

## ATTACHMENT B



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report Z-128-24-7

February 10, 2025

Estrella Village Planning Committee February 18, 2025

**Meeting Date:**

Planning Commission Hearing Date: March 6, 2025

**Request From:** RE-43 (One-Family Residence) (2.49 acres)

**Request To:** A-1 (Light Industrial District) (2.49 acres)

**Proposal:** Light industrial uses

**Location:** Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street

**Owner:** 528 East Navajo, LLC/Lucky 7 Properties, LLC (LFG Developments, LLC)

**Applicant/Representative:** Shaine Alleman, Tiffany & Bosco, P.A.

**Staff Recommendation:** Approval, subject to stipulations

#### General Plan Conformity

<u>General Plan Land Use Map Designation</u>		Current: Residential 3.5 to 5 dwelling units per acre	
		Pending (GPA-EST-3-24-7): Industrial	
<u>Street Map Classification</u>	67th Avenue	Arterial	41 to 50-foot west half street

***STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.***

The proposal is located within the Southwest Phoenix Employment Center and will allow industrial uses in an area where industrial zoning exists. This will allow job generating uses that strengthen Phoenix's industrial sector and add to a diverse set of employment opportunities.

**CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE:** *In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.*

The proposal, as stipulated, will provide elements for pedestrians and bicyclists in order to promote walking and alternative transportation. These elements include shaded detached sidewalks along 67th Avenue, bicycle parking, and electrical receptacles for electric bicycle charging capabilities.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE:** *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The proposal, as stipulated, will provide shade along adjacent public sidewalk and uncovered employee and customer parking. This will help to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

**Applicable Plans, Overlays, and Initiatives**

[Estrella Village Plan](#): Background Item No. 6.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 7.

[Southwest Phoenix Employment Center](#): Background Item No. 8.

[Complete Streets Guiding Principles](#): Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): Background Item No. 10.

[Tree and Shade Master Plan](#): Background Item No. 11.

[Transportation Electrification Action Plan](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

[Zero Waste PHX](#): Background Item No. 15.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Outdoor storage	RE-43
<b>North</b>	Single-family residential	RE-43
<b>East (across 67th Avenue)</b>	Warehousing	Industrial Park
<b>South</b>	Outdoor storage (proposed light industrial)	A-1
<b>West</b>	Outdoor storage (proposed light industrial)	A-1

A-1 (Light Industrial District)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<b>Minimum Building Setbacks</b>		
North (adjacent to RE-43)	30 feet for a closed building, 150 feet for an open building or use	Open Building, 30 feet (Not Met)*
East (adjacent to 67th Avenue) (Section 710.D.3)	25 feet	25 feet (Met)
South (adjacent A-1)	0 feet	59 feet (Met)
West (adjacent to A-1)	0 feet	Minimum 30 feet (Met)
<b>Minimum Landscape Setbacks</b>		
North (adjacent to RE-43)	0 feet	10 feet (Met)
East (adjacent to 67th Avenue)	Minimum 5 feet and no less than 8 times the lot frontage, measured in square feet	25 feet (Met)
South (adjacent to A-1)	0 feet	10 feet (Met)
West (adjacent to A-1)	0 feet	10 feet (Met)
Maximum Building Height	56 feet, up to 80 feet with use permit	40 feet (Met)
Minimum Parking	Unspecified industrial use: 1 space per 1,000 square feet 28 spaces	44 spaces (Met)

\*Variance or Site Plan modification needed.

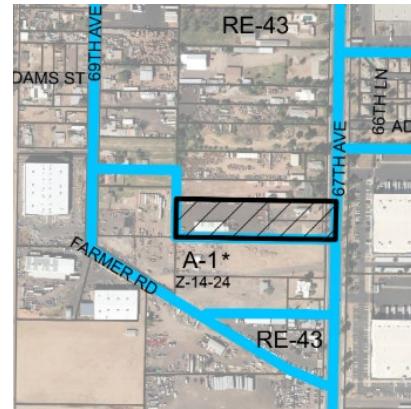
## Background/Issues/Analysis

### SUBJECT SITE

1. This request is to rezone 2.49 acres located approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street from RE-43 (One-Family Residence) to A-1 (Light Industrial District) to allow light industrial uses.

