

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION June 6, 2024

ITEM NO: 9	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-85-22-7
Location:	Approximately 630 feet south of the southeast and southwest corners of 28th Avenue and Lincoln Street
From:	R-3 and R-5
To:	A-1
Acreage:	7.21
Proposal:	Industrial uses
Applicant:	Taylor C. Earl, Earl & Curley, PC
Owner:	GFA, LLC and Arizona Pallet, LLC, et al.
Representative:	Taylor C. Earl, Earl & Curley, PC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 5/21/2024 Approval, per the staff recommendation. Vote: 8-0.

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

Motion Discussion:

Commissioner Hu asked staff if the property was rezoned with the existing buildings in place that do not conform to current development standards, would the property owner still be able to make additions to those structures.

Ms. Racelle Escolar stated that if additions were proposed, they would be required to meet current development standards or else seek a variance.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-85-22-7, per the Estrella Village Planning Committee recommendation.

Maker: Gorraiz
Second: Read
Vote: 7-1 (Hu)
Absent: Mangum
Opposition Present: No

Findings:

1. The proposal is consistent with the Industrial General Plan Land Use Map designation and will provide employment opportunities within the Estrella Village.
2. As stipulated, the proposal will include development standards, such as enhanced streetscapes, landscape buffer and planting standards, to mitigate impacts to

surrounding residential properties.

3. As stipulated, the proposal supports efforts from various plans and initiatives, including enhanced shading and landscape standards, electric vehicle capabilities, and numerous water conservation initiatives including low water usage/drought tolerant vegetation and green infrastructure techniques.

Stipulations:

1. Upon site plan approval and permit issuance of any new building(s) or structure(s) on the site not currently shown on the site plan date stamped January 16, 2024, that results in a net increase of more than: 1) 4,500 square feet within Zone A, 2) 500 square feet in Zone B, 3) 500 square feet within Zone C, or 4) 500 square feet within Zone D, as shown on the Development Zone exhibit, dated April 30, 2024, the following shall apply:
 - a. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plan List shall be utilized, as approved or modified by the Planning and Development Department.
 - b. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
 - c. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
 - d. 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 at maturity, or a combination thereof.
 - e. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
 - f. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
 - g. A minimum of 5% of the required parking shall be EV Capable.
2. A minimum 20-foot landscape setback shall be provided along 28th Avenue and 29th Avenue, except where in conflict with existing structures.
3. A minimum 10-foot landscape setback shall be provided where adjacent to a residential zoning district.
4. All required street landscape setbacks shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant shade trees, as approved by the Planning and Development Department. Where utility conflict exists, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

5. 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.
6. The developer shall dedicate minimum 5 feet of right-of-way totaling 30-feet and construct the east side of 29th Avenue, as approved by the Planning and Development Department.
7. The developer shall dedicate minimum 10 feet of right-of-way totaling 30-feet and construct the west side of 28th Avenue, as approved by the Planning and Development Department.
8. The developer shall dedicate minimum 10 feet of right-of-way, totaling 30-feet and construct the east side of 28th Avenue, as approved by the Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development 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.
10. 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.
11. 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.
12. Each individual Development Zone, per the Development Zones exhibit date stamped April 30, 2024, shall be treated separately for purposes of satisfying applicable stipulations of approval.

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