



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-59-16-7**  
 November 30, 2016

**Maryvale Village Planning** December 14, 2016  
**Committee Meeting Date: Planning**  
**Commission Hearing Date: Request** January 5, 2017  
**From:** C-1 (1.27 acres)  
 R-5 (1.90 acres)  
**Request To:** C-2 (3.17 acres)  
**Proposed Use:** Commercial/Retail  
**Location:** Approximately 184 feet south of the southwest corner of 59th Avenue and McDowell Road  
**Owner:** Greater Phoenix Income Properties  
**Applicant/Representative:** Autozone Inc.; David Cisiewski, PLLC  
**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 15+ du/acre	
<b>Street Map Classification</b>	59 <sup>TH</sup> Avenue	Arterial	60-foot east half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></b></p> <p>Currently the subject site is vacant and is within an area that is designated as higher density residential on the General Plan Land Use Map. The subject site is located in close proximity to the Interstate-10 freeway and two arterials, McDowell Road and 59<sup>th</sup> Avenue. The proposal, as stipulated, will allow the expansion of an existing use at a scale that is compatible with the character in the area.</p>			

**CONNECT PEOPLE & PLACES CORE VALUE; PUBLIC TRANSIT; DESIGN PRINCIPLE: Development should be designed or retrofitted, as feasible to facilitate safe and convenient access to transit facilities by all existing and potential users.**

There are bus transportation options along 59<sup>th</sup> Avenue and McDowell Road and the area has been identified to potentially have additional bus rapid transit in the future. The subject site is also in close proximity to the preliminary 59<sup>th</sup> Avenue light rail station along the Capitol/I-10 West extension of the Valley Metro Light Rail. The proposal, as stipulated, encourages development of a vacant parcel while promoting safe and convenient access for all existing and potential users.

**STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

The subject site is located in the Southwest Phoenix Major Employment Center area. The development will facilitate the expansion of employment generating uses in the Southwest Phoenix Major Employment Center area and the Maryvale Village.

**Policy Plan**

The Transit Oriented Development (TOD) Strategic Policy Framework. See analysis items #4 through #6.

**Surrounding Land Uses/Zoning**

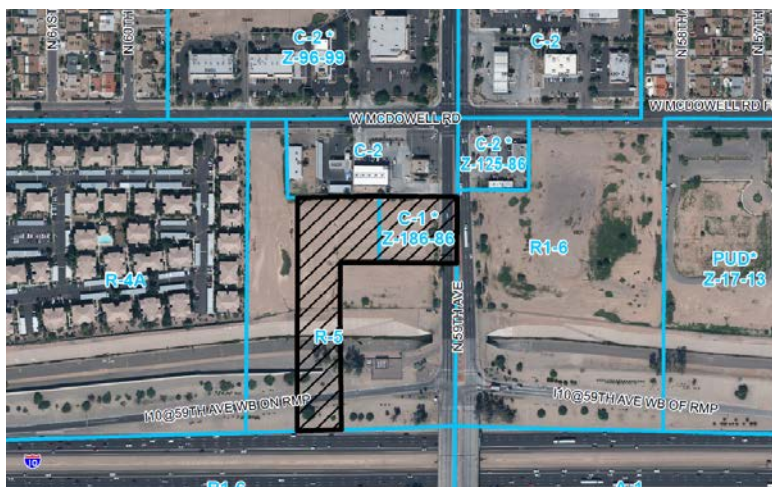
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R-5 and C-1
<b>North</b>	Child care, carwash, auto parts store and convenience store	C-2
<b>South</b>	Vacant and Interstate 10	R-4 and R-3
<b>East</b>	Vacant	R-5
<b>West</b>	Vacant (across 59 <sup>th</sup> Avenue)	R1-6

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
Street – 59th Avenue	Average 25'	157' (Met)
Interior	1 story adjacent to C-2 – 0'	0' (Met)
Interior	1 story adjacent to R-5 – 10'	120' (Met)
<i>Landscaped Setbacks</i>		
Street – 59th Avenue	Average 25'; minimum 20' permitted for up to 50% of the frontage	25' (Met)
Interior – south property line	When adjacent to R-5 – Minimum 10'	17' (Met)
Interior – west property line	When adjacent to R-5 – Minimum 10'	60' (Met)
Lot Coverage	Not to exceed 50%	30.8% (Met)
Building Height	2 stories, 30'	1 story, 21' - (Met)

**Background/Issues/Analysis**

**SUBJECT SITE (REQUEST)**

1. This request is to rezone 3.17 acres located approximately 184 feet south of the southwest corner of 59th Avenue and McDowell Road from R-5 (Multifamily Residence District) and C-1 (Neighborhood Commercial) to C-2 (Intermediate Commercial) to allow commercial and retail.



**SURROUNDING ZONING AND LAND USE**

2. The subject site is currently vacant and underutilized. To the north are existing child care, carwash, auto parts, and convenience store uses. To the east, west (across 59th Avenue) and south are vacant, undeveloped properties.

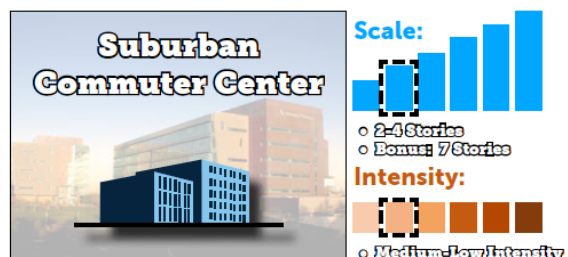
### GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 15+ du/acre. Although the proposal is not consistent with the General Plan designation of Residential 15+ du/acre, an amendment is not required as the subject parcel is less than 10 acres.



