



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS
November 27, 2017**

<u>Application:</u>	GPA-CE-1-17-8
<u>Applicant:</u>	Nick Wood, Esq.
<u>Location:</u>	Southwest corner of 40th Street and McDowell Road
<u>Acreage:</u>	84.21 acres
<u>Current Plan Designation:</u>	Mixed Use (Commercial / Residential 15+ density units per acre) (35.86 acres) Commercial (32.38 acres) Parks / Open Space-Public (15.97 acres)
<u>Requested Plan Designation:</u>	Commerce/Business Park (78.25 acres) Parks/Open Space - Publicly Owned and Parks/Open Space - Privately Owned (5.96 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to provide commerce park and parks/open space uses
<u>Village Planning Committee Date:</u>	Camelback East – December 5, 2017
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The subject site exceeds 10 acres, which requires a minor General Plan Amendment to the Land Use Map.
- 2) The proposed land use designation of Commerce/Business Park on a portion of the site will allow the development of an employment generating use with close proximity to the I-10 freeway corridor, the Light Rail, and Sky Harbor International Airport.

- 3) The proposed land use designation of Parks/Open Space - Publicly Owned and Parks/Open Space - Privately Owned on a portion of the site would allow the development of an open space area to serve residents of the surrounding community.
- 4) The companion rezoning case, Z-62-17-8 (McDowell Road Data Center PUD), proposes development that, as stipulated, contains development standards and design guidelines that mitigate potential impacts on surrounding properties.

BACKGROUND

The subject site is located at the southwest corner of 40th Street and McDowell Road. The subject site is vacant and contains only minimal amounts of native vegetation. The site is not located within the boundaries of an overlay district, special planning area, specific plan, or area plan. The subject site is adjacent to McDowell Road (an arterial street) to the north and the I-10 Freeway to the south. The site is adjacent to the 40th Street access ramps to the I-10 Freeway and in close proximity to Light Rail, Sky Train, and Sky Harbor International Airport. Companion rezoning case Z-62-17-8 (McDowell Road Data Center PUD) proposes a Planned Unit Development to allow a mix of uses including a data center campus; general commerce park and/or retail uses; and open space. The staff recommendation in this case is for approval.

The proposed land use designation of Commerce/Business Park on a portion of the site will allow the development of an employment generating use with close proximity to the I-10 freeway corridor, the Light Rail, Sky Harbor International Airport, and the MAG designated Gateway and Airport major employment centers. The Commerce/Business Park designation is consistent with the designation of properties adjacent to the south, across the I-10 Freeway. The proposed land use designation of Parks/Open Space - Publicly Owned and Parks/Open Space - Privately Owned on a portion of the site would allow the development of an open space area to serve residents of the surrounding community. The request constitutes a reduction in the gross acreage of designated open space from 15.97 to 5.96 acres. The portion of the site that would be retained as open space currently contains an ADOT retention basin and is undeveloped. The companion rezoning case Z-62-17-8 (McDowell Road Data Center PUD) contains design guidelines regulating dimensions, public access, fencing, lighting, and maintenance of the open space area.

SURROUNDING LAND USES

North of the subject site, across McDowell Road, are a variety of multifamily residential uses zoned R-5 (Multifamily Residence District) as well as commercial uses including a gas station, office, and small retail site zoned C-2 (Intermediate Commercial). These properties are designated Residential 15+ dwelling units per acre on the General Plan

Land Use Map.

South of the subject site, across the I-10 Freeway, is vacant property zoned a combination of CP/BP (Commerce Park, Business Park) and CP/GCP (Commerce Park, General Commerce Park). The property is designated Commerce/Business Park on the General Plan Land Use Map.

East of the subject site, across 40th Street, are a variety of multifamily residential uses zoned C-2 (Intermediate Commercial) and R-4 (Multifamily Residence District) and an open space area zoned R1-6 (Single-Family Residence District). These properties are designated Residential 15+ dwelling units per acre and Mixed-Use on the General Plan Land Use Map.

