



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** October 2, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 10 (Z-95-25-2) – APPROXIMATELY 930 FEET WEST OF THE NORTHWEST CORNER OF 32ND STREET AND MOHAWK LANE

Rezoning Case No. Z-95-25-2 is a request to rezone 5.14 acres located approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane Drive from RE-35 (Single-Family Residence District) to A-1 (Light Industrial District) to allow a contractor's yard, and indoor and outdoor light industrial uses.

The Paradise Valley Village Planning Committee (VPC) heard this request on September 8, 2025, and recommended approval, per the staff recommendation, with an additional stipulation requested by the applicant, by a vote of 12-0.

Staff is not supportive of the additional stipulation requested by the applicant. The stipulation is related to revitalization improvement districts, which is inappropriate to stipulate on a rezoning case. Additionally, the stipulation provides no regulatory provisions.

Staff recommends approval, per the modified stipulations in **BOLD** font below:

1. A minimum 25-foot-wide landscape setback shall be provided along Mohawk Lane and shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, and five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.
2. A minimum of one outdoor employee resting area of no less than 400 square feet, or two 200-square-foot areas, shall be provided on site. The required pedestrian areas shall include a minimum of two pedestrian seating benches, 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.
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 office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
5. All bicycle parking 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 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.
7. A minimum of 5% of the required parking spaces shall be EV capable infrastructure.
8. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
9. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
10. A minimum of two green stormwater infrastructure (GSI) element 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.
11. A minimum 10-foot sidewalk easement adjacent to the northern Mohawk Lane right-of-way shall be dedicated. A minimum 5-foot-wide sidewalk shall be constructed within the sidewalk easement on the north side of Mohawk Lane, adjacent to the development.
12. 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.
16. ~~THAT THE FUTURE INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO WATER, SEWER, DRY UTILITIES, CURB, GUTTER, DRIVEWAYS, DRAINAGE FACILITIES AND ABOVE GRADE BUILDINGS FACILITIES MAY BE FUNDED BY PUBLIC OR PRIVATE REVITALIZATION IMPROVEMENT DISTRICTS INCLUDING GRANTS FROM FEDERAL, STATE, COUNTY OR CITY RESOURCES AND ANY OTHER MEANS TO SUPPORT SMALL BUSINESS ACTIVITIES ON THIS SITE.~~