

## Attachment B



### City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

#### Staff Report Z-34-21-7 August 4, 2021

|                                                          |                                                                                        |
|----------------------------------------------------------|----------------------------------------------------------------------------------------|
| <u>Estrella Village</u> Planning Committee Meeting Date: | August 17, 2021                                                                        |
| <u>Planning Commission</u> Hearing Date:                 | September 2, 2021                                                                      |
| Request From:                                            | <u>A-1</u> (1.10 acres) and <u>A-2</u> (0.80 acres)                                    |
| Request To:                                              | <u>A-2</u> (1.90 acres)                                                                |
| Proposed Use                                             | Truck repair facility                                                                  |
| Location                                                 | Approximately 1,130 feet south of the southeast corner of 39th Avenue and Miami Street |
| Owner                                                    | Carmen Haugan                                                                          |
| Applicant and Representative                             | Brad Pilon, Design Barbarians Architects                                               |
| 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>             | 39th Street | Local      | 0 feet (33-foot west half street north of the site) |

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The request would support industrial uses including heavy truck repair in an area where compatible industrial uses exist, and no residential properties are located nearby. As stipulated, the site would incorporate limitations on building height that will help maintain existing scale of buildings in the area and prevent visual impacts along the Rio Salado banks south of the site.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING/INDUSTRIAL DEVELOPMENT; DESIGN PRINCIPLE: Design industrial sites to be well screened from adjacent sensitive land uses such as residential.**

Rezoning to A-2 (Industrial Zoning District) will provide opportunity for growth, development, and employment of future industrial uses within the Estrella Village. The

subject site is surrounded by other industrial uses and the proposal is to maintain existing uses and buildings internally within the existing site boundaries, away from public streets.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

Approval of the request would allow an existing heavy truck repair facility with associated buildings on this site where no residential uses exist in the area.

#### Applicable Plans, Overlays and Initiatives

[Estrella Village Plan](#): See Background Item No. 6.

[Zero Waste PHX](#): See Background Item No. 7.

#### Surrounding Land Uses/Zoning

|                | <u>Land Use</u>                            | <u>Zoning</u> |
|----------------|--------------------------------------------|---------------|
| <b>On Site</b> | Heavy truck repair facility                | A-1 and A-2   |
| <b>North</b>   | Steel fabricator                           | A-2           |
| <b>South</b>   | Construction and transportation facilities | A-1 and A-2   |
| <b>East</b>    | Transportation facility                    | A-2           |
| <b>West</b>    | Landfill                                   | A-1 and A-2   |

#### Light Industrial District (A-1)

| <u>Standards</u>                   | <u>Requirements</u> | <u>Met or Not Met</u> |
|------------------------------------|---------------------|-----------------------|
| <i>Minimum Building Setbacks</i>   |                     |                       |
| Front (39th Street)                | 0 feet              | 100 feet (Met)        |
| Rear (South)                       | 0 feet              | 40 feet (Met)         |
| Side (East)                        | 0 feet              | 54 feet (Met)         |
| Side (West)                        | 0 feet              | 189 feet (Met)        |
| <i>Outside Storage Setbacks</i>    |                     |                       |
| Front (39th Avenue)                | 100 feet            | Not specified*        |
| <u>Standards</u>                   | <u>Requirements</u> | <u>Met or Not Met</u> |
| <i>Minimum Landscaped Setbacks</i> |                     |                       |
| Front (39th Street)                | 0 feet              | 0 feet (Met)          |

|                                  |                                                        |                                          |
|----------------------------------|--------------------------------------------------------|------------------------------------------|
| Interior not on a street (South) | 0 feet                                                 | Met (0 feet)                             |
| Interior not on a street (East)  | 0 feet                                                 | Met (0 feet)                             |
| Interior not on a street (West)  | 0 feet                                                 | Met (0 feet)                             |
| Maximum Lot Coverage             | None                                                   | Not specified                            |
| Maximum Building Height          | 56 feet, up to 80 feet with a use permit and site plan | 23 feet (Met)                            |
| Minimum Parking                  | 1 space per 300 square feet of office                  | 7 spaces (size of office not specified)* |

*\*Variance or site plan revision may be required.*

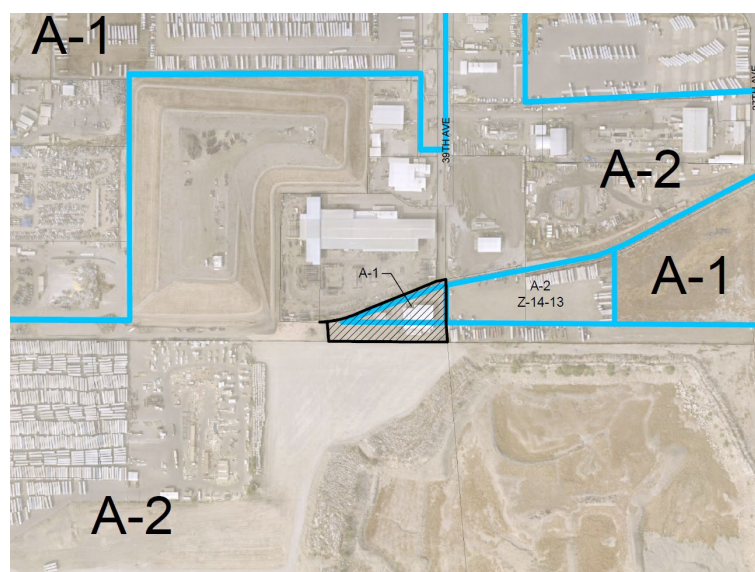
## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This is a request to rezone a 1.90-acre site from A-1 (Light Industrial District) and A-2 (Industrial District) to A-2 (Industrial District) to allow for the continued use of the site as a heavy truck repair facility.

