



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-69-22-6 (Converge Logistics Center PUD) *REVISED August 25, 2023

Ahwatukee Foothills [Village Planning Committee Meeting](#) Date: August 28, 2023

[Planning Commission](#) Hearing Date: September 7, 2023

Request From: [CP/GCP](#) (Commerce Park/General Commerce Park Option) (29.74 acres)

Request To: [PUD](#) (Planned Unit Development) (29.74 acres)

Proposal: Planned Unit Development to allow commerce park uses and select light industrial uses

Location: Approximately 1,300 feet north of the northeast corner of 50th Street and Chandler Boulevard

Owner: Kyrene Elementary School District No. 28

Applicant: Bergin, Frakes, Smalley, & Oberholtzer

Representative: Carolyn Oberholtzer

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Map Designation	Current: Commerce/Business Park
	Pending (GPA-AF-2-22-6): Mixed Use (Industrial / Commerce / Business Park)

Street Map Classification	50th Street	Minor Collector	30-foot east half street
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CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; CODES PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed PUD will add employment opportunities within the Ahwatukee Foothills Village and in close proximity to the I-10 Freeway.

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 proposed PUD will allow for light industrial, office, manufacturing, and other employment-generating land uses in a location that is appropriate due to its proximity to the I-10 Freeway and similar uses in the surrounding area.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD Narrative incorporates enhanced landscaping and shade standards throughout the site that will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces thus cooling the micro-climate around the vicinity.

- Applicable Plans, Overlays and Initiatives**
- [Maricopa Association of Government \(MAG\) Ahwatukee Foothills Employment Center](#): Background Item No. 6.
 - [Complete Streets Guiding Principles](#): Background Item No. 7.
 - [Comprehensive Bicycle Master Plan](#): Background Item 8.
 - [Tree and Shade Master Plan](#): Background Item No. 9.
 - [Monarch Butterfly](#): Background Item No. 10.
 - [Zero Waste PHX](#): Background Item No. 11.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Commerce park development	CP/GCP
North	Data center, financing and other general offices	CP/GCP
South	Multifamily residential and hotel	R-4A and CP/GCP
East (across the I-10 Freeway)	Engineer consulting, auto glass repair, and general offices	City of Chandler, PAD

West (across 50th Street)	Office park	CP/GCP
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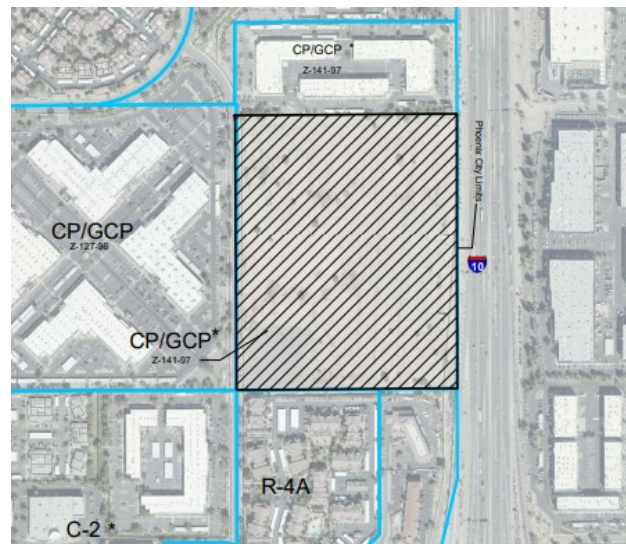
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 29.74 acres located approximately 1,300 feet north of the northeast corner of 50th Street and Chandler Boulevard from CP/GCP (Commerce Park/General Commerce Park Option) to PUD (Planned Unit Development) to allow commerce park uses and select light industrial uses. The subject site is currently under construction with commerce park buildings.

SURROUNDING LAND USES AND ZONING

2. The proposed PUD will support new commerce park and industrial uses on the site adjacent to the I-10 Freeway. The property to the north consists of numerous offices including a data center and financing zoned CP/GCP (Commerce Park/General Commerce Park Option). To the south of the property, there is a multifamily development and hotel zoned R-4A (Multifamily Residence District) and CP/GCP (Commerce Park/General Commerce Park Option). To the east, across the I-10 freeway, in the City of Chandler, there are numerous uses including an engineering consulting firm, auto glass repair company, and other general offices zoned PAD (Planned Area Development). Finally, the property to the west, across 50th Street, is an office park zoned CP/GCP (Commerce Park/General Commerce Park Option).