West of the subject site, across the 38th Street alignment on the northern portion of the site, are multifamily residential uses zoned R-2 (Multifamily Residence District) and R-4 (Multifamily Residence District). West of the subject site, across 36th Street on the southern portion of the site are multifamily residential uses zoned R-3 (Multifamily Residence District) and single-family homes zoned R1-6 (Single-Family Residence District). These properties are designated Residential 10-15 and 15+ dwelling units per acre on the General Plan Land Use Map.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***CORES, CENTERS, & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.***

The south perimeter of the subject site is adjacent to the I-10 Freeway corridor and access ramps on 40th Street. Immediately across the I-10 Freeway is a large area designated Commerce/Business Park on the General Plan Land Use Map and inside the Gateway TOD-District. The north perimeter is adjacent to an arterial roadway.

- ***PARKS; LAND USE PRINCIPLE; Continue to provide adjacent park/school facilities that are highly effective in meeting the overall educational and recreational needs of the community, while not limiting park access to the general public while school is in session.***

The proposal includes the preservation of approximately 5.96 acres of Parks/Open Space designation on the subject site. As stipulated, the companion rezoning request (Z-62-17-8) includes detailed design guidelines regulating

dimensions, public access, fencing, lighting, and maintenance of the open space area.

STRENGTHEN OUR LOCAL ECONOMY

- ***JOB CREATION; TOOLS; OPERATIONS: Focus on targeted industry sectors with highest impact and opportunity for sustained growth.***

The proposal would allow the development of a data center campus intended to provide increasingly in-demand business and data support services to firms including those in the emerging technology sector.

- ***ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.***

The proposal includes the development of a new data center campus in a location adjacent to an arterial roadway, the I-10 Freeway corridor, and in close proximity to Light Rail, Sky Train, and Sky Harbor International Airport.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.***

The subject site is adjacent to the I-10 Freeway corridor and is in close proximity to the 40th Street access ramps, the 44th Street Light Rail Station, the Sky Train, and Sky Harbor International Airport.

BUILD THE SUSTAINABLE DESERT CITY

- ***WATER SUPPLY; LAND USE PRINCIPLE: Require new development to provide assured water supplies to accommodate the additional growth.***
- ***WASTEWATER; LAND USE PRINCIPLE: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.***

The subject site is surrounded with existing water and sewer mains that can potentially serve the development.

CONCLUSION AND RECOMMENDATION

The staff recommendation for GPA-CE-1-17-8 is to approve the request as filed. The proposed land use designation will allow the development of this vacant site with a Planned Unit Development that permits a data center campus; general commerce park and/or retail uses; and open space. The proposed land use designation of Commerce/Business Park on a portion of the site is consistent with the Commerce/Business Park designation on property across the I-10 Freeway to the south. The designation would support the development of an employment generating use on a vacant property in close proximity to multi-modal transportation options that could serve employees and visitors of the site. The cross-hatch land use designation of Parks/Open Space - Publicly Owned and Parks/Open Space - Privately Owned on a portion of the site would allow the development of an open space area to serve residents of the surrounding community.

Writer

Adam Stranieri
November 27, 2017

Team Leader

Joshua Bednarek

Exhibits

Sketch Map

GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CE-1-17-8	ACRES: 84.21 +/-
VILLAGE: Camelback East	COUNCIL DISTRICT: 8
APPLICANT: Nick Wood, Esq.	

