

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-86-25-7

October 15, 2025

[Estrella Village Planning Committee](#) October 21, 2025

Meeting Date:

[Planning Commission](#) Hearing Date: November 6, 2025

Request From: [RE-43](#) (One-Family Residence) (1.00 acres)

Request To: [A-1](#) (Light Industrial District) (1.00 acres)

Proposal: Truck and semi-truck parking; and residential

Location: Approximately 1,100 feet south of the southeast corner of 69th Avenue and Van Buren Street

Owner: Mario Martinez

Applicant/Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation: Approval, subject to stipulations

[General Plan Conformity](#)

[General Plan Land Use Map Designation](#)

Residential 3.5 to 5 dwelling units per acre

[Street Map Classification](#)

69th Avenue

Local

25-feet east half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING/ INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.

The proposal is located within the Southwest Phoenix Employment Center and will allow industrial uses in an area where industrial zoning exists. This will allow job generating uses that strengthen Phoenix's industrial sector and add to a diverse set of employment and business opportunities.

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal will allow for employment-generating land uses in a location that is appropriate due to its proximity to similar uses in the surrounding area, and as stipulated, will be designed to be respectful of local conditions such as the nearby residential.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will provide enhanced landscaping within landscape areas. This will help mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Estrella Village Plan](#): Background Item No. 6.

[Southwest Phoenix Employment Center](#): Background Item No. 7.

[Complete Streets Guiding Principles](#): Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): Background Item No. 9.

[Shade Phoenix Plan](#): Background Item No. 10.

[Transportation Electrification Action Plan](#): Background Item No. 11.

[Conservation Measures for New Development](#): Background Item No. 12.

[Phoenix Climate Action Plan](#): Background Item No. 13.

[Zero Waste PHX](#): Background Item No. 14.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family and semi-truck parking	RE-43
North	Single-family residential	RE-43
East	Single-family residential and outdoor storage	RE-43
South	Single-family residential	RE-43
West (across 69th Avenue)	Single-family residential and outdoor storage	A-1

A-1 (Light Industrial District)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Minimum Building Setbacks		
North (adjacent to RE-43)	30 feet for a closed building, 150 feet for an open building or use	40 feet (Met)
East (adjacent to RE-43)	30 feet for a closed building, 150 feet for an open building or use	40 feet (Met)
South (adjacent to RE-43)	30 feet for a closed building, 150 feet for an open building or use	Not specified
West (adjacent to 69th Avenue) (Section 701.D.3)	25 feet	Not specified
A-1 (Light Industrial District)		
Minimum Landscape Setbacks		
North (adjacent to RE-43)	0 feet	0 feet (Met)
East (adjacent to RE-43)	0 feet	0 feet (Met)
South (adjacent to RE-43)	0 feet	0 feet (Met)
West (adjacent to 69th Avenue)	Minimum 5 feet and no less than 8 times the lot frontage, measured in square feet	Not specified
Maximum Building Height	56 feet, up to 80 feet with use permit	Not specified
Minimum Parking	Unspecified industrial use: 1 space per 1,000 square feet 28 spaces	Not specified

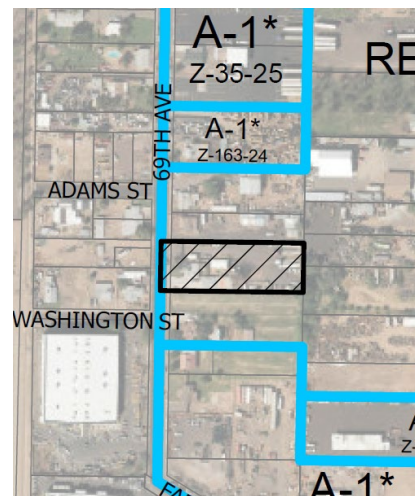
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone one acre located approximately 1,100 feet south of the southeast corner of 69th Avenue and Van Buren Street from RE-43 (One-Family Residence) to A-1 (Light Industrial District) to allow truck and semi-truck parking with a watchman/care taker residence.

