

## Attachment B- Staff Report



### City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

#### Staff Report: Z-40-18-7 August 31, 2018

Estrella [Village Planning Committee](#) Meeting Date September 11, 2018  
[Planning Commission](#) Hearing Date October 4, 2018

Request From: [CP/GCP](#) (Commerce Park/ General Commerce Park District) (25.34 acres)

Request To: [A-1](#) (Light Industrial District) (25.34 acres)

Proposed Use Light Industrial

Location Approximately 255 feet north of the northeast corner of 75th Avenue and Van Buren Street

Owner CI PHX I-GW, LLC

Applicant Colony NorthStar, Inc.

Representative Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>	Industrial		
<a href="#">Street Map Classification</a>	75th Avenue	Major Arterial	40-foot west half street
<b>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE:</b> <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
The subject site is adjacent to A-1 zoned properties. The proposal would allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area.			
<b>STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE:</b> <i>Support the expansion of industrial zoning in targeted industrial areas.</i>			
The subject site is located within the Southwest Phoenix Major Employment Center and is designated as Industrial on the General Plan Land Use Map. The site is also adjacent to existing A-1 zoning. The proposal will support the expansion of industrial uses and zoning in an appropriate location in the Estrella Village.			

***CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE:  
Development should include convenient bicycle parking.***

As stipulated, the development shall include six bicycle parking spaces that comply with requirements in the Walkable Urban Code.

**Applicable Plans, Overlays, and Initiatives**

**[Estrella Village Arterial Street Landscaping Program](#)**

See background Item No. 6.

**[Reimagine Phoenix](#)**

See background Item No. 7.

**[Transit Oriented Development Strategic Policy Framework](#)**

See background Item No. 8.

**[Bicycle Master Plan](#)**

See background Item No. 9.

**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Warehouses	CP/GCP
<b>North</b>	Aspen Home Furniture warehouse	CP/GCP
<b>South</b>	Tire shop and storage facility	C-3
<b>East</b>	Ranch, truck storage, and tire storage and sales	CP/GCP PCD
<b>West (across 75th Avenue)</b>	Truck dealership and vacant land	A-1 and C-2

**Background/Issues/Analysis**

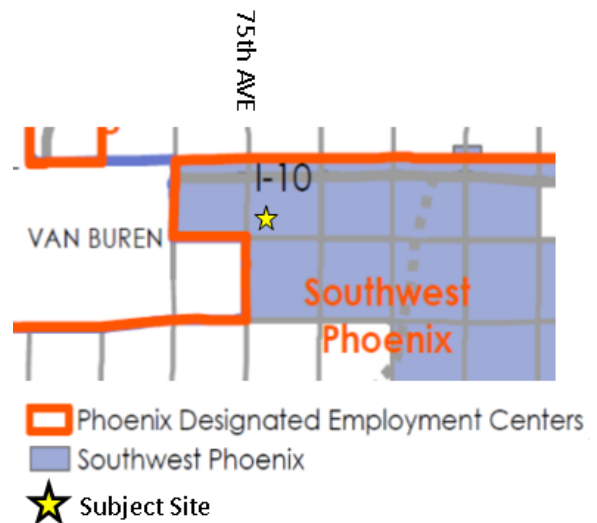
**SUBJECT SITE**

1. This request is to rezone a 25.34-acre site, located approximately 255 feet north of the northeast corner of 75th Avenue and Van Buren Street from CP/GCP (Commerce Park/General Commerce Park) to A-1 (Light Industrial District) to allow industrial development.

The subject site has street frontage on 75th Avenue and is currently developed with three large warehouses ranging in size from approximately 120,000 to 150,000 square feet.

