June 4, 2026

**Request From:**

C-2 PCD (Intermediate Commercial,  
Planned Community District) (15.16 acres)

**Request To:**

CP/BP PCD (Commerce Park District,  
Business Park Option, Planned  
Community District) (15.16 acres)

**Proposal:**

Major Amendment to the Northgate PCD  
to allow office and warehousing

**Location:**

Southeast corner of Interstate 17 and  
Grandview Road

**Owner:**

Arizona State Land Department c/o Jim  
Perry (Ground Lessee: WSPT GLX  
Southwest LP c/o Stephan Pahides)

**Applicant:**

Jason Thorburg and Jeff Jenkins,  
WareSpace

**Representative:**

Shane Ross, Tiffany & Bosco, P.A.

**Staff Recommendation:**

Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Designation</u>		Commercial and Commerce/Business Park	
<u>Street Map Classification</u>	Grandview Road	Collector	33.58-foot south half street
	Paradise Lane	Minor Collector	30-foot north half street
	Interstate 17 Frontage Road	Freeway Frontage Road	Approx. 43-foot frontage road

***STRENGTHEN OUR LOCAL ECONOMY; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.***

The proposal seeks the adaptive reuse of an underutilized site. The applicant's submittal materials state this proposal will support approximately 80 to 100 small businesses.

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

The proposal, as stipulated, provides enhanced shading and planting standards for landscape setbacks, pedestrian pathways, and parking areas.

***CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.***

As stipulated, the proposal will include bicycle infrastructure including bicycle parking and access to electrical facilities.

#### **Applicable Plans, Overlays, and Initiatives**

[North I-17 Major Employment Center](#): See Background Item No. 6.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 7.

[Zero Waste PHX](#): See Background Item No. 8.

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

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

[Conservation Measures for New Development](#): See Background Item No. 11.

[Complete Streets Guiding Principles](#): See Background Item No. 12.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Commercial offices	C-2 PCD
<b>North</b>	Automobile dealership	C-2 SP PCD
<b>South (across Paradise Lane)</b>	Single-Family Attached and Single-Family Detached Residential	PAD-13 and R1-8
<b>East</b>	Office / warehouse	IND. PK. PCD
<b>West (across I-17)</b>	Manufacturing	IND. PK.

<b>CP/BP Commerce Park District/ Business Park Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Site Plan Provisions</u></b>
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1 foot increase per 3 feet additional setback, maximum 56 feet	25 feet 6 inches (Met)
Lot Coverage	40% plus 10% for parking canopies or structures	24% (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Street (Grandview Road)	30 feet	112 feet 6 inches (Met)
Adjacent to Street (I-17)	20 feet	206 feet 5 inches (Met)
Adjacent to Street (Paradise Lane)	30 feet	149 feet 8 inches (Met)
East (Interior)	0 feet	172 feet 5 inches (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Street (Grandview Road)	30 feet	30 feet (Met)
Adjacent to Street (I-17)	20 feet	68 feet (Met)
Adjacent to Street (Paradise Lane)	30 feet	84 feet (Met)
East (Interior)	0 feet	30 feet (Met)
<i>Minimum Parking Standards</i>		
Office	1 space per 300 square feet (22 spaces)	423 spaces (Met)
Warehousing	1 space per 1,000 square feet (125 spaces)	
Total	147 spaces	

