

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION March 6, 2025

ITEM NO: 5	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-128-24-7 (Companion Case GPA-EST-3-24-7)
Location:	Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street
From:	RE-43
To:	A-1
Acreage:	2.49
Proposal:	Light industrial uses
Applicant:	Shaine Alleman, Tiffany & Bosco, P.A.
Owner:	528 East Navajo, LLC/Lucky 7 Properties, LLC [LFG Developments, LLC]
Representative:	Shaine Alleman, Tiffany & Bosco, P.A.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Estrella 2/18/2025 Approval, per the staff recommendation. Vote: 4-1.

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

Motion Discussion: N/A

Motion details: Vice-Chairperson Boyd made a MOTION to approve Z-128-24-7, per the Estrella Village Planning Committee recommendation.

Maker: Vice-Chairperson Boyd

Second: Matthews

Vote: 7-0

Absent: Gorraiz, Read

Opposition Present: No

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.

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.