4. The Transit Oriented Development (TOD) Strategic Policy Framework was adopted in 2013 and revised in 2016 as an amendment to the City of Phoenix General Plan. The Policy Framework is intended to guide community investment around key nodes in the Phoenix transit network and encourage sustainable urban development to benefit all residents. The Transit Oriented Development Strategic Policy Framework promotes more compact development, when focused near transit stations, helps increase public transit fare recovery and requires fewer roads, utility lines, parks, police stations and other infrastructure. Other benefits to compact development near transit include improved public health and creating new markets for business formation.
5. The TOD Policy Framework mentioned in background item #4 established TOD place types for existing and planned light rail station areas to establish a city-wide framework to improve the linkage between land use and transportation. The place types help to describe urban environments by categorizing related characteristics to avoid a one-size-fits-all approach to planning. The place types are intended to accomplish these basic objectives: specify a general range of possibilities for new development near light rail stations; provide guidance for rezoning decisions; and guidance for transit system planning by coordinating land use intensity with regional transit accessibility.

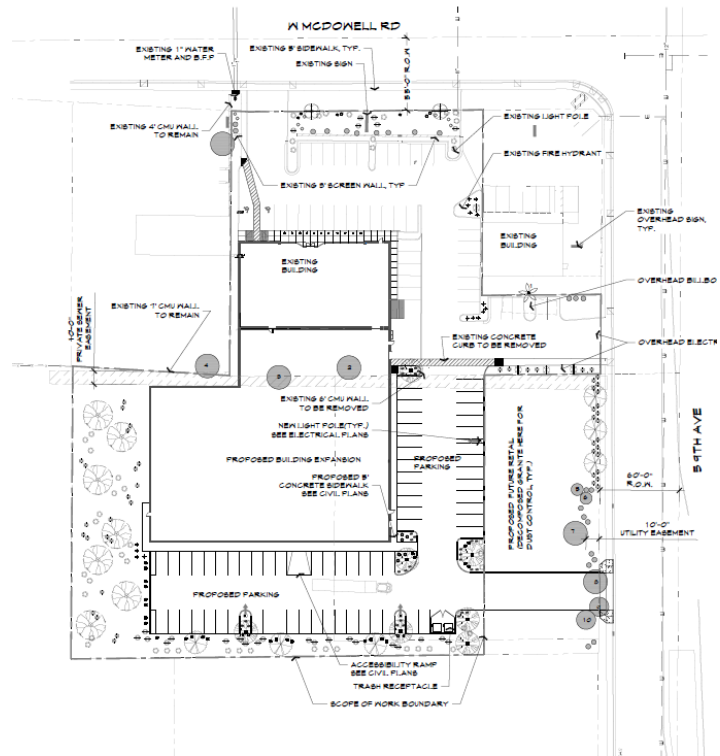
6. The place type policy established for 59<sup>th</sup> Avenue and McDowell Avenue station is the Suburban Commuter Center. The Suburban Commuter Center envisions a commuter serving retail, office, and trade schools destination with a variety of housing types including apartments row houses, live/work units and townhouses in the 2 to 4 story range.



## ANALYSIS OF PROPOSAL

9. The proposal provides additional commercial retail options in close proximity to the existing Interstate 10 freeway and a planned Metro Light Rail route in the Maryvale Village.

10. The site plan proposes a building expansion of the existing AutoZone building to the north. The expansion will allow additional automobile parts and supplies storage to support the existing retail auto parts store. The site plan proposes additional vehicular parking spaces to accommodate the expansion of the commercial facility. Ingress and egress will be provided from 59<sup>th</sup> Avenue and from McDowell Road as it currently exists today. Primary access to the building will continue to be provided from the existing building to the north.



11. The site plan indicates the location of a future commercial or retail building adjacent to 59<sup>th</sup> Avenue. To encourage safe pedestrian access from the existing bus stop along 59<sup>th</sup> Avenue and to minimize conflicts between vehicles and pedestrians while positioning the commercial center to be cognizant of users arrival by foot as well as by car, staff is recommending the following stipulations: the placement of buildings adjacent to 59<sup>th</sup> Avenue shall provide parking on the interior and between buildings; the 59<sup>th</sup> Avenue frontage shall include shading along its entire right of way frontage, excluding driveways, loading and service berths; and that a pedestrian path shall be shaded by a structure or common landscape element connecting the project to the sidewalk on 59<sup>th</sup> Avenue.

12. The left (east) exterior elevation shows a large overhead rolling door for loading and unloading of auto parts and supplies. The proposed location of the rolling door at this location is in direct conflict with a vehicular access way for the site from 59<sup>th</sup> Avenue where high vehicular traffic may occur. The proposed rolling door location also interrupts the pedestrian way along the eastern building

frontage potentially causing pedestrians to veer around loading vehicles. Staff is recommending a stipulation that no overhead rolling doors and no loading or unloading shall occur along the east elevation, as approved by Planning and Development Department.

