



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-59-23-4
December 4, 2023

Maryvale Village Planning Committee Meeting Date: December 13, 2023
Planning Commission Hearing Date: January 4, 2024
Request From: Ind. Pk. (Industrial Park) (0.60 acres)
Request To: A-1 (Light Industrial District) (0.60 acres)
Proposal: Industrial uses (meat processing, packaging, and sales)
Location: Approximately 125 feet west of the northwest corner of 31st Avenue and Virginia Avenue
Owner: Gabriel Amavizca
Applicant/Representative: Shaine T. Alleman, Tiffany & Bosco, P.A.
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Map Classification</u>	Virginia Avenue	Local	30-foot north half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE: Support the expansion of industrial zoning in targeted industrial areas.</i></p> <p>The rezoning request proposes industrial zoning in an area dominated by industrial zoning districts and uses, and in an area designated as Industrial on the General Plan Land Use Map.</p>			
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p>The proposal, as stipulated, includes bicycle parking to encourage bicycling and transit use.</p>			
<p><i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i></p>			

The proposal, as stipulated, includes enhanced landscaping along Virginia Avenue. This will create a comfortable pedestrian environment along Virginia Avenue by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): Background Item No. 5.

[Complete Streets Guidelines](#): Background Item No. 6.

[Transportation Electrification Action Plan](#): Background Item No. 7.

[Zero Waste PHX](#): Background Item No. 8.

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

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

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Utility storage and supplies	Ind. Pk.
North	Fuel supplier	A-1
West	Utility storage and supplies	Ind. Pk.
East	Race car dealer and outdoor storage	Ind. Pk
South (across Virginia Avenue)	Utility storage and supplies	Ind. Pk.

A-1 (Light Industrial District)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Front (Virginia Avenue)	0 feet	36 feet 7 inches (Met)
Sides	East: 0 feet	East: 0 feet (Met)
	West: 0 feet	West: 31 feet 1 inch (Met)
Rear	0 feet	60 feet 5 inches (Met)
<i>Minimum Landscaped Setbacks</i>		
Front (Virginia Avenue)	0 feet	36 feet 7 inches (Met)
Sides	East: 0 feet	East: None (Met)
	West: 0 feet	West: None (Met)
Rear	0 feet	None (Met)
Maximum Lot Coverage	No maximum	35.37 percent (Met)
Maximum Building Height	56 feet, up to 80 feet with use permit	18 feet (Met)
Minimum Parking	1 parking space per 1,000 square feet of building area 8 parking spaces required	8 parking spaces (Met)

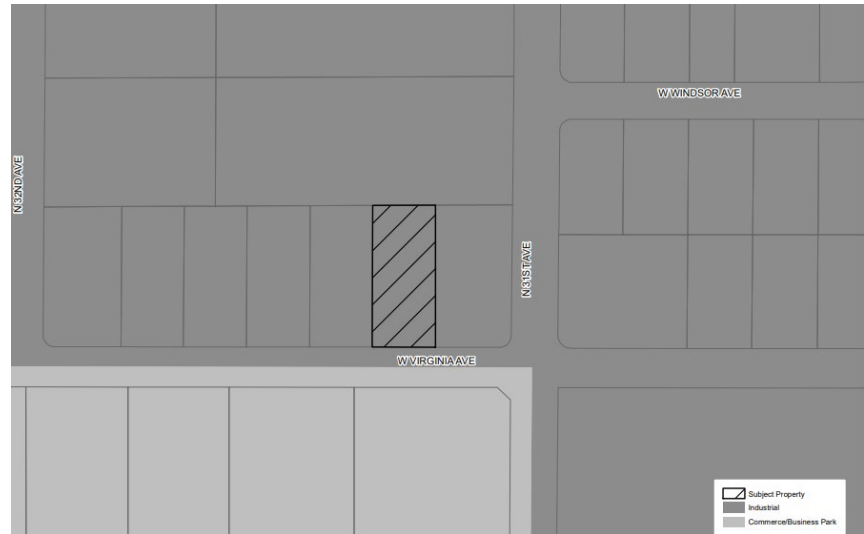
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 0.60 acres located approximately 125 feet west of the northwest corner of 31st Avenue and Virginia Avenue from Ind. Pk. (Industrial Park) to A-1 (Light Industrial District) for industrial uses such as meat processing, packaging, and sales. The subject site has an existing building that is intended to be used by the new user.

