

BOARD OF SUPERVISORS' MEETING
PLANNING AND ZONING AGENDA
January 13, 2021

CONSENT AGENDA

Title: QuikTrip #0424
Case #: Z2019009
Supervisor District: 4
Applicant / Owner: Brian Greathouse – Burch & Cracchiolo, P.A./ QuikTrip Corporation
Request: Zone Change from Rural-43 to C-1 CUPD with a Plan of Development (POD) for a new QT convenience store and gas station

Site Location: Generally located at the SEC of Happy Valley Rd. & 115th Ave. in the Peoria area

Commission Recommendation: On 12/10/20, the Commission voted 8-0 to recommend **approval** of Z2019009 subject to conditions 'a' – 'h':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "QuikTrip Store #0424", consisting of 7 full-size sheets, dated October 16, 2020, and stamped received November 18, 2020, except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "QuikTrip #0424", consisting of 8 pages, dated November 12, 2020, and stamped received November 12, 2020 except as modified by the following conditions.
- c. The following Planning Engineering conditions shall apply:
 1. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
 2. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
 3. The entire site and adjacent half-streets' runoff shall be retained onsite. The 115th Avenue half-street runoff south of the southerly site entrance shall drain into the wash without retention. Otherwise, the adjacent half-streets' runoff shall be retained unless separately addressed by the City of Peoria.
 4. Sufficient retention volume shall be provided onsite to retain the required 95% 100-year, 2-hour runoff from all contributing areas. Retention basins

with stormwater depths exceeding one foot shall provide one foot of freeboard.

5. All retention basins shall drain within 36 hours per County requirements.
 6. The developer shall provide an approval of the latest traffic study from the City of Peoria to the County as the site traffic accesses Happy Valley Pkwy Road, and impacts the Happy Valley Pkwy and 115th Avenue signalized intersection that is under City of Peoria jurisdiction.
 7. The ultimate half-width improvements on 115th Avenue shall be constructed per County Standards, unless waived by MCDOT.
- d. All abandonments shown on the site plan must occur prior to the issuance of construction permits.
- e. The following C-1 CUPD Zoning District standards shall apply:
1. Screening/Buffering – Drought-tolerant landscaping areas provided in lieu of site screening requirements
 2. Landscaping – Landscaping areas shall comply with the approved site plan in lieu of 10' landscaping "strips" and be landscaped with drought tolerant flora for aesthetics. Landscaping not required along the south 400' of 115th Avenue
 3. Sight Visibility Triangles - Modified sight visibility triangles required at 3 driveway locations per MCDOT design criteria. Waiver of sight visibility triangle at the northwest corner of the site
 4. Service Station Signs – May be freestanding, monument or pole type and may identify current price(s) of fuel sold, car wash service prices or any promotional material in connection with the service station use
 5. Max. Height of Freestanding Sign – 20'
 6. Max. Height of Freestanding Pole Sign – 25'
 7. Max. Area/Size of Freestanding Pole Sign – 134 sq. ft.
- f. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- g. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- h. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Zone Change, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to

the failure to comply with any conditions, or the expiration of the Zone Change, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

Title: Cazarez Small Event Venue
Case #: Z2019024
Supervisor District: 5
Applicant / Owners: Joel Watson, P.E. (Watson Civil Engineering)/ Miguel Cazarez and Brenda Cazarez
Request: Special Use Permit (SUP) for an event venue site in the Rural-43 Zoning District
Site Location: Generally located 635' east of the NEC of 169th Ave. and Pioneer St. in the Goodyear area
Commission Recommendation: On 12/10/20, the Commission voted 8-0 to recommend **approval** of Z2019024 subject to conditions 'a' – 'i':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "Cazarez Small Event Venue", consisting of 1 full-size sheet, dated stamped received November 9, 2020, except as modified by the following conditions. Within 30-days of approval, a revised site plan shall be submitted to staff showing the additional screening (wall) requirements.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Cazarez Small Event Venue", consisting of 4 pages, dated stamped received November 9, 2020 except as modified by the following conditions.
- c. The following Engineering conditions shall apply:
 1. All landscaping and construction within right-of-way shall conform to MCDOT design standards.
 2. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
 3. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.

- d. This Special Use Permit shall expire on January 13, 2031, or upon termination of the use for a period of 120 or more days, whichever occurs first. All site improvements associated with the special use permit shall be removed within 120 days of such expiration or termination of use. There shall be a status report submitted at the 1-year anniversary of this SUP and every year following that details how the SUP conditions of approval are being met including the tracking of special event dates and attendance.