13. The left (east) exterior elevation also shows some architectural features over the proposed new storefront windows. To encourage shade and comfort in designated pedestrian areas staff is recommending a stipulation that the developer shall work with the Planning and Development Department to provide canopies, awnings, and/or other architectural overhangs along the east elevation.

14. The Comprehensive Bicycle Master Plan highlights multimodal initiatives and opportunities for bike-transit integration. The subject site is positioned to support the region's multimodal transportation system by providing commuters with multiple transportation choices. The Comprehensive Bicycle Master Plan also recommends that short-term bicycle racks should be an inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. Staff is recommending a stipulation that the property owner provide a minimum of one inverted-U bicycle racks for guests shall be provided on site located near an entrance to the business, and installed per the requirements of Section 1307.H.4 of the Phoenix Zoning Ordinance.



*Inverted-U bicycle rack, where both ends of the "U" reach the ground.*

15. The site plan does not indicate the landscape setback along the east property line (along 59<sup>th</sup> Avenue). To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the landscape setback along the east property line shall be planted and installed per the requirements of Section 1309.B of the Phoenix Zoning Ordinance.
16. The site plan does not indicate the landscape setback along the south property line. To encourage shade, reduce the urban heat island effect, and provide a buffer to the future development to the south, staff is recommending a stipulation that a minimum 20-foot landscape setback shall be provided along the south property line.

## STREETS

17. The Street Transportation Department has indicated that the developer shall update all existing off-street improvement to current ADA guidelines. A stipulation has been recommended to address this request.

#### FLOODPLAIN

18. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2180/2185L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

#### WATER

19. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

#### FIRE

20. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

#### ARCHAEOLOGY

21. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

#### OTHER

22. 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. The proposal improves a vacant and underutilized lot.
2. The proposal, as stipulated, will improve the character of the area.
3. The development will facilitate the expansion of employment generating uses in the Southwest Phoenix Major Employment Center area and the Maryvale Village.
4. The subject site is in close proximity to a planned light rail route.

### **Stipulations**

1. The placement of buildings adjacent to 59th Avenue shall provide parking on the interior and between buildings, as approved by the Planning and Development Department.
2. The 59th Avenue frontage shall include shading along its entire right of way frontage, excluding driveways, loading and service berths, as approved by the Planning and Development Department.
3. A pedestrian path shall be shaded by a structure or common landscape element connecting the project to the sidewalk on 59th Avenue, as approved by the Planning and Development Department.
4. No overhead rolling door and no loading or unloading shall occur along the east elevation, as approved by Planning and Development Department.
5. The developer shall work with Planning and Development Department to provide canopies, awnings, and/or other architectural overhangs along the east elevation.
6. A minimum of one inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
7. The landscape setback along the east property line shall be planted and installed per the requirements of Section 1309.B of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. A minimum 20-foot landscape setback shall be provided along the south property line, as approved by Planning and Development Department.
9. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.



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November 30, 2016

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**Writer**

Joél Carrasco

November 30, 2016

Joshua Bednarek

**Attachments**

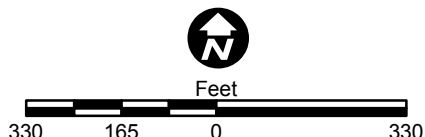
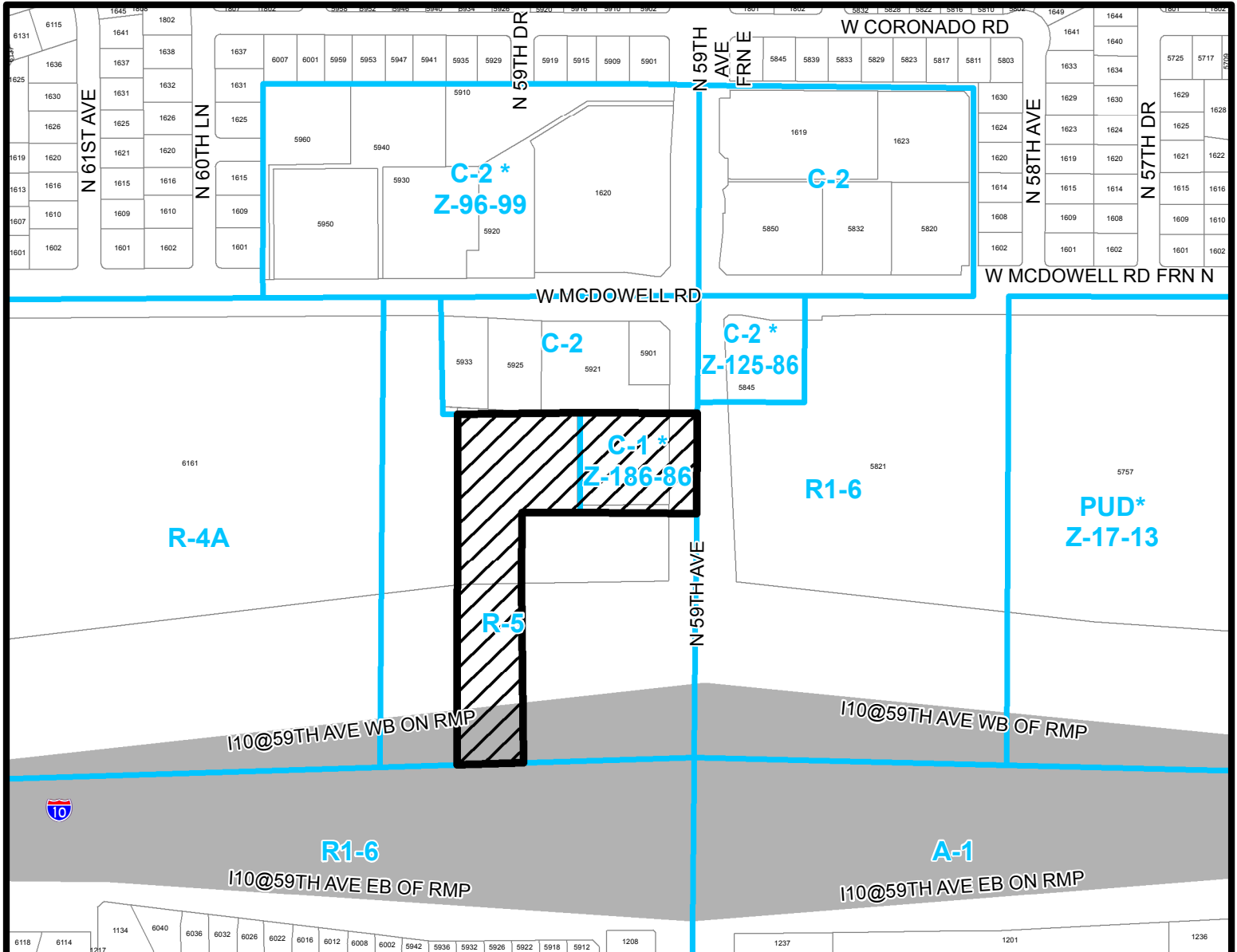
Zoning sketch

