

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: July 3, 2017

From: Alan Stephenson 
Planning and Development Director

Subject: ITEM 155 ON THE JULY 6, 2017 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-56-15-7 (G-6342) – SOUTHEAST CORNER OF 83RD AVENUE AND THE I-10 FREEWAY

Item 155, rezoning application Z-56-15-7 and Ordinance G-6342, is a request to rezone 226.39 acres located at the southeast corner of 83rd Avenue and the I-10 Freeway from C-2 PCD (Intermediate Commercial, Planned Community District), CP/GCP HGTWVR PCD (Commerce Park, General Commerce Park, Height Waiver, Planned Community District), C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District), CP/GCP PCD (Commerce Park, General Commerce Park, Planned Community District), R-2 PCD (Multifamily Residence District, Planned Community District), R-3 PCD (Multifamily Residence District, Planned Community District), R-3A PCD (Multifamily Residence District), and RE-43 (Residential Estate - One-Family Residence) to PUD (Planned Unit Development) to allow a Planned Unit Development to allow a mix of commercial and industrial uses.

The Estrella Village Planning Committee heard the request on May 16, 2017. The Committee made a motion to recommend approval per the staff recommendation with an additional stipulation to revise the Development Narrative to prohibit truck stops, truck washes, and travel centers. The vote tied 3-3. The Committee made no subsequent motion and no recommendation.

The Planning Commission heard the request on June 8, 2017 and voted 7-0 to recommend approval per the staff recommendation with modifications to Stipulation 1 to add g, h, and i from the staff memo dated June 8, 2017, and modifying h to replace screen walls with fencing in the third bullet; and the deletion of Stipulation 1.a, 1.e, and 5 dealing with Roosevelt Street.

On June 30, 2017, the applicant submitted a request to consider an additional modification to the Ten PUD Development Narrative. The applicant's request is to modify the proposed development standard regarding interior building and landscape setbacks to base minimum setback standards on the land uses adjacent to common property lines.

The proposed language and additional stipulation is below, both CAPITALIZED and in BOLD:

1. An updated Development Narrative for the Ten PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 25, 2017, as modified by the following stipulations:

a. ~~Page 13, Connecting People & Places, 3rd Paragraph: Delete the third and fourth sentences.~~

A. **PAGE 20, DEVELOPMENT STANDARDS, INTERIOR BUILDING & LANDSCAPE SETBACKS: REPLACE THE PROPOSED INTERIOR BUILDING & LANDSCAPE SETBACK DEVELOPMENT STANDARDS WITH THE FOLLOWING TABLE AND UPDATE THE COMPARATIVE DEVELOPMENT STANDARDS TABLE ACCORDINGLY:**

| INTERIOR BUILDING & LANDSCAPE SETBACKS | |
|--|------------------------|
| FOR PERMITTED PRINCIPAL USES IN THE C-1, C-2, AND C-3 ZONING DISTRICTS WHERE ABUTTING OR ADJACENT TO PERMITTED PRINCIPAL USES IN THE COMMERCE PARK AND A-1 ZONING DISTRICTS | MINIMUM 10-FEET |
| FOR PERMITTED PRINCIPAL USES IN THE COMMERCE PARK AND A-1 ZONING DISTRICTS WHERE ABUTTING OR ADJACENT TO PERMITTED PRINCIPAL USES IN THE C-1, C-2, AND C-3 ZONING DISTRICTS | MINIMUM 10-FEET |
| FOR PERMITTED PRINCIPAL USES IN THE C-1, C-2, AND C-3 ZONING DISTRICTS WHERE ABUTTING OR ADJACENT | NONE |

| | |
|--|-------------|
| TO PERMITTED PRINCIPAL USES IN THE C-1, C-2, AND C-3 ZONING DISTRICTS | |
| FOR PERMITTED PRINCIPAL USES IN THE COMMERCE PARK AND A- 1 ZONING DISTRICTS WHERE ABUTTING OR ADJACENT TO PERMITTED PRINCIPAL USES IN THE COMMERCE PARK AND A-1 ZONING DISTRICTS | NONE |

