



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-24-26-7 (SWC State Route 202 & Lower Buckeye Road PUD) October 1, 2026

Planning Commission Hearing Date: October 1, 2026

Request From: CP/GCP (Commerce Park District, General Commerce Park Option) (53.62 acres), C-2 (Intermediate Commercial) (3.85 acres), and A-1 (Light Industrial District) (8.12 acres)

Request To: PUD (Planned Unit Development) (65.59 acres)

Proposed Use: Planned Unit Development to allow commercial and commerce park uses

Location: Southeast corner of 63rd Avenue and Lower Buckeye Road

Owner: Water Crutchfield, VP LB & 202, LLC

Applicant/Representative: Lindsay Schube, Gammage and Burnham PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>	
<u>General Plan Land Use Map Designation</u>	Current: Industrial (Village Core)
	Pending (GPA-EST-1-26-7): Mixed Use / Commercial (27.48 acres) and Mixed Use / Commerce/Business Park (50.01 acres) (Village Core)

<u>Street Map Classification</u>	Lower Buckeye Road	Arterial	30 to 90-feet south half street
	63rd Avenue	Minor Collector	0 to 30-foot east half street
	Loop 202 Freeway	Freeway	Approximately 175-foot west half

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed PUD will add commercial and employment opportunities within the Estrella Village Core and adjacent to the Loop 202 freeway. Parcel A (north portion) of the PUD promotes a wide range of commercial uses that will activate the Village Core.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The proposal is located within the Estrella Village Core and includes numerous amenities such as a continuous pedestrian plaza with amenities that reflect urban living. In addition, the proposal includes numerous art installations along 63rd Avenue.

CONNECT PEOPLE & PLACES; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

The PUD proposal incorporates retail shopping, and numerous employment opportunities. The proposed intensity of uses and enhancements are appropriate due to proximity to the Loop 202 freeway and location within the Village Core.

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	
<u>Estrella Village Plan</u>	Background Item No. 6.
<u>Estrella Village Core Plan</u>	Background Item No. 7.
<u>Estrella Village Arterial Street Landscaping Program</u>	Background Item No. 8
<u>Southwest Phoenix Employment Center</u>	Background Item No. 9
<u>Complete Streets Guiding Principles</u>	Background Item No. 10.
<u>Transportation Electrification Action Plan</u>	Background Item No. 11.
<u>Comprehensive Bicycle Master Plan</u>	Background Item No.12.
<u>Shade Phoenix Plan</u>	Background Item No. 13.
<u>Monarch Butterfly</u>	Background Item No. 14.
<u>Conservation Measures for New Development</u>	Background Item No. 15.
<u>Phoenix Climate Action Plan</u>	Background Item No. 16.
<u>Zero Waste PHX</u>	Background Item No. 17.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant and agricultural land	C-2, CP/GCP, and A-1
North (Across Lower Buckeye Road)	Agricultural land	RE-35
East (Across Loop 202 Freeway)	SRP substation and Fed Ex freight facility	RE-35 and A-1
South	Single-family residential	R1-6
West (Across 63rd Avenue)	Single-family residential	R1-8 and R1-10