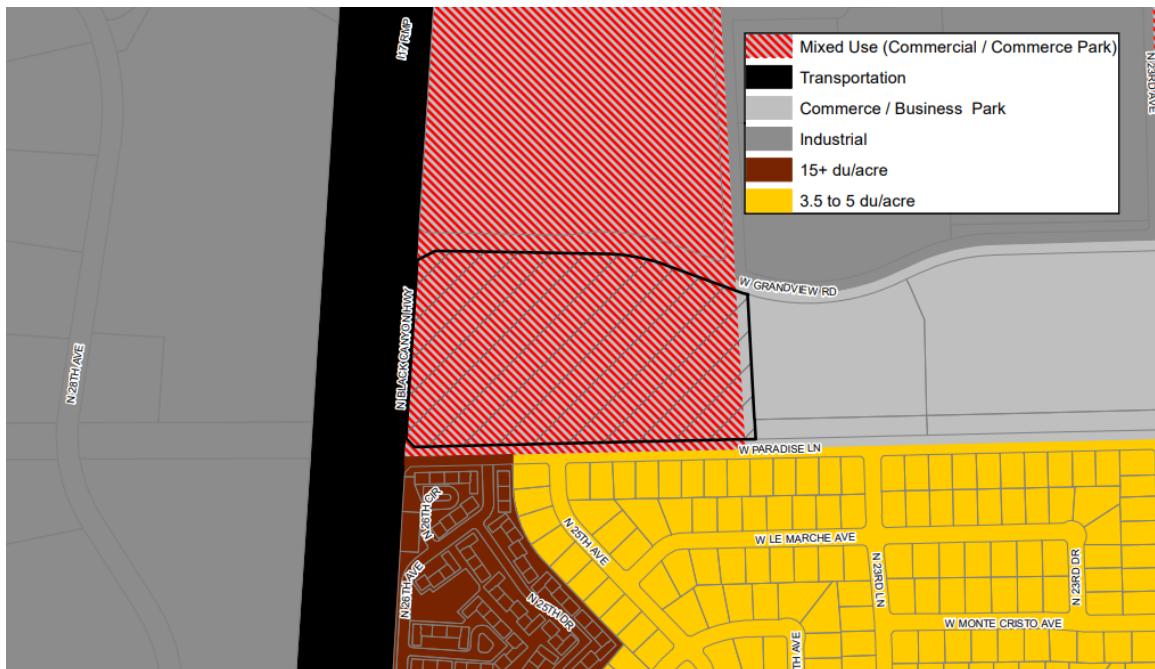
## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 15.16 acres located at the southeast corner of Interstate 17 and Grandview Road from C-2 PCD (Intermediate Commercial, Planned Community District) to CP/BP (Commerce Park District, Business Park Option, Planned Community District) for a Major Amendment to the Northgate PCD to allow office and warehousing. The site is currently developed with a vacant commercial building.