### SURROUNDING LAND USES AND ZONING

2. North of the subject site is a single-family residence zoned RE-43. East of the site, across 67th Avenue, is a warehouse development zoned Ind. Pk. (Industrial Park). Furthermore, south and west of the subject site is open storage (proposed as light industrial) zoned A-1.



Existing Zoning Aerial Map  
Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to the north, south, and west are designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The property to the east, across 67th Avenue, is designated as Commerce/Business Park. Additionally, further west of the subject site is designated as Industrial.

The proposed A-1 zoning is not consistent with the General Plan Land Use Map designation. The subject site and the surrounding parcels to the south and west (zoned A-1), are more than 10 acres combined, therefore a General Plan Amendment is required. GPA-EST-3-24-7 is proposed to change the designation of those parcels and subject site to Industrial.

**EXISTING:**

Residential 3.5 to 5 du/ac ( +/- Acres)

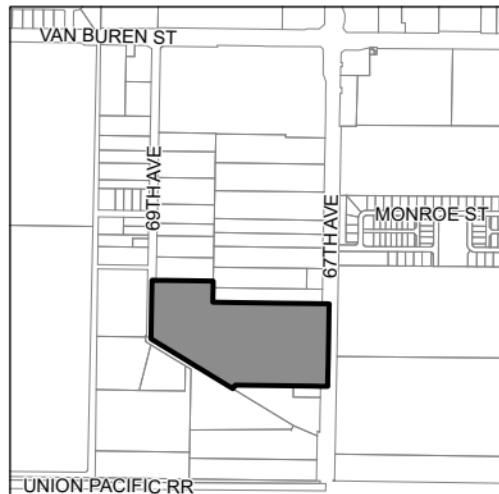
- Proposed Change Area
- Residential 3.5 to 5 du/ac
- Commercial
- Industrial
- Commerce / Business Park
- Public/Quasi-Public



**PROPOSED CHANGE:**

Industrial du/ac ( 10.96 +/- Acres)

- Proposed Change Area
- Industrial



General Plan Land Use Map  
Source: *Planning and Development Department*

**PROPOSAL**

**4. Site Plan**

The conceptual site plan, attached as an exhibit, depicts one warehouse building with eleven units. Two accessways are proposed along 67th Avenue which would wrap around the building. Employee and customer parking is located along the south side of the building. A detached sidewalk with enhanced landscaping is located along 67th Avenue, a Village Parkway in the Estrella Village Arterial Street Landscaping Program. The site plan depicts an open yard for each unit along the north side of the building which does not meet the minimum A-1 setback requirements for an open building or use. As a result, staff does not recommend general conformance to the site plan.