Background/Issues/Analysis

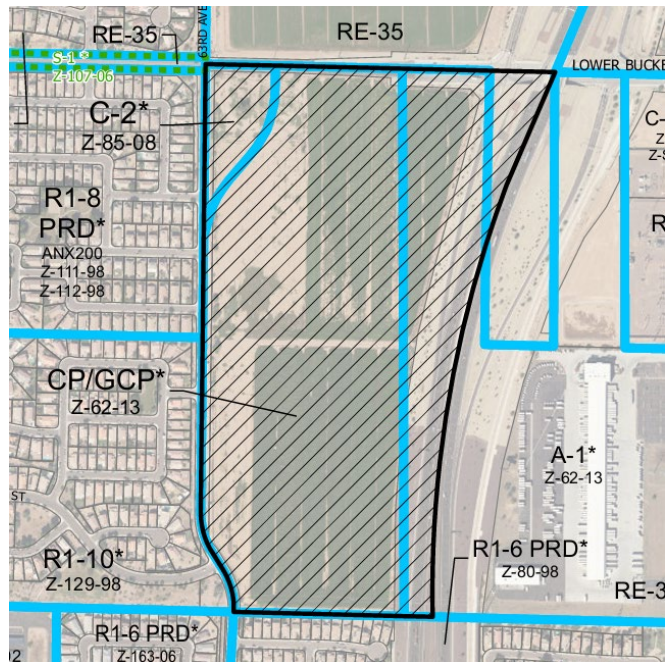
SUBJECT SITE

1. This request is to rezone 65.59 acres located on the southeast corner of 63rd Avenue and Lower Buckeye Road from 53.62 acres of CP/GCP (Commerce Park District, General Commerce Park Option), 3.85 acres of C-2 (Intermediate Commercial), and 8.12 acres of A-1 (Light Industrial District) to PUD (Planned

Unit Development) to allow commercial and commerce park uses. The proposed PUD will activate the Estrella Village Core and provide additional employment opportunities within the Estrella Village. The site currently consists of vacant agricultural land.

SURROUNDING LAND USES AND ZONING

- The property to the north, across Lower Buckeye Road, is agricultural land zoned RE-35 (Single-Family Residence District). The area to the west, across 63rd Avenue, is developed as single-family residential subdivisions and is zoned R1-8 (Single-Family Residence District) and R1-10 (Single-Family Residence District). South of the subject site is a single-family subdivision zoned R1-6 (Single-Family Residence District). Finally, the properties to the east, across the Loop 202 Freeway are zoned RE-35 (Single-Family Residence District) and A-1 (Light Industrial District) and are developed as an electrical substation and freight facility.



Existing Zoning Aerial Map

Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

- The entire subject site and the properties east of the Loop 202 Freeway are designated as Industrial on the General Plan Land Use Map. North of the subject site, across Lower Buckeye Road, is designated Mixed Use.

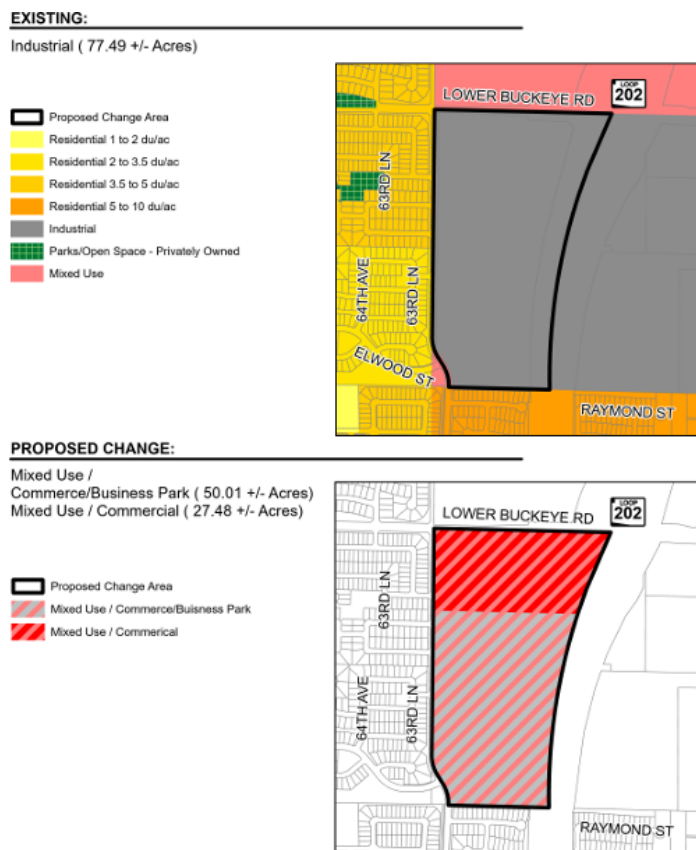
The properties to the northwest, across 63rd Avenue, are designated as Residential 3.5 to 5 dwelling units per acre and the properties to the southwest, across 63rd Avenue are designated Residential 2 to 3.5 dwelling units per acre.

The open space tract located on the southwest corner, on the west side of 63rd Avenue, is designated as Mixed Use.

The properties to the south are designated as Residential 5 to 10 dwelling units per acre.