- The subject site is designated as Industrial on the General Plan Land Use Map. The area to the north, west, and east of the subject site are designated Industrial. The area to the south across Virginia Avenue is designated Commerce/Business Park. The proposed A-1 zoning district is consistent with the General Plan Land Use Map designation.

General Plan Land Use Map; Source: Planning and Development Department



EXISTING CONDITIONS AND SURROUNDING ZONING

- The subject site is zoned Ind. Pk. and has an existing building on site. To the north is a fuel supplier zoned A-1; to the south, across Virginia Avenue, and to the east are utility storage and supply uses zoned Ind. Pk.; and to the east is a race car dealer and outdoor storage zoned Ind. Pk.

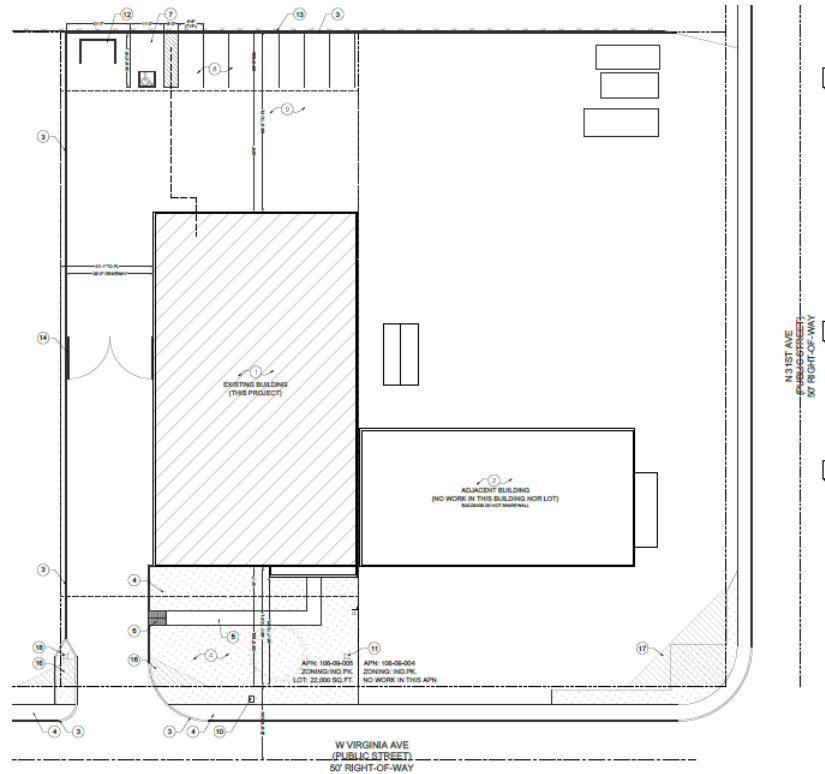
Location Map; Source: Planning and Development Department



PROPOSAL

4. Site Plan

The proposal is for a meat processing, packaging, and sales use. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of existing building, landscape area, pedestrian pathways, parking area, parking shade, and trash enclosure. The site will have one point of ingress/egress on Virginia Avenue.



Conceptual Site Plan; Source: Gardel Engineering

Staff recommends Stipulation No. 1 to require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to improve pedestrian safety. To promote enhanced walking, cycling, and transit use, staff recommends Stipulation No. 4 to require bicycle parking and Stipulation No. 6 to require enhanced landscaping along Virginia Avenue. Staff recommends Stipulation No. 5 to require the surface parking spaces be shaded and Stipulation No. 7 to require a detached sidewalk along Virginia Avenue.