EXISTING:

Mixed Use Commercial / 15+ du / acre (35.86 +/- Acres)

Commercial (32.38 +/- Acres)

Parks / Open Space-Public (15.97 +/- Acres)



Proposed Change Area



Residential 3.5 to 5 du/ac



Residential 5 to 10 du/ac



Residential 10 to 15 du/ac



Residential 15+ du/ac



Commercial



Mixed Use



Mixed Use (Commercial / 15+ du/ac)



Commerce/Business Park



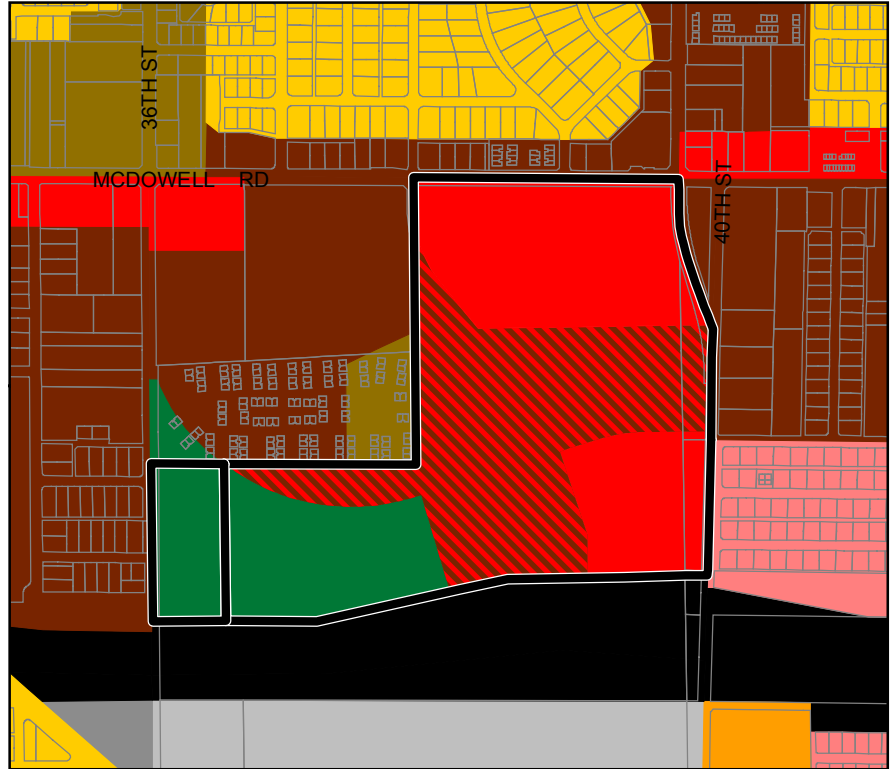
Industrial



Parks/Open Space - Publicly Owned



Transportation



PROPOSED CHANGE:

Commerce/Business Park (78.25 +/- Acres)

Commerce/Business Park - Parks/Open Space - Publicly Owned (5.96 +/- Acres)