A concurrent minor General Plan Land Use Map amendment, GPA-EST-1-26-7, is proposed to change the land use map designations to Mixed Use / Commercial on the north portion of the site and Mixed Use / Commerce/Business Park on the remainder of the site. The requested PUD zoning is consistent with the proposed

General Plan Land Use Map designations.



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

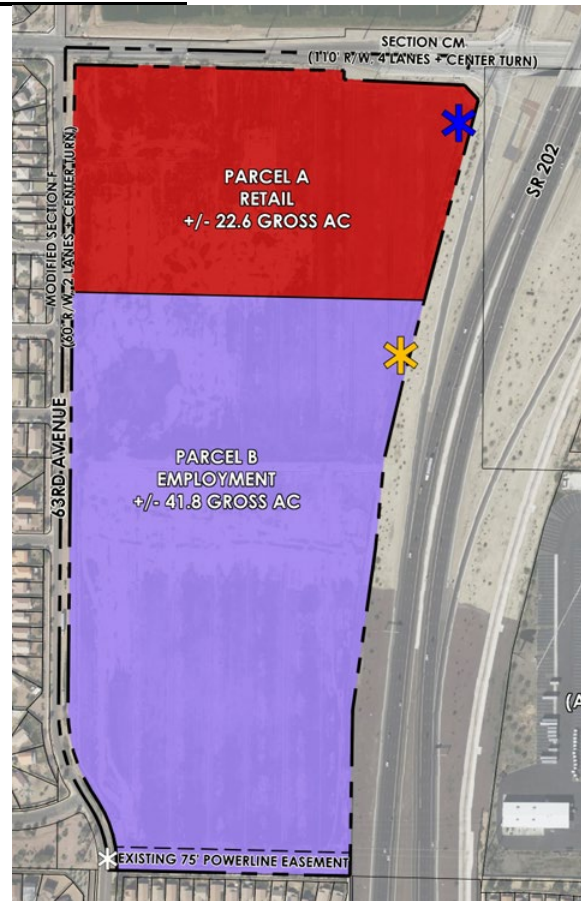
PROPOSAL

- The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 31, 2026. The proposed standards were designed to allow commercial and commerce park development uses that would generate employment within the Estrella Village Core.

Conceptual Development Plan and Permitted Uses

The PUD proposes a regulatory framework structured around the creation of splitting the subject site into two development areas. Parcel A is located on the north portion of the subject site. Parcel A allows a mix of commercial uses. In general, the commercial uses proposed are consistent with C-2 uses, with some flexibility related to restaurants, bars, and outdoor events. The PUD Narrative will require a 5,000 square foot pedestrian plaza within Parcel A. This open space will have amenities such as seating, a water feature, and children's play area. There are several prohibited uses, such as but not limited to, adult oriented uses, medical marijuana dispensaries, and self-storage.

Parcel B is located on the southern portion of the subject site. This development area will allow for commerce park development that would allow numerous employment uses within the Village Core and adjacent to the Loop 202 Freeway. Since the proposed PUD Narrative does not provide a conceptual site plan, staff recommends all site plans and elevations be presented to the Estrella Village Planning Committee for review and comment. This is addressed in Stipulation No. 2.



Development Parcels

Source: SWC State Route 202 & Lower Buckeye Road PUD Narrative

Development Standards

The PUD development narrative proposes a unique set of development standards for parcels A and B. A summary of the standards are provided below.

Development Standard	Parcel A	Parcel B
Minimum Perimeter Building Setbacks		
North	Adjacent to Lower Buckeye Road: Average 35 feet; minimum 20 feet permitted for up to 25% of the frontage	Adjacent to Parcel A: 20 feet
East (Adjacent to Loop 202 Freeway)	20 feet	20 feet
South	Adjacent to Parcel B:	Adjacent to R1-6: 225

	N/A	feet
West (adjacent to 63rd Avenue)	Average 35 feet; minimum 20 feet permitted for up to 25% of the frontage	Average 200 feet; minimum 75 feet for up to 10% of the frontage
Maximum Building Height	30 feet; 35 feet when setback 100 feet from residentially zoned property line along 63rd Avenue	56 feet
Maximum Lot Coverage	60%	50%

Community Plazas and Art Installations

The proposed development will require a minimum 5,000 square foot pedestrian plaza within Parcel A. The Estrella Village Core Plan recommends a minimum of one pedestrian plaza for every 250,000 square feet of commercial building square footage. The PUD Narrative provides a minimum square foot requirement for the pedestrian plaza and will include a minimum of six unique design guidelines. The guidelines include adequate lighting that will be open to the public during daylight hours; adjacency to pedestrian connections such as a private street, drive, or sidewalk on at least one side; and up to 25 percent of the plaza may be covered in artificial turf, lawns, or other ground cover. Staff recommends Stipulation No. 1.h that would require a minimum of three amenities within the pedestrian plaza such as seating, canopies, ramadas, water features, or children's play areas.