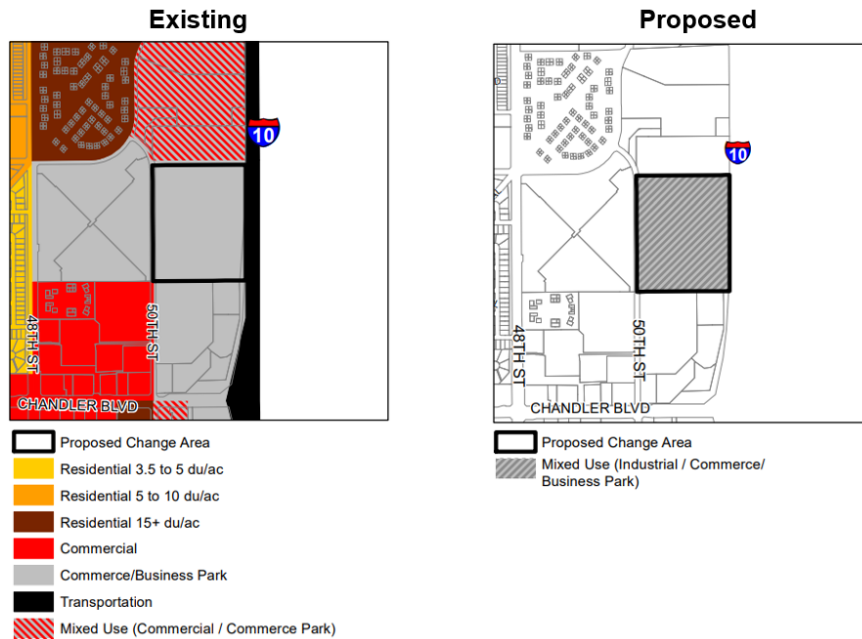
Existing Zoning Aerial Map
 Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Commerce/Business Park. The General Plan Land Use Map designation to the north is Mixed Use (Commercial / Commerce/Business Park). To the west and south of the subject site, the designation is Commerce/Business Park. Finally, to the east, in the City of Chandler, the General Plan Land Use Map designation

is Employment.

A concurrent minor General Plan Land Use Map amendment case, GPA-AF-2-22-6, is proposed to change the land use map designation to Mixed Use (Industrial / Commerce/Business Park). The requested PUD zoning is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Industrial / Commerce/Business Park).



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

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district, which allows an application to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

*5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 11, 2023. The proposed standards were designed to allow industrial and commerce park uses that offer the flexibility to develop uses that would generate employment within the Ahwatukee Foothills Village. All of the below standards shall apply if electronics manufacturing is proposed.

List of Uses

The Development Narrative proposes several permitted uses including those listed in CP/GCP (Commerce Park District/General Commerce Park Option) zoning districts. Additionally, the processing and compounding of pharmaceuticals, vitamins, or dietary supplements are also proposed under the

permitted uses. Furthermore, the manufacturing of assembly or electronics and/or locking systems are also proposed.

The Development Narrative also proposed accessory uses such as those permitted in Section 623.F.3 of the Zoning Ordinance, semi-trailer storage, and outdoor storage.

Staff recommends Stipulations Nos. 1.b through 1.d to reinforce the type of uses that are permitted within the PUD and update the language for clarity.

Conceptual Development Plan

The development consists of three large buildings on the site, oriented east to west. The buildings have been built under current CP/GCP development standards. The loading and unloading docks would be located centrally between the buildings. As a result, the loading docks would have limited visibility along 50th Street. Enhanced landscaping is proposed along primary frontages to further limit the visibility of the loading docks. The proposed development will have access to 50th Street, both for customers and employees.

* **Development Standards**

The PUD development narrative proposes development standards based on the CP/GCP Zoning District. However, some standards vary from the CP/GCP standards in relation to lot coverage and outdoor storage.