STUDIES AND POLICIES

5. Tree and Shade Master Plan:

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal, as stipulated, will create a comfortable streetscape environment with a shaded parking area, enhanced landscaping, and a detached sidewalk along Virginia Avenue. These are addressed in Stipulation Nos. 5, 6, and 7.

6. **Complete Streets Guidelines:**

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. The proposed development, as stipulated, will support walking, bicycling, and transit use by including bicycle parking on the site, enhanced landscaping and a detached sidewalk along Virginia Avenue, and shaded parking. These are addressed in Stipulation Nos. 4, 5, 6, and 7.

7. **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. 3 which requires a minimum 5 percent of the required parking spaces to be EV Ready upon redevelopment of the site.

8. **Zero Waste Phoenix 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 provision of recycling containers was addressed in the applicant's submittals.

9. **Comprehensive Bicycle Master Plan:**

12. 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. Stipulation No. 4 is recommended to require the provision of bicycle parking.

10. **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 Metro 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. 2, which requires a minimum of one GI techniques for stormwater management to be implemented in this development.

COMMUNITY CORRESPONDENCE

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

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department recommends a detached sidewalk be provided along Virginia Avenue, this is addressed in Stipulation No. 7. The Street Transportation Department also recommended the developer construct all improvements in the right-of-way with all required elements and to ADA standards. This is addressed in Stipulation No. 8.

OTHER

13. 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. These are addressed in Stipulation Nos. 9 through 11.

14. Development and use of the site are 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 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.

Staff Report: Z-59-23-4
December 4, 2023
Page 10 of 10

Writer

Samuel Rogers
December 4, 2023

Team Leader

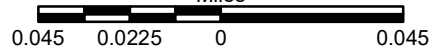
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Exhibits

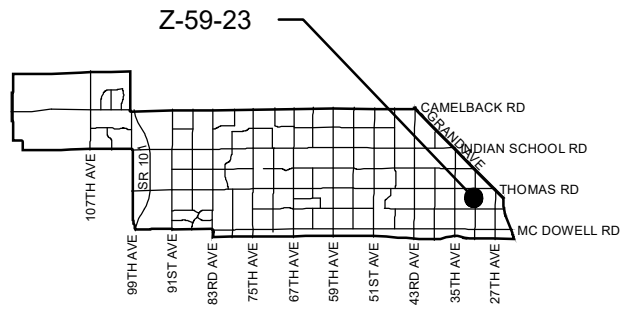
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped October 16, 2023



Miles



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 4



Z-59-23

APPLICANT'S NAME: Shaine T. Alleman		REQUESTED CHANGE:	
APPLICATION NO. Z-59-23		FROM: Ind. Pk. (0.60 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.60 Acres		<small>DATE:</small> 10/02/2023 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 14-21		<small>ZONING MAP</small> G-6	
TO: A-1 (0.60 a.c.)			
MULTIPLES PERMITTED Ind. Pk. A-1	CONVENTIONAL OPTION N/A N/A	* UNITS P.R.D. OPTION N/A N/A	

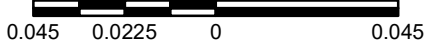
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



Miles



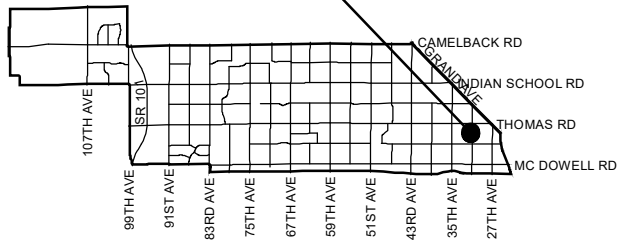
MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-59-23



APPLICANT'S NAME: **Shaine T. Alleman**

REQUESTED CHANGE:

FROM: Ind. Pk. (0.60 a.c.)