The PUD Narrative requires a minimum of two art installations on Parcel A and two on Parcel B and shall be located in exterior spaces, visible from the public street or pedestrian area. The requirement of art installations will encourage collaboration among city, property owners, developers, artists, architects, and project planners. Art shall be installed on either Parcel A or Parcel B prior to the insurance of the first Certificate of Occupancy of the property. The PUD Narrative provides a wide range of art installation examples such as murals, sculptures, integrated architectural art, artistic-designed paving, and artist-designed shade structures. Staff recommends Stipulation Nos. 1.i and 1.j to modify the title and remove decorative screen walls as an art installation.

Landscape Standards

Development Standard	Parcel A	Parcel B
Minimum Perimeter Landscape Setbacks		
North	Adjacent to Lower Buckeye Road: 20 feet	Adjacent to Parcel A: 0
East (Adjacent to Loop 202 Freeway)	10 feet	Average 25 feet; minimum 0 feet for up to 10% of the frontage

South	Adjacent to Parcel B: 10 feet	75 feet
West (adjacent to 63rd Avenue)	Average 25 feet for structures not exceeding two stores or 30 feet; minimum 20 feet permitted for 50% of the frontage Average 30 feet for structures exceeding two stores of 35 feet; minimum 20 feet permitted for 50% of the frontage	30 feet

The PUD narrative proposes numerous building setback and landscaping enhancements that include landscaping buffers, shading along public sidewalks, and enhanced planting standards that exceed the Zoning Ordinance standards. The landscaping will provide for a pedestrian-friendly environment with 50 percent shade on Lower Buckeye Road and 75 percent shade on a portion 63rd Avenue exceeding the minimum requirements of the Zoning Ordinance. Staff recommends Stipulation No. 1.d to ensure a minimum of 50 percent shade on the south landscape setback.

Furthermore, most of the landscape setbacks and buffers along the streets will have trees consisting of 25 percent 2-inch, 50 percent 3-inch, and 25 percent 4-inch caliper, single-trunk, drought tolerant, shade trees. Staff recommends updating the PUD Narrative to specify that the landscape requirements for 63rd Avenue would apply to both Parcel A and Parcel B. This is addressed in Stipulation No. 1.e. and will ensure consistency in the landscaping along the entire portion of 63rd Avenue adjacent to the site.

Parcel A will contain a minimum 5,000 square foot pedestrian plaza.

The required development will have a minimum parking area landscape requirement of 10 percent, meeting the Zoning Ordinance requirements.

The landscape standards within the PUD narrative exceed the requirements in the Zoning Ordinance in most cases and will mitigate the urban heat island effect by covering hard surfaces.

Parking Standards

The PUD proposes to comply with the Zoning Ordinance minimum parking standards per Section 702.E with the exception in the parking standards for unspecified warehouse use. The PUD Narrative requires a minimum of one space per 2,500 square feet, regardless of size, while the Zoning Ordinance provides a parking ratio per different gross floor area thresholds. Furthermore, the Zoning

Ordinance requires a minimum of one space per 300 square feet of floor area; however, the PUD excludes areas such as entrances, lobbies, mechanical areas, restrooms, utility areas and other similar spaces where business is not conducted.

The PUD also requires bicycle parking within all development parcels. For buildings less than 5,000 square feet, a minimum of eight bicycle spaces shall be provided. However, if a building is larger than 5,000 square feet, then one bicycle parking space per required vehicle parking space shall be required with a maximum of 20 spaces. Furthermore, bicycle parking areas shall be shaded a minimum of 75 percent.

The PUD Narrative also includes a requirement for EV parking within Parcel A. A minimum of five required parking spaces shall be EV Installed with an additional 10 EV Capable parking spaces.