### **GENERAL PLAN LAND USE MAP DESIGNATION**

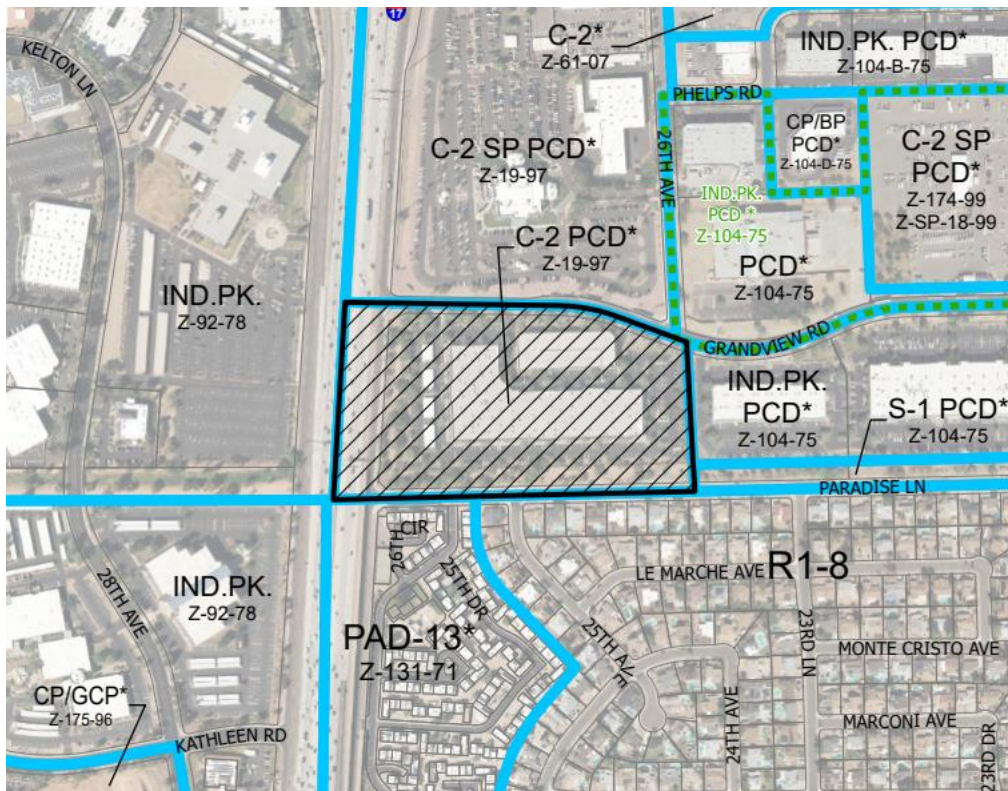
2. The subject site, as well as the area to the north is designated as Commercial and Commerce/Business Park on the General Plan Land Use Map, while the area to the east of the site is designated as Commerce / Business Park. The area to the south of the site, across Paradise Lane, is designated as Residential 15+ dwelling units per acre and Residential 3.5 to 5 dwelling units per acre. The area to the west of the site, across I-17, is designated as Industrial, as is the area to the northeast of the site. The proposal for CP/BP PCD zoning on the subject site is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map; Source: City of Phoenix Planning and Development Department

### SURROUNDING LAND USES AND ZONING

- The property to the north is developed as an automobile dealership and is zoned C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District). To the south of the site, across Paradise Lane, is a single-family detached residential community zoned R1-8 (Single-Family Residence District) and a single-family attached residential community zoned PAD-13 (Planned Area Development). To the east of the site is an office / warehouse facility zoned Ind. Pk. PCD (Industrial Park, Planned Community District), while to the west of the site, across I-17, is a manufacturing facility zoned Ind. Pk. (Industrial Park).



Source: City of Phoenix GIS

### PROPOSAL

- Site Plan

The conceptual site plan, attached as an exhibit, depicts an existing 1-story, 131,569 square-foot, L-shaped building that will be retrofitted to include new loading bays on the north and west sides of the building. Primary access to the site will be from two locations on Grandview Road. Surface parking currently exists around the perimeter of the building, with a number of those spaces being covered. There is an existing parking structure north of the main building, which will be demolished and the area will be landscaped.

The site is within the Northgate Planned Community District. Staff recommends Stipulation No. 1, to ensure compliance with any applicable master plans and to update those plans as a result of this rezoning request.



Image Source: GMA Architects

The conceptual landscape plan, also attached as an exhibit, depicts a well-landscaped site with new landscaping within the parking area and in the vicinity of the aforementioned parking garage. Staff recommends Stipulation No. 2 to require that the landscape setbacks be landscaped with minimum 2-inch caliper trees and Stipulation No. 3 to require that 25 percent of the surface parking areas be shaded either with trees or structures. Stipulation No. 9 requires that the landscaping within right-of-way areas along Grandview Road and Paradise Lane be replenished.



Image Source: Design Ethic

5. Elevations

The elevations, attached as an exhibit, depict a configuration that is similar to the existing condition except for the addition of signage and the aforementioned loading bays.

