



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-20-13-7
December 5, 2013

Estrella Village Planning Committee Meeting Date	December 17, 2013
Planning Commission Hearing Date	January 14, 2014
Request From:	CP/GCP (86.51 Acres) R-3 (14.39 Acres)
Request To:	PUD (100.90 Acres)
Proposed Use	Planned Unit Development to allow for commercial/commerce park development
Location	Southeast corner of 67th Avenue and I-10
Owner	Estrella Vista Commerce Park LLC
Applicant/Representative	Paul Gilbert/Beus Gilbert PLLC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 5 to 10 du/a Residential 15+ du/ac Commercial	
Street Map Classification	67th Avenue	Arterial	46-52 foot half street
	Roosevelt Street	Minor Collector	30 foot half street
<p>NEIGHBORHOOD ELEMENT. GOAL 2. POLICY 3: CREATE NEW DEVELOPMENT 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.</p> <p>By complying with staff stipulations the proposed Commercial/Commerce Park development will be compatible with the existing and adjacent single family neighborhood to the south.</p>			
<p>NEIGHBORHOOD ELEMENT: GOAL 1, POLICY 22: PROTECT AND ENHANCE THE CHARACTER OF EACH NEIGHBORHOOD AND ITS VARIOUS HOUSING LIFESTYLES THROUGH NEW DEVELOPMENT THAT IS COMPATIBLE IN SCALE, DESIGN AND APPEARANCE.</p> <p>The proposed Commercial/Commerce Park development is consistent with the zoning pattern along the I-10 corridor. Building design and layout techniques will be incorporated into the future development to ensure compatibility with the adjacent single family neighborhood to the south.</p>			

LAND USE ELEMENT: GOAL 2 – EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE’S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THAT CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.

The proposed Mixed-Use (Commercial and Commerce Park) designation encourages the development of Commercial/Industrial uses that will create jobs to balance population and employment near predominately single-family residential areas.

Area Plan

This request is consistent with the Estrella Village Plan. The Estrella Village Plan focuses on two key growth concepts for this part of Phoenix: encouraging the development of new residential neighborhoods and industrial areas, and the collection of impact fees to provide for future city services. The plan addresses land use policies and design guidelines that encourage new development to be compatible with the surrounding character of the area.

The subject property is located along a major arterial, freeway corridor and similar uses. The proposed project will generate employment opportunities in close proximity to two freeway corridors.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 100.90 acre site located at the southeast corner of 67th Avenue and I-10 from R-3 (14.39 acres) and CP/GCP (86.51 acres) to PUD (100.90 acres) to allow for commercial and commerce park uses.
2. The General Plan Land Use Map designation for the subject parcel is Residential 15+ du/acre, Residential 5 to 10 du/acre and Commercial. The applicant is required to pursue a Minor General Plan Amendment to modify the land use designation to Mixed-Use (Commercial and Commerce/Business Park). GPA-EST-1-13-7 is running concurrently with this rezoning request.

SURROUNDING USES & ZONING

3. **North**
Interstate 10 abuts the subject parcel to the north. The I-10 frontage road for eastbound freeway traffic also abuts the parcel on the northern property line.

West

Across 67th Avenue to the west are two industrial parcels zoned A-1. The uses are oriented towards heavy trucking traffic for fuel, food, vehicle washes, oil changes, etc.

South

To the south and across Roosevelt Street is a single family neighborhood zoned R1-6. The residential homes front onto Roosevelt Street.

East

Sunridge Elementary School and a single family residential subdivision is located to the east of the subject property.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. A primary goal 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 that allows for increased development flexibility, while simultaneously providing enhanced development standards that could otherwise be developed through conventional zoning tools.

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 narrative date stamped December 4, 2013, Attachment B. Many of the proposed standards were derived from the standards of the Commerce Park/General Commerce Park zoning district.

Land Use

The narrative permits a wide range of commercial, warehouse, storage, retail sales and manufacturing as permitted uses.

All uses outlined in the PUD must occur within an enclosed building unless specifically outlined in the list of uses section of the narrative. In addition multiple uses require the applicant to secure a use permit pursuant to section 307 of the Zoning Ordinance. Outdoor dining, patron dancing and outdoor recreational uses and service of alcoholic beverages when combined with outdoor dining is subject to obtaining a Use Permit if located within 200 feet of a residential zoning district. Staff has no concerns with the proposed list of uses.

Development Standards

The maximum permitted building height for structures on site is 56 feet. For structures within 50 feet of Roosevelt the maximum height is 24.5 feet.