Aerial

Site plan dated November 10, 2016 (1 page)

Elevations dated November 10, 2016 (1 page)

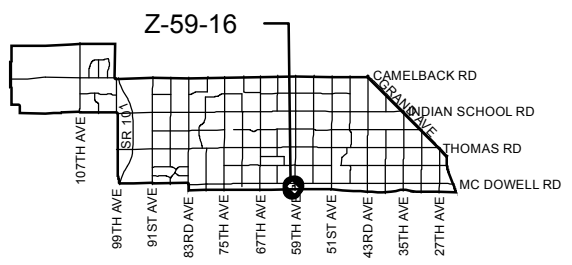
Preliminary Landscape Plan dated November 10, 2016 (1 page)



**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 7

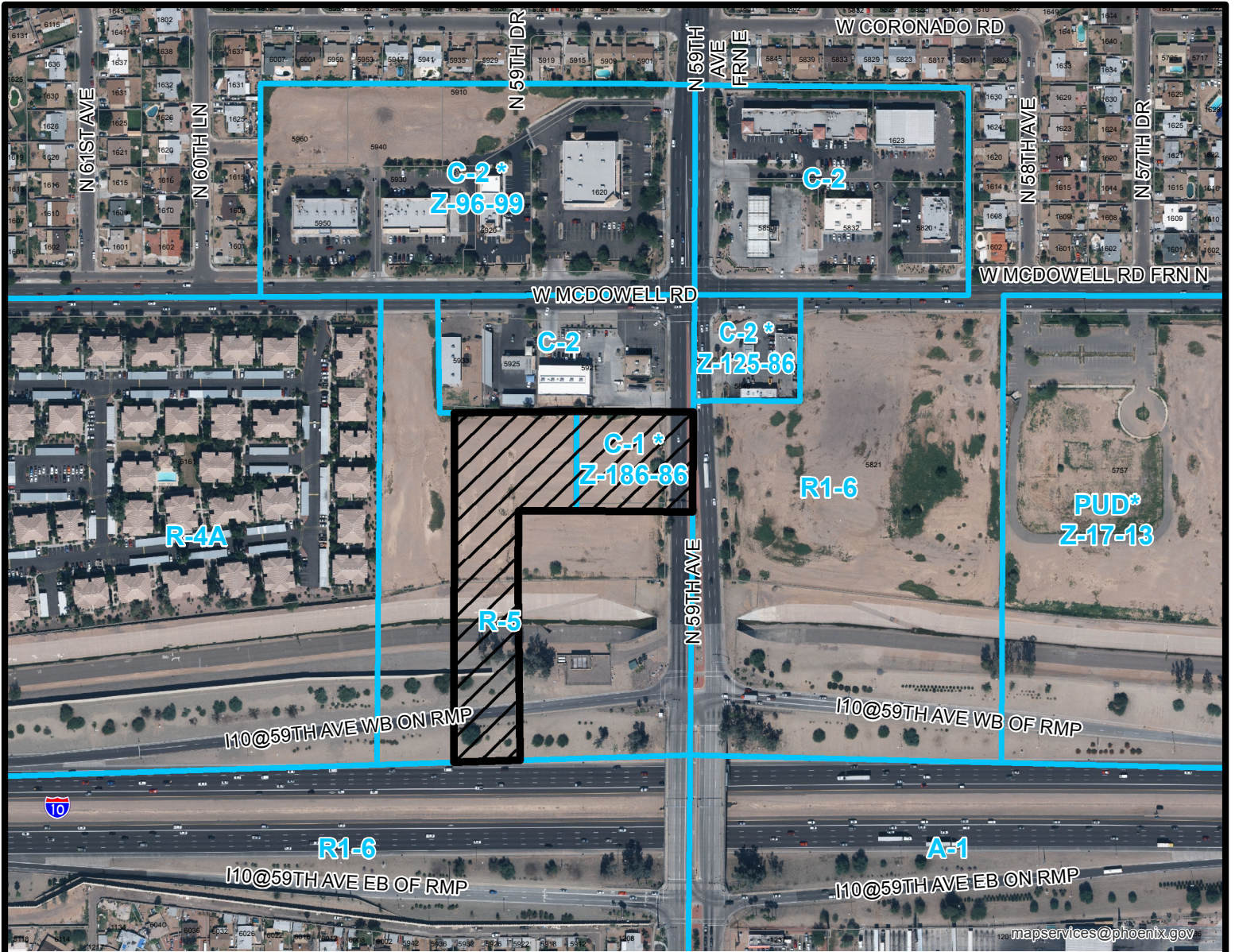


**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> Autozone Inc.		<b>REQUESTED CHANGE:</b> FROM: C-1, (1.27 a.c.) R-5, (1.90 a.c.)  TO: C-2, (3.17 a.c.)	
<b>APPLICATION NO.</b> Z-59-16	<b>DATE:</b> 9/27/16 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  3.17 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 12-14	<b>ZONING MAP</b> G-5	
<b>MULTIPLES PERMITTED</b> C-1, R-5 C-2	<b>CONVENTIONAL OPTION</b> 18, 82 44	<b>* UNITS P.R.D. OPTION</b> 22, 99 55	

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



Feet

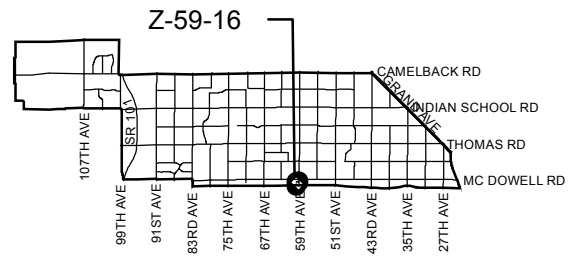
330 165 0 330

**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 7



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:  
**Autozone Inc.**

APPLICATION NO. **Z-59-16**

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

**3.17 Acres**

DATE: **9/27/16**  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.  
**QS 12-14**

ZONING MAP  
**G-5**

**REQUESTED CHANGE:**

FROM: **C-1, (1.27 a.c.)  
R-5, (1.90 a.c.)**

TO: **C-2, (3.17 a.c.)**

**MULTIPLES PERMITTED**

**C-1, R-5  
C-2**

**CONVENTIONAL OPTION**

**18, 82  
44**

**\* UNITS P.R.D. OPTION**

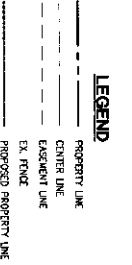
**22, 99  
55**

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

**BENCHMARK**  
 THE BENCHMARK USED FOR THIS SURVEY IS THE NORTHEAST CORNER OF SECTION 6, RANGE 2 EAST, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF PHOENIX AVENUE AND MCDOWELL ROAD, HAVING AN ELEVATION OF 1043.99 FEET DTM OF PHOENIX DATUM (1989-2011).

**BASIS OF BEARING**  
 THE BASIS OF BEARING IS THE MAGNETIC LINE OF MAGNETIC NORTH, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF PHOENIX AVENUE AND MCDOWELL ROAD, AS SHOWN ON RECORDS 487 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

**LEGAL DESCRIPTION**  
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF PHOENIX AVENUE AND MCDOWELL ROAD, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST OF PHOENIX AVENUE AND MCDOWELL ROAD, HAVING AN ELEVATION OF 1043.99 FEET DTM OF PHOENIX DATUM (1989-2011), AS SHOWN ON RECORDS 487 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

