

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION

January 8, 2026

ITEM NO: 8	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-SP-9-25-4 (Related Case Z-121-25-4)
Location:	Approximately 765 feet south of the southwest corner of 37th Drive and Roanoke Avenue
From:	IND PK (Pending C-2)
To:	C-2 SP
Acreage:	1.34
Proposal:	Special Permit to allow used automobile sales and all underlying C-2 uses
Applicant:	Shaine Alleman, Tiffany & Bosco, P.A.
Owner:	LNL Holdings, LLC
Representative:	Shaine Alleman, Tiffany & Bosco, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Maryvale 12/10/2025 Approval, per the staff recommendation. Vote: 14-0.

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

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-SP-9-25-4, per the Maryvale Village Planning Committee recommendation.

Maker: Gorraiz
Second: Jaramillo
Vote: 7-0
Absent: Hu, Soronson
Opposition Present: No

Findings:

1. The proposal is compatible with the commercial and industrial uses operating in the Industrial Park zoned area.
2. The project will provide additional small scale commercial 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. Upon complete redevelopment or development that increases the cumulative floor area of the building by more than 15% from that depicted on the site plan date stamped November 17, 2025, the following shall apply:
 - a. 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.
 - b. 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.
 - c. A minimum of 5% of the required vehicle parking spaces shall include EV Installed infrastructure.
 - d. 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.
 - e. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 37th Drive, adjacent to the development.
2. The landscape setback along the west property line shall be planted with 2-inch caliper, large canopy evergreen trees, as approved by the Planning and Development Department.
3. A minimum of 2 bicycle parking spaces shall be provided and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
4. 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.
5. 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.
6. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated June 4, 2025.
7. 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.
8. 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.

9. 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.
10. Prior to final site plan approval, the landowner shall execute 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.