The perimeter setbacks are as follows:

- 100-foot building setback adjacent to all single family residential
- 50-foot landscape setback along Roosevelt Street
- 30-foot landscape and building setbacks along 67th Avenue
- 10-foot building and landscape setback along the north property line
- 30-foot building setback along the east property line north of Latham
- 20-foot building setback south of Latham.

Landscaping Standards

A mix of landscaping will be provided within the proposed setbacks along the perimeter of the property.

The perimeter setbacks are as follows:

- Along the east property line adjacent to the single family residential, a mix of 2-inch caliper trees (25%) and 1-inch caliper trees (75%) will be provided 20-foot on center with 5 shrubs per tree.
- Along 67th Avenue, 2-inch caliper trees (25%) and 1-inch caliper trees (75%) will also be provided with 5 shrubs per tree every 20 feet of frontage.
- Along Roosevelt Street 1, 24-inch box tree will be planted every 40 feet of frontage with 5 shrubs per tree.
- Along the north property line adjacent to the freeway 1, 1-inch caliper tree will be planted per 60 feet of frontage with 2.5 gallon shrubs per tree.

Parking

The minimum number of required parking spaces shall be as set forth in Section 702 of the Zoning Ordinance.

In addition the applicant is proposing a 15% parking reduction from the minimum ordinance requirement.

Shading

The narrative proposes that a minimum of 25 percent of sidewalks shall be shaded via shade trees and landscaping.

Design Guidelines

The Development Narrative does not propose any new design guidelines with the exception of landscape standards; therefore, all applicable design guidelines outlined in the Guidelines for Design Review section of the Zoning Ordinance will apply.

Phasing

The first phase will consist of the Living Spaces warehouse and retail component of the PUD while the second phase will be at a later date. Both phases will construct adjacent street improvements.

Signage

A comprehensive sign plan will be created to govern the on and off site premise signage for this PUD. In the event that the PUD is silent regarding a specific sign standard, the city of Phoenix Zoning Ordinance prevails.

Sustainability

The narrative discusses salvaging existing trees on site in addition to the addition of infrastructure such as street improvements for the area.

STREETS AND TRAFFIC

6. All phases of development are contingent upon implementation of the mitigation improvements related to the 67th Avenue and Latham intersection and the 67th Avenue and Roosevelt intersection as approved by the November 2013 traffic impact analysis.

MISCELLANEOUS

7. Water for the proposed development will be provided to the site through an existing 12-inch main in 67th Avenue, a 8-inch line in Roosevelt Street and a 8-inch line in 63rd Avenue.

Sewer service for the proposed development will be provided to the site through an existing 33-inch main in 67th Avenue, and an existing 8-inch main in Roosevelt Street.

8. The Planned Unit Development zoning district allows applicants to create development standards but cannot alter city processes or modify regulations governed by the Zoning Ordinance. This PUD submittal follows City of Phoenix processes.
9. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is not consistent with the General Plan Land Use Map and therefore a Minor General Plan Amendment is required.
2. The proposed uses will bring employment opportunities to the surrounding area and the Estrella Village.
3. The proposed staff stipulations will ensure the PUD rezoning request is compatible with surrounding zoning patterns and land use in the area.

Stipulations

1. An updated Development Narrative for the Z-20-13-7 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 December 4, 2014.