## 5. Elevations

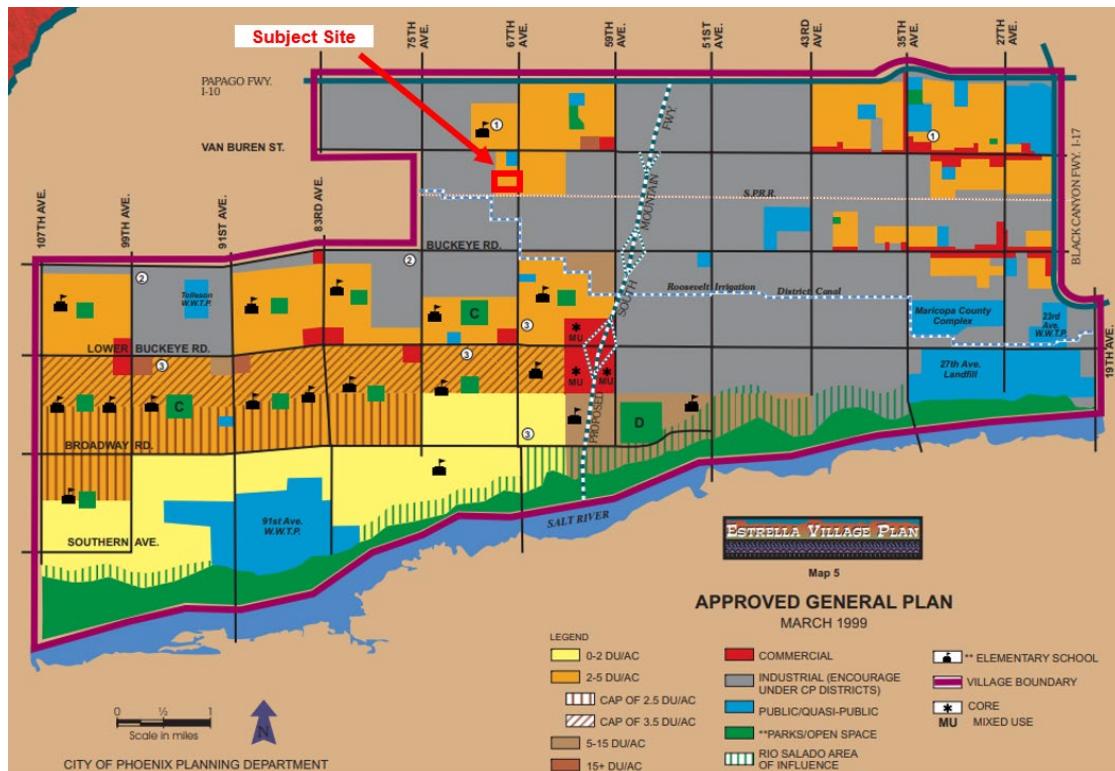
The conceptual building elevations, attached as an exhibit, depict a 40-foot-tall building. Elevation materials are not provided on the building elevations. Staff does not recommend general conformance to these building elevations due to the missing information regarding material and color. The subject site is adjacent to RE-43 zoning that allows for single-family residential development. As a result, staff recommends stipulating a maximum height of 40 feet as depicted in the elevations to provide a transition between the single-family residence and the A-1 properties to the south and west. This is addressed in Stipulation No. 1.

## PLANS, OVERLAYS, AND INITIATIVES

### 6. Estrella Village Plan

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



Goal 3 of the Estrella Village Plan, “Protection of Residential Neighborhoods”, Objective D, “Residential Area in Transition” recommends lessening the impacts to residential areas when properties transition to non-residential uses. Staff recommends Stipulation No. 1 to ensure that privacy is maintained when adjacent to single-family residentially zoned properties and to prevent the proposed building from increasing beyond the proposed height.

Goal 5 of the Estrella Village Plan, “Urban Design,” Objective A “Village Parkways” recommends that development along 67th Avenue follow parkway landscape standards to set a positive image for the corridor. To meet this objective, staff is recommending a detached sidewalk and parkway standards for the landscape area along 67th Avenue. This is addressed in Stipulation No. 12.