Design Guidelines

The Development Narrative includes design standards for commercial and employment uses. Commercial buildings located in Parcel A are required to have a minimum of 20 percent glazing and minimum of two accent materials totaling 25 percent of the building façade. Some of the accent materials include architectural concrete, simulated wood, and non-reflective metal/corrugated metal. Furthermore, all buildings shall include four-sided architecture and be oriented in a way to limit public visibility from service areas and loading docks.

Employment use building corner facades in Parcel B are required to have a minimum of 25 percent glazing and minimum of two accent materials totaling 10 percent. Some of the accent materials include brick, simulated wood, and composite paneling. Additionally, all service, loading, and trailer parking areas are required to be located away from public view and residential uses.

Shade

The Development Narrative includes a range from 50 to 75 percent shade cover to be provided over public sidewalks, depending on the area. The required shade standards along many of the public sidewalks exceed the Zoning Ordinance requirements.

Stipulation No. 1.k will update the shading standards for 63rd Avenue to reflect the 75 percent shade cover.

Fences/Walls

The PUD Narrative notes that a 10-foot-tall CMU fence shall be provided along the perimeter for Parcel B. Furthermore, screen walls shall include a horizontal offset of at least one foot by using variations in block or material types and walls adjacent to public right-of-way must incorporate decorative segments to provide visual differentiation in the overall wall.

Signage

This section of the PUD Narrative includes provisions for off-premise signs that will align with Section 705.2 of the Zoning Ordinance. The PUD Narrative notes the existing off-premise signage located on the northeast portion of the subject site. Any future off-premise signage must comply with Section 705.2 of the Zoning Ordinance.

Staff recommends clarifying language and deletions to this section to ensure that any proposed off-premise signage meets all the requirements of Section 705.2. This is addressed in Stipulation No. 1.l. and 1.m.

Sustainability

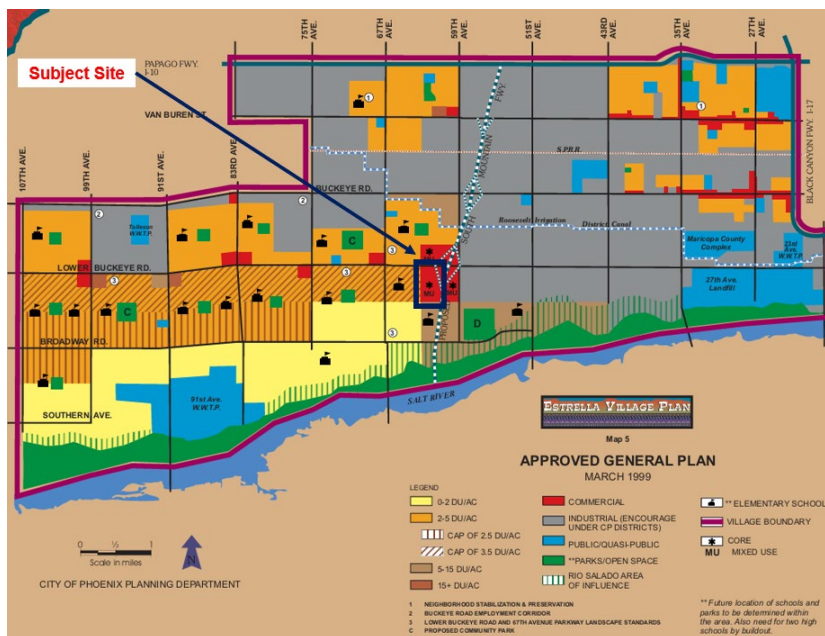
The Development Narrative requires several sustainability principals within the development. Below is a highlight of some of the options:

- EV parking.
- Smart irrigation controllers such as leak detection devices shall be utilized within large landscape areas.
- Natural turf shall only be used for required retention areas or functional turf areas.
- Two green stormwater infrastructure techniques.
- Commitment to participate in the Water Efficiency Checkup program for commercial development for a minimum of 20 years.