Minimum Building Setbacks	From Property Line
North	0 feet
South	20 feet
East (I-10 Freeway)	30 feet
West (50th Street)	20 feet
	Electronics Manufacturing use setback 100 feet from residential district
Minimum Landscape Setbacks	
North	0 feet
South	5 feet
East (I-10 Freeway)	30 feet
West (50th Street)	20 feet
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1-foot increase per 3 feet additional setback, maximum 56 feet to 80 feet with use permit and site plan.
Maximum Lot Coverage	50% net site area, plus an additional 10% for parking canopies.
Open Space & Amenity Standards	Two employee amenity areas with a size of 200 square feet and shaded at 75%

The proposed lot coverage of 50 percent is consistent with the standards in CP/GCP zoning district; however an additional 10 percent is proposed for parking canopies. The proposed building setbacks for electronic manufacturing exceeds the Zoning Ordinance standard of 20 to 30 feet from the property line.

Landscape Standards

The PUD proposes enhanced planting standards for all landscape setbacks. The Development Narrative proposes 50 percent two-inch caliper trees and 50 percent three-inch caliper trees along all landscape setbacks. These standards exceed those required per CP/GCP in the Zoning Ordinance. The landscaping will provide for a pedestrian-friendly environment with 75 percent shade on all internal pedestrian pathways exceeding the minimum requirements of the Zoning Ordinance. In addition to the trees, evergreen shrubs will be planted to provide for a dense vegetative shield along the south and west property lines. Staff recommends Stipulation No. 1.e to clarify the shrub requirements.

Parking Standards

The PUD proposes one parking space for every 1,000 square feet for buildings up to 150,000 square feet and one parking space for every 2,000 square feet for buildings between 150,000 and 500,000 square feet, which is the same as the Zoning Ordinance standard for industrial uses. Furthermore, the Development Narrative includes 12 bicycle parking spaces be provided.

Design Guidelines

The Development Narrative includes design standards that enhance the site layout and frontage of the proposed buildings. Large windows and doors shall be provided on key locations to further enhance the architectural façade of the building. Furthermore, the external façade must include a minimum of three building materials including brick or stone veneer, wood, tile, dark zinc-colored metal panels, and glass.

Fences/Walls

Perimeter fencing is proposed on the south and north perimeters. The Development Narrative proposes a 6-foot masonry wall along the south perimeter. Furthermore, an 8-foot screen wall is required along the northern property line. Finally, a four-foot parking screen wall is proposed along 50th Street.

Shade

The Development Narrative requires a minimum of 75 percent shade cover be provided over internal pedestrian walkways. The Development Narrative also consists of two employee amenity areas that shall be shaded at 75 percent. The required shade standards along internal pedestrian walkways and employee resting areas exceeds the Zoning Ordinance requirements. Staff recommends Stipulation No. 1.f to match the shade provision in the Sustainability section of the PUD Narrative.

Sustainability

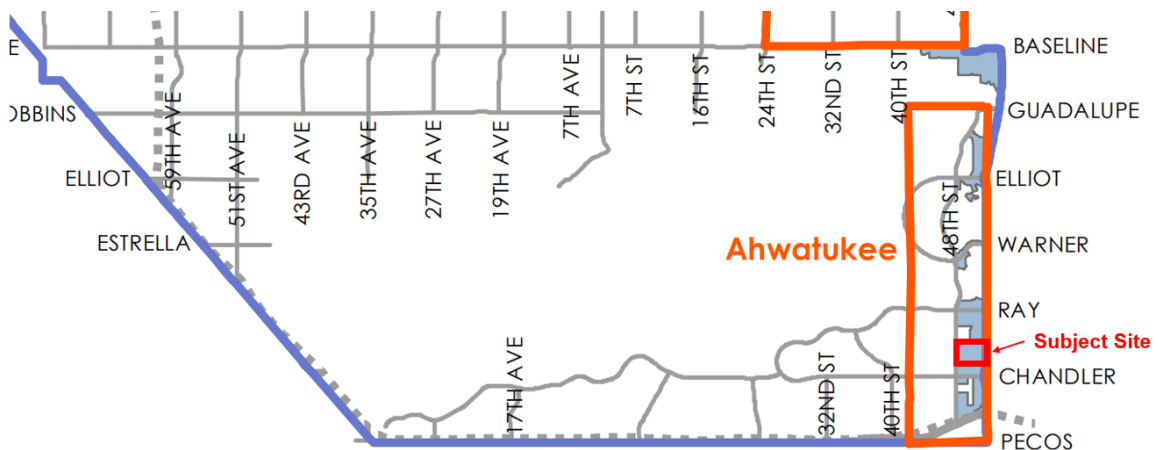
The Development Narrative incorporates development standards that propose sustainability. The PUD requires that an average of 10 percent of the building elevations incorporate windows to reduce the demand for interior lighting. Drought tolerant plants and trees and the use of irrigation sensors are required to reduce water consumption. Finally, the Development Narrative also incorporates select building materials and colors, and requires shaded pathways beyond the Zoning Ordinance standards to reduce the overall heat gain.

AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. **Maricopa Association of Governments (MAG) Ahwatukee Foothills Employment Center**

The subject site falls within the boundaries of the Maricopa Association of Governments and City designated Ahwatukee Foothills major employment center. The Ahwatukee Foothills major employment center extends south from Guadalupe Road to Pecos Road and west from Interstate 10 to 40th Street.

The location of the employment center encourages convenient access to other parts of the metropolitan area. The Ahwatukee Foothills employment center profile identifies the area as an abundant labor pool with more than 418,000 workers within a 20 minute drive time. The employment center is also identified as a major contributor on engineering services, finance and insurance, medical equipment, and telecommunications. The proposed development is compatible with the surrounding land uses and will establish employment opportunities adjacent to the I-10 Freeway. Furthermore, the location would ensure access to adjacent metropolitan areas including downtown Phoenix, Phoenix Sky Harbor International Airport, and other retail locations.



Employment Center Map
Source: Planning and Development Department

7. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an

accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to increase pedestrian connectivity, the streetscape design shall include pedestrian infrastructure and shade shall be provided to reduce ambient temperatures. The PUD promotes multi-modal transportation by requiring bicycle parking spaces.

8. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. 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. The Development Narrative requires a minimum of 12 bicycle parking spaces.

9. **[Tree and Shade Master Plan](#)**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The Development Narrative requires a minimum of 75% shade for all internal pedestrian walkways in addition to enhanced trees sizes. These standards exceed the minimum requirements and will ensure a comfortable pedestrian experience.

10. **[Monarch Butterfly](#)**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD narrative addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

11. **[Zero Waste PHX](#)**

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, and mixed-use developments meeting certain criteria. The PUD indicates that there will be a plan for recycling and materials management during construction, and that recycling will be provided for the tenants.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff did not receive any correspondence from the public on this rezoning case.

INTERDEPARTMENTAL COMMENTS

- *13. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that water supply is unknown ~~at this site and noted that fire flow requirements may present a challenge for this site~~ and is required to meet fire flow as defined in Appendix B of the Phoenix Amendments.

- 14. The Street Transportation Department has indicated that three access points shall be permitted on 50th Street. A 20-foot public drainage easement shall be dedicated along the south portion of the site in addition to a drainage channel along the east property boundary. The Streets Transportation Department has indicated that the developer shall designate a right-of-way drainage channel along the east portion of the property. The development should also conform to the recommendations approved by the Traffic Impact Study received on May 6, 2021, and submit a new Traffic Impact Study if the development plans have changed. Finally, all street improvements will be constructed with all required elements and comply with all ADA accessibility standards. These requirements are addressed in Stipulation Nos. 2 through 7.

OTHER

- 15. 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. 8.

- 16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted within 60 days of City Council approval. This is addressed in Stipulation No. 9.

- 17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

- 1. The proposed development is compatible with the existing land use pattern in the area and is consistent with the proposed General Plan Land Use Map designation of Mixed Use (Industrial / Commerce/Business Park).

- 2. The proposed development contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The development will provide increased shade which will help to reduce the urban heat island effect.

