



Village Planning Committee Meeting Summary

Z-14-24-7

Date of VPC Meeting	April 16, 2024
Request From	A-1 and RE-43
Request To	A-1
Proposal	Light industrial
Location	Approximately 1,400 feet south of the southeast corner of 69th Avenue and Van Buren Street
VPC Recommendation	Approval with an additional stipulation
VPC Vote	9-0

VPC DISCUSSION:

One person registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, displayed the location of the subject site and noted the acreage and proposal. Mrs. Sanchez Luna stated that the applicant was proposing light industrial uses. Mrs. Sanchez Luna summarized the surrounding land uses and noted the mixture of outdoor storage, industrial uses, and single-family residential. Mrs. Sanchez Luna displayed the site plan and renderings and noted the orientation of the buildings and access via 67th Avenue and 69th Avenue. Mrs. Sanchez Luna stated that the applicant has proposed interim outdoor storage before development occurs. Mrs. Sanchez Luna added that that would require a use permit through the Zoning Adjustment process. Mrs. Sanchez Luna concluded the staff presentation by summarizing the staff findings and proposed stipulations.

Applicant Presentation:

Shaine Alleman, representing the applicant with Tiffany & Bosco P.A., displayed the subject site and noted the predominately heavy commercial and industrial uses in the area. Mr. Alleman summarized the different uses including a bottling facility and distribution centers. Mr. Alleman provided a history of the property owners and noted that the rezoning case Z-40-21-7 rezoned the majority of the site to A-1 in 2022. Mr. Alleman added that the rezoning case will provide a cohesive development that will clean up any unlawful operations on the subject site. Mr. Alleman displayed the site plan

for Z-40-21-7 and stated that this rezoning request would allow for an expansion of the east building. Mr. Alleman concluded his presentation but summarizing public outreach and community concerns regarding the illegal industrial businesses in the area. Mr. Alleman concluded that the applicant's effort is to rezone the property to allow for the proposed interim open storage and future light industrial development. Mr. Alleman provided staff with a support letter from an adjacent property owner.

Questions from the Committee:

Chair Lisa Perez stated that the rezoning case Z-40-21-7 was heard by the committee in 2022 and that this rezoning case was to allow for an expansion.

Public Comments:

Jennie Ortega noted that she had concerns with traffic on 69th Avenue. Ms. Ortega noted that numerous semitrailers were parked on 69th Avenue and were obstructing residential traffic. Ms. Ortega added that there were numerous individuals speeding on 69th Avenue. **Chair Perez** voiced her agreement. Chair Perez added that there were numerous individuals running unlawful businesses and school buses were being blocked as well. Chair Perez added that there were specific requirements for home occupations.

Applicant Response:

None.

Committee Discussion:

Chair Perez asked if 67th Avenue had a right-in and right-out accessway. **Mr. Alleman** stated that the development had two accessways on 67th Avenue and two exits on 69th Avenue and Farmer Road. **Chair Perez** stated that she had concerns with semitrailers blocking traffic on 67th Avenue when turning left. Chair Perez asked if the southeastern accessway on 67th Avenue could be limited to right-in and right-out. **Mr. Alleman** added that the applicant would support the modification.

Ms. Ortega reiterated that here were people speeding on 69th Avenue. **Mr. Alleman** noted that the Neighborhood Services Department was working to solve the issue on 69th Avenue. Mr. Alleman added that there has been a discussion to apply for speedbumps on 69th Avenue. **Chair Perez** added that she has contacted the Phoenix Police Department regarding the illegal parking on 69th Avenue. Chair Perez noted that speedbumps take years to be added to certain roads. **Ms. Ortega** noted that the Neighborhood Services Department was finally working with the neighborhood and there has been some discussion regarding speedbumps.

Renee Dominguez noted that the residents had to do their due diligence and constantly call the Phoenix Police Department regarding speeding and illegal parking. Ms.

Dominguez added that she had been working with a new neighborhood specialist to address similar issues.

Chair Perez added that a project to address 69th Avenue would be helpful.

Ms. Ortega stated that there has been a lack of response from the Phoenix Police Department. **Chair Perez** noted that she would contact Ms. Ortega at a later date regarding issues in this particular area.

Romona Brown suggested that the applicant hold a neighborhood meeting so that the community could voice their concerns. **Chair Perez** noted that the neighborhood could organize the meeting and that the school could be the venue, but that the developer was not required to hold a meeting that didn't address the subject site. **Ms. Brown** added that she supported a separate neighborhood meeting and suggested inviting neighborhood organizations like Si Se Puede.

Chair Perez reiterated her concerns on 67th Avenue and asked if the applicant was willing to add a stipulation to limit access on the southeastern accessway to right-in and right-out. **Mr. Alleman** confirmed that the applicant would agree to the additional stipulation. Mr. Alleman asked if the right-in and right-out was intended for semitrailers. **Chair Perez** confirmed. **Mr. Alleman** agreed to the additional stipulation.

Motion:

Melanie Burd motioned to recommend approval of Z-14-24-7 per the staff recommendation with the following additional stipulation:

- The southeastern exit, fronting 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.

Co-Vice Chair Beth Cartwright seconded the motion.

Vote:

9-0, Motion passed with Committee Members Ayala, Barquin, Brown, Burd, Dominguez, Morris, Serrette, Cartwright, and Perez in favor.

Recommended 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 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.**
- ~~48.~~ 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.

- ~~49.~~ 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.

- ~~21.~~ Existing SRP facilities along 67th Avenue are to be relocated outside of City
- ~~22.~~ 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
- ~~23.~~ 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.
- ~~23.~~ All streets within and adjacent to the development shall be constructed with
- ~~24.~~ 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.
- ~~24.~~ If determined necessary by the Phoenix Archaeology Office, the applicant
- ~~25.~~ 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.
- ~~25.~~ If Phase I data testing is required, and if, upon review of the results from the
- ~~26.~~ 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.
- ~~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
- ~~28.~~ 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.

Staff comments regarding VPC Recommendation:

The Street Transportation Department recommends that the language provided by the Estrella Village Planning Committee be modified for clarity and compliance with the City Council adopted Street Planning and Design Guidelines.