6. **Estrella Village Plan**

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages



Estrella Land Use Map

Source: Planning and Development Department

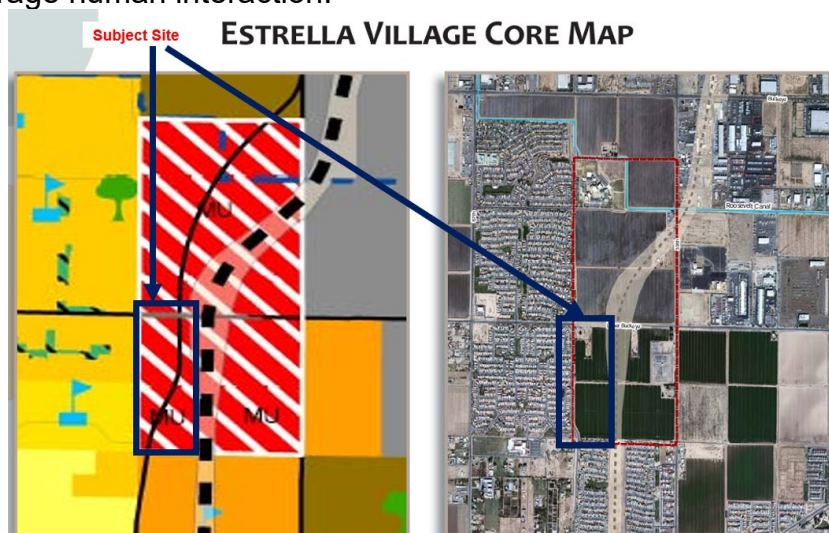
Goal 3 of the Estrella Village Plan, “Protection of Residential Neighborhoods”, Objective D, “Residential Area in Transition” recommends lessening the impacts to residential areas when properties transition to non-residential uses. Single-family residential neighborhoods are located to the west of the subject site, across 63rd Avenue and to the south. The PUD Narrative provides enhanced building and landscape setbacks adjacent to 63rd Avenue, including an average 35-foot building setback and average 25 to 30-foot landscape setback for Parcel A. Parcel B has an average 200-foot building setback and 30-foot landscape setback along 63rd Avenue. Parcel B also provides a 225-foot building setback along the south perimeter, adjacent to single-family residential development.

Goal 5 of the Estrella Village Plan, “Urban Design”, Objective D, “Street Appearance” recommends industrial and commercial properties along major streets and adjoining residential neighborhoods to be well landscaped with open storage and activity screened from view. The PUD Narrative prohibits open storage within 350 feet from residentially zoned property lines along 63rd Avenue and the south property line. Furthermore, open storage is limited to 150,000 gross square feet within Parcel B. Art installations are also required along pedestrian frontages for parcels A and B, further screening industrial and employment uses

from the existing residential neighborhood to the west. Finally, loading/unloading areas shall be no closer than 200 feet from a residential property line along 63rd Avenue. Loading/unloading dock doors shall be no closer than 250 feet from residential zoning along 63rd Avenue.

7. **Estrella Village Core Plan**

In February 2009, the Phoenix City Council approved the Estrella Village Core Plan. This plan serves as guidance for development within the Estrella Village Core and encourages design that is pedestrian oriented, walkable, sustainable, and lasting community assets for all community stakeholders. The Core Plan provides numerous design guidelines for building layout, material, streetscape, circulation, shade and commercial design guidelines that are pedestrian oriented and encourage human interaction.



Estrella Village Core Map

Source: Planning and Development Department

The Estrella Village Core Plan encourages a pedestrian plaza for every 250,000 square feet of commercial building square footage. The PUD Narrative will require a minimum 5,000 square foot pedestrian plaza within Parcel A where commercial and retail uses will be located. The proposed pedestrian plaza will include numerous amenities such as seating, canopies, ramadas, and shading.

Furthermore, detached sidewalks along 63rd Avenue and Lower Buckeye Road are encouraged in the Estrella Village Core Plan. The PUD Narrative requires a detached sidewalk with a minimum width of 6 feet. The proposed detached sidewalk will include a 10-foot landscape strip located between back of curb and sidewalk for Lower Buckeye Road and an 8-foot landscape strip for 63rd Avenue. These landscape strips will be planted with trees consisting of 50 percent 2-inch and 50 percent 3-inch single-trunk, drought tolerant, shade trees.