- A-B. Page 27, Paragraph 2 (Following Bullet 4): Revise as follows: "THE TEN PUD WILL COMPLY WITH THE ESTRELLA VILLAGE ARTERIAL STREET LANDSCAPING PROGRAM. ADDITIONALLY, ~~the~~ following standard..."
 - B-C. Page 36, Section J, Sustainability Principles, 2nd Bullet: Delete the fourth sentence.
 - C-D. Page 38, Section K.1, 1st Paragraph: Delete the first paragraph and replace with the following: "The TEN PUD has great access from major arterial streets as well as a major freeway. Moreover, the Property is well served by an internal drive aisle, providing efficient internal circulation and limiting offsite movements."
 - ~~e. Page 38, Section K.1, 3rd Paragraph: Delete the third paragraph.~~
 - D-E. Figure 2, Figure 4, Exhibit 2, Exhibit 3, Exhibit 6, and Exhibit 12: Add the following note on each graphic: "This plan is conceptual."
 - E-F. PAGE 18, LIST OF USES, SECTION F.2.B: ADD THE FOLLOWING ENTRY TO THE LIST OF PROHIBITED USES AS FOLLOWS: SEMI-TRAILER TRUCK SERVICE STATION PROVIDING MAINTENANCE, FUELING, OR WASHING OF SEMI-TRAILER TRUCKS.
 - F-G. PAGE 23, DEVELOPMENT STANDARDS, LANDSCAPE SCREEN WALLS: REVISE DEVELOPMENT STANDARDS AS FOLLOWS AND UPDATE THE COMPARATIVE DEVELOPMENT STANDARDS TABLE ACCORDINGLY.
 - REVISE TABLE HEADING AS FOLLOWS: ~~"LANDSCAPE SCREEN WALLS"~~
 - REVISE ROW 1, COLUMN 1 AS FOLLOWS: "MASONRY SCREEN WALLS – CAR PARKING AREAS"
 - REVISE ROW 4, COLUMN 1 AS FOLLOWS: "MASONRY SCREEN WALLS FENCING – AT INDUSTRIAL/RETAIL SHARED PROPERTY LINES"
- REVISE ROW 4, COLUMN 2 AS FOLLOWS: "6-FOOT MAXIMUM HEIGHT MASONRY

WALLS”

G.H. PAGE 20, DEVELOPMENT STANDARDS, BUILDING HEIGHT: REPLACE THE PROPOSED BUILDING HEIGHT DEVELOPMENT STANDARDS WITH THE FOLLOWING TABLE AND UPDATE THE COMPARATIVE DEVELOPMENT STANDARDS TABLE ACCORDINGLY.

| | |
|--|---|
| WITHIN 300-FEET OF 83RD AVENUE | 30-FEET MAXIMUM 56-FEET MAXIMUM - FOR HOTEL USES |
| WITHIN 300-FEET OF VAN BUREN STREET <ul style="list-style-type: none"> FOR PERMITTED PRINCIPAL USES IN THE C-1 (SECTION 622), C-2 (SECTION 623), and C-3 (SECTION 624) ZONING DISTRICTS ONLY | 30-FEET MAXIMUM 56-FEET MAXIMUM - FOR HOTEL USES |
| WITHIN 300-FEET OF VAN BUREN STREET <ul style="list-style-type: none"> PERMITTED PRINCIPAL USES IN THE COMMERCE PARK (SECTION 626) AND A-1 LIGHT INDUSTRIAL (SECTION 627) ZONING DISTRICTS | 56-FEET MAXIMUM |
| ALL OTHER AREAS | 56-FEET MAXIMUM 80-FEET MAXIMUM WITH USE PERMIT |


- 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.

STREET TRANSPORTATION

- The developer shall dedicate and construct 79th Avenue between Van Buren Street and the I-10 Freeway per plans reviewed and approved by the Street Transportation Department.
- The developer shall dedicate 55 feet of right-of-way for the east-half of 83rd Avenue.
- ~~The developer shall dedicate 80 feet of right-of-way for entire width of Roosevelt Street.~~
- The developer shall dedicate 50 feet of right-of-way for the north half of Van Buren Street.
- The developer shall construct all streets within and adjacent to the development 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.

87. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

Approved: 

Mario Paniagua, Deputy City Manager