7. **Estrella Village Arterial Street Landscaping Program**

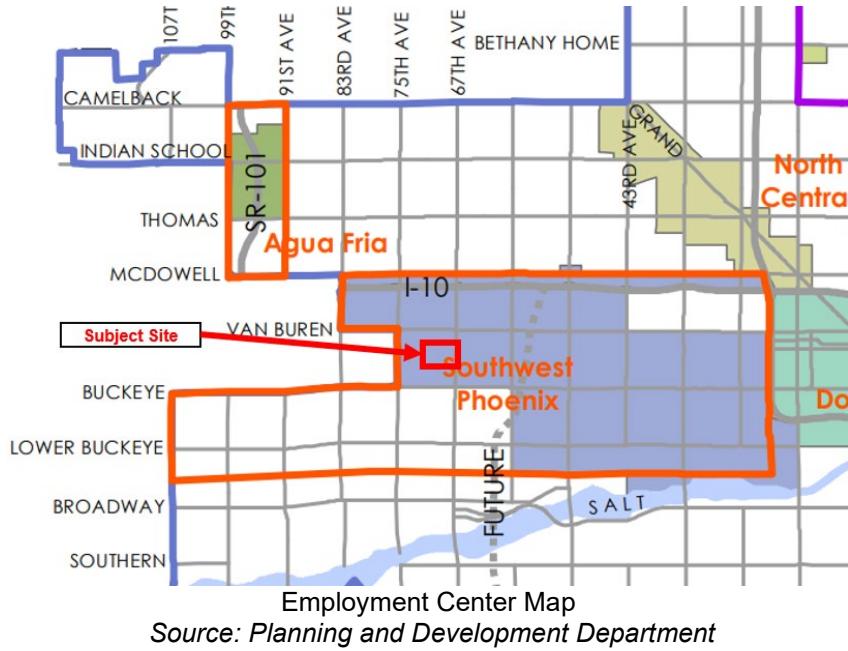
The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community’s character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to 67th Avenue, an arterial street and a Village Parkway in the Estrella Village Arterial Street Landscaping Program. Thus, staff recommends Stipulation No. 7 to require adherence with the Estrella Village Arterial Street Landscaping Program requirements along the street frontage to promote the community’s character.

8. **Southwest Phoenix Employment Center**

The subject site falls within the boundaries of the Southwest Phoenix Employment Center, as shown on the map below.

A mix of industrial uses are encouraged in employment centers to support the existing character of the area. The Southwest Phoenix Employment Center profile identifies the area as a major contributor of industrial, warehousing and distribution space with inventory of nearly 65.5 million square feet that enables businesses in the area. The proposed development would create additional employment opportunities that will be compatible with the established businesses and help sustain the Southwest Phoenix Employment Center.



#### **9. Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 4. Stipulation No. 12 will help pedestrianize the immediate street frontage by providing a detached sidewalk along 67th Avenue. In addition, any street improvements must comply with City of Phoenix and ADA standards. This is addressed in Stipulation Nos. 16 and 17.

#### **10. Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the proposal will provide bicycle parking per the City's Walkable Urban Code. Furthermore, the development will contain parking spaces for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 2 and 3.

#### **11. Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached

from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhanced shade within the development as follows:

- Landscape areas and setbacks shall be planted with minimum two-inch caliper, drought tolerant, shade trees (Stipulation No. 5);
- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper, drought tolerant, shade trees or shade structures to achieve a minimum of 25 percent shade (Stipulation No. 6);
- Detached sidewalk along 67th Avenue shall be planted with two-inch caliper trees (Stipulation No. 12).

12. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation Nos. 3 and 10.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8 and 9.

14. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 8, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

15. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The development narrative states that standard recycling services will be provided for all tenants and recyclable materials will be collected for pickup by the City of Phoenix.

#### COMMUNITY INPUT SUMMARY

16. As of the writing of this report no letters of support or opposition have been received for the request

#### INTERDEPARTMENTAL COMMENTS

17. **Street Transportation Department**

The Street Transportation Department has requested the following:

- A 55-foot right-of-way dedication, including a raised center median, for 67th Avenue.
- A detached sidewalk on the west half of 67th Avenue.
- All existing electrical utilities within the right-of-way to be undergrounded.
- All mitigation improvements shall be funded or constructed as identified by the accepted Traffic Impact Analysis.
- A cross-access easement and driveway shall be dedicated and result in a shared driveway at the southernmost entrance.
- All unused driveways shall be replaced with curb, sidewalk, gutter.

- All streets shall be constructed to meet City and ADA standards.

These are addressed in Stipulation Nos. 11 through 17.

## OTHER

18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 18 through 20.
19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 21.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

## Findings

1. The requested A-1 zoning district will be compatible with the proposed Industrial General Plan Land Use designation and 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 maximum building height shall be 40 feet.
2. 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.
3. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
4. 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.
5. 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.
6. 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, single-trunk, drought tolerant, shade trees, or a combination thereof.
7. 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.
8. 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.