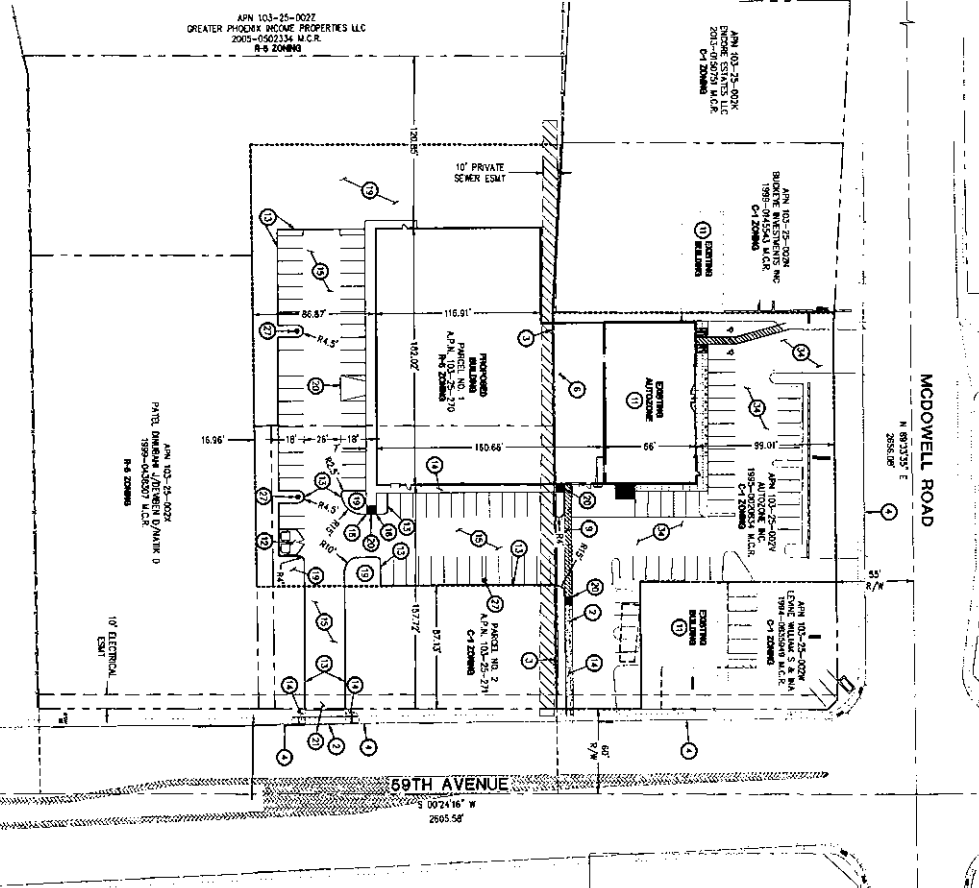


# AutoZone

## AUTOZONE STORE #2754

### PRELIMINARY SITE PLAN

#### 5921 W. MCDOWELL ROAD PHOENIX, ARIZONA 85035



**OWNER**  
 GREATER PHOENIX INCOME PROPERTIES LLC  
 2005-0502334 M.C.R.  
 R-9 ZONING

**ENGINEER**  
 HILGARTWILSON  
 2141 E. HOWLAND AVENUE, STE. 200  
 PHOENIX, ARIZONA 85032  
 PH: (602) 495-9777  
 FAX: (602) 589-2458  
 CONTACT: DAVID WILKINSON

**PROJECT DESCRIPTION**  
 REQUIRED EXPANSION AND DESTROY STORE WITH ASSOCIATED LANDSCAPING AND PARKING.

**KEYS NOTES**

1. REMOVE EXISTING CURB
2. REMOVE EXISTING SCREEN WALL
3. EXISTING CURB TO REMAIN
4. DESTROY LIGHT/POWER POLE TO BE REMOVED
5. DESTROY BLENDED TO REMAIN
6. PROPOSED IRISASH ENCLOSURE
7. PROPOSED CURB
8. PROPOSED CONCRETE SIDEWALK
9. PROPOSED CONCRETE PAVEMENT
10. PROPOSED CURB REDEMPTION
11. PROPOSED LANDSCAPE AREA
12. PROPOSED SIGN
13. PROPOSED DRIVEWAY
14. PROPOSED LIGHT POLE