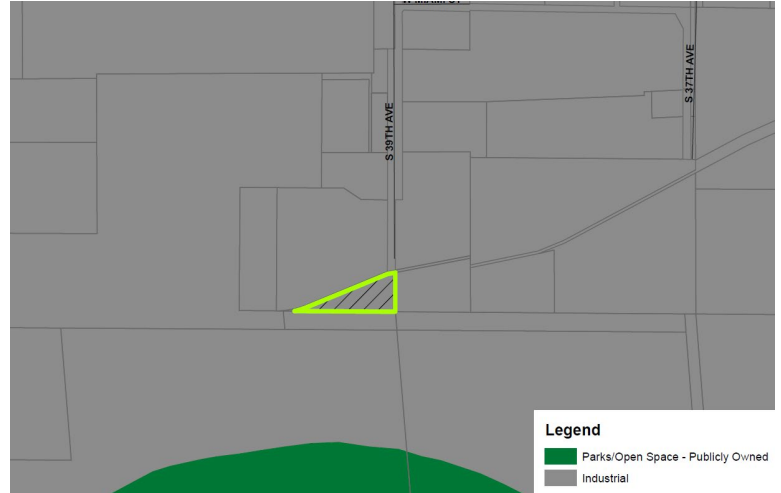
### **SURROUNDING USES AND ZONING**

2. The properties to the north, south, east and west of the subject site are zoned A-2 (Industrial District) and include various land uses such as construction companies, steel fabrication, transportation facilities, landfill and recycling facilities. The requested zoning of A-2 is consistent with the surrounding zoning and uses.



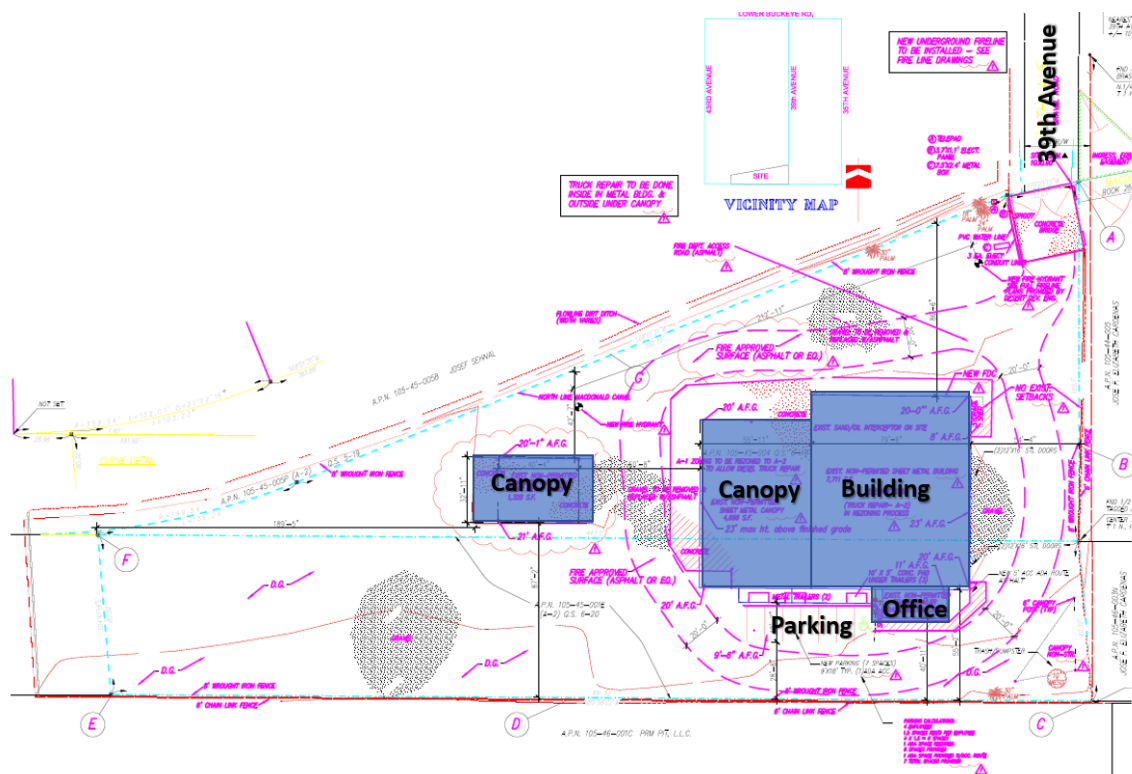
Existing Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

3. The subject site has a General Plan Land Use Map designation of Industrial which is consistent with the request to rezone to A-2 (Industrial District). Surrounding properties to the north, south, east and west are also designated as Industrial on the General Plan Land Use Map. The Parks/Open-Space - Publicly Owned land use designation is south of the site within the Rio Salado banks. A shared use path alignment is currently designated within the Rio Salado banks.