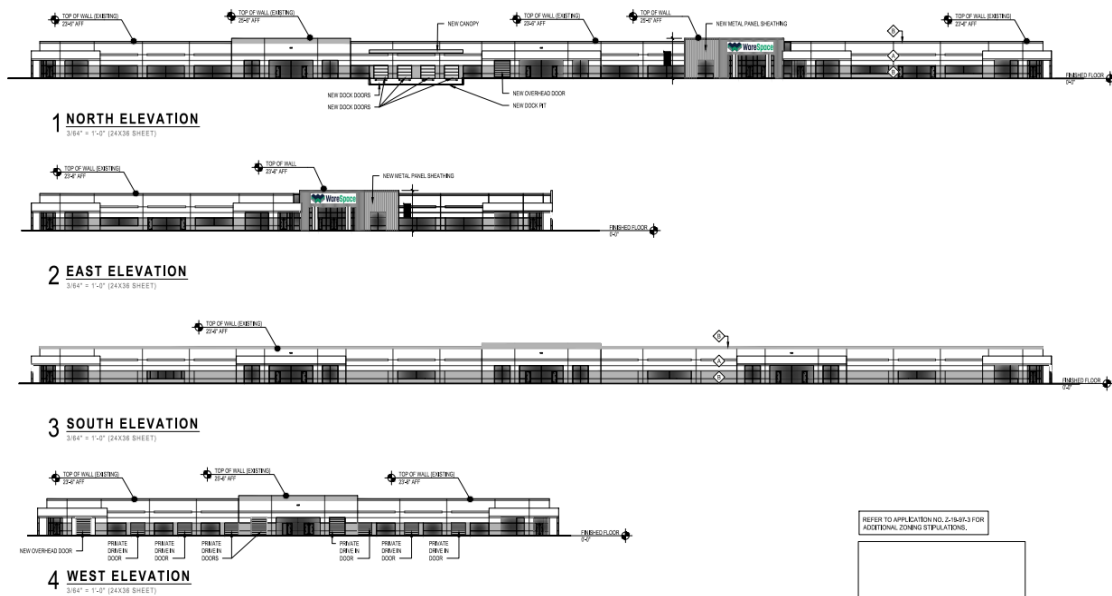


Image Source: GMA Architects

## ADOPTED AREA PLANS, STUDIES, AND POLICIES

### 6. [North I-17 Major Employment Center](#)

The proposed project is situated within the North I-17 Major Employment Center which is home to a large labor pool with easy access to the regional freeway system. The substantial size and diverse nature of the labor pool found in the North Interstate-17 corridor is a key factor in contributing to the overall attractiveness of this employment center. This proposal repurposes an existing vacant building and will add to the employment in a designated employment center, while providing opportunities for the expansion of small businesses in the area.

### 7. [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 options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation No. 6 requires four bicycle parking spaces to be installed per the requirements in the city's Walkable Urban (WU) Code.

### 8. [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 applicant's submittal materials state that pallets and cardboard will be recycled.

### 9. [Shade Phoenix Plan:](#)

The Shade Phoenix Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards including:

- Landscape setbacks planted with 2-inch caliper, large canopy, drought-tolerant trees, placed 20-feet on center, with five 5-gallon shrubs per tree (Stipulation No. 2);
- Surface parking to have 25 percent shade (Stipulation No. 3).

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, is to recommend standard stipulations for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 5. Stipulation No. 7 requires that an electrical receptacle be available to bicyclists for the purpose of charging E-bikes.

11. **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. 3 and 12.

12. **Complete Streets Guiding Principles:**

In 2014, 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. Stipulation No. 4 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. Additionally, all streets will be improved with all required elements and comply with ADA accessibility standards, as required by Stipulation Nos. 10 and 11.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has not received any correspondence in support or opposition to the request.

#### INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department has the following requirements:
- Prohibition on access to Paradise Lane (Stipulation No. 8);
  - Replenishment of landscaping along Grandview Road and Paradise Lane (Stipulation 9);
  - Replacement of unused driveways with sidewalk, curb and gutter, along with the replacement of any broken or out-of-grade curb, gutter, sidewalk, and curb ramps (Stipulation No. 10);
  - Right-of-way improvements to include curb, gutter, detached sidewalk, landscaping, etc. (Stipulation No. 11).