SURROUNDING LAND USES AND ZONING

2. To the east of the subject site is a single-family residence and open storage zoned RE-43 (One-Family Residence District). To the north and south are single-family residences zoned RE-43 (One-Family Residence District). To the west, across 69th Avenue, is single-family residential and open storages uses zoned A-1.

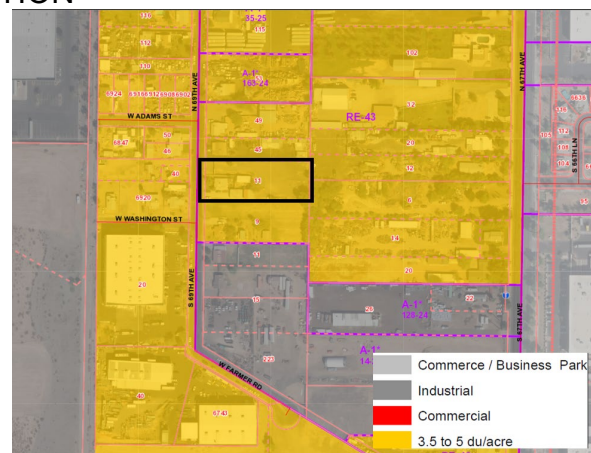


Existing Zoning Aerial Map

Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to the north, south, east, and west are designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. Further west of the subject site is designated Industrial. The proposed A-1 zoning is not consistent with the General Plan Land Use Map designation; however, the gross site acreage does not exceed 10 acres. As a result, a General Plan Amendment is not required.



General Plan Land Use Map

Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The conceptual site plan, attached as an exhibit, depicts a watchman/caretaker residence with shade structures and truck parking. The site has access via 69th Avenue. The conceptual site plan does not meet open storage or building setbacks. Furthermore, the applicant has indicated that they will not be modifying any structures on the site and will be applying for zoning variances. As a result, staff does not recommend general conformance to the site plan. However, staff recommends a minimum 5-foot-wide landscape setback along the east perimeter to serve as a buffer to the existing residential uses to the east. This is addressed in Stipulation No. 4. While no building additions or significant site improvements are proposed on the subject site, in the event there is an increase in the cumulative floor area of the site by more than 15 percent or complete redevelopment of the site, staff recommends the following improvements apply:

- Stipulation No 1.a. requires all uncovered surface parking areas to be shaded utilizing two-inch caliper trees or structures.
- Stipulation No. 1.b requires a minimum of two green infrastructure techniques for stormwater management to be utilized.
- Stipulation No. 1.c requires 10 percent of bicycle parking to include electrical receptacles.
- Stipulation No. 1.d requires a minimum of five percent of the required parking to be EV Installed.

5. **Elevations**

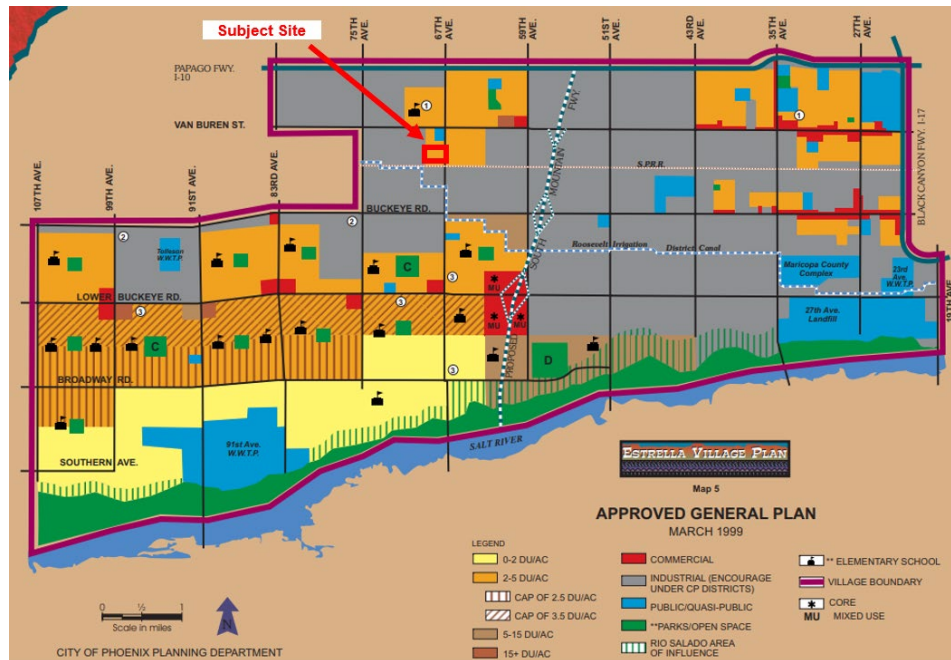
The applicant has submitted pictures of existing structures as elevations with the proposal. Any new development within the subject site will be subject to the development standards for A-1 established through the Zoning Ordinance. The subject site is adjacent to RE-43 zoning that allows for single-family residential development. As a result, staff recommends stipulating a maximum height of 40 feet to ensure compatibility with surrounding zoning. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