#### SITE PLAN

4. The site plan indicates two buildings on the site, with the largest building containing an office and attached canopy where uses such as truck repair, may be conducted. The rest of the site is proposed to be utilized as parking for customers or employees and truck parking or storage. Access onto the subject site is solely along 39th Avenue, which is classified as a local street. Traffic along 39th Avenue is solely commercial, and no residential uses exist in the general area.



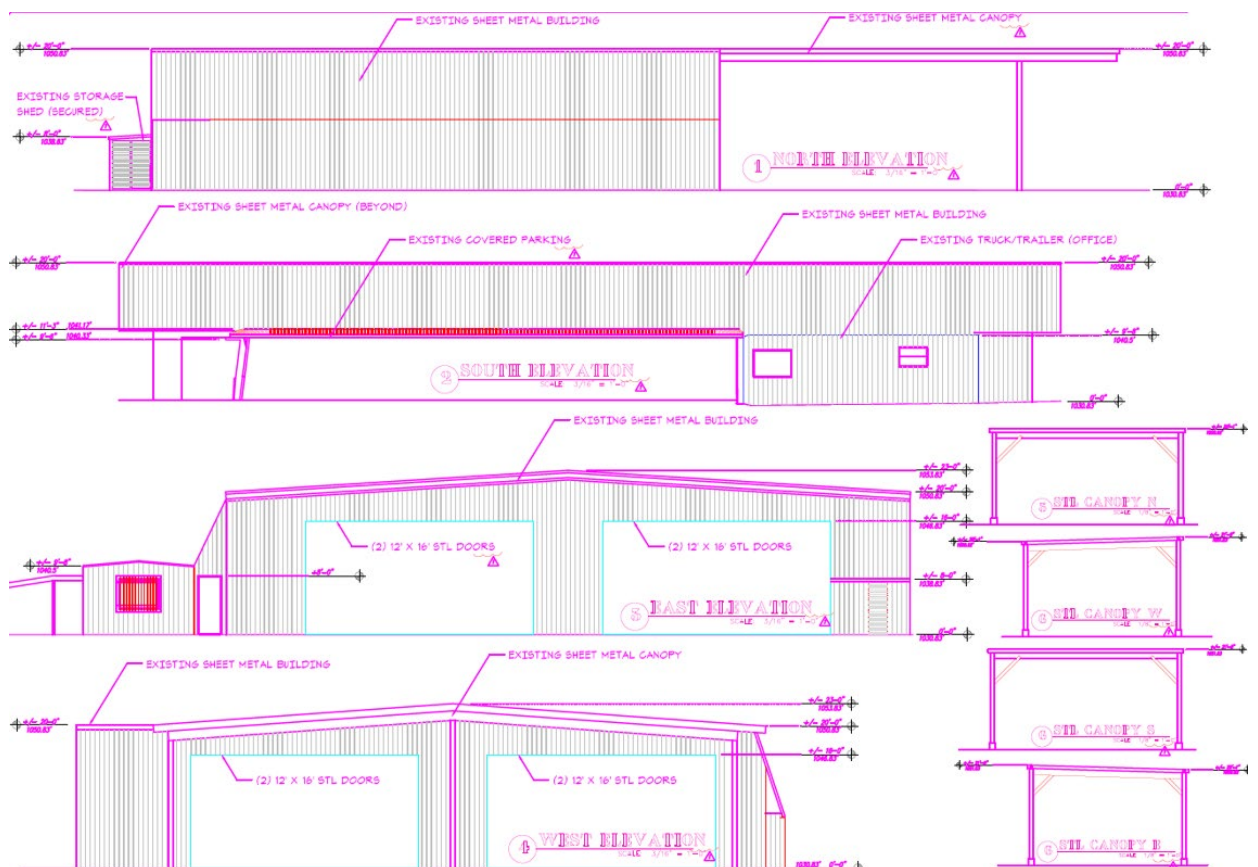
Conceptual Site Plan with Planning and Development Department annotations, Source: Design Barbarians Architects

In order to minimize visual impacts to the shared use path along the Rio Salado banks south of the site, staff recommends Stipulation No. 1 to limit the maximum building height to 30 feet on this site. This will help to maintain the current scale of the site into the future, thus preventing for a significantly taller structure to be placed on the site without undergoing a public hearing process.

## BUILDING ELEVATIONS

- The existing building elevations were provided by the applicant, depicting the primary building on the site. Currently, the building is constructed primarily of sheet metal and staff does not recommend adherence to these building elevations in order to allow for a greater diversity of materials to be incorporated into the building elevations in the future. No building elevation enhancements are recommended by staff at this time due to the remote location of the site at the end of a partially dedicated local street and surrounded by industrial uses.