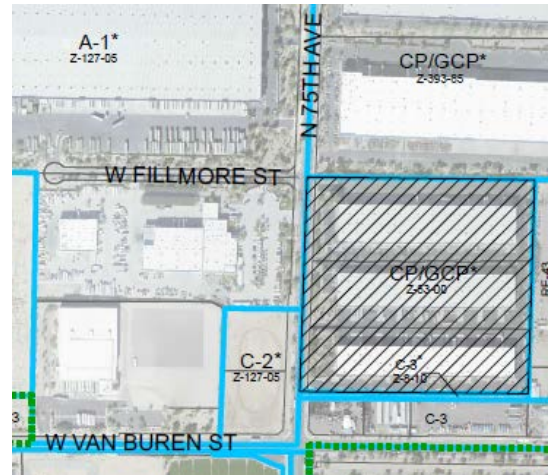
2. The subject site falls within the boundaries of the Maricopa Association of Governments designated Southwest Phoenix Major Employment Center and is within the City of Phoenix designated employment center.

The Southwest Phoenix Employment Center is home to a large inventory of industrial, warehouse, and distribution space. The employment center profile, as provided by the City of Phoenix Community and Economic Development Department, notes that this center has strategic industrial sites with future light rail service and interstate access, a young and growing labor force and a large inventory of industrial real estate.



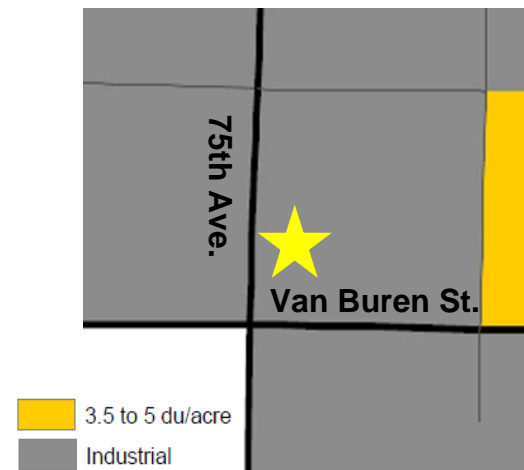
#### SURROUNDING USES AND ZONING

2. North of the subject site is a warehouse that holds Aspen Home Furniture and is zoned CP/GCP (Commerce Park/General Commerce Park). South and east of the subject site, are tire shops zoned C-3 (General Commercial District) and CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District). West of the subject site, across 75th Avenue, is a vacant site zoned C-2 (Intermediate Commercial) and a truck dealership zoned A-1 (Light Industrial District).



Source: City of Phoenix Planning and Development Department

3. The General Plan Land Use Map designation for the subject site is Industrial. The request to rezone to A-1 is consistent with the existing General Plan Land Use Map designation.



Source: City of Phoenix Planning and Development Department

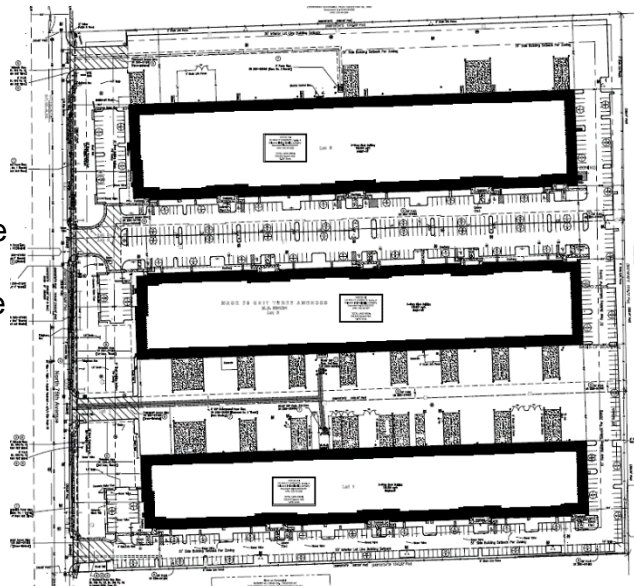
## PROPOSAL

### 4. Site Plan and Elevations

The applicant is not proposing a new site plan at this time. The current CP/GCP zoning allows limited uses; therefore, rezoning to A-1 will provide the flexibility to allow industrial users to utilize the site.

Staff is carrying over stipulations from the previous rezoning case on the site, Z-53-00. Since no new development or redevelopment is being proposed on the site, staff is stipulating general conformance to the site plan dated June 22, 2000. Additionally, staff has stipulated that the development continue to adhere to Commerce Park/General Commerce Park development standards. This is addressed in Stipulation Nos. 1 and 2.