#### OTHER

15. 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. 13.
16. 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. 14.
17. 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 proposal is consistent with the General Plan Land Use Map designation.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. As stipulated, the proposal is appropriate at this location and is compatible with surrounding land uses.

## **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, 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.

**Writer**

Robert Kuhfuss

April 24, 2026

**Team Leader**

Racelle Escobar

**Exhibits**

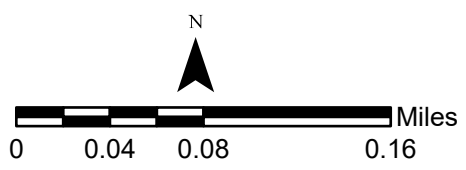
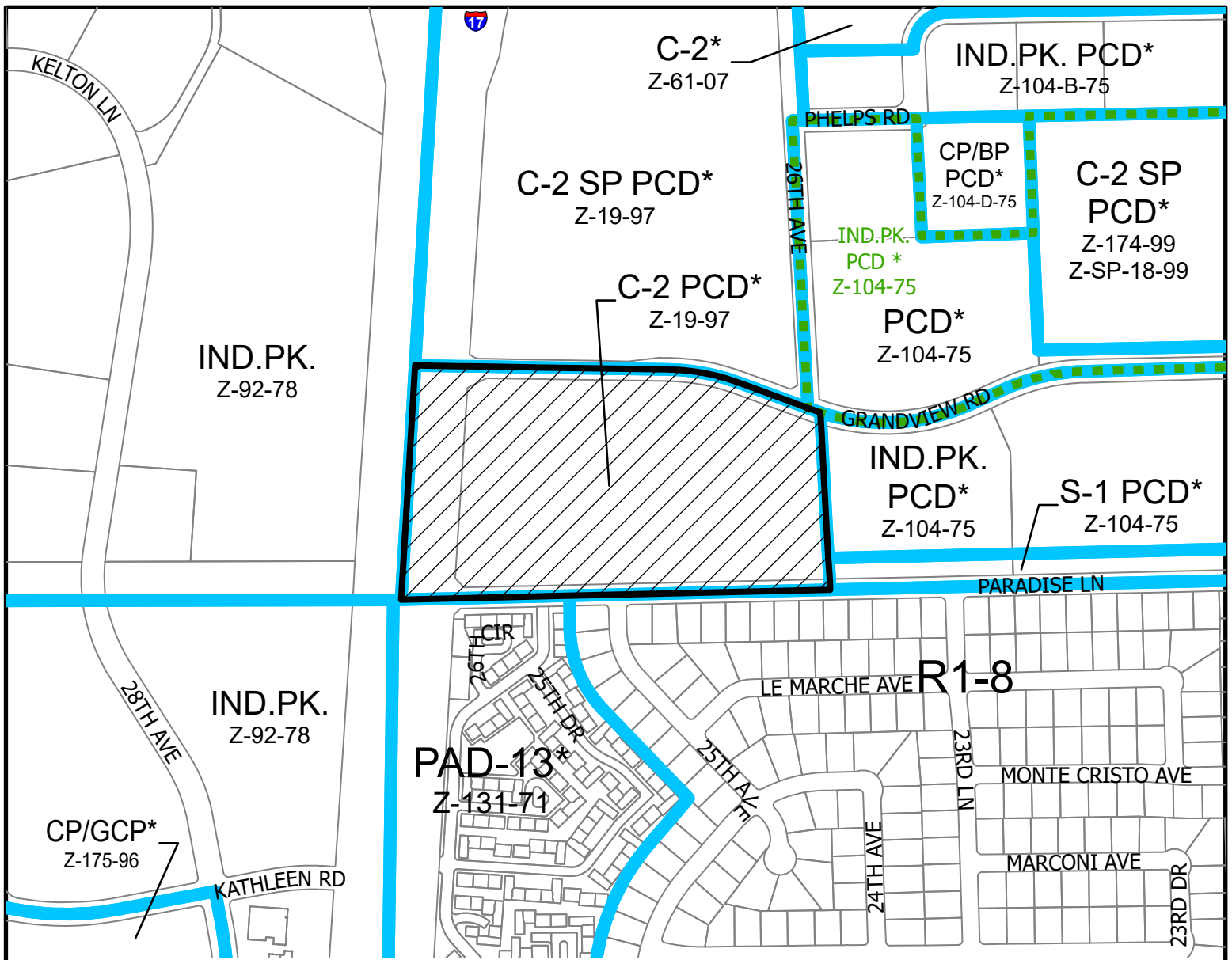
Zoning Sketch Map