Stipulation No. 1 addresses the maximum building height to 30 feet on this site in order to prevent visual impacts to the Rio Salado banks along the south of the site.



Existing Building Elevations, Source: Design Barbarians Architects

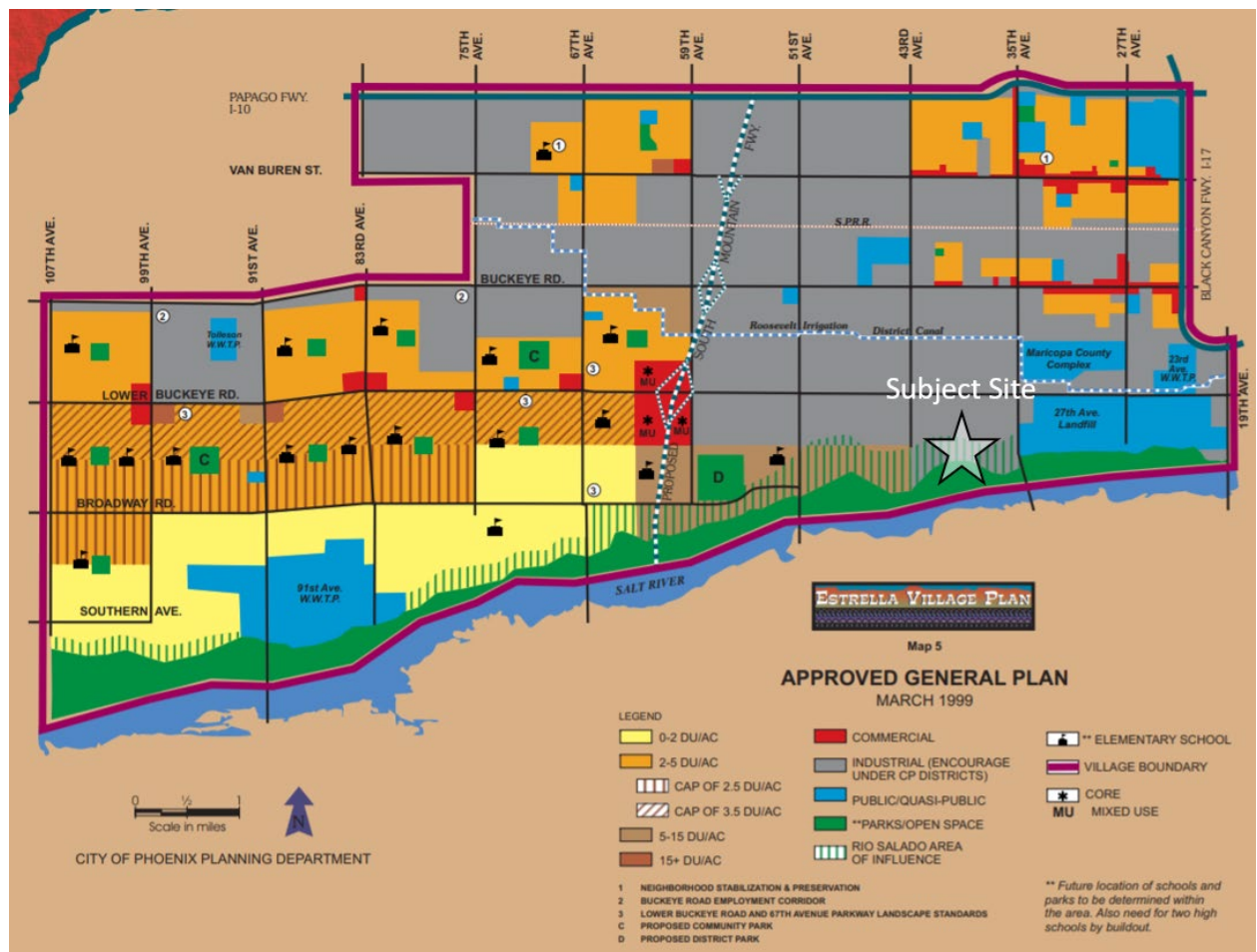
## STUDIES AND POLICIES

### 6. Estrella Village Plan

The Estrella Village Plan was adopted in 1999 and outlines a vision for improving the Estrella Village through five main goals that include: orderly growth, identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages.

The subject site is presently zoned A-1 and A-2, pre-dating the Estrella Village Plan adoption. However, the property was identified as Industrial and within the Rio Salado Area of Influence in the 1999 General Plan Land Use Map within the Estrella Village Plan, thus consistent with the current General Plan Land Use Map designation of Industrial.

In order to minimize visual the impacts from the proposed use along the Rio Salado banks, staff has recommended Stipulation No. 1 to limit building height.



1999 Approved General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

7. [Reimagine Phoenix](#)

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, industrial, and mixed-use developments meeting certain criteria. No provisions for recycling containers were depicted on the site plan. However, the applicant's submittal documents indicate that recycling containers could be incorporated in the future on the site. The provision of recycling containers are not proposed by the applicant at this time.

COMMUNITY INPUT SUMMARY

8. From the time the case was filed to the time the staff report was written, no letters in opposition or support from the public have been received on this case.