6. **Estrella Village Plan**

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



Estrella Land Use Map

Source: Planning and Development Department

Goal 3 of the Estrella Village Plan, “Protection of Residential Neighborhoods”, Objective D, “Residential Area in Transition” recommends lessening the impacts to residential areas when properties transition to non-residential uses. Staff recommends Stipulation No. 2 to ensure a compatible height when adjacent to residential zoning districts. Furthermore, staff recommends a five-foot landscape setback on the east perimeter to lessen the impacts to the adjacent single-family residential development. This is addressed in Stipulation No. 4.

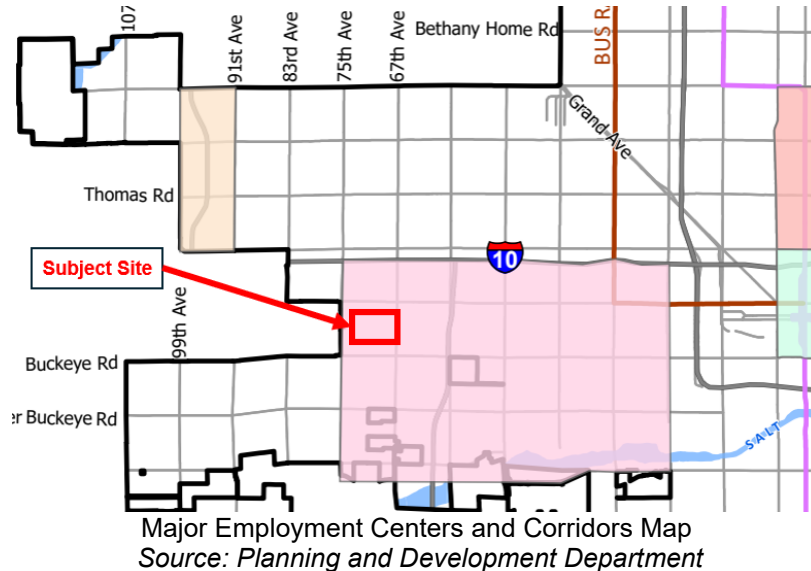
Goal 5, “Urban Design”, recommends for streetscape and trail systems to be uniformed and consist to provide identity and linkage between neighborhoods and with activity centers. Stipulation No. 5 will require all landscape areas, including the street landscaping setback, to be planted with a minimum 2-inch caliper trees.

7. Southwest Phoenix Employment Center

The subject site falls within the boundaries of the Southwest Phoenix Employment Center, as shown on the map below.

A mix of industrial uses are encouraged in employment centers to support the existing character of the area. The Southwest Phoenix employment center profile identifies the area as a major contributor of industrial, warehousing and distribution space with inventory of nearly 65.5 million square feet that enables businesses in the area. The proposed development would create additional

employment opportunities that will be compatible with the established businesses and help sustain the Southwest Phoenix employment center.



8. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff recommends enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 6. Stipulation No. 7 will help pedestrianize the immediate street frontage by providing a sidewalk along 69th Avenue. In addition, any street improvements must comply with City of Phoenix and ADA standards. This is addressed in Stipulation Nos. 8 and 9.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the proposal will provide bicycle parking per the City's Walkable Urban Code. This is addressed in Stipulation No. 3. Furthermore, any future development will include parking spaces for electric bicycle charging capabilities. This is addressed in Stipulation No. 1.c.

10. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the

City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Staff recommends stipulations designed to provide trees and enhanced shade within the development as follows:

- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper, drought tolerant, shade trees or shade structure/s to achieve a minimum of 25 percent shade (Stipulation No. 1.a);
- A minimum five-foot landscape setback along the east perimeter (Stipulation No. 4); and
- Landscape areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees (Stipulation No. 5).

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 1.c and 1.d.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation No. 1.a and 1.b.

13. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 1.b, which requires a minimum of two GI techniques for stormwater management to be implemented if the site is redeveloped.

14. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The development narrative states that standard recycling services will be provided for all tenants and recyclable materials will be collected for pickup by the City of Phoenix.

COMMUNITY INPUT SUMMARY

15. As of the writing of this report no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department has requested the following:
- A 30-foot right-of-way dedication for the east half of 69th Avenue including an attached five-foot-wide sidewalk along 69th Avenue.
 - All unused driveways shall be replaced with curb, sidewalk, gutter.
 - All streets shall be constructed to meet City and ADA standards.

These are addressed in Stipulation Nos. 7 through 9.

OTHER

17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous

archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations Nos. 10 through 12.

18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 13.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

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.

Writer

Nayeli Sanchez Luna

October 15, 2025

Team Leader

Racelle Escolar

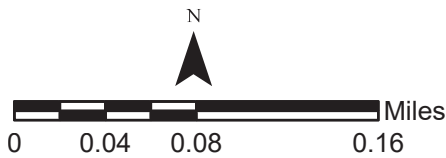
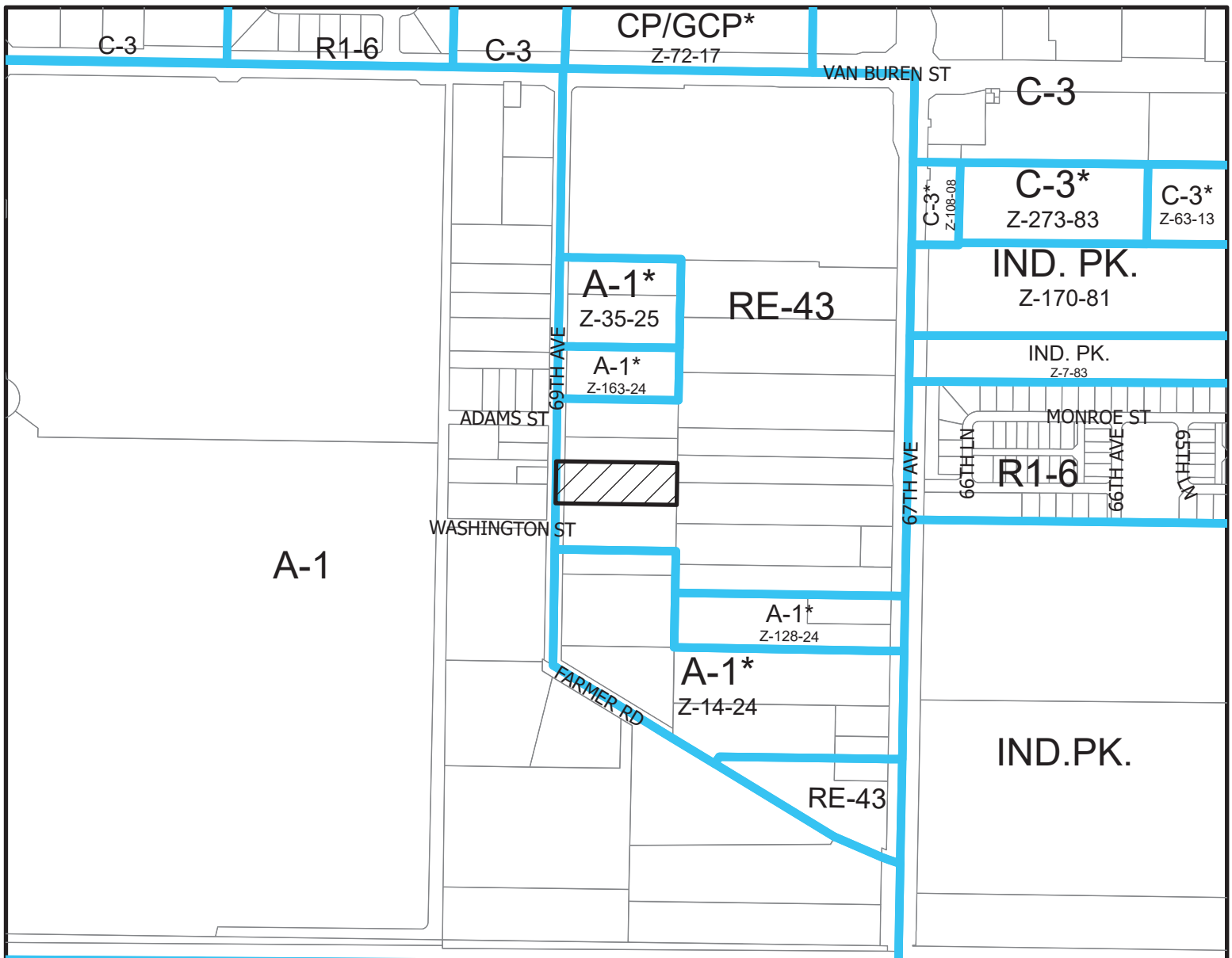
Exhibits