Writer

Marc Thornton
December 2, 2013

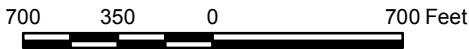
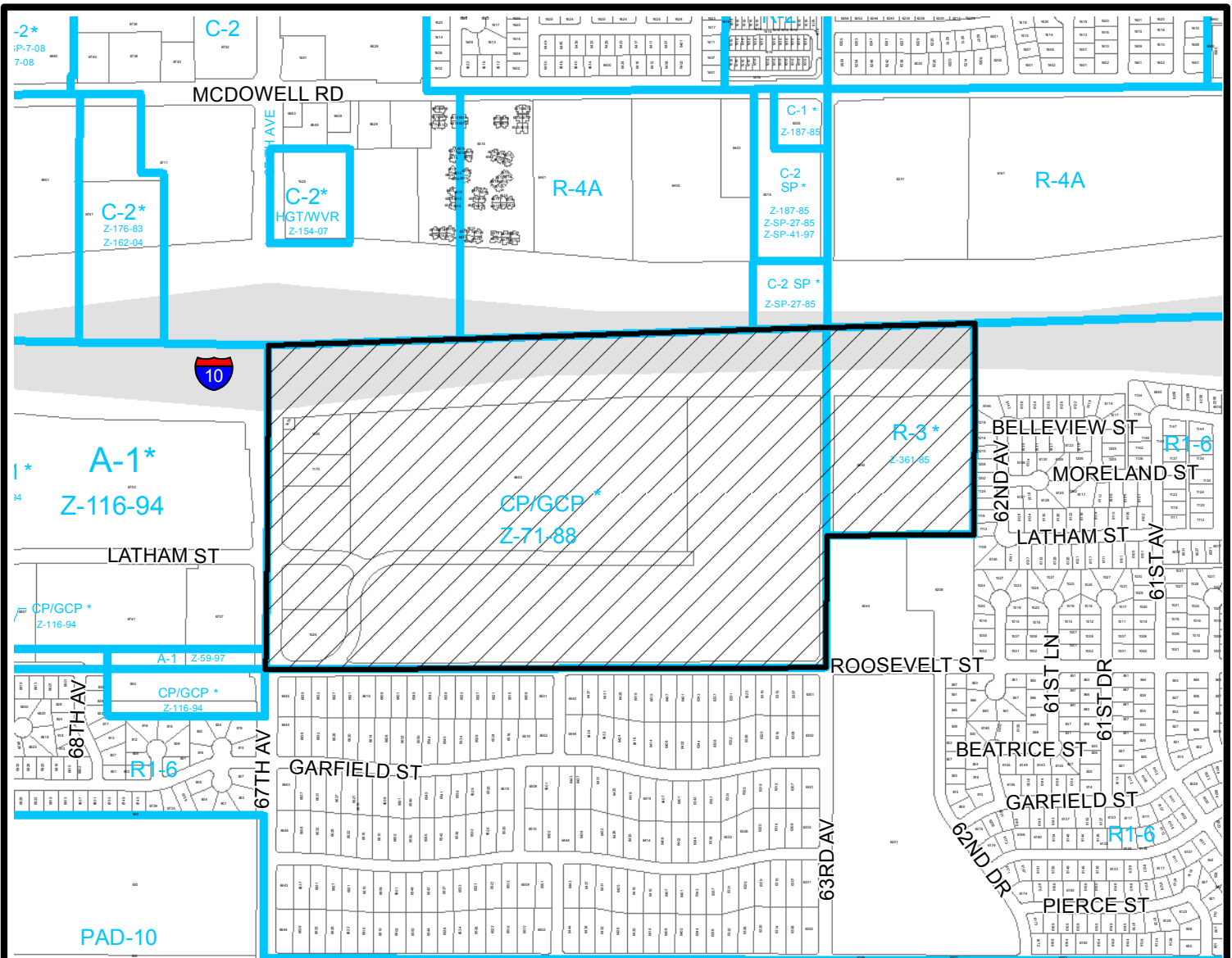
Team Leader

Josh Bednarek

Attachments

Attachment A: Sketch Map

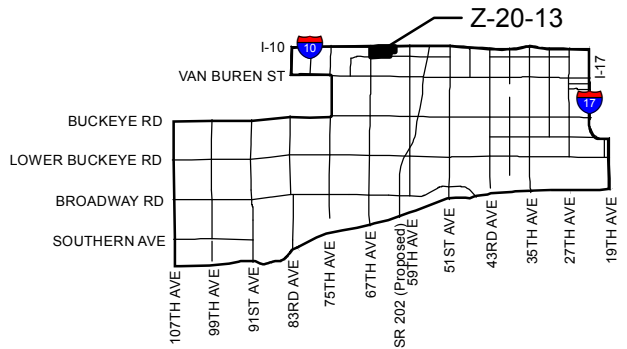
Attachment B: Z-20-13-7 PUD Narrative date stamped December 4, 2013



CITY OF PHOENIX PLANNING DEPARTMENT

ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Beus Gilbert, PLLC**

REQUESTED CHANGE:

FROM: CP/GCP, (86.51 a. c.)
R-3, (14.39 a. c.)

TO: PUD, (100.90 a. c.)

APPLICATION NO. **Z-20-13**

DATE: **05/20/13**
REVISION DATES:

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

100.90 Acres

AERIAL PHOTO & QUARTER SEC. NO. **Q12-13, Q12-14**
ZONING MAP **G-4, G-5**

MULTIPLES PERMITTED

CP/GCP, R-3
PUD

CONVENTIONAL OPTION

NA, 208
N/A

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

N/A, 250
N/A

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