INTERDEPARTMENTAL COMMENTS

9. The Water Services Departments commented that the property will need a water and sewer main extension to serve the development. Water and sewer mains are presently located along 39th Avenue, north of Miami Street. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors. Lastly, general fire flow comments were provided pertaining to fire flow testing and fire hydrants.
10. The Floodplain Management Division of the Public Works Department did not have any comments on this case.
11. The Public Transit Department commented that accessible pathways constructed of alternative materials be provided to connect all building entrances and exits, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, and that pedestrian paths plus sidewalks are shaded to 75 percent using trees or shade structures. Pedestrian pathways are addressed per Chapter 5, Section 507.Tab.A.II (Design Guidelines) requirements.
12. The Street Transportation Department is requesting the paving on a portion of 39th Avenue, where the roadway is partially dedicated. This is addressed in Stipulation No. 2.
13. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners of the property. Furthermore, that Form 7460-1 be filed for the development and that the development receive a "No Hazard Determination" from the FAA, if required. These are addressed in Stipulation Nos. 3 and 4.

#### OTHER

14. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.
15. 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 abandonment may be required.

#### **Findings**

1. The proposed zoning is consistent with the General Plan Land Use Map designation of Industrial.
2. The proposed use is consistent with the development patterns in the area.
3. The proposed development, as stipulated, will maintain an appropriate scale plus character of the area and prevent visual impacts to the shared use path along the Rio Salado.

#### **Stipulations**

1. The maximum building height shall be limited to 30 feet.
2. The developer shall pave 39th Avenue per the collector street standards starting at the entrance of the subject site and terminating 310 feet north of the subject site along 39th Avenue, as approved by the Planning and Development Department.
3. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
4. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for all development required by the FAA to file this form, and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure, as required by the FAA, a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
5. 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.

**Writer**

Enrique Bojórquez Gaxiola

August 4, 2021

**Team Leader**

Samantha Keating

**Exhibits**

Sketch Map

Aerial Map

Conceptual Site Plan date stamped June 18, 2021

Conceptual Building Elevations date stamped June 18, 2021

# A-1

MIAMI ST

37TH AVE

39TH AVE

# A-2

A-1

A-2  
Z-14-13

# A-1

# A-2



Miles

0.07 0.035 0 0.07

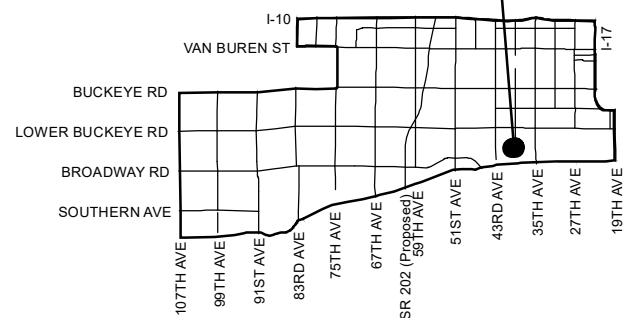
**ESTRELLA VILLAGE**

CITY COUNCIL DISTRICT: 7



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-34-21



APPLICANT'S NAME: **Brad Pilon-Design Barbarians Architects**

**REQUESTED CHANGE:**

FROM: **A-1 ( 1.10 a.c.)  
A-2 ( 0.80 a.c.)**

APPLICATION NO. **Z-34-21**

DATE: **6/21/2021**  
REVISION DATES:

