

## ATTACHMENT D

### REPORT OF PLANNING COMMISSION ACTION January 4, 2024

ITEM NO: 11	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-59-23-4
Location:	Approximately 125 feet west of the northwest corner of 31st Avenue and Virginia Avenue
From:	Ind. Pk.
To:	A-1
Acreage:	0.60
Proposal:	Industrial (Meat processing, packaging, and sales)
Applicant:	Shaine T. Alleman, Tiffany & Bosco, P.A.
Owner:	Gabriel Amavizca
Representative:	Shaine T. Alleman, Tiffany & Bosco, P.A.

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:  
**Maryvale** 12/13/2023 No quorum.

Planning Commission Recommendation: Approval, per the staff recommendation.

Motion Discussion: N/A

Motion details: Commissioner Hu made a MOTION to approve Z-59-23-4, per the staff recommendation.

Maker: Hu  
Second: Gorraiz  
Vote: 7-0  
Absent: Mangum  
Opposition Present: No

#### **Findings:**

1. The proposal is consistent with the General Plan Land Use Map designation of Industrial and with the character of the surrounding area.
2. The stipulated landscaping and planting standards are above the required minimum standards in the Zoning Ordinance and will make the proposal compatible with the neighboring area.
3. The proposed A-1 zoning district is compatible with the adjacent A-1 zoning district to the north and the Ind. Pk. zoning district to the south, east, and west.

Stipulations:

1. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
2. 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.
3. Upon complete redevelopment or development that modifies the cumulative floor area of the proposed and existing building by more than 15% from that depicted on the site plan date stamped October 16, 2023, a minimum of 5% of the required parking spaces shall be EV Ready.
4. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. All uncovered surface parking spaces shall be shaded to achieve a minimum 50% shade with either structural shade, minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, or a combination of the two, as approved by Planning and Development Department.
6. The landscape area along Virginia Avenue shall be landscaped with minimum 2-inch caliper single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. When possible, the developer shall use existing trees and landscaping to meet the landscaping requirements.
7. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be provided for the north side of Virginia Avenue, as approved by the Planning and Development Department.
8. 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.
9. 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.
10. 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.

11. 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.

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