

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

ITEM NO: 8	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-SP-6-25-3
Location:	Approximately 300 feet south of the southeast corner of Cave Creek Road and Nisbet Road
From:	C-2
To:	C-2 SP
Acreage:	0.62
Proposal:	Special Permit for automobile retail sales and underlying C-2 uses.
Applicant:	Tom Morano, T. T.J. M. Enterprises One, LLC
Owner:	Tom Morano, T. T.J. M. Enterprises One, LLC
Representative:	Marty Hall

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Paradise Valley 9/8/2025 Approval, per the staff recommendation. Vote: 12-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-SP-6-25-3 per the Paradise Valley Village Planning Committee recommendation.

Maker: Gorraiz
Second: James
Vote: 8-0
Absent: Hu
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The project will provide additional automobile retail sales options for the surrounding area.
3. The proposal, as stipulated, will provide enhanced standards for landscaping, shade, electric vehicle and bicycle parking, in alignment with several city policies and goals.

Stipulations:

1. Landscape setbacks adjacent to the east property line shall be planted with minimum 2-inch caliper, large canopy, drought tolerant shade trees, planted 20-feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents and vegetative ground coverage to meet a minimum of 50 percent live coverage, as approved by the Planning and Development Department.
2. The existing landscape strip between back of curb and sidewalk along Cave Creek Road, adjacent to the development, shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, drought tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, and a mixture of drought tolerant shrubs, accents and vegetative ground covers, maintained to a maximum height of 2 feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage, 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 2 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. All bicycle parking spaces 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 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.
7. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure.
8. A minimum of 25% of the employee and customer 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.
9. 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.
10. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
11. A singular access point shall be permitted onto Cave Creek Road.

12. 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.
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.

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