Sketch map

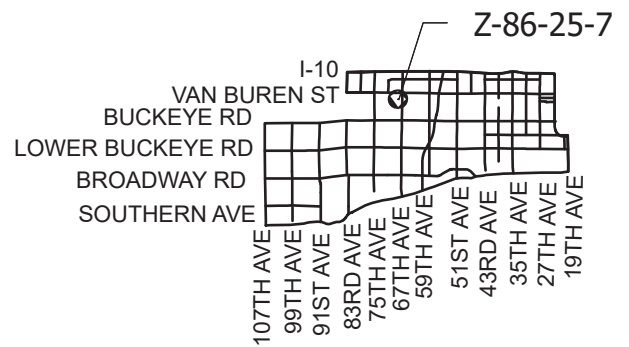
Aerial map

Conceptual site plan date stamped September 23, 2025

Building photographs date stamped July 23, 2025

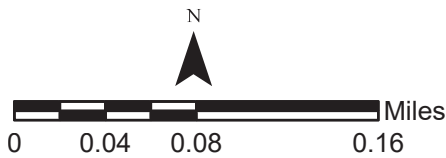
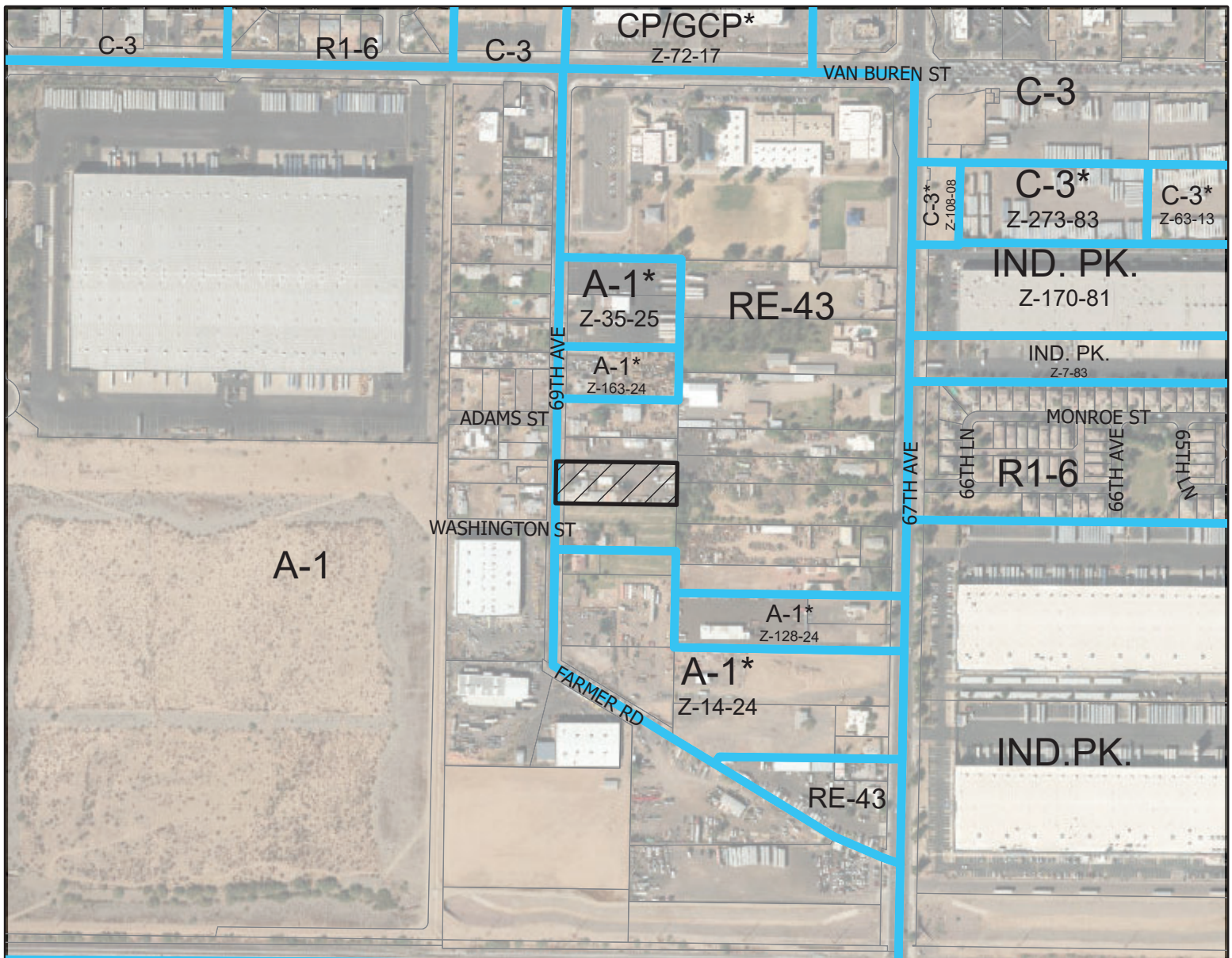


ESTRELLA VILLAGE
COUNCIL DISTRICT: 7

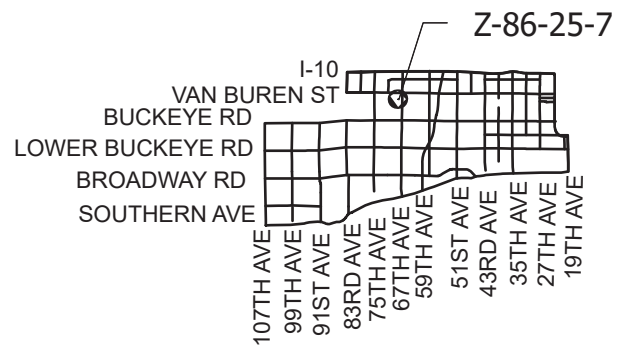


APPLICANT'S NAME: Tiffany & Bosco, P.A.		REQUESTED CHANGE:	
APPLICATION NO: Z-86-25-7		FROM: RE-43 (1.00 ac.)	
DATE: 7/31/2025		TO: A-1 (1.00 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 10-12			
ZONING MAP F-4			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.00 Acres			
MULTIPLES PERMITTED RE-43 A-1		CONVENTIONAL OPTION 1 N/A	
		* UNITS P.R.D OPTION N/A N/A	

* Maximum Units Allowed with P.R.D. Bonus

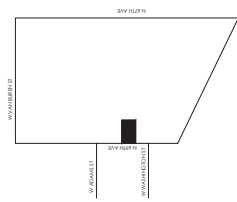


ESTRELLA VILLAGE
COUNCIL DISTRICT: 7



APPLICANT'S NAME: Tiffany & Bosco, P.A.		REQUESTED CHANGE:	
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MULTIPLES PERMITTED RE-43 A-1		CONVENTIONAL OPTION 1 N/A	
		* UNITS P.R.D OPTION N/A N/A	