Since no development or redevelopment was proposed as part of this rezoning request, staff did not require building elevations.



Source: Millman Surveyor

## STUDIES AND POLICIES

6. **Estrella Village Arterial Street Landscaping Program**

Staff has stipulated that the development shall comply with the Estrella Village Arterial Street Landscaping Program in order to have common trees and complimentary landscaping that identify the communities character along public streets. This is addressed in Stipulation No. 3.

7. **Reimagine Phoenix**

As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances 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 not addressed in the applicant's submittals.

8. **Transit Oriented Development Strategic Policy Framework**

The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The place types provide the general parameters for intensification and provide guidance for rezoning decisions.

A City of Phoenix Park and Ride and light rail station are planned to be located on the north side of the Interstate 10 Freeway along 79th Avenue, approximately one mile from the subject site. The 79th Avenue Station was designated as a Suburban Commuter Center. Staff is proposing a stipulation to provide a minimum of six bicycle parking spaces on site to allow for convenient parking should employees or customers utilize the planned public transit. This is addressed in Stipulation No. 4.

9. **Bicycle Master Plan**

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. As previously mentioned, the site is in close proximity to a planned light rail station and a City Park and Ride; therefore, staff has stipulated that six short-term bicycle parking spaces are provided and installed in accordance with Section 1307.H.4 of the Zoning Ordinance.

## COMMUNITY INPUT SUMMARY

10. From the time the case was filed to the time the staff report was written, no correspondence by the public was received by staff.

## DEPARTMENT COMMENTS

11. The Water Services Department commented that the site is surrounded with existing water mains that can potentially serve the development.
12. The Floodplain Management division indicated that the site is not located in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2180 L of the Flood Insurance Rate Maps (FIRM) dated October 22, 2013.
13. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
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. The Parks and Recreation, Public Transit, and Aviation Departments do not have comments regarding this zoning case.

## OTHER

16. 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 abandonments, may be required.

## **Findings**

1. The proposed use is consistent with the General Plan Land Use Map designation of Industrial. A general plan amendment is not required.
2. The A-1 zoning district will allow industrial uses that are consistent in scale and character with the land use pattern in the surrounding area.
3. The subject site has been identified as part of the Southwest Phoenix Major Employment Center as designated by the Maricopa Association of Governments (MAG).

### **Stipulations**

1. The development shall be in general conformance to the site plan dated June 22, 2000, as approved by the Planning and Development Department.
2. The development shall adhere to Commerce Park/General Commerce Park development standards, as approved by the Planning and Development Department.
3. The developer shall comply with the Estrella Village Arterial Street Landscaping Program, as approved by the Planning and Development Department.
4. A minimum of three inverted-U bicycle racks shall be provided on site and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
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**

Elyse DiMartino

August 31, 2018

### **Team Leader**

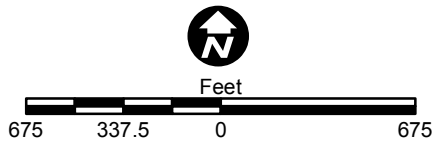
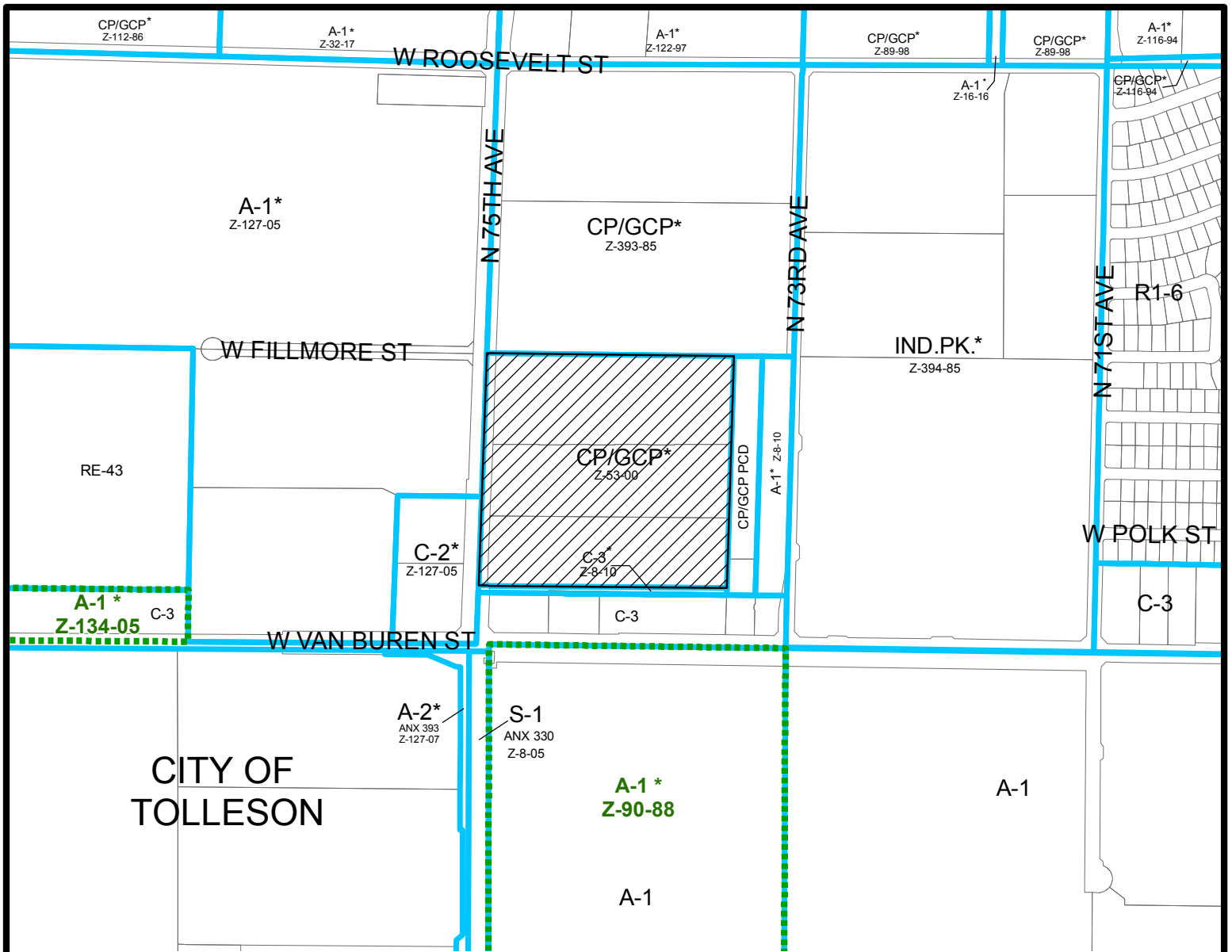
Samantha Keating

### **Exhibits**

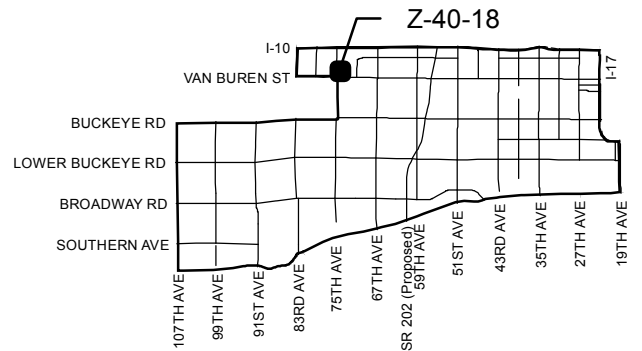
Sketch Map

Aerial Map

Site Plan dated June 22, 2000



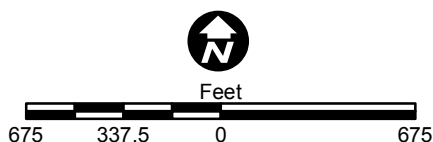
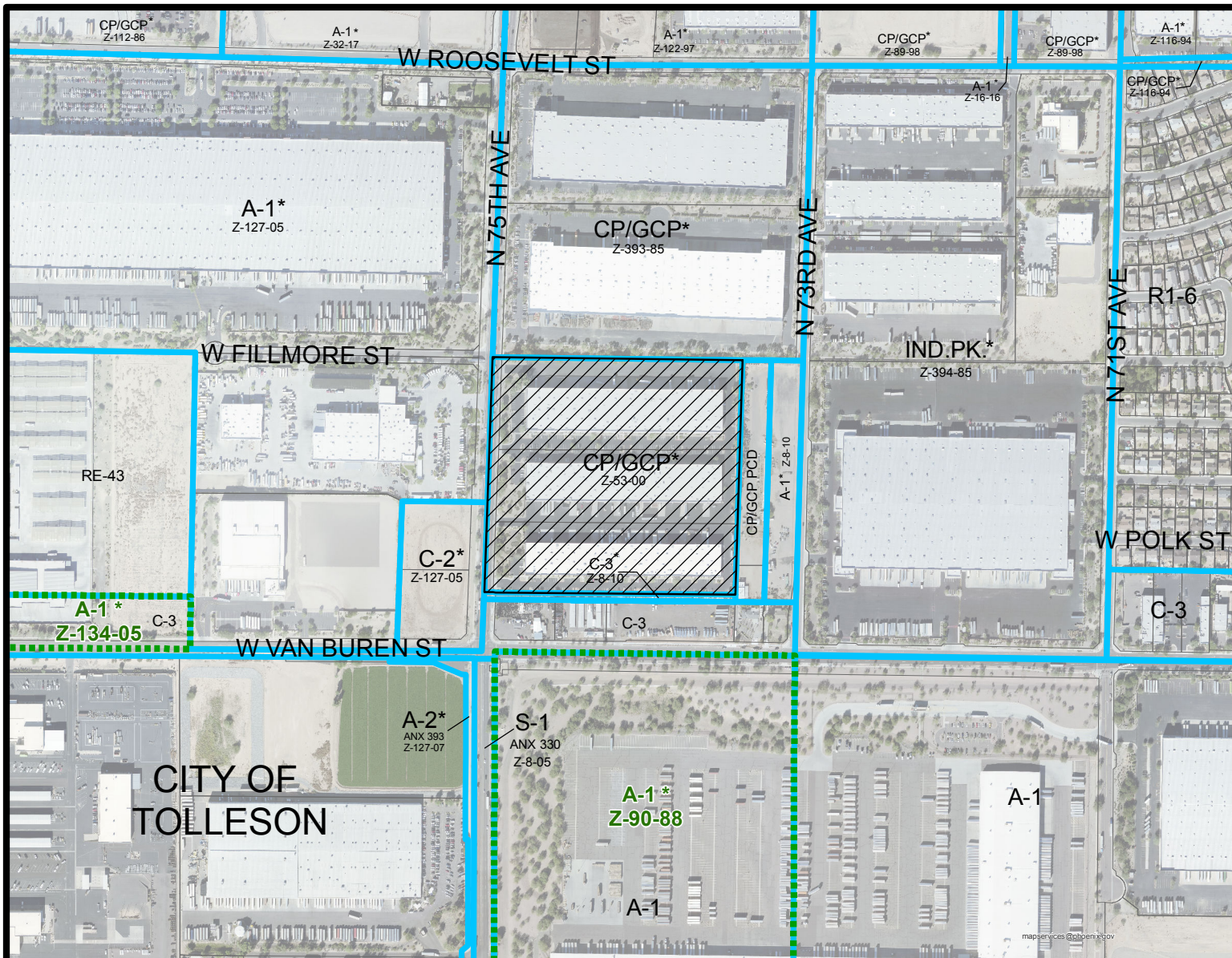
**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



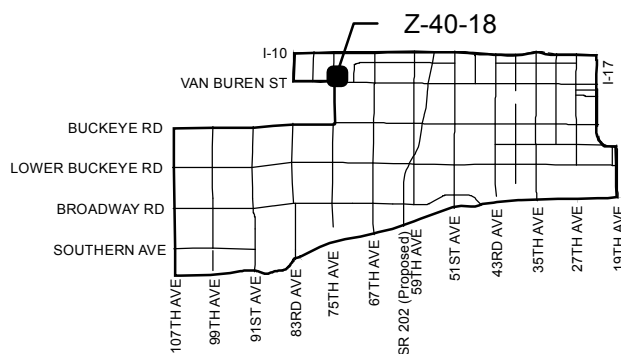
<b>APPLICANT'S NAME:</b> Colony NorthStar Inc.		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-40-18		<b>FROM:</b> CP/GCP (25.34 a.c.)	
<b>DATE:</b> 7/11/2018 <b>REVISION DATES:</b>		<b>TO:</b> A-1 (25.34 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 25.34 Acres			
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 11-11		<b>ZONING MAP</b> F-4	
<b>MULTIPLES PERMITTED</b> CP/GCP A-1		<b>CONVENTIONAL OPTION</b> N/A N/A	
<b>* UNITS P.R.D. OPTION</b> N/A N/A			

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



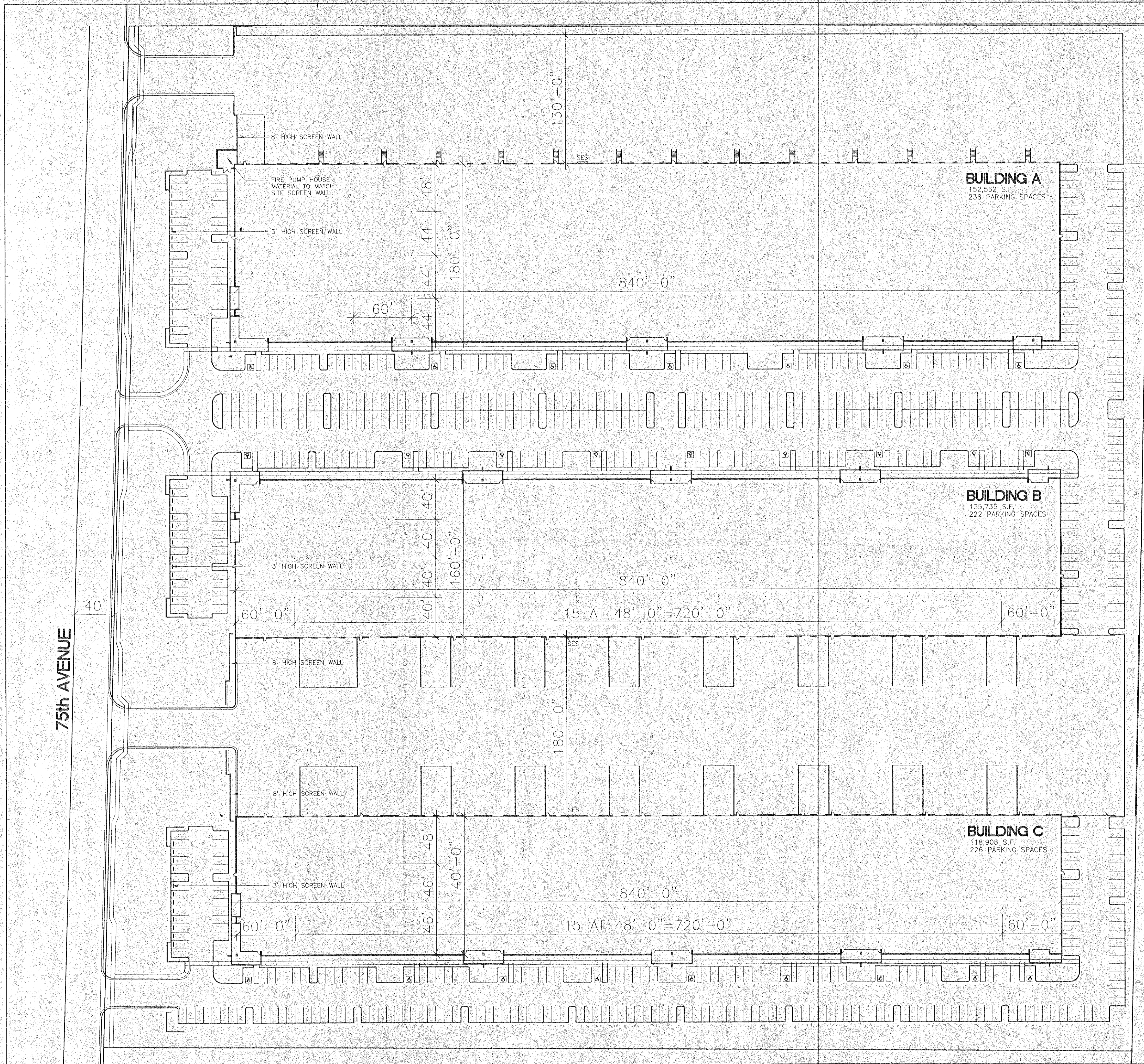


**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Colony NorthStar Inc.		<b>REQUESTED CHANGE:</b>	
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<b>* Maximum Units Allowed with P.R.D. Bonus</b>		<b>* UNITS P.R.D. OPTION</b> N/A N/A	





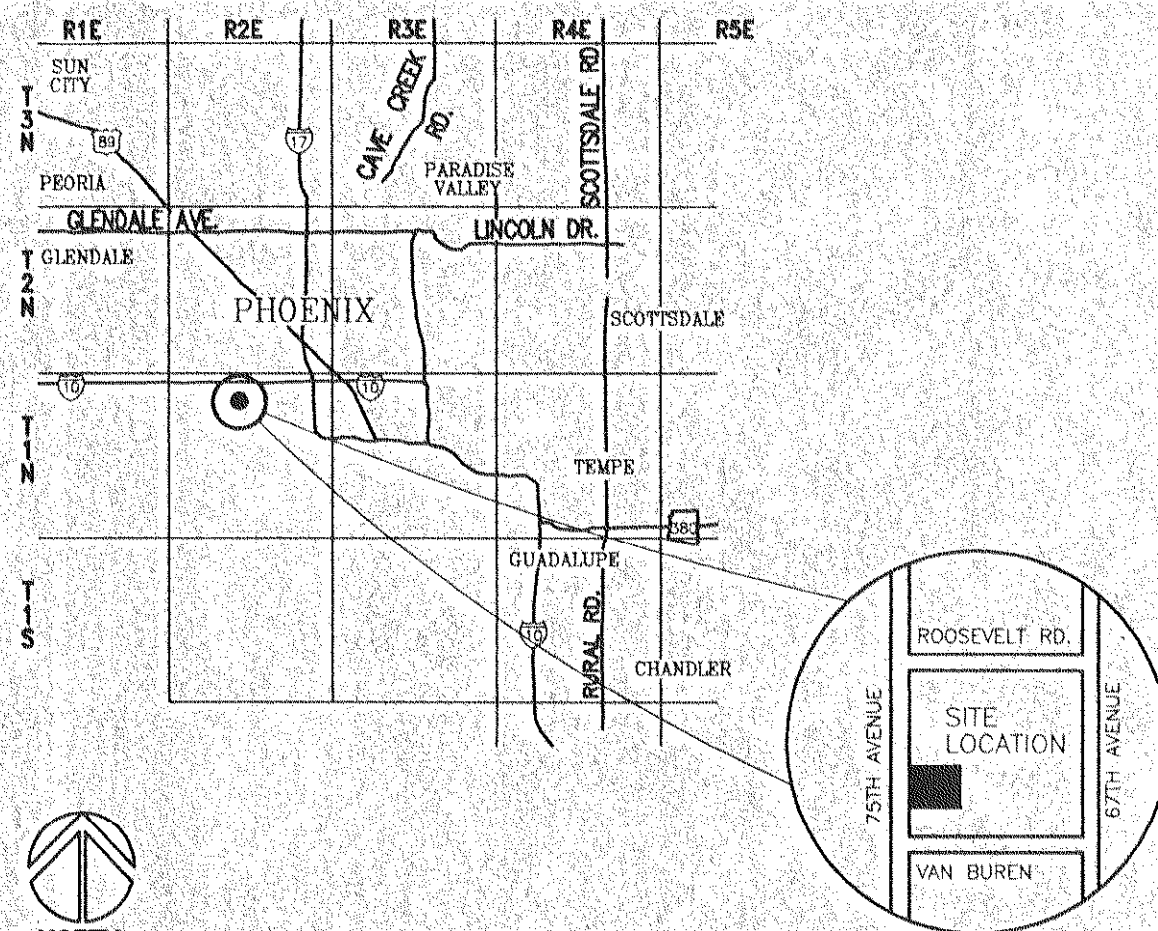
**SITE PLAN** SCALE : 1"=50'-0"

# PROJECT DATA

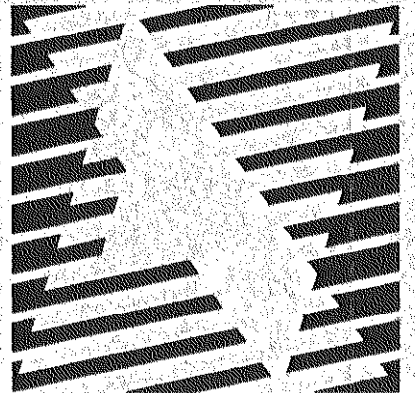
ZONING:	CP-GCP (394-85)	
SITE AREA:	25.807 ACRES	= 1,124,164 S.F.
GROSS AREA:	24.619 ACRES	= 1,072,437 S.F.
NET AREA:		
BUILDING A AREA:		152,562 S.F.
BUILDING B AREA:		135,735 S.F.
BUILDING C AREA:		118,908 S.F.
TOTAL BUILDING AREA:		407,205 S.F.
PARKING CALCULATIONS:		
0-150,000 S.F.	150,000 S.F. / 1000=	150 SPACES
150,000-500,000 S.F.	257,206 S.F. / 2000=	129 SPACES
REQUIRED:	ACCESSIBLE SPACES REQUIRED:	8 SPACES
	TOTAL PARKING REQUIRED:	279 SPACES
	OFFSTREET LOADING SPACES:	7 SPACES
PROVIDED:	STANDARD SPACES:	659 SPACES
	ACCESSIBLE SPACES:	25 SPACES
	TOTAL PARKING PROVIDED:	684 SPACES
	OFFSTREET LOADING SPACES:	10 SPACES
ALLOWABLE BUILDING AREA:	(SEPARATION 4 SIDES) UNLIMITED	
BUILDING HEIGHT:	41'-0" ABOVE FINISH FLOOR	
OCCUPANCY:	45'-0" ABOVE LOWEST ADJACENT GRADE	
CONSTRUCTION TYPE:	B/S-1	
BUILDING USE:	III-V, AFES	
	OFFICE/WAREHOUSE	

# PROJECT TEAM

OWNER:	THE MACK ARIZONA CORPORATION 6991 E. CAMELBACK ROAD #C302 SCOTTSDALE, ARIZONA 85251 (480) 970-0900
ARCHITECT:	MCCALL & ASSOCIATES 5060 N. 40TH STREET, SUITE 209 PHOENIX, ARIZONA 85018 (602) 955-6560
CIVIL:	O'NEILL ENGINEERING 2001 W. CAMELBACK #200 PHOENIX, ARIZONA 85015 (602) 264-1427
LANDSCAPE ARCHITECT:	T.J. McQUEEN AND ASSOCIATES 1121 E. MISSOURI AVE #218 PHOENIX, ARIZONA 85014 (602) 912-9600



**VICINITY MAP**



**McCALL & associates, inc.**

5060 n. 40th street  
suite 209  
phoenix, az 85018  
tel:(602) 955-6560  
fax:(602) 955-5041

this drawing is an instrument of service, and shall remain the property of the architect. this drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect

Sheet Title  
**SITE PLAN**

Project:  
**MACK ARIZONA CORPORATION  
75th AVENUE AND VAN BUREN STREET  
PHOENIX, ARIZONA**

date: 22 JUN 00  
job no.: 99124  
revision:

CITY OF PHOENIX  
JUN 27 2000  
PLANNING DEPT.  
ADMIN.

**AS1**