3. The proposal will provide additional employment options and commercial services adjacent to the I-10 Freeway.

Stipulations

1. An updated Development Narrative for the Converge Logistics Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 11, 2023, as modified by the following stipulations.
 - a. Update title page with the City Council adoption date.
 - b. Page 8, C. List of Uses, 1. Permitted Uses: Update bullet point b. to “The basic processing and compounding of pharmaceuticals, vitamins, or dietary supplements.”
 - c. Page 8. C. List of Uses, 1. Permitted Uses: Update bullet point c. to state the following: All manufacturing is conducted entirely within an enclosed building and the portion of the building devoted to the use is located more than 100 feet from a residential district.
 - d. Page 8. C. List of Uses, 3. Accessory Uses: Delete bullet point b. Semi-trailer outdoor storage.
 - e. Page 10. D. Development Standards, Landscape Standards Table: Update Perimeter Property Lines-South, and West to “Evergreen shrubbery at 4 feet on center which will achieve a minimum 12-foot height upon full maturation.”
 - f. Page 10. D. Development Standards, 3. Shade: Add the following sentence: “Minimum 75% shading of all internal pedestrian walkways by means of vegetation at maturity and/or shade structures if the Electronics Manufacturing use is added to the Project.”
2. A 20-foot-wide public drainage easement shall be dedicated along the entirety of the parcel abutting the existing 30-foot-wide drainage easement and aligned with the proposed southern access point to 50th Street, as approved by the Planning and Development Department.
3. The developer shall provide, at a minimum, right-of-way for a drainage channel along a portion of the east property boundary. This channel shall connect to the channel proposed within the Interstate 10 right-of-way and the existing channel located south of the existing site. The location of this channel shall be consistent with drainage studies approved or accepted by the Planning and Development Department. If required by the Planning and Development Department, the applicant shall construct the channel only for that portion which is located outside of the ADOT right-of-way.

4. A maximum of three access points shall be permitted onto 50th Street, as approved by the Street Transportation Department.
5. The development shall conform to the recommendations approved by the Traffic Impact Study received May 6, 2021, as approved by the Planning and Development and Street Transportation Departments.
6. The applicant shall submit a new Traffic Impact Study to the City if development plans change and are not reflective of the Traffic Impact Study received May 6, 2021. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
7. 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.
8. 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.
- *9. Within 60 days of City Council approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Nayeli Sanchez Luna

