

## ATTACHMENT E

### REPORT OF PLANNING COMMISSION ACTION May 2, 2024

ITEM NO: 4

DISTRICT NO.: 7

SUBJECT:

Application #: Z-14-24-7  
Location: Approximately 1,400 feet south of the southeast corner of 69th Avenue and Van Buren Street  
From: RE-43 and A-1  
To: A-1  
Acreage: 8.48  
Proposal: Light Industrial  
Applicant: Shaine Alleman  
Owner: Franklin E. Gilbert Properties, LLC c/o George Gilbert, et. al.  
Representative: Shaine Alleman

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Estrella** 4/16/2024 Approval, per the staff recommendation with an additional stipulation. Vote 9-0.

Planning Commission Recommendation: Approval, per the staff memo dated April 29, 2024.

Motion Discussion: N/A

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-14-24-7, per the staff memo dated April 29, 2024.

Maker: Vice-Chairperson Busching  
Second: Gorraiz  
Vote: 9-0  
Absent: N/A  
Opposition Present: No

#### **Findings:**

1. The requested A-1 zoning district would allow uses such as warehousing, manufacturing, and processing, which are consistent with the surrounding land uses.
2. The subject site is appropriate for industrial use with frontage on an arterial street and in close proximity to a freeway, serving as major transportation routes.
3. The development, as stipulated, will improve connectivity in the immediate vicinity of the subject site and incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan and Estrella Village Arterial Street Landscaping Program.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped March 12, 2024, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. Roll-up garage doors shall be prohibited along the 67th Avenue frontage and the northwest perimeter, adjacent to single-family residential zoning.
3. The maximum building height shall be 46 feet.
4. One outdoor employee resting area of no less than 400 square feet or two 200- square foot areas shall be provided on site. Each required pedestrian area 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.
5. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance 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.
6. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
7. Where pedestrian walkways cross a vehicular path, the pathway shall incorporate decorative pavers, stamped or colored concrete, striping or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. Only landscape materials listed in the Phoenix Active Management Area LowWater-Use/Drought-Tolerant Plant List shall be utilized internal to the site, as approved or modified by the Planning and Development Department.
9. Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 25 feet on center or in equivalent groupings, 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 consistent with a pedestrian environment.
10. A minimum of 25% of uncovered employee and customer surface parking lot 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.
11. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.

12. 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.
13. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
14. A minimum of one 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.
15. Any wet-cooling systems shall be designed and installed per the standards in the latest version of the International Green Construction Code (IGCC).
16. A minimum of 5% of the required parking shall be EV Capable.
17. A minimum 55-feet of right-of-way shall be dedicated and constructed, including a raised center median, for the west half of 67th Avenue.
18. ~~THE SOUTHEASTERN EXIT, FRONTING ONLY ONE FULL ACCESS DRIVEWAY SHALL BE PERMITTED ALONG 67TH AVENUE, AS SHOWN ON THE SITE PLAN DATE STAMPED MARCH 21, 2024, SHALL BE LIMITED TO RIGHT IN AND RIGHT-OUT FOR SEMITRAILER TRAFFIC IN COMPLIANCE WITH THE STREET TRANSPORTATION DEPARTMENT STREET PLANNING AND DESIGN GUIDELINES MANUAL FOR ACCESS CONTROL AND SPACING.~~
- ~~18.~~ 19. The sidewalk along 67th Avenue shall be a minimum of 6 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper, drought-tolerant, single trunk, shade trees that provide a minimum of 75 percent shade at maturity.
  - b. Drought-tolerant vegetation to achieve 75 percent live coverage at maturity.
  - c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for the village parkway of 67th Avenue.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

- ~~19.~~ 20. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Farmer Road, adjacent to the development.
- ~~20.~~ 21. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 69th Avenue, adjacent to the development.
- ~~24.~~ 22. Existing SRP facilities along 67th Avenue are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations

that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

- ~~22.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or
- 23. 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.
- ~~23.~~ All streets within and adjacent to the development shall be constructed with paving,
- 24. 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.
- 24. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct
- 25. Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~25.~~ If Phase I data testing is required, and if, upon review of the results from the Phase I
- 26. data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- ~~26.~~ In the event archaeological materials are encountered during construction, the
- 27. 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.
- ~~27.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of
- 28. 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.

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