Proposed Change Area

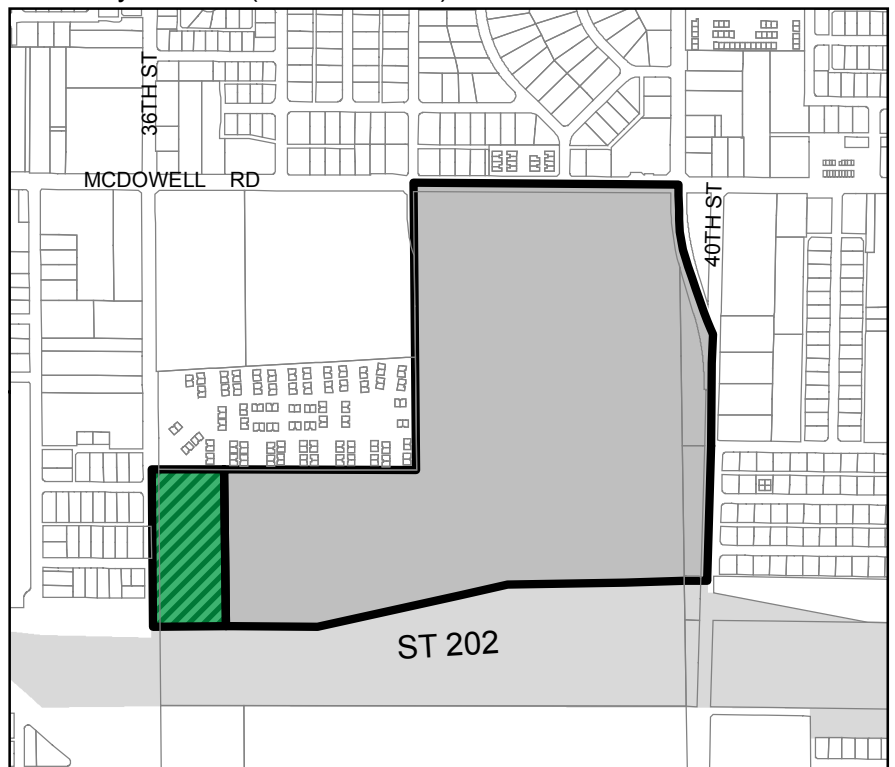


Commerce/Business Park



Parks/Open Space - Privately Owned -

Parks/Open Space - Publicly Owned



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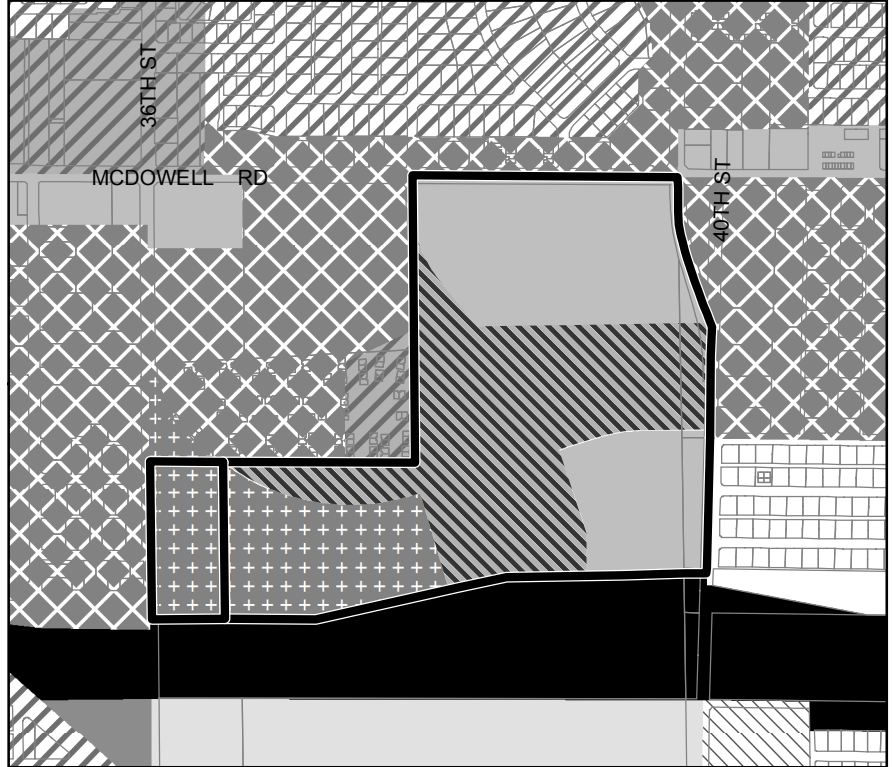
EXISTING:

Mixed Use Commercial / 15+ du / acre (35.86 +/- Acres)

Commercial (32.38 +/- Acres)

Parks / Open Space-Public (15.97 +/- Acres)

-  Proposed Change Area
-  Mixed Use Commercial / 15+
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Residential 10 to 15 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Industrial
-  Commerce/Business Park
-  Transportation
-  Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Commerce/Business Park (78.25 +/- Acres)

Commerce/Business Park - Parks/Open Space - Publicly Owned (5.96 +/- Acres)

-  Proposed Change Area
-  Commerce/Business Park
-  Parks/Open Space - Privately Owned -
-  Parks/Open Space - Publicly Owned

