

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION AUGUST 7, 2025

ITEM NO: 8	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-35-25-7
Location:	Approximately 554 feet south of the southeast corner of 69th Avenue and Van Buren Street
From:	RE-43
To:	A-1
Acreage:	2.13
Proposal:	Truck and semi-trailer parking, and rental parking
Applicant:	Shaine Alleman, Tiffany & Bosco, P.A.
Owner:	Encino Pallets, LLC (Lauro Navarro)
Representative:	Shaine Alleman, Tiffany & Bosco, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 7/15/2025 Approval, per the staff recommendation. Vote: 4-0.

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

Motion Discussion:

Commissioner Read made a MOTION to approve Z-35-25-7, per the Estrella Village Planning Committee recommendation. Commissioner Matthews seconded the MOTION.

Chairperson Busching requested an AMENDMENT to the motion to include direction for the applicant to meet with the neighborhood opposition prior to the scheduled City Council meeting.

Commissioner Read and Commissioner Matthews agreed to the amendment.

Motion details: Commissioner Read made a MOTION to approve Z-35-25-7, per the Estrella Village Planning Committee recommendation, with direction for the applicant to meet with the opposition prior to the City Council meeting.

Maker: Read

Second: Matthews

Vote: 7-0

Absent: Vice-Chairperson Boyd, Jaramillo

Opposition Present: Yes

Findings:

1. As stipulated, the proposal will include development standards such as enhanced landscaping buffers to the north and east, and reduced height to mitigate impacts to the surrounding residential properties and school site.

2. As stipulated, the redevelopment of the subject site would support efforts from various plans and initiatives including the Shade Phoenix Plan, Transportation Electrification Action Plan, Phoenix Climate Action Plan, and the Southwest Phoenix Employment Center.
3. The requested A-1 zoning district would allow uses such as warehousing, manufacturing, and processing, which are consistent with the surrounding land use transition.

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 June 16, 2025, the following shall apply:
 - a. The site plan and elevations shall be presented for review and comment to the Estrella Village Planning Committee prior to preliminary site plan approval.
 - b. A minimum 5-foot-wide landscape setback shall be provided along the north perimeter, as approved by the Planning and Development Department.
 - c. One outdoor employee resting area of no less than 300 square feet shall be provided on site. The pedestrian area shall include a minimum of one pedestrian seating bench or a table with 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.
 - d. 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.
 - e. 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.
 - f. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - g. A minimum of 5% of the required parking shall be EV Installed.
 - h. Any wet-cooling systems shall be designed and installed per the standards in the latest version of the International Green Construction Code (IGCC).
2. The maximum building height shall be 40 feet.
3. Bicycle parking shall be provided, consistent with Section 1307.H of the Phoenix Zoning Ordinance.
4. A minimum 5-foot wide landscape setback shall be provided along the east perimeter, 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. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
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. A minimum 30-foot right-of-way shall be dedicated and constructed on the east side of 69th Avenue. Construction shall include a minimum 5-foot-wide sidewalk on the east side of 69th Avenue, adjacent to the development.
9. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated November 22, 2024.
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. 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.
13. 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.
14. 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.
15. 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.

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.