- e. The following SUP requirements shall apply:
 - 1. Limited to 30 events per year, maximum of 150 guests per event
 - 2. Operation hours shall be from 10:00 a.m. to 10:00 p.m. (open to the public) on event days
 - 3. Parking lot lighting and related venue lighting shall be shut off by 10:00 p.m. and meet Maricopa County Zoning Ordinance requirements.
 - 4. There shall be no amplified music or speakers allowed
 - 5. Pavement for parking spaces and internal driveways shall be used
 - 6. Pioneer St. shall be improved with chip seal in front of the property extending west to 169th Ave. and north to Lower Buckeye Rd. Otherwise, a dust control plan acceptable to the Maricopa County Air Quality Department shall be allowed
 - 7. A minimum 6' (h) solid wall shall be constructed along the west, east, and north property lines.

- f. This Special Use Permit approval does not grant any entitlement to buildings, structures or fencing that encroaches onto adjacent properties, easements or rights-of-way.

- g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.

- h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.

- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special

Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Title: Holy Land Corporation
Case #: Z2019120
Supervisor District: 1
Applicant / Owner: Dorothy Shupe, Sketch Architecture Company / George Sarsar, Holy Land Corporation
Request: Zone Change from AD-2 to C-2 CUPD
Site Location: Generally located 600 ft. west of the NWC of Nunneley Rd. and Power Rd., in the Gilbert area
Commission
Recommendation: On 12/10/20, the Commission voted 8-0 to recommend **approval** of Z2019120 subject to conditions 'a' – 'i':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "Holy Land Corporation", consisting of 1 full-size sheet, dated November 19, 2020, and stamped received November 19, 2020, except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Holy Land Corporation", consisting of 3 pages, dated November 2, 2020, and stamped received November 19, 2020, except as modified by the following conditions.
- c. The following Planning Engineering conditions shall apply:
 1. A Right-of-way dedication along Nunneley Road will be required (5' to align with the property to the east) in conjunction with the building permit. See <https://www.mcdot.maricopa.gov/744/Right-of-Way-Dedications> for more information on the dedication process.
 2. The south half of Nunneley Road is within the jurisdiction of the Town of Gilbert. The applicant must contact the Town to review any traffic impact, right-of-way dedication, permitting or roadway improvement requirements. The Town's requirements will supersede the County's (item 1 above) since the Town maintains the roadway. Evidence of the Town's acceptance of the R/W work with the building permit will be required.
 3. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance; Drainage Policies and Standards; Floodplain Regulations for Maricopa County; MCDOT Roadway Design Manual; and current engineering policies, standards and best practices at the time of application for construction.
 4. Engineering review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and Drainage Policies and

Standards; Floodplain Regulations for Maricopa County; and the MCDOT Roadway Design Manual.

5. Detailed Grading and Drainage Plans and Final Drainage Report showing the new site improvements must be submitted for approval and acquisition of building permits.
- d. The following Maricopa County Environmental Services Department (MCESD) conditions shall apply:
 1. The proposed project is located within the unincorporated urbanized area regulated by the Maricopa County Stormwater Quality Program and may need a stormwater approval and permit (SWPPP) prior to any construction permit been granted. For further information, go to www.maricopa.gov/stormwater.
 2. The applicant must obtain NOID prior to construction permit approval.
 - e. The following C-2 CUPD zoning district standards shall apply:
 1. Front (south) setback: 3 ft.
 2. Sight Visibility Triangles: 5 ft. x 5 ft.
 - f. The zone change CUPD overlay is applied to restrict the use of the site. Until such time as the site is served by sewer, uses on the site shall only be those acceptable to the Maricopa County Environmental Services Department (MCESD) that can be accommodated by septic systems. A public water system and public sewer system shall be required prior to establishment of any non-residential use that requires potable water.
 - g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
 - h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
 - i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property

above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

Title: 18503 W. Van Buren Street
Case #: Z2020020
Supervisor District: 4
Applicant / Owner: Natalie Griffin, EPS Group Inc./ Alejandro Torres Cortes
Request: Special Use Permit (SUP) for an Interim Industrial Use (automotive glass, window tint, and storage facility) in the Rural-43 zoning district
Site Location: Generally located 1,115' east of the SEC of Perryville Rd. and Van Buren St. in the Goodyear area
Commission Recommendation: On 12/10/20, the Commission voted 8-0 to recommend **approval** of Z2020020 subject to conditions 'a' – 'i':