15. DESTROY CONCRETE PAVEMENT TO REMAIN

**NOTES:**  
 1. ALL LANDSCAPING TO FACE OF CURB  
 2. TYPICAL CURB AND LAND AREA 1' W/ UNLESS NOTED OTHERWISE

**CITY OF PHOENIX**

**PLANNING & DEVELOPMENT**

**PERMIT DEPARTMENT**

NOV 10 2016

APN 103-25-002Z  
 GREATER PHOENIX INCOME PROPERTIES LLC  
 2005-0502334 M.C.R.  
 R-9 ZONING

APN 103-25-002Z  
 PATRICK DUNBAR, JENNIFER DUNBAR &  
 1989-04554 M.C.R.  
 R-9 ZONING

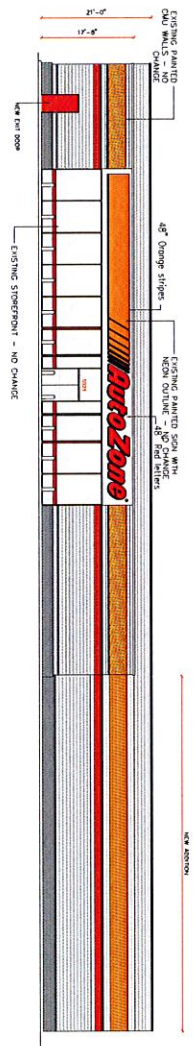
APN 103-25-002Z  
 PATRICK DUNBAR, JENNIFER DUNBAR &  
 1989-04554 M.C.R.  
 R-9 ZONING

**AutoZone STORE DEVELOPMENT**

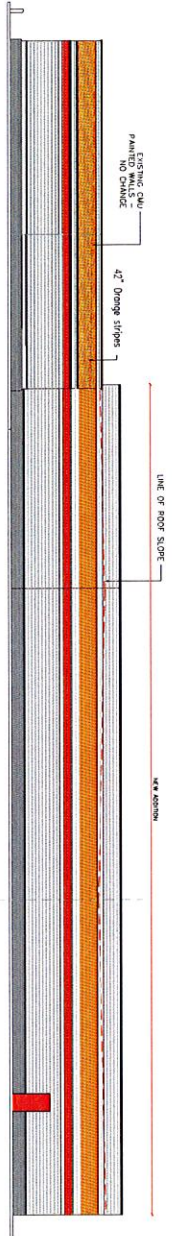
Store No.: 2754

5921 W. MCDOWELL ROAD  
PHOENIX, ARIZONA 85035

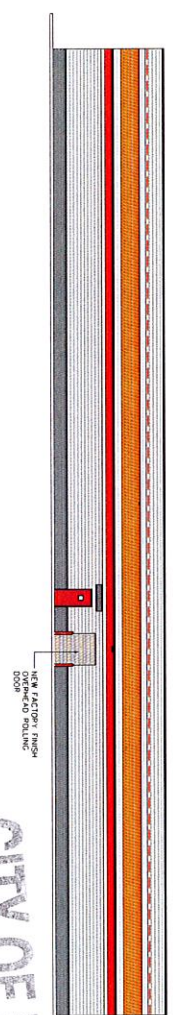
**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE  
 2141 E. HOWLAND AVENUE, STE. 200 | PH: 602.495.9777 | FAX: 602.589.2458  
 PHOENIX, AZ 85035 | www.HilgartWilson.com