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

**1.90 Acres**

AERIAL PHOTO &  
QUARTER SEC. NO. **QS 5-19, 6-19**

ZONING MAP **E-6**

TO: **A-2 ( 1.90 a.c.)**

**MULTIPLES PERMITTED**

A-1, A-2

A-2

**CONVENTIONAL OPTION**

N/A, N/A

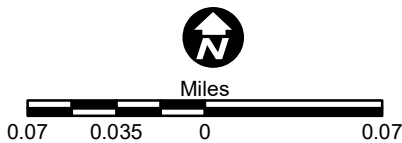
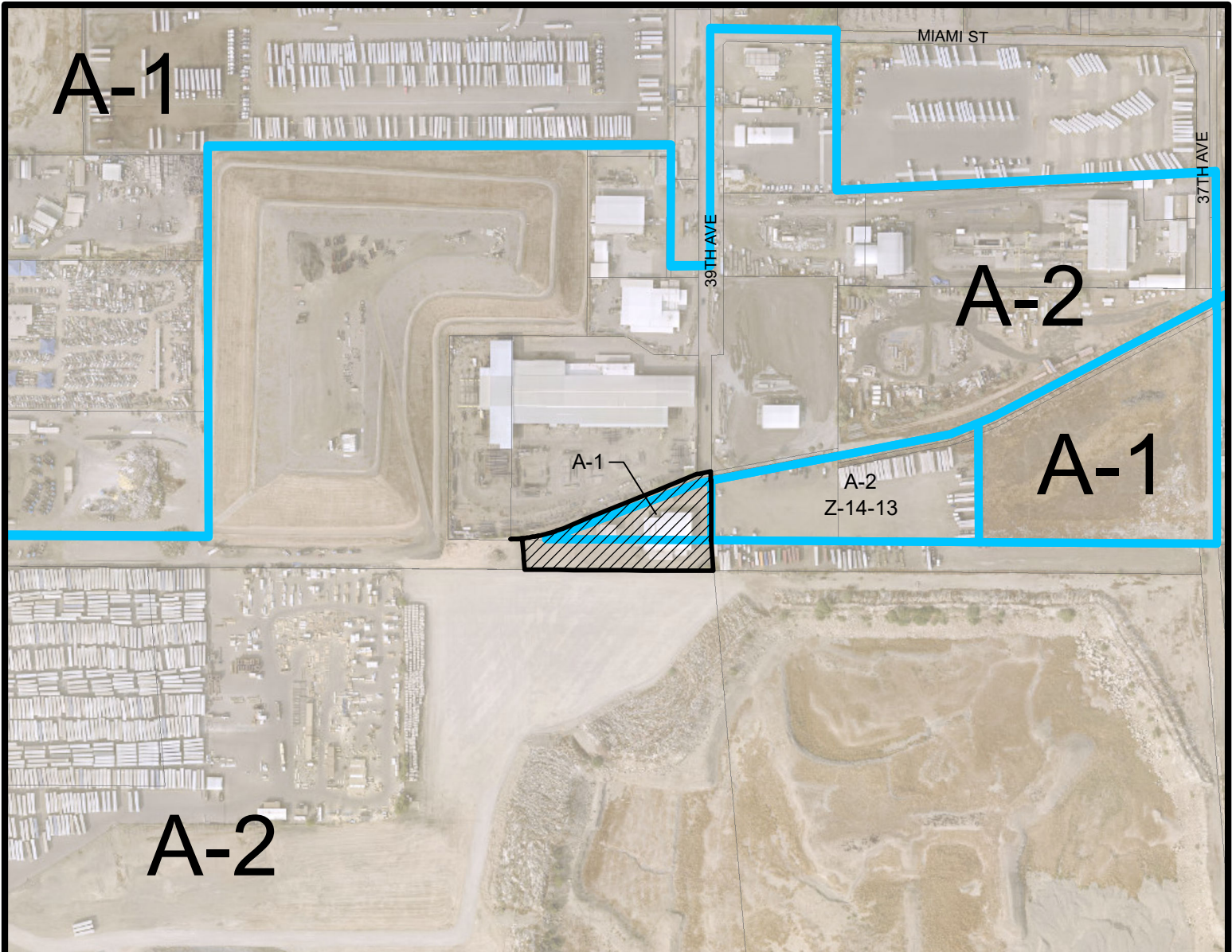
N/A

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

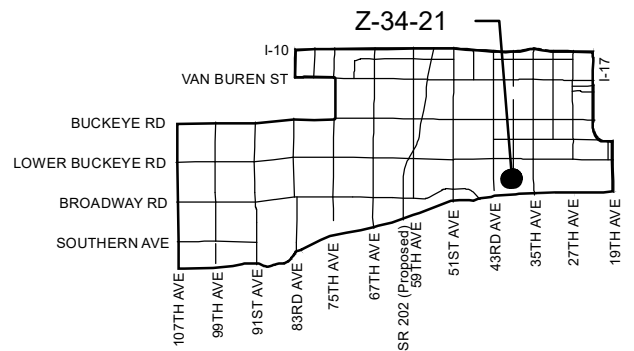
N/A, N/A

N/A

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



**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Brad Pilon-Design Barbarians Architects

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QS 5-19, 6-19

ZONING MAP  
E-6

REQUESTED CHANGE:

FROM: A-1 ( 1.10 a.c.)  
A-2 ( 0.80 a.c.)

TO: A-2 ( 1.90 a.c.)