Aerial Sketch Map

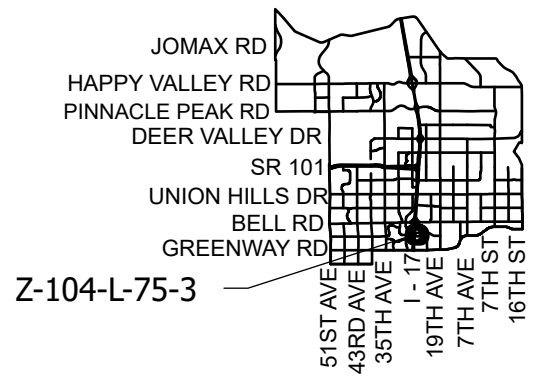
Conceptual Site Plan date stamped January 15, 2026

Conceptual Landscape Plan date stamped January 15, 2026

Conceptual Elevations date stamped January 15, 2026

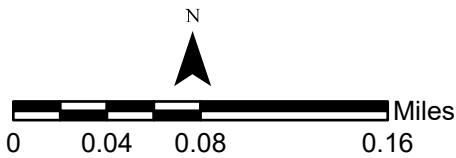
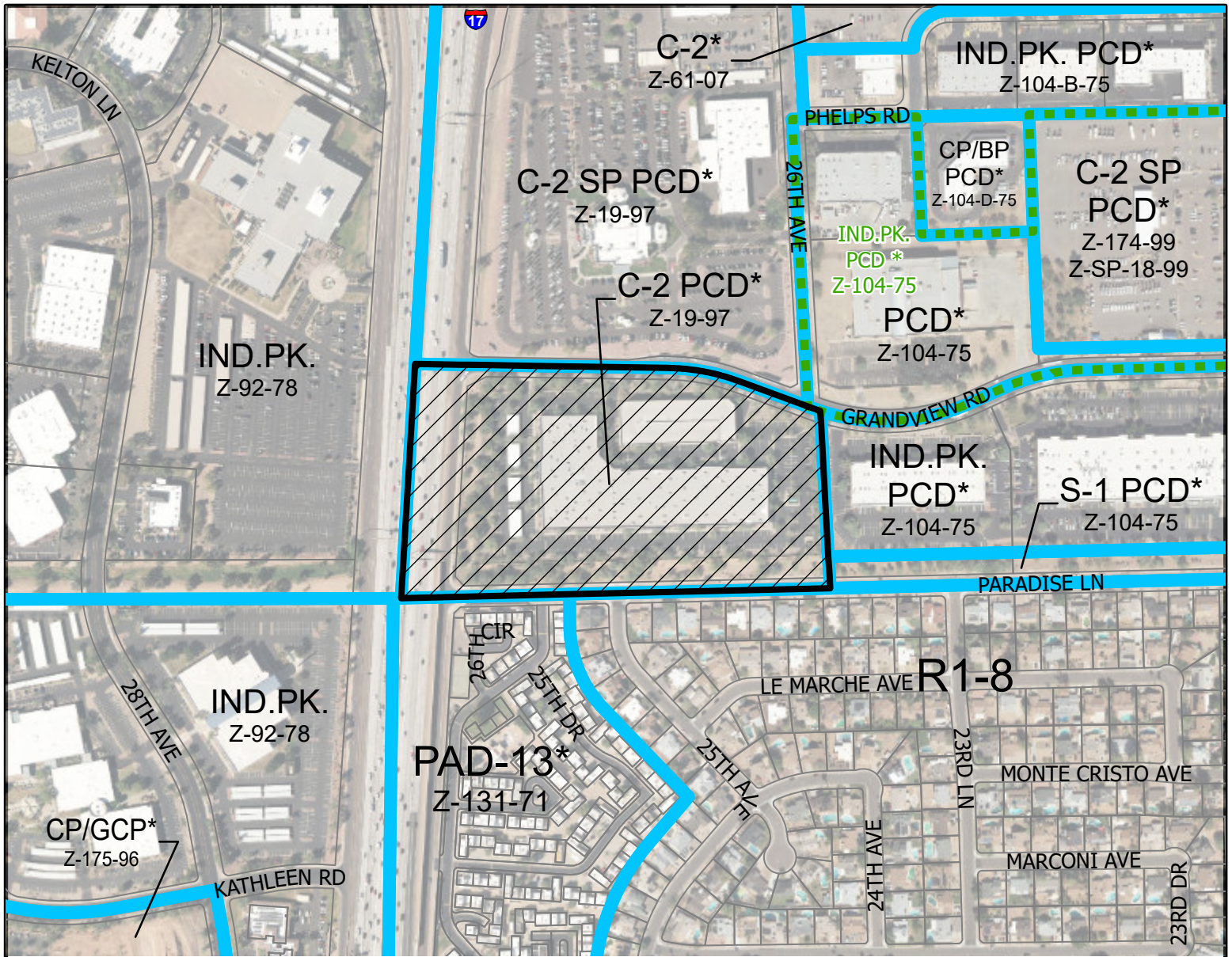