APPLICATION NO. **Z-59-23**

DATE: **10/02/2023**
REVISION DATES:

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

0.60 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 14-21**

ZONING MAP **G-6**

TO: **A-1 (0.60 a.c.)**

MULTIPLES PERMITTED

Ind. Pk.
A-1

CONVENTIONAL OPTION

N/A
N/A

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

N/A
N/A

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

CHANGE OF ZONING

ENCINAS MEAT L.L.C.

3112 W VIRGINIA AVE,
PHOENIX, AZ 85009

SCOPE OF WORK AND PROJECT INTENT

CHANGE OF ZONING ON EXISTING LOT FROM CP/BP TO A-1. NO CHANGES ON EXTERIOR OF BUILDING, LANDSCAPE, AND/OR PARKING.

PROJECT DATA

PROJECT ADDRESS: 3112 W VIRGINIA AVE, PHOENIX, AZ 85009
PROJECT OWNER: PHOENIX, AZ 85009
 CARLOS ENCINAS
 T: (602) 740-7437
 E: encinasmeat73@hotmail.com

ARCHITECT: GARDEL ENGINEERING
 A: 441 S 48TH ST, SUITE 101,
 TEMPE, AZ 85281.
 T: (480) 361 3667
 E: agallegos@gardelengineering.com

**MECHANICAL/
 PLUMBING &
 ELECTRICAL
 ENGINEERS:** GARDEL ENGINEERING
 A: 441 S 48TH ST, SUITE 101,
 TEMPE, AZ 85281.
 T: (480) 361 3667
 E: david@gardelengineering.com

ZONING CODE COMPLIANCE

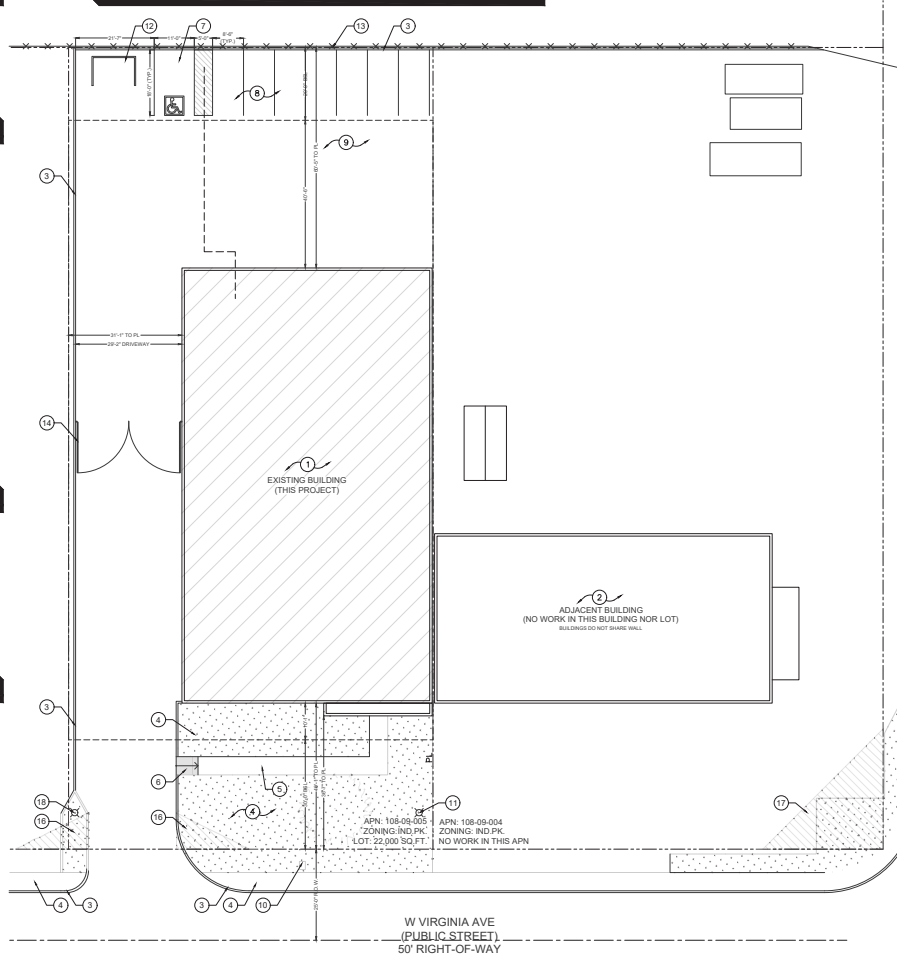
APN: 108-09-005
PROPERTY OWNER: AMAVIZCA GABRIEL
JURISDICTION: PHOENIX
ZONING: IND.PK.
PUC: 3710
LOT SIZE: 22,000 SQ.FT.