- a. Development of the site shall be in substantial conformance with the Site Plan entitled "18503 W Van Buren Street", consisting of 1 full-size sheet, dated stamped received November 5, 2020, except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "18503 W Van Buren Street", consisting of 4 pages, dated stamped received September 30, 2020 except as modified by the following conditions.
- c. The following Engineering conditions shall apply:
 1. Prior to the issuance of building permits, the Drainage Report will need to provide the retention basin drain down calculations.
 2. Prior to the issuance of building permits, the new building will need to be elevated to be at or above the Flood Control District Pending Zone AE Floodplain. The grading and elevation of the building will need to be updated for the Building Permit.
 3. Any changes, including internal improvements, to the buildings or site disturbance will require a floodplain use permit from the District.
 4. When building alterations reach the 50% substantial improvement threshold, the entire structure must be brought into compliance with the Floodplain Use Regulations (i.e. FFE at or above the regulatory flood elevation or the (non-residential) structure must be flood proofed).
 5. Van Buren Street is a MCDOT maintained roadway classified as a principal arterial roadway. The MCDOT Right-of-Way (R/W) requirement for an arterial roadway is 65 feet (half-width). Dedication of an additional 25 feet of R/W (40 feet existing) will be required unless otherwise waived by MCDOT.

The ROW dedication must be completed before the Building Permit approval.

6. The driveways along Van Buren Street must be paved for the full width/length within the right-of-way. Driveways that access multiple properties, such as the easement along the west property line, must have a minimum width of 24-ft.
 7. The new driveways must connect in front of the block wall. A WB50 size truck must be able to turn around using both driveways with the gates closed and without backing into the MCDOT R/W.
- d. The following Environmental Services condition shall apply:
1. Minor plan review for septic system – Notice of Intent to Discharge (NOID) must be submitted and approved.
- e. This Special Use Permit shall expire on January 13, 2031, or upon termination of the use for a period of 120 or more days, whichever occurs first. All site improvements associated with the special use permit shall be removed within 120 days of such expiration or termination of use.
- f. The following SUP development standards and requirements shall apply:
1. Screening Transparency: 55%
 2. Setbacks: 30' front (west)
 3. Site Visibility Triangle (SVT): waive requirement for SVT west of ingress/egress easement
- g. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- h. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- i. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit

enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Title: Eagle Mountain Boarding Stable
Case #: Z2020059
Supervisor District: 5
Applicant & Owner: Dale Parker, Eagle Mountain Boarding Stable
Request: Renewal of an expired Special Use Permit (SUP) for an equestrian boarding operation in the Rural-43 zoning district
Site Location: Northwest corner of Dean Rd. & Narramore Rd. in the Rainbow Valley area
Commission
Recommendation: On 12/10/20, the Commission voted 8-0 to recommend **approval** of Z2020059 subject to conditions 'a' – 'n':

- a. Development and use of the site shall be in general conformance with the site plan entitled "Z2020059 - Eagle Mountain Boarding Stables", consisting of one (1) full size sheet, dated September 25, 2020, and stamped received September 25, 2020, except as modified by the following conditions.
- b. Development and use of the site shall be in substantial conformance with the narrative report entitled "Eagle Mountain Boarding Stables", consisting of ten (10) pages, dated August 31, 2020, and stamped received September 25, 2020, except as modified by the following conditions.
- c. The maximum number of horses kept on site at any given time shall not exceed 62.
- d. A Temporary Use Permit shall be obtained prior to any events as identified under MCZO Article 1302.2.2.
- e. On-site advertising shall be limited to a single four (4) foot by eight (8) foot freestanding sign. Said sign shall not encroach into any required sight visibility triangle. Advertising for any special events may only be allowed as permitted by an approved Temporary Use Permit.
- f. Animal waste shall be removed two (2) times a week.
- g. A fly control system shall be installed and properly maintained.
- h. Development and use of the site shall comply with requirements for fire hydrant placement and other fire protection measures as deemed necessary by the applicable fire department. The applicant shall seek review and comment from the applicable fire protection agency, and within 90 days of approval of this Special Use Permit request by the Board of Supervisors shall provide written confirmation to the Planning and Development Department that the site has been developed in accordance with their requirements.