**DEER VALLEY VILLAGE**  
COUNCIL DISTRICT: 3

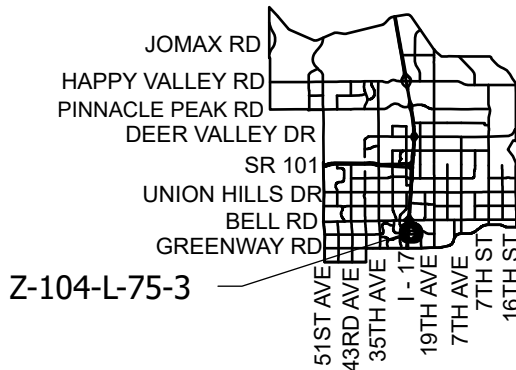


APPLICANT'S NAME: <b>Tiffany &amp; Bosco</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-104-L-75-3</b>	DATE: <b>2/6/2026</b>	FROM: <b>C-2 PCD ( 15.16 ac.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>15.16 Acres</b>	REVISION DATES:		TO: <b>CP/BP PCD ( 15.16 ac.)</b>
	AERIAL PHOTO & QUARTER SEC. NO. <b>QS 36-23</b>	ZONING MAP <b>M-7</b>	
MULTIPLES PERMITTED <b>C-2 PCD</b> <b>CP/BP PCD</b>	STANDARD OPTION <b>220</b> <b>N/A</b>		* UNITS P.R.D OPTION <b>265</b> <b>N/A</b>

