



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission

**Date:** April 29, 2024

**From:** Racelle Escolar, AICP  
Principal Planner

**Subject:** ITEM NO. 4 (Z-14-24-7) – APPROXIMATELY 1,400 FEET SOUTH OF THE SOUTHEAST CORNER OF 69TH AVENUE AND VAN BUREN STREET

The purpose of this memo is to recommend modified stipulations in response to the Estrella Planning Committee (VPC) recommendation.

Rezoning Case No. Z-14-24-7 is a request to rezone 8.48 acres located approximately 1,400 feet south of the southeast corner of 69th Avenue and Van Buren Street from A-1 (Light Industrial District) and RE-43 (One-Family Residence) to A-1 (Light Industrial District) to allow light industrial.

The Estrella VPC heard this request on April 16, 2024, and recommended approval, per the staff recommendation with an additional stipulation by a vote of 9-0. The stipulation is regarding limiting the site access to one full access driveway on 67th Avenue.

The Street Transportation Department has reviewed the proposed additional stipulation and recommends that the language be modified for clarity and compliance with the City Council adopted Street Planning and Design Guidelines Manual.

Staff recommends approval, per the modified stipulations in **bold** font below:

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 ONLY ONE FULL ACCESS DRIVEWAY SHALL BE PERMITTED ALONG 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 IN COMPLIANCE WITH THE STREET TRANSPORTATION DEPARTMENT STREET PLANNING AND DESIGN GUIDELINES MANUAL FOR ACCESS CONTROL AND SPACING.~~
- ~~18.~~ 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.

- ~~19.~~ 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.
- ~~24.~~ 22. 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.

- ~~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.