MULTIPLES PERMITTED

A-1, A-2

A-2

CONVENTIONAL OPTION

N/A, N/A

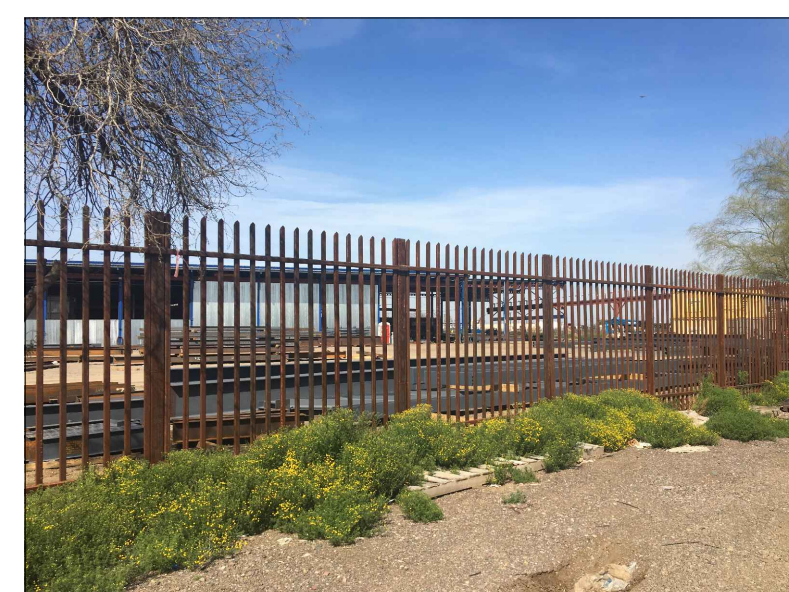
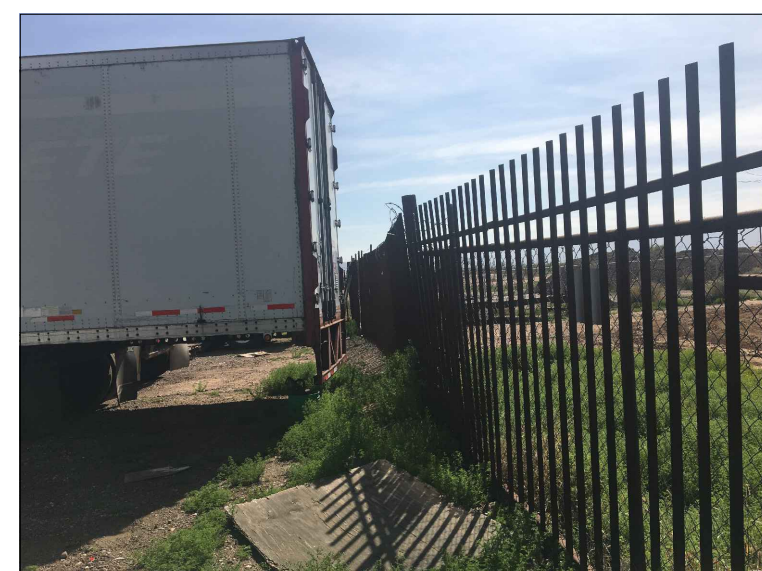
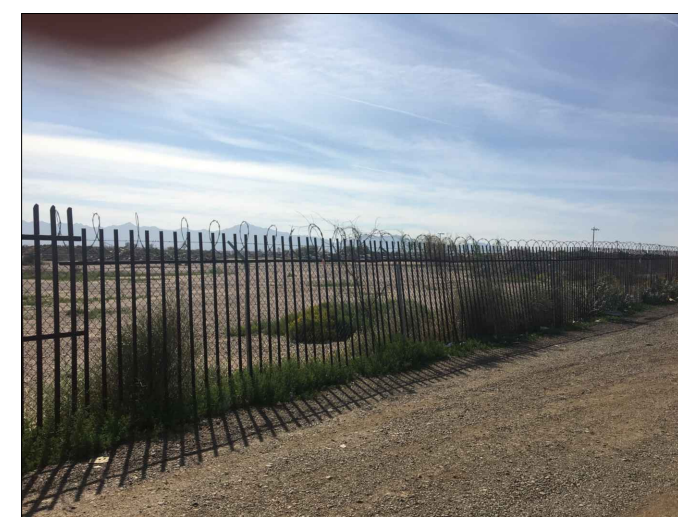
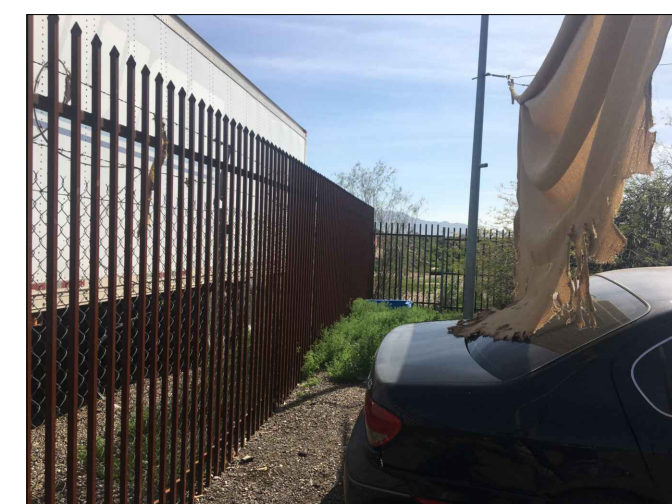
N/A