EXTERIOR ELEVATION - RIGHT SIDE



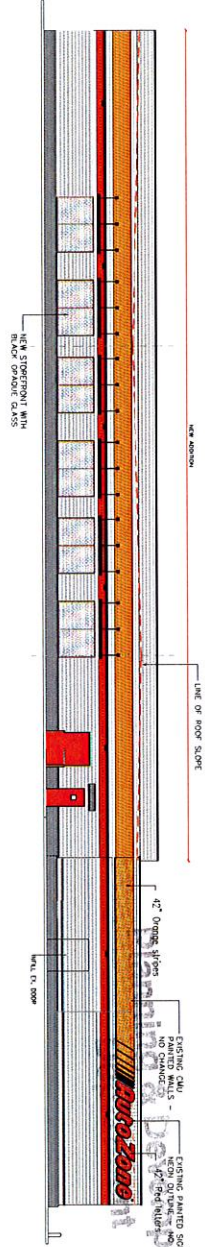
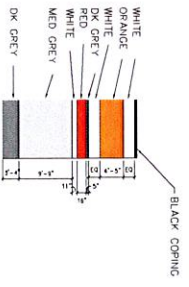
EXTERIOR ELEVATION - RIGHT SIDE



**CITY OF PHOENIX**

NOV 10 2016

EXTERIOR ELEVATION - RIGHT SIDE



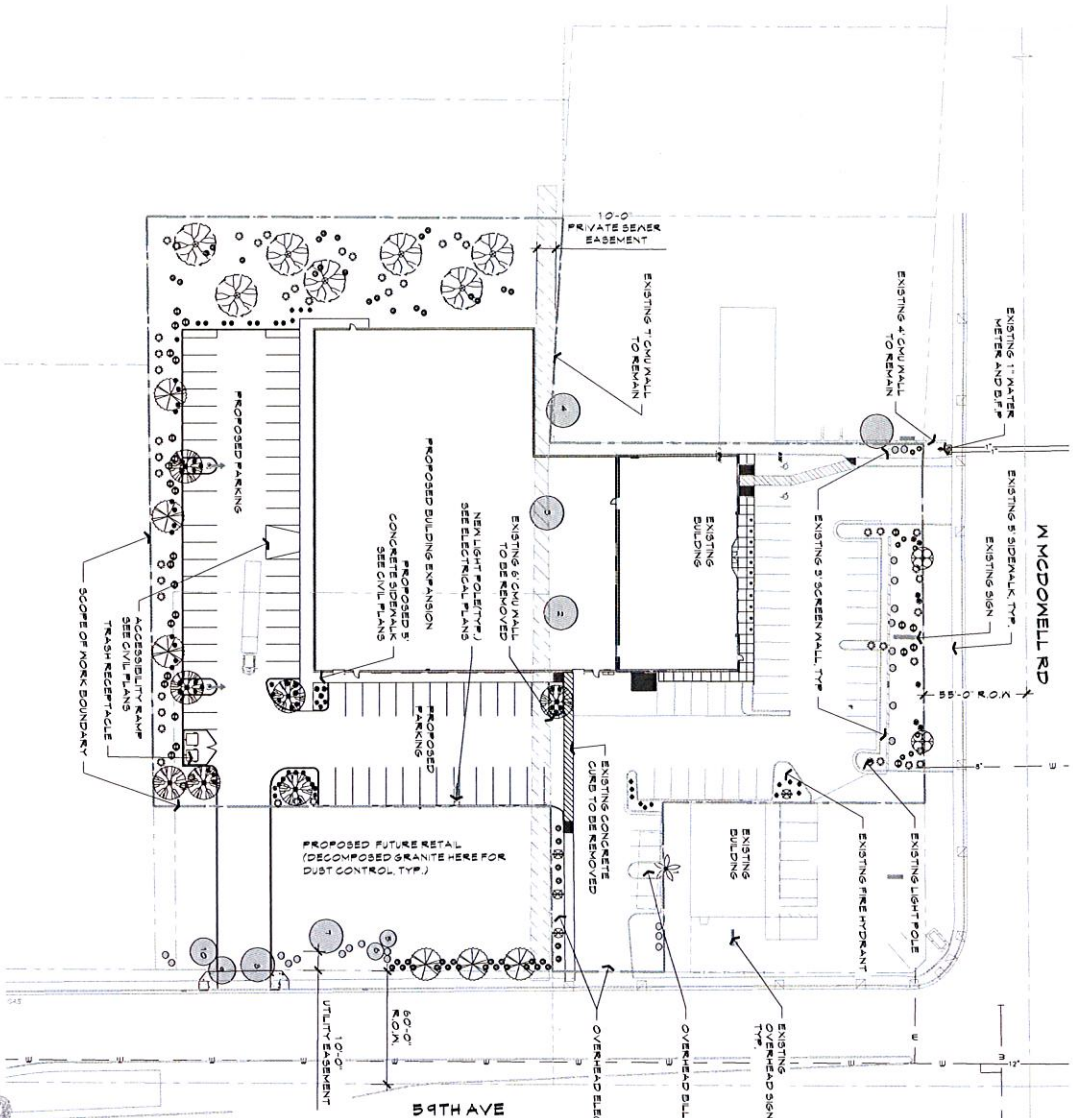
EXTERIOR ELEVATION - LEFT SIDE

REVISIONS	
1	
2	
3	

AutoZone Store No. 2754  
 5921 W McDOWELL ROAD  
 PHOENIX AZ 85035  
**COLOR ELEVATIONS**

Architect: PHILLIP PECORD  
 123 South Front Street  
 Memphis, Tennessee 38103  
 TEL: 901-495-8706 FAX: (901) 495-8969  
 For Bidding & Contractor Information Contact:  
 McGraw - Hill Construction Tel. 615-884-1017  
 www.construction.com

4/29/16  
 MEGAHUB  
**CE-1**



**AUTOZONE #2754**  
 PRELIMINARY LANDSCAPE PLAN  
 5421 N. MCDONNELL RD., PHOENIX, AZ  
 NOVEMBER 9, 2016

**CITY OF PHOENIX**

NOV 10 2016 PL-1

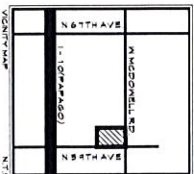
Planning & Development  
 Department



PROPOSED PLANT MATERIAL	PLANT SYMBOL	PLANT NAME
59500 / DALBERGIA 9300	(Symbol)	DALBERGIA 9300
*ALO VERCÉ AIT / PAKSONIA HYBRID	(Symbol)	ALO VERCÉ AIT / PAKSONIA HYBRID
*AIT THORNLESS BESOUITE / PROPOSS HYBRID	(Symbol)	AIT THORNLESS BESOUITE / PROPOSS HYBRID
CASALPINA CALALADO / CASCALOTE	(Symbol)	CASALPINA CALALADO / CASCALOTE
SHRUBS	(Symbol)	SHRUBS
*FURFEEF NOR BISH / DOONIA VISCOZA	(Symbol)	FURFEEF NOR BISH / DOONIA VISCOZA
*PARKUREA	(Symbol)	PARKUREA
RED FAWN DUSTER / CALLANDRA	(Symbol)	RED FAWN DUSTER / CALLANDRA
LYNNS LEGACY SAGE / LEBICOPHYLLUM LANGKANIANE	(Symbol)	LYNNS LEGACY SAGE / LEBICOPHYLLUM LANGKANIANE
DEER GRASS / VILHEBERGIA REGENS	(Symbol)	DEER GRASS / VILHEBERGIA REGENS