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

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planning guidelines,

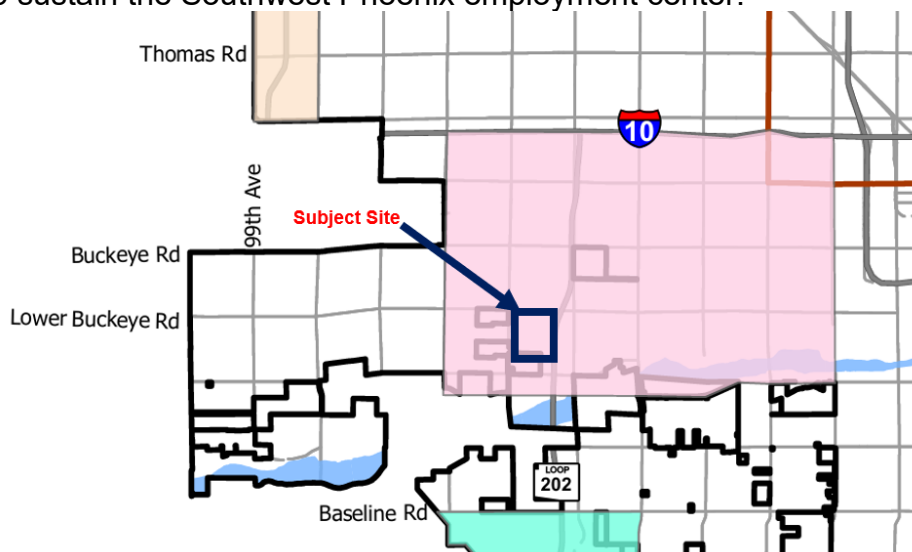
the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to Lower Buckeye Road, an arterial street. As a result, the PUD Narrative will require the road to adhere the Estrella Village Arterial Street Landscaping Program requirements along the street frontage to promote the community's character.

9. **Southwest Phoenix Employment Center**

The subject site falls within the boundaries of the Southwest Phoenix Employment Center, as shown on the map below.

A mix of industrial uses are encouraged in employment centers to support the existing character of the area. The Southwest Phoenix employment center profile identifies the area as a major contributor of industrial, warehousing and distribution space with inventory of nearly 65.5 million square feet that enables businesses in the area. The proposed development would create additional employment opportunities that will be compatible with the established businesses and help sustain the Southwest Phoenix employment center.



Major Employment Centers and Corridors Map
Source: Planning and Development Department

10. **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. The PUD proposed several provisions that are consistent with Complete Streets Guiding Principles including detached sidewalks along street frontages to promote a safe pedestrian atmosphere. Additionally, a Complete Streets section is included in the narrative which includes a required bicycle lane along Lower Buckeye Road and 63rd Avenue. Additionally a minimum of eight bicycle parking spaces near building

entrances and one bicycle space per 25 required vehicle parking spaces for buildings larger than 5,000 square feet is required in the parking standards. A high-visibility crosswalk with a Rapid Flashing Beacon will be required at the intersection of Elwood Street and 63rd Avenue. This would ensure a safe connectivity to the Village Core. This is addressed in Stipulation No. 9.

11. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The Development Narrative contains requirements for electrical vehicle parking for the subject site.

12. **[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 includes bicycle parking provisions in all development parcels.

13. **[Shade Phoenix Plan](#)**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The Development Narrative requires a minimum 50 percent shade on all adjacent perimeter public sidewalks, shaded pedestrian seating located in the plaza, shaded employment resting areas, and larger tree sizes within the landscape areas between the back of curb and sidewalk. A minimum 75 percent shade is required along 63rd Avenue, which exceeds the minimum Zoning Ordinance requirements.

14. **[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.

15. [Conservation Measures for New Development](#)

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The PUD Narrative has numerous conservation measures for the proposed commercial and residential uses. All development within the PUD will utilize the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List for vegetation, smart irrigation controllers in large landscape areas, limitations on the use of natural turf, and Green Stormwater Infrastructure features to reduce water waste.

16. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed the Sustainability portion of the PUD Narrative. A minimum of two green infrastructure techniques for stormwater managements shall be implemented.

17. [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 narrative does not address trash and recycling receptacles on site.

COMMUNITY INPUT SUMMARY

18. As of the writing of this report no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

19. The Street Transportation Department has requested the following modifications and stipulations:
 - A modification