9. Any wet-cooling systems shall be designed and installed per the standards in the latest version of the International Green Construction Code (IGCC).
10. A minimum of 5% of the required parking shall be EV Capable.
11. A minimum 55-foot right-of-way, including a raised center median, shall be dedicated and constructed for the west half of 67th Avenue.
12. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of 67th Avenue, adjacent to the development, and shall be planted as follows, 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.
  - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage.
  - 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.

13. 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.
14. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 23, 2025.
15. A cross-access easement and a shared driveway agreement shall be dedicated and recorded between APN 104-09-035A and APN 104-09-034 resulting in a shared driveway at the southernmost entrance of the subject parcel, as approved by the Street Transportation Department.
16. 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.

17. 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.
18. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct 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.
19. If Phase I data testing is required, and if, upon review of the results from the Phase I 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.
20. 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.
21. 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.

**Writer**

Nayeli Sanchez Luna

February 10, 2025

**Team Leader**

Racelle Escolar

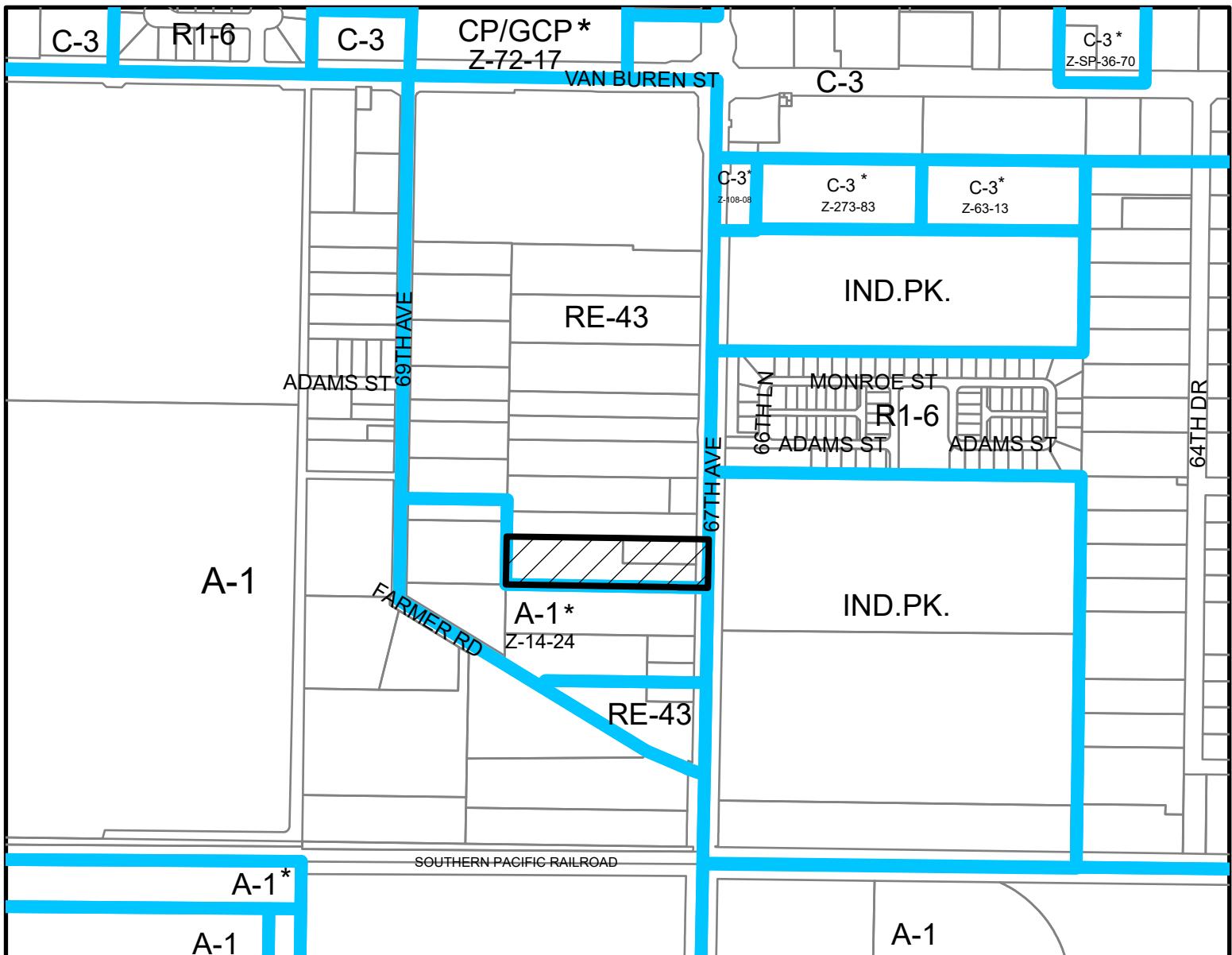
**Exhibits**

Sketch map

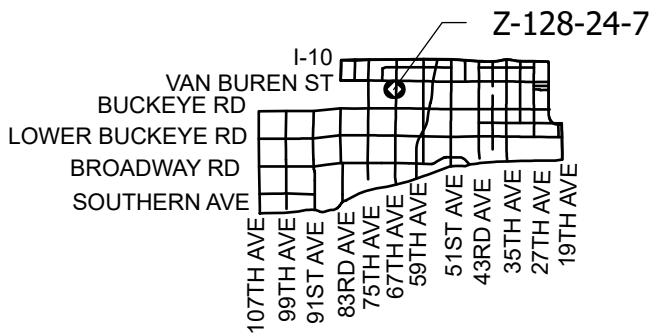
Aerial map

Conceptual site plan date stamped November 22, 2024

Conceptual elevations date stamped November 22, 2024