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



**DEER VALLEY VILLAGE**  
COUNCIL DISTRICT: 3

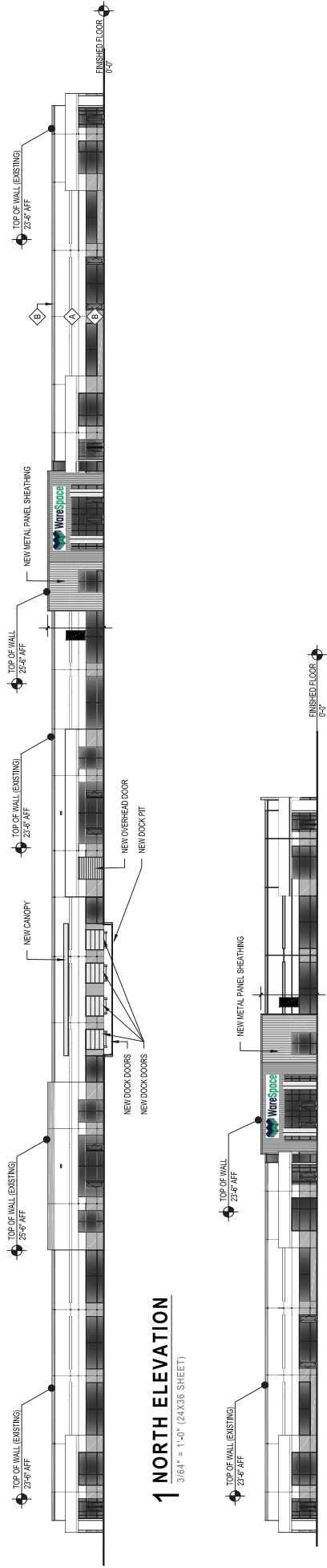


APPLICANT'S NAME: <b>Tiffany &amp; Bosco</b>		REQUESTED CHANGE:	
APPLICATION NO: <b>Z-104-L-75-3</b>	DATE: <b>2/6/2026</b>	FROM: <b>C-2 PCD ( 15.16 ac.)</b>	
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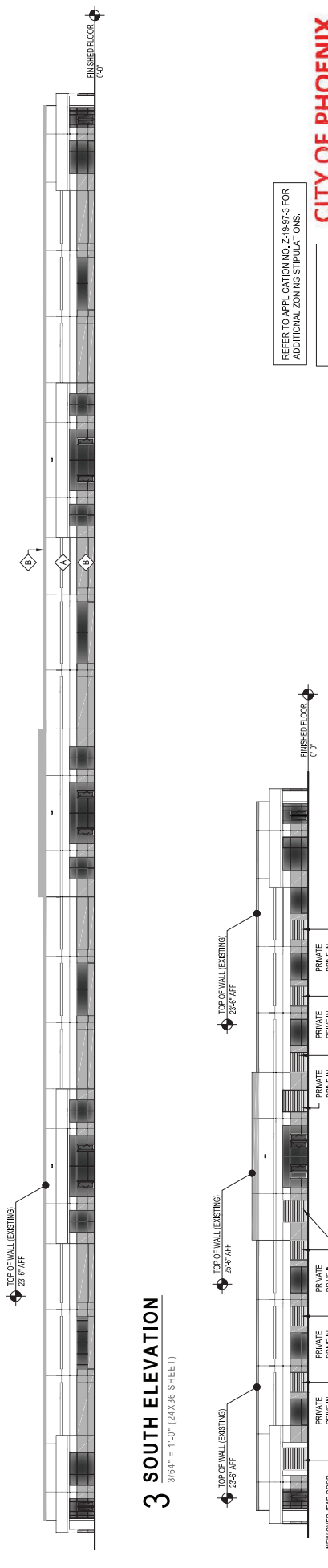






**1 NORTH ELEVATION**  
3/64" = 1'-0" (24X36 SHEET)

**2 EAST ELEVATION**  
3/64" = 1'-0" (24X36 SHEET)



**3 SOUTH ELEVATION**  
3/64" = 1'-0" (24X36 SHEET)

**4 WEST ELEVATION**  
3/64" = 1'-0" (24X36 SHEET)

REFER TO APPLICATION NO. Z-19-07-3 FOR ADDITIONAL ZONING STIPULATIONS.

**CITY OF PHOENIX**  
JAN 15 2026  
Planning & Development  
Department



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