VICINITY MAP



PROJECT LOCATION

SITE PLAN



GENERAL NOTES

- A. SITE PLAN SHOWN FOR REFERENCE ONLY. NO EXTERIOR IMPROVEMENTS OR CHANGES.
- B. ALL GROUND AND ROOF MOUNTED EQUIPMENT IS SCREENED.

KEYNOTES

- EXISTING TO REMAIN:
1. BUILDING (THIS PERMIT)
 2. ADJACENT BUILDING (NO WORK IN THIS AREA)
 3. 6" CONCRETE CURBING
 4. SIDEWALK
 5. CONCRETE WALKWAY
 6. ACCESSIBLE RAMP
 7. ACCESSIBLE PARKING & AISLE
 8. SHADED PARKING
 9. ASPHALT PAVING
 10. WATER METER
 11. LIGHT POLE
 12. TRASH ENCLOSURE
 13. 6FT. HIGH CHAIN LINK FENCE
 14. 6FT. HIGH WROUGHT IRON FENCE
 15. LANDSCAPE
 16. 10'x20' SIGHT VISIBILITY TRIANGLE (SVT)
 17. 33'x33' SIGHT VISIBILITY TRIANGLE (SVT)
 18. LIGHT POLE

LEGEND

- PROPERTY LINE
- ▨ THIS PERMIT
- - - ACCESSIBLE ROUTE
- ⊕ FIRE HYDRANT
- SETBACK LINE

REQUIREMENTS

BUILDING AREA: 7,780 SQ.FT.
BUILDING HEIGHT: 18'-0"
PROPERTY AREA: 22,000 SQ.FT.
LOT COVERAGE: 35.37%

Parking Requirements (Per Phoenix Ordinance Section 702.C)			
Use Group	Sq. Ft.	Parking Ratio	Parking Required
Industrial*	7,780	1:1000	8
		Parking Required	8
		Parking Provided	8
		Minimum Number of Accessible Parking Spaces Required	1
		Accessible Parking Provided	1

CITY OF PHOENIX

OCT 16 2023

Planning & Development
Department



SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT NO.: MS2342
 DESIGNED BY: DC
 DRAWN BY: DC
 CHECKED BY: DG

NO.	REVISION	DATE
△	CITY	09/13/23
△	CITY	10/03/23

ENGINEERING SEAL



EXPIRES 03/31/25

GARDEL
engineering

MECHANICAL & ELECTRICAL
ENGINEERING

441 S. 48TH ST, SUITE 101
 TEMPE, AZ 85281
 OFFICE: (480)361-3667
 MOBILE: (480)217-5853

WWW.GARDELENGINEERING.COM

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ENCINAS MEAT
 3112 W VIRGINIA AVE
 PHOENIX, AZ 85009

PROJECT:

SHEET #:

CS

SHEET TITLE:

COVER SHEET