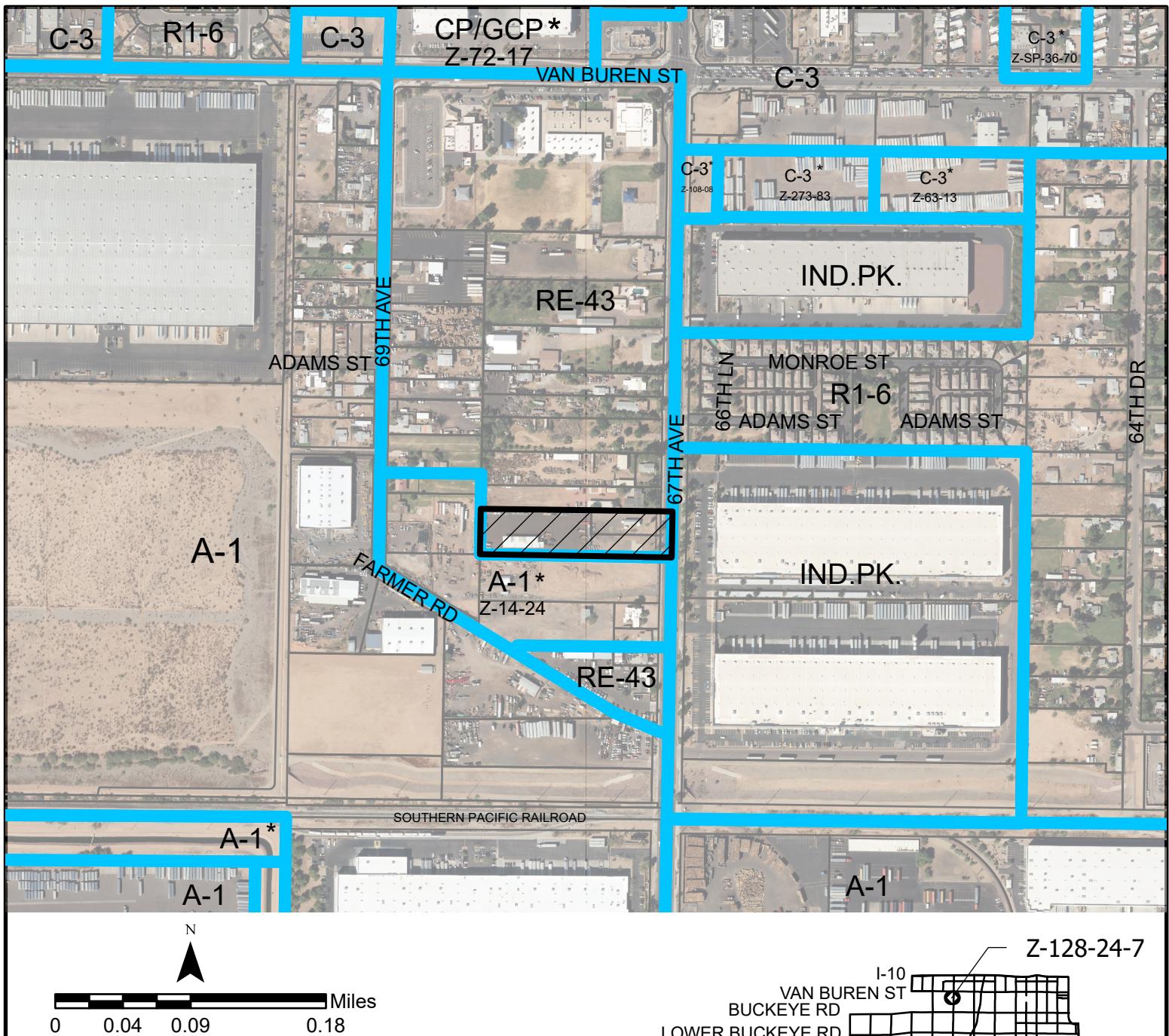


**ESTRELLA VILLAGE**  
COUNCIL DISTRICT: 7

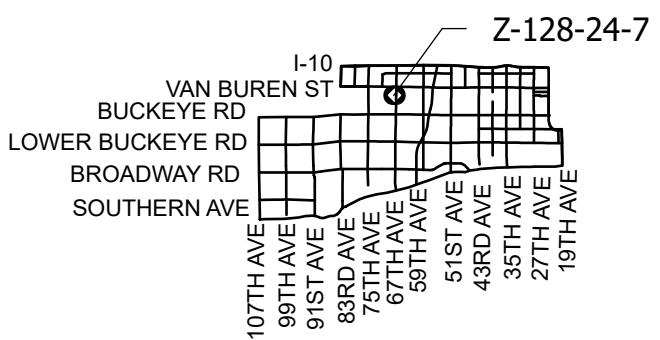


APPLICANT'S NAME:	Tiffany & Bosco, P.A.		REQUESTED CHANGE:
APPLICATION NO:	Z-128-24-7	DATE: 12/11/2024	FROM: RE-43 ( 2.49 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:	TO: A-1 ( 2.49 ac.)
2.49 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 10-12	ZONING MAP F-4
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
RE-43	2		N/A
A-1	N/A		N/A

\* Maximum Units Allowed with P.R.D. Bonus



**ESTRELLA VILLAGE**  
COUNCIL DISTRICT: 7



APPLICANT'S NAME:	Tiffany & Bosco, P.A.		REQUESTED CHANGE:
APPLICATION NO:	Z-128-24-7	DATE: 12/11/2024	FROM: RE-43 ( 2.49 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:	TO: A-1 ( 2.49 ac.)
2.49 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 10-12	ZONING MAP F-4
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D OPTION
RE-43	2		N/A
A-1	N/A		N/A