KUELLIA PENINSULARIS / DALIA KUELLIA	(Symbol)	KUELLIA PENINSULARIS / DALIA KUELLIA
ACCENTS:	(Symbol)	ACCENTS:
RED TICCA / HESPERALOE PARVIFOLIA	(Symbol)	RED TICCA / HESPERALOE PARVIFOLIA
DOUGANVILLEA FLAVE / DOUGANVILLEA FLAVE	(Symbol)	DOUGANVILLEA FLAVE / DOUGANVILLEA FLAVE
GROUNDCOVERS	(Symbol)	GROUNDCOVERS
BLUE BELLS EW / ENEOPHILA HYGROPHANA	(Symbol)	BLUE BELLS EW / ENEOPHILA HYGROPHANA
YELLOW LANTANA / LANTANA SPP.	(Symbol)	YELLOW LANTANA / LANTANA SPP.
EXISTING PLANT MATERIAL	(Symbol)	EXISTING PLANT MATERIAL
EXISTING TREES (OFF SITE) WATER FOR DEBRIDATION	(Symbol)	EXISTING TREES (OFF SITE) WATER FOR DEBRIDATION
EXISTING PALM (SEE CIVIL WATER FOR DEBRIDATION)	(Symbol)	EXISTING PALM (SEE CIVIL WATER FOR DEBRIDATION)
EXISTING SHRUB	(Symbol)	EXISTING SHRUB

**NOTES (NOT APPROVED):**

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIALS MUST BE ON THE APPROVED PLANT LIST AND CONFORM TO UTILITY EASEMENT APPROVED PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED TO ALTERNATE OR SUBSTITUTE PLANTS ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR HOA REQUESTS AND/OR PLANNING RESTRICTIONS WITHIN UTILITY EASEMENTS.
3. NOT REES TO BE LOCATED WITHIN THE EUE OR ANY OTHER NOTED EASEMENTS.



Native Plant Inventory	Plant	Condition	Intended Disposition
1. Phoenix SPP	NS	NS	Remove
2. Prunella arbutifolia	NS	NS	Remove
3. Persea indica	NS	NS	Remove
4. Persea indica	NS	NS	Remove
5. Persea indica	NS	NS	Remove
6. Persea indica	NS	NS	Remove
7. Persea indica	NS	NS	Remove
8. Persea indica	NS	NS	Remove
9. Persea indica	NS	NS	Remove
10. Persea indica	NS	NS	Remove