



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission **Date:** June 2, 2026

**From:** Racelle Escolar, AICP  
Principal Planner

**Subject:** ITEM NO. 3 (Z-104-L-75-3) – SOUTHEAST CORNER OF INTERSTATE  
17 AND GRANDVIEW ROAD

Rezoning Case No. Z-104-L-75-3 is a request 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 PCD (Commerce Park District, Business Park Option, Planned Community District) for a Major Amendment to the Northgate PCD to allow office and warehousing.

The purpose of this memo is to provide clarity regarding the Deer Vally Village Planning Committee (VPC) recommendation. On May 4, 2026, the VPC heard this item and recommended approval, per staff recommendation, with a modification and direction, by a vote of 13-0. The VPC recommended a modification to Stipulation No. 12 regarding the length of time for participation in the City of Phoenix Water Efficiency Program, and directions for staff to provide clarity on Stipulations Nos. 2 and 9.

Regarding Stipulation No. 12, the committee expressed concerns over the 10-year time limit and suggested that participation in the program be perpetual in nature; however, Stipulation No. 12 contains standard language, including the 10-year time frame, which was agreed upon by both the Water Services Department and the Planning and Development Department, as it would best capture the intent of the program without being burdensome to the property owner.

Regarding Stipulation No. 2, the VPC expressed concerns whether the stipulation was intended to address areas within the adjacent right-of-way. The stipulation references landscape setbacks, which are taken from the property line; therefore, staff recommends no changes to Stipulation No. 2

Regarding Stipulation No. 9, the VPC expressed concerns that the language of the stipulation was unclear, which was echoed by the applicant. Staff has worked with the applicant and the Street Transportation Department to provide clarity, which is expressed in **BOLD** font below.

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

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~~ **LANDSCAPING WITHIN THE GRANDVIEW ROAD AND PARADISE LANE RIGHTS-OF-WAY** shall be replenished ~~with the approved landscaping and trees along Grandview Road and Paradise Lane~~ **IN ACCORDANCE WITH THE CP/BP ZONING DISTRICT LANDSCAPE STANDARDS FOR PLANTING TYPE, SIZE, AND QUANTITY**, 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~~ **IN PERPETUITY 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.