



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

August 2, 2024

<u>Application:</u>	GPA-CC-1-24-8
<u>Owner:</u>	BDC Clifton 24th Street, LLC
<u>Applicant/Representative:</u>	Wendy Riddell, Berry Riddell, LLC
<u>Location:</u>	Northwest corner of 24th Street and Portland Street
<u>Acreage:</u>	10.42 acres
<u>Current Plan Designation:</u>	Commercial (9.31 acres) Residential 10 to 15 dwelling units per acre (1.11 acres)
<u>Requested Plan Designation:</u>	Commercial / Commerce/Business Park (10.42 acres)
<u>Reason for Requested Change:</u>	Minor General Plan Amendment for flex industrial and employment uses
Central City Village Planning Committee Meeting Date:	August 12, 2024
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) The proposal will facilitate new light industrial development, contributing to economic development in the Central City Village.
- 2) The companion rezoning case, Z-23-24-8, proposes design and development standards that will enhance connectivity in the immediate vicinity, including enhanced shade and detached sidewalks, and buffer the proposed uses from the adjacent residences.
- 3) The subject site is appropriate for commerce/business park and commercial uses, as the site has access to an arterial street and is adjacent to a freeway interchange.

BACKGROUND








The subject site is a 10.42-acre vacant site located at the northwest corner of 24th Street and Portland Street with significant frontage along the Loop 202 freeway and its interchange with the I-10 freeway. The site is currently designated with 9.31 acres of Commercial and 1.11 acres of Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. The applicant proposes to change the designation of the entirety of the site to Commercial / Commerce/Business Park to allow flex industrial and employment uses.

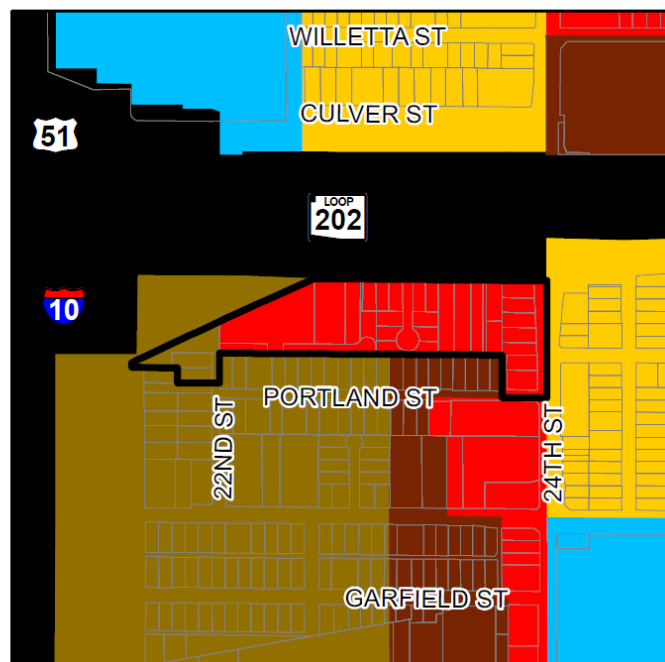
Companion Case Z-23-24-8 is a request to rezone the subject site from WU Code T4:3 GW (Walkable Urban Code, Transect 4:3 District, Transit Gateway Character Area) to PUD (Planned Unit Development) for the Phoenix Airpark Gateway PUD to allow flex industrial, employment center, and showroom/retail.

SURROUNDING LAND USES

North and west of the site is freeway right-of-way for the I-10 and Loop 202 freeways designated as Transportation and Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. East of the site, across 24th Street, is a gas station and vacant land designated Residential 3.5 to 5 dwelling units per acre. To the south directly adjacent to the site are single-family residential properties designated Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre. To the south, across Portland Street, is a vacant building designated as Commercial.

Residential 10 to 15 du/ac (1.11 +/- Acres)
Commercial (9.31 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Public/Quasi-Public
-  Transportation



Existing General Plan Land Use Map designation, Source: Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY

- ***MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.***

The proposal allows light industrial development on the subject site, which is adjacent to two freeways and has access to an arterial street.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***CERTAINTY & 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.***

The proposal, as regulated by the PUD Narrative of companion rezoning case Z-23-24-8, includes development standards, including enhanced setbacks, enhanced landscaping, and a height limit, to prevent negative impacts on the adjacent residential properties.

BUILD THE SUSTAINABLE DESERT CITY

- ***TREES AND SHADE: DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The proposal, as regulated by the PUD Narrative of companion rezoning case Z-23-24-8, includes development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for sidewalks and parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

COMMUNITY INPUT SUMMARY

At the time this staff report was written, staff has received one letter in support of this request.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-CC-1-24-8. The proposed land use map designation allows for commerce park and commercial development at an appropriate location. The companion rezoning case, Z-23-24-8, as stipulated, will enhance connectivity in the surrounding area and add standards to buffer the proposed uses

from the nearby residences.