\* Maximum Units Allowed with P.R.D. Bonus



## CONTACTS

OWNER  
NINA FA GHIIH  
NINA@PROPERTIESERVICES.COM  
(P) 480.628.0200

ARCHITECT  
ERWIN ARCHITECTURE DEVELOPMENT, LLC.  
WILLIAM ERWIN, AIA, LEED AP  
WILL@ERWINARCHITECTURE.COM

# NOT FOR CONSTRUCTION

Owner \_\_\_\_\_  
Proj. Name \_\_\_\_\_

---

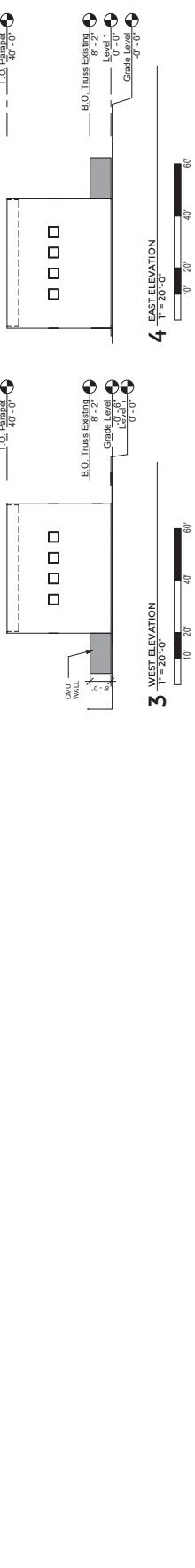
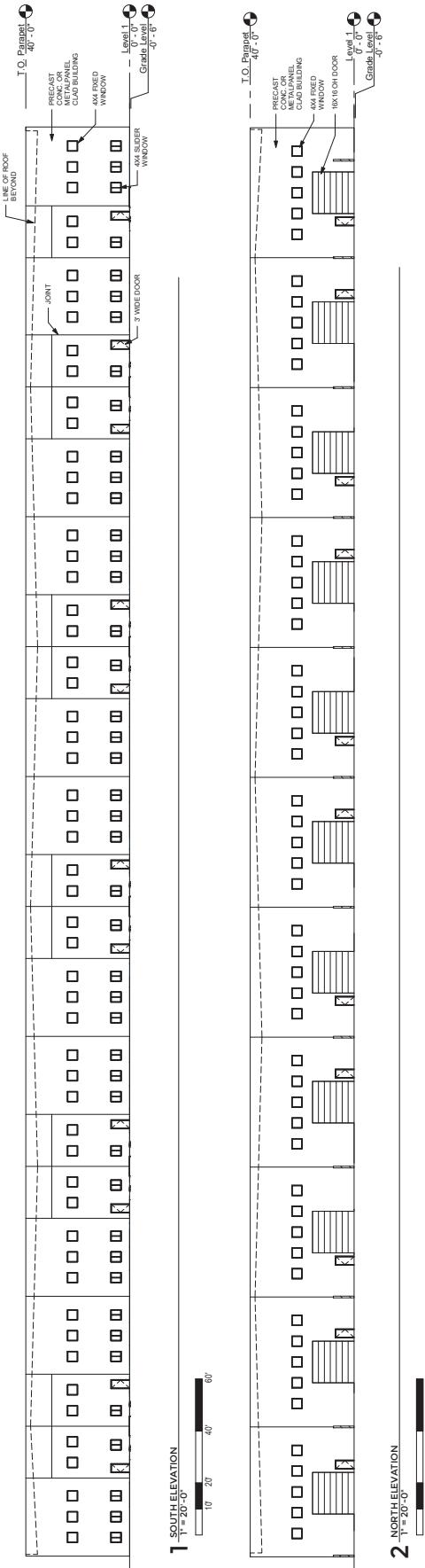
NIMA FAGHIIH  
67TH AVE WAREHOUSES

---

**ELEVATIONS**

1/21/24  
Date  
Scale  
1" = 20'.00"

© ERWIN ARCHITECTURE & DEVELOPMENT LLC.



STAMP:

# CITY OF PHOENIX

## NOV 22 2024

### Planning & Development Department

NOV 22 2024

Planning & Development Department

A200

$$t = 20.0$$