\* UNITS P.R.D. OPTION

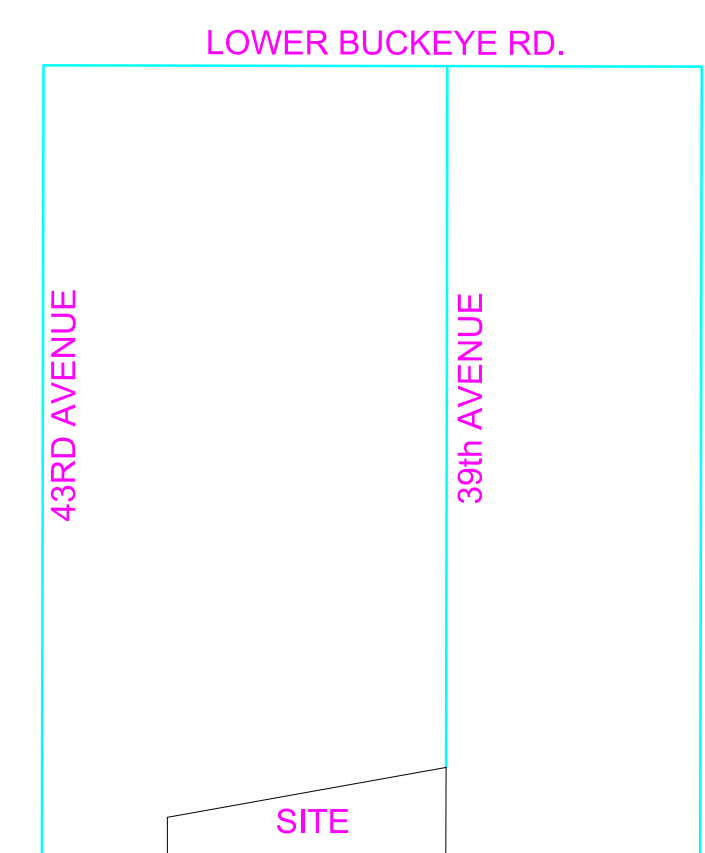
N/A, N/A

N/A

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



TRUCK REPAIR TO BE DONE  
INSIDE IN METAL BLDG. &  
OUTSIDE UNDER CANOPY



**NEW UNDERGROUND FIRELINE  
TO BE INSTALLED - SEE  
FIRE LINE DRAWINGS**

NEAREST EXISTING FIRE HYDRANT  
39TH AVE & MIAMI ST.  
+/- 1000 FT.

FND CITY OF PHOENIX  
BRASS CAP IN HANDHOLE  
N.1/4 COR. SECTION 22  
T 1 N., R. 2 E.

INGRESS EGRESS EASEMENT

MACDONALD CANAL

BOOK 26 OF MAPS, PAGE 5

**LEGEND**

CENTER LINE  
 PROPERTY LINE  
 RIGHT OF WAY  
 RIGHT OF WAY  
 ASSESSOR'S PARCEL NUMBER  
 MARICOPA COUNTY RECORDER  
 TELEPHED  
 TELEPHONE PEDESTAL  
 ELECT. PANEL  
 ELECTRIC PANEL  
 CONC.  
 CONCRETE  
 SMH  
 SEWER MANHOLE  
 SCO  
 SEWER CLEANOUT  
 TOC  
 TOP OF CONCRETE  
 F/L  
 FLOWLINE  
 X 30.10  
 SPOT ELEVATION  
 BUILDING CORNER CLEARANCE  
 PERPENDICULAR TO PROPERTY  
 LINE  
 FOUND MONUMENT AS NOTED  
 SET 1/2" REBAR WITH CAP  
 MARKED LSR18200  
 SET 1/2" REBAR WITH CAP  
 MARKED LSR18200

FND 1/2" REBAR  
TAGGED LS#12600  
CENTER SECTION 22  
T 1 N., R. 2 E.

A.P.N. 105-46-003N  
JOSE F. ELIZABETH CARDENAS

**PAVING CALCULATIONS:**  
**4 EMPLOYEES**  
**1.5 SPACES REQ'D PER EMPLOYEE**  
**4 X 1.5 = 6 SPACES**  
**1 ADA SPACE REQUIRED.**  
**6 SPACES PROVIDED**  
**1 ADA SPACE PROVIDED W/ACC. ROUTE**  
**7 TOTAL SPACES PROVIDED**

CITY OF PHOENIX

JUN 18 2021

**Planning & Development  
Department**

## 1 SITE PLAN

$$\text{SCALE: } 1'' = 20'-0"$$

**Prairie Partners**  
2018-16

# DESIGN BARBARIANS ARCHITECTS

**PRAIRIE PARTNERS**  
3550 S. 39TH AVE  
PHOENIX, ARIZONA 85009

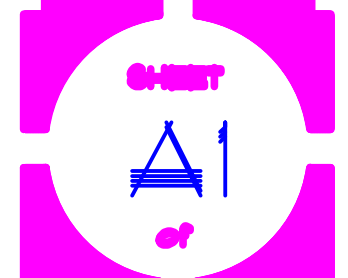


**DATE RECD:**  
3-23-19  
FEB/RECD

**1** 10-18-19

**JOB NO.**  
2019-16

**TITLE:**  
SITE PLAN



DESIGN: D. EASTBURN, ARCHITECTS  
100 S. CENTRAL AVE., PHOENIX, AZ 85004  
PH: 602.254.8800  
WWW.PRAIRIEPARTNERS.COM



DESIGN BARBARIANS ARCHITECTS

DANIEL EASTBURN  
100 S. CENTRAL AVE.  
PHOENIX, AZ 85004  
dane@eastburn.com

CITY OF PHOENIX

JUN 18 2021

Planning & Development  
Department

PRAIRIE PARTNERS  
3550 S. 39TH AVE.  
PHOENIX, ARIZONA 85009



DATE SUBMITTED: 3-22-19  
REVISIONS:  
10-10-19  
2019-19  
WITH ELEVATIONS