- i. Within 90 days of approval of this Special Use Permit request by the Board of Supervisors, the applicant shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site.
- j. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- k. This Special Use Permit shall expire 30 years from the date of approval by the Board of Supervisors.
- l. Major changes to the Special Use Permit shall be processed as a revised application, with approval by the Board of Supervisors upon recommendation of the Planning and Zoning Commission. Minor changes may be administratively approved by the Planning and Development Department. Major changes to the Special Use Permit may require a new Citizen Participation Process as determined by the Planning and Development Department.
- m. Noncompliance with the conditions of approval will be treated as a violation in accordance with Chapter 14 (Violation and Penalty) of the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with the Maricopa County Zoning Ordinance.
- n. Noncompliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.

Title: Lewellen Industrial
Case #: Z2020072
Supervisor District: 2
Applicant / Owners: Jessica Sarkissian, Upfront Planning & Entitlements, LLC / Rusty & Allyson Lewellen
Request: Rezone from Rural-43 to I-2 IUPD for Contractor Yards
Site Location: Generally located on the southwest corner of Mesquite St. and 202nd Place in the east Mesa area
Commission Recommendation: On 12/10/20, the Commission voted 8-0 to recommend **approval** of Z2020072 subject to conditions 'a' – 'l':

- a. Development of the site shall be in substantial conformance with the Site Plan consisting of 1 full-size sheet, dated September 22, 2020, and stamped received October 1, 2020, except as modified by the following conditions.

- b. Development of the site shall be in substantial conformance with the Narrative Report consisting of 5 pages, dated September 2020, and stamped received November 18, 2020, except as modified by the following conditions.
- c. The following Engineering conditions shall apply:
 - 1. At the time of the Building Permit, the Engineered Grading and Drainage Plans must show the drywells will not be directly connected to the catch basins. The water must pass through the underground storage on the way to the drywells. The drywells must be Maxwell Plus or equivalent dual-chamber drywell.
 - 2. At the time of the Building Permit, the underground storage must go according to the checklist:
<https://www.maricopa.gov/DocumentCenter/View/3972/Combined-Engineered-Plan-Submittal-Checklist-for-Commercial-PDF>
 - 3. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
 - 4. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
- d. The following Flood Control District Conditions shall apply:
 - 1. The applicant should be aware that the Flood Control District of Maricopa County has conducted a major floodplain delineation study in this area. The East Maricopa County Area Drainage Master Study (ADMS) is available for use by developers. New development in the watershed is expected to acknowledge and assess their project for compatibility with the ADMS. Deviations from the ADMS must be documented, and an engineering analysis provided that shows the deviations do not increase downstream flood peaks, volumes or other flood hazards. A copy of the East Maricopa County ADMS is available at the Maricopa County Flood Control District office for review.
- e. The following Maricopa County Department of Transportation conditions shall apply:
 - 1. For any equipment (conduit F/O, etc.) or work that will be extended to, or within the MCDOT R/W, a design sheet must be submitted for MCDOT review to Ms. Kelly Roy, Utility Branch Coordination Manger, 602-506-8603 or Kelly.Roy@mail.maricopa.gov

- f. The following IND-2 IUPD standards shall apply:
 - 1. Max Building Height: 40'
 - 2. Minimum Front Yard: 5'
 - 3. Site Enclosure and Screening Requirements: Outdoor storage of products and materials may exceed the height of the enclosure, but they shall not exceed 12'. Stored vehicles and related shade structures may not exceed a height of 40'.

- g. The IND-2 IUPD overlay is applied to restrict the use of the site. Until such time as the site is served by sewer, uses on the site shall only be those acceptable to the Maricopa County Environmental Services Department (MCESD) that can be accommodated by septic systems. A public water system and public sewer system shall be required prior to establishment of any non-residential use that requires potable water.

- h. Phoenix-Mesa Gateway Airport Authority condition shall apply:
 - 1. Any proposed permanent, or temporary, structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If an FAA filing is requested, an FAA determination notice of no hazard to air navigation shall be provided.

- i. The applicant/property owner shall submit a 'will serve' letter for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.

- j. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.

- k. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.

- l. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the

prior zoning results in the same value of the property as if the Zone Change had never been granted.

Title: Sonterra Lot 16
Case #: S2020024
Supervisor District: 1
Applicant / Owner: Warren Petersen / VIP Custom Homes, LLC
Request: Resolution to abandon the Vehicular Non-Access Easement (VNAE) along the south street line (E Augusta Ave) within Lot 16 of Sonterra final plat MCR891-17 in the Rural-43 RUPD zoning district
Site Location: APN 304-88-137 - Generally located at the NEC of Saint Ruben Ct. & Augusta Ave.
Staff
Recommendation: Approval