August 25, 2023

Team Leader

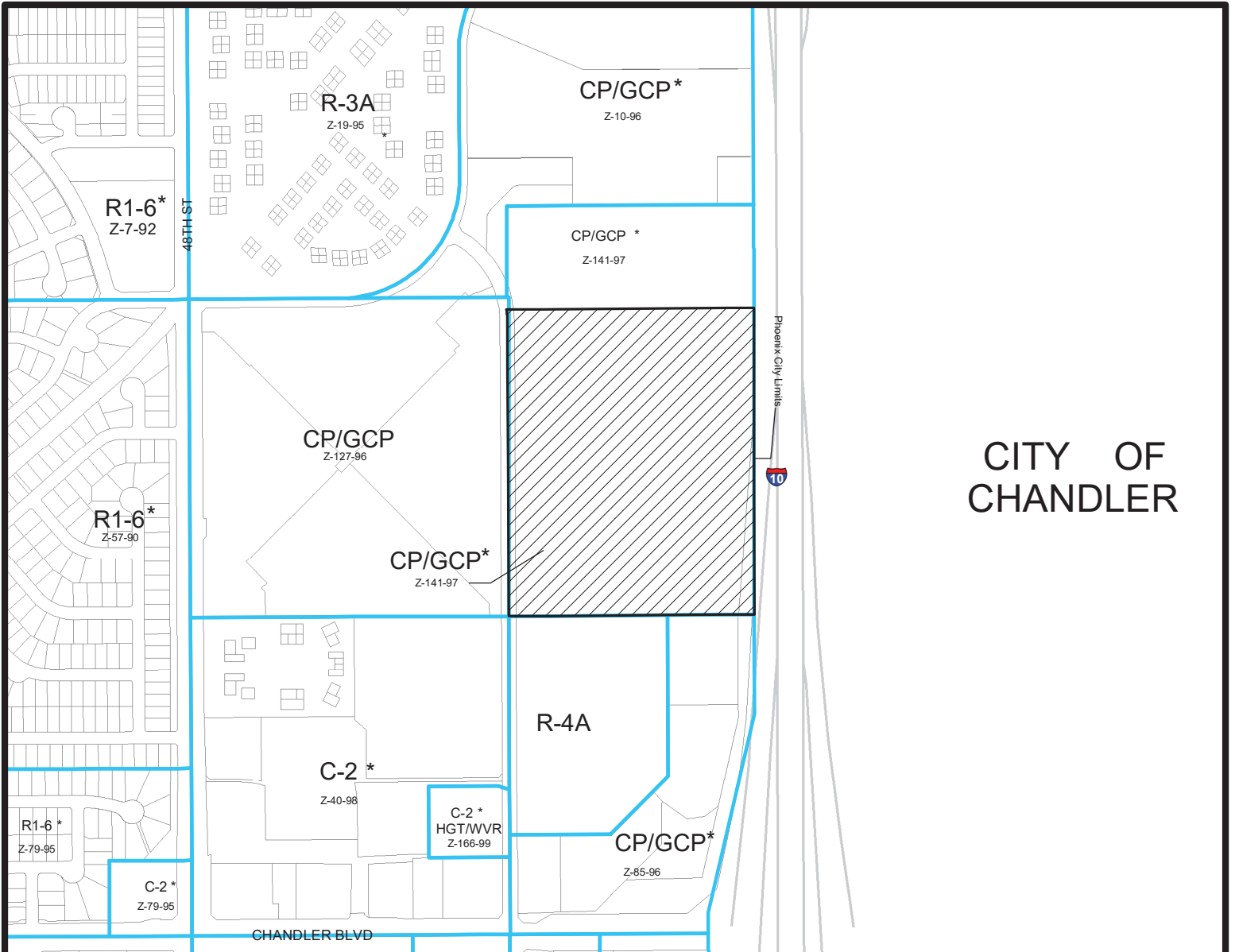
Racelle Escolar

Exhibits

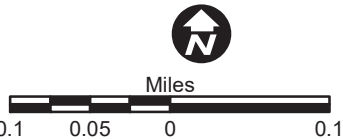
Sketch Map

Aerial Map

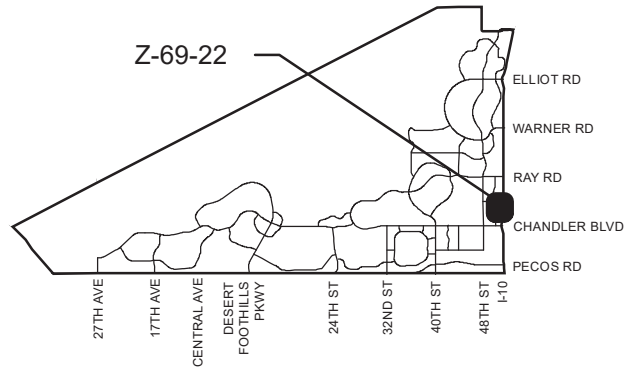
[Converge Logistics Center PUD Narrative](#) date stamped August 11, 2023