Writer

Anthony Grande
August 2, 2024

Team Leader

Racelle Escolar

Exhibits

Sketch Maps (2 pages)
Community Correspondence








GENERAL PLAN AMENDMENT

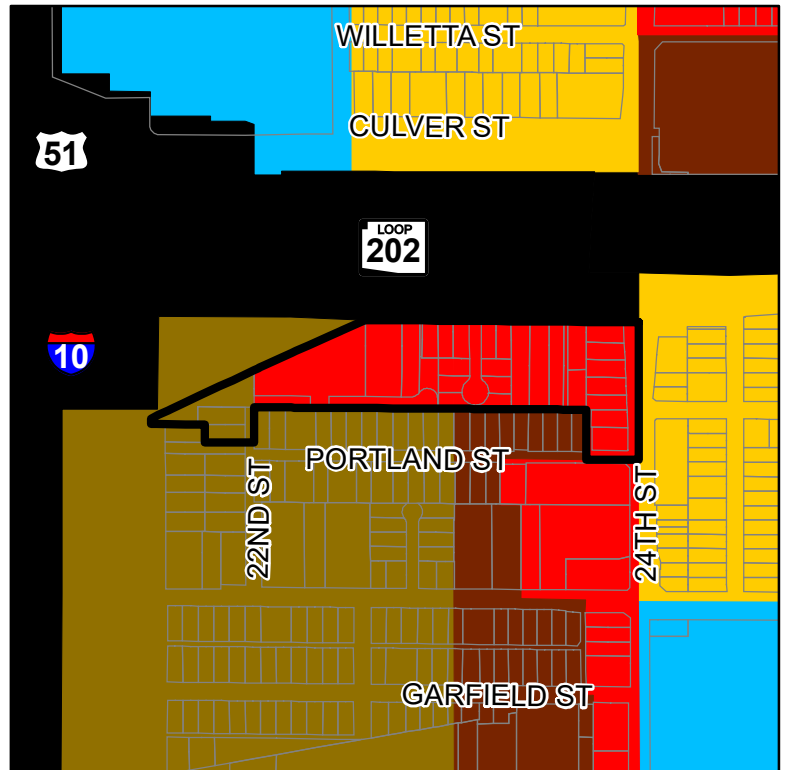
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CC-1-24-8	ACRES: 10.42 +/-	REVISION DATE:
VILLAGE: CENTRAL CITY	COUNCIL DISTRICT: 8	7/23/2024
APPLICANT: Wendy Riddell, Berry Riddell, LLC		

EXISTING:



Residential 10 to 15 du/ac (1.11 +/- Acres)
 Commercial (9.31 +/- Acres)

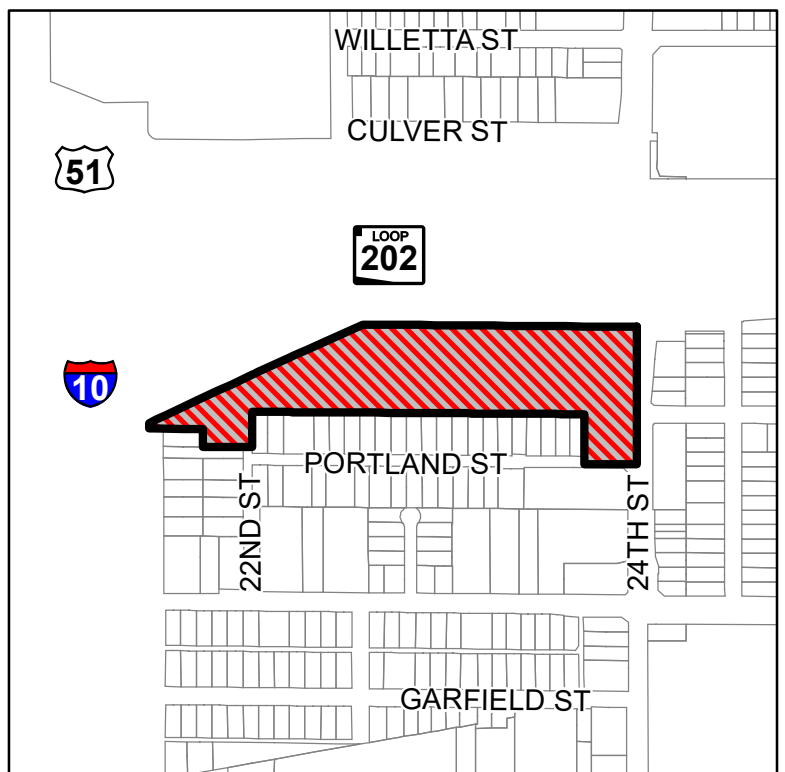
-  Proposed Change Area
-  Residential 3.5 to 5 du/ac
-  Residential 10 to 15 du/ac
-  Residential 15+ du/ac
-  Commercial
-  Public/Quasi-Public
-  Transportation



PROPOSED CHANGE:

Commercial / Commerce/
 Business Park (10.42 +/- Acres)