* Maximum Units Allowed with P.R.D. Bonus



VICINITY MAP

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MARIO MARTINEZ
11 N 69TH AVE.
PHOENIX, AZ 85043

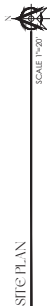
CITY OF PHOENIX CURRENT CODES	
YEAR:	CODE:
2024	INTERNATIONAL RESIDENTIAL CODE
2024	INTERNATIONAL BUILDING CODE
2023	NATIONAL ELECTRICAL CODE
2024	INTERNATIONAL PLUMBING CODE
2024	INTERNATIONAL FUEL GAS CODE
2024	INTERNATIONAL MECHANICAL CODE
2024	INTERNATIONAL ENERGY CONSERVATION CODE
2024	INTERNATIONAL EXISTING BUILDING CODE
2024	INTERNATIONAL GREEN CONSTRUCTION CODE
2010	AIA STANDARDS

PROJECT	104-09-022
APN	RE-4
ZONING	29-2
MCR	
CONTENT	SITE PLAN

DRAWINGS	
PROJECT #	NA.5
SCALE	AS INDICATED
DRAWN BY	C
CHECKED BY	C
DATE	10.01.2021
REVISIONS	09.09.2021

www.nitacustomhomes.com

CS
SHEET NUMBER

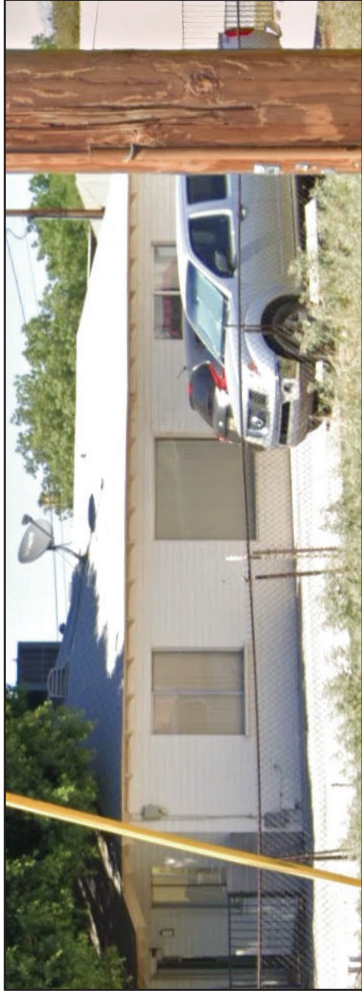


CITY OF PHOENIX

SEP 23 2025

Planning & Development
Department

1 NORTH ELEVATION



EXISTING STRUCTURE ELEVATIONS

KIVA PROJECT #: 95-0009942

3 SOUTH ELEVATION

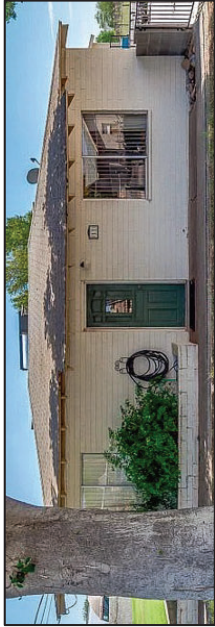


CITY OF PHOENIX

JUL 23 2025

Planning & Development
Department

2 EAST ELEVATION



4 WEST ELEVATION



PROJECT INFORMATION

OWNER: MARTINEZ MARIO R/MAYLIN S
PROJECT ADDRESS: 11 N 69TH AVE, PHOENIX
EXISTING ZONING: RE-43
PROPOSED ZONING: A-1
JURISDICTION: PHOENIX
SECTION T.R.: 12 1N 1E
TRACT/BLOCK.: 7
PARCEL #: 104-09-022
CONSTRUCTION YEAR: 1946



TIFFANY
& BOSCO
P.A.

SHAINE ALLEMAN
Attorney at Law
(602) 452-2712
sta@tblaw.com

DATE:

WEDNESDAY, JUNE 11, 2025