

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION November 6, 2025

ITEM NO: 8	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-86-25-7
Location:	Approximately 1,100 feet south of the southeast corner of 69th Avenue and Van Buren Street
From:	RE-43
To:	A-1
Acreage:	1.00
Proposal:	Truck and semi-truck parking; and residential
Applicant:	Shaine Alleman, Tiffany & Bosco, P.A.
Owner:	Mario Martinez
Representative:	Shaine Alleman, Tiffany & Bosco, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 10/21/2025 Approval, per the staff recommendation. Vote: 5-0.

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

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-86-25-7, per the Estrella Village Planning Committee recommendation.

Maker: Matthews
Second: Jaramillo
Vote: 8-0
Absent: Gorraiz
Opposition Present: No

Findings:

1. As stipulated, the proposal will include development standards such as enhanced landscaping buffers to the east, and reduced height to mitigate impacts to the surrounding residential properties.
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 September 23, 2025, the following shall apply:
 - a. 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.
 - b. 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.
 - c. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.
 - d. A minimum of 5% of the required parking shall be EV Installed.
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. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.