-  Proposed Change Area
-  Commercial / Commerce / Business Park










GENERAL PLAN AMENDMENT

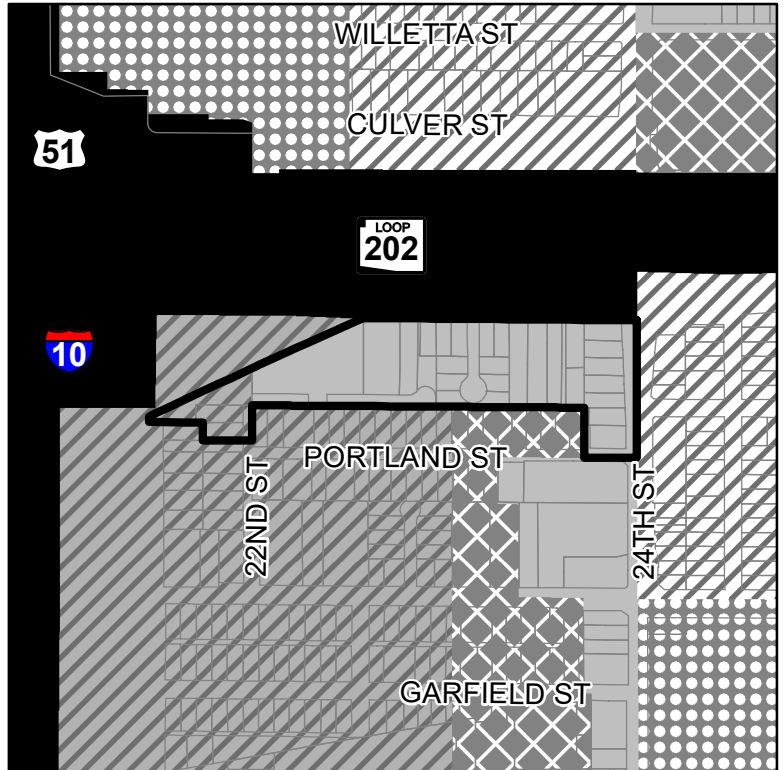
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-CC-1-24-8	ACRES: 10.42 +/-	REVISION DATE:
VILLAGE: CENTRAL CITY	COUNCIL DISTRICT: 8	7/23/2024
APPLICANT: Wendy Riddell, Berry Riddell, LLC		

EXISTING:



Residential 10 to 15 du/ac (1.11 +/- Acres)
 Commercial (9.31 +/- Acres)

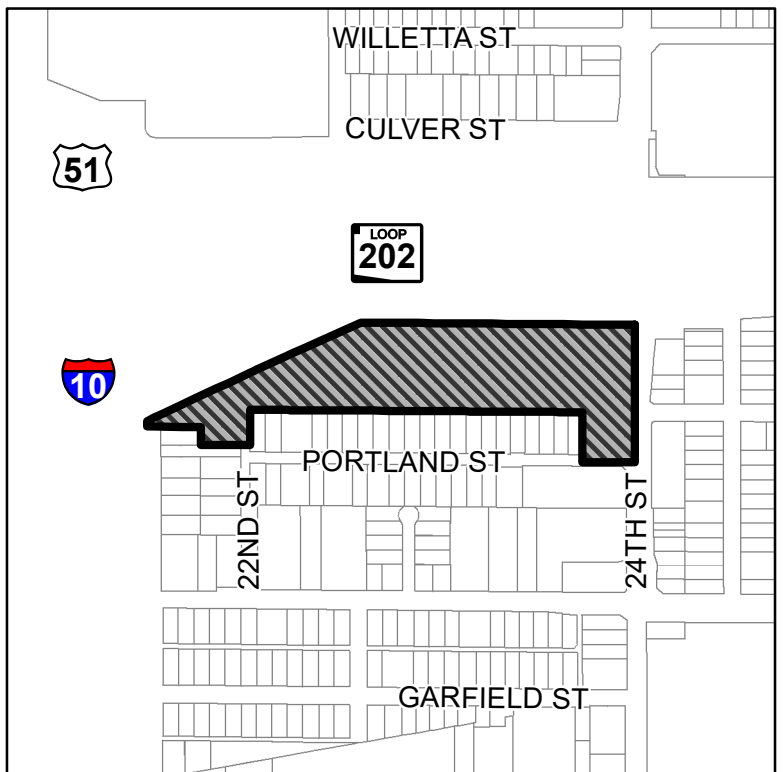
-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 10 to 15 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Public/Quasi-Public
-  Transportation



PROPOSED CHANGE:

Commercial / Commerce/
 Business Park (10.42 +/- Acres)

-  Proposed Change Area
-  Commercial / Commerce / Business Park



May 9, 2024

Mr. Josh Bednarek
City of Phoenix
Planning and Development Director
200 W. Washington Street
Phoenix, Arizona 85003

Re: Baker Development - 9.8 acres at the SWC of 24th Street and Loop 202

Dear Mr. Bednarek:

Baker Development has presented a development plan for two, light industrial buildings and a free-standing showroom building to our executive team.

As stakeholders in the community located a few blocks away, we support this plan because we believe the plan will revitalize this economically underserved community, positively impact the quality-of-life for those who live and work in the area and be the catalyst for future investment in our community.

Thank you for the opportunity to participate in this process. Please feel free to contact me with any questions regarding this support letter.

Sincerely,



Stephen A. Purves
President & CEO
Valleywise Health

