

# ATTACHMENT D

## REPORT OF PLANNING COMMISSION ACTION February 5, 2026

ITEM NO: 8	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-155-25-2
Location:	Approximately 300 feet west of the northwest corner of 28th Street and Mohawk Lane
From:	RE-35
To:	CP/GCP
Acreage:	5.02
Proposal:	Self-service storage facility
Applicant:	Anthony Ardizzone, Legacy Built Investments & Development
Owner:	The Robert Aaron Levy and Phyllis Bargman Levy Trust
Representative:	Eric Faas, Legacy Built Investments & Development

### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Paradise Valley** 1/5/2026 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: Vice-Chairman Boyd made a MOTION to approve Z-155-25-2, per the Paradise Valley Village Planning Committee recommendation.

Maker: Boyd  
Second: Gorraiz  
Vote: 9-0  
Absent: None  
Opposition Present: No

### **Findings:**

1. The requested CP/GCP zoning district is compatible with the surrounding zoning districts, and as stipulated, is consistent with several city policies and goals.
2. The proposal, as stipulated, will provide enhanced planting standards adjacent to the street to increase shade and buffering.

### **Stipulations:**

1. The landscape setback along Mohawk Lane 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 drought tolerant shrubs per tree, as approved by the Planning and Development Department.

2. 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.
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 four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the clubhouse and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks, if any, shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
5. A minimum of one of the required bicycle parking spaces shall include standard electrical accessible receptacles for electric bicycle charging capabilities, which can be indoor of the proposed office space near where a bicycle can be secured, as approved by the Planning and Development Department.
6. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.
7. 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.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, if any, as approved by the Planning and Development Department.
9. 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 10 years, or as approved by the Planning and Development Department.
10. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Mohawk Lane, adjacent to the development.
11. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
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](mailto:saneeya.mir@phoenix.gov), TTY: Use 7-1-1.