CITY OF CHANDLER

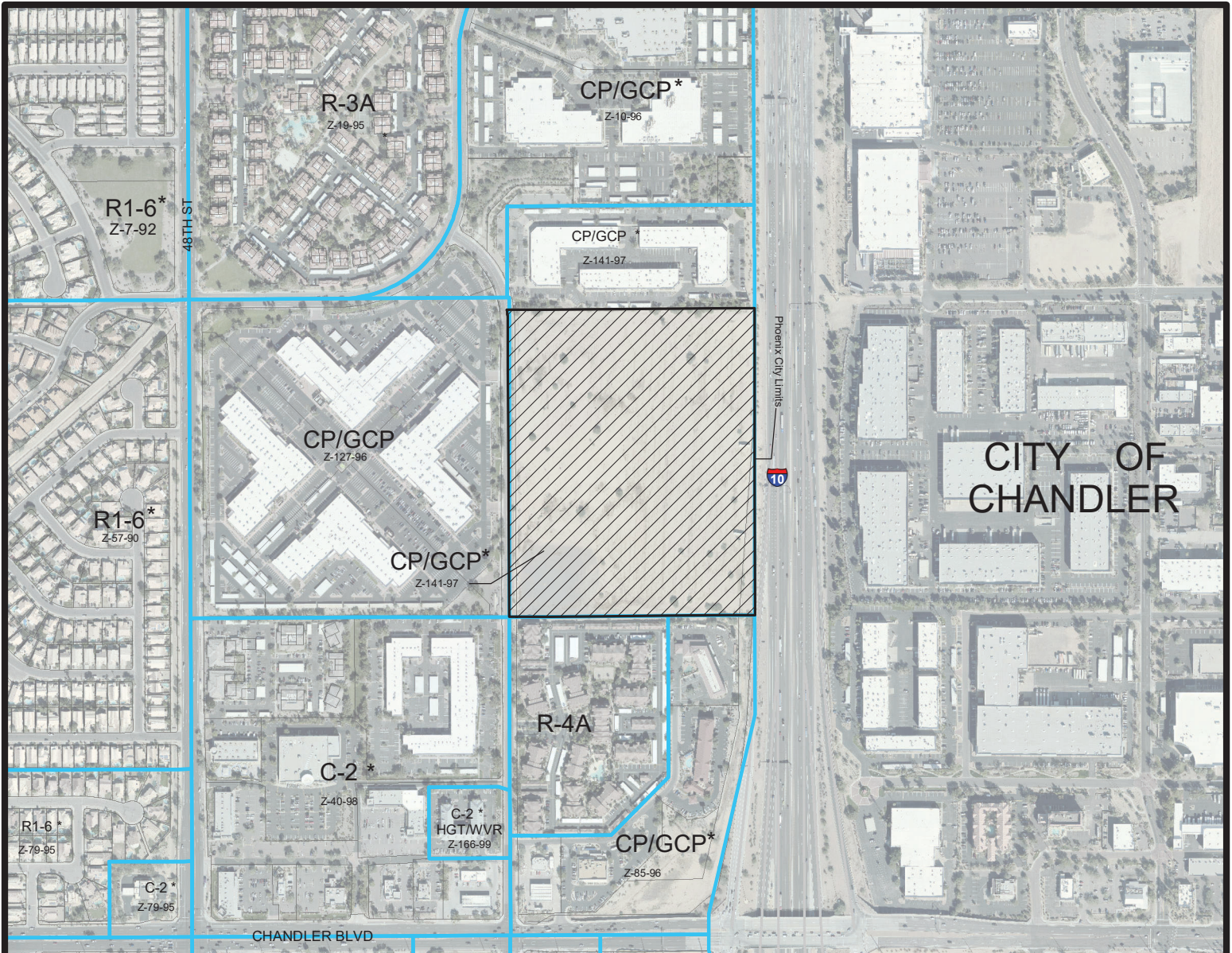


AHWATUKEE FOOTHILLS VILLAGE CITY COUNCIL DISTRICT: 6

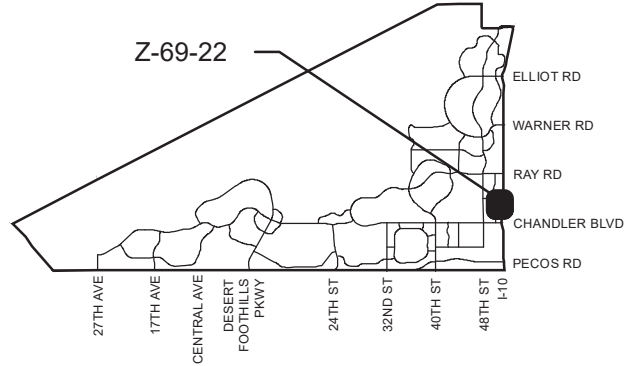


APPLICANT'S NAME: Begin, Frakes, Smalley, & Oberholtzer		REQUESTED CHANGE:	
APPLICATION NO. Z-69-22		FROM: CP/GCP (29.74 a.c.)	
DATE: 10/5/2022 <small>REVISION DATES:</small>		TO: PUD (29.74 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 29.74 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 010-39		<small>ZONING MAP</small> A-11	
MULTIPLES PERMITTED CP/GCP PUD		CONVENTIONAL OPTION N/A N/A	
* UNITS P.R.D. OPTION N/A N/A			

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



AHWATUKEE FOOTHILLS VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Begin, Frakes, Smalley, & Oberholtzer		REQUESTED CHANGE:	
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		* UNITS P.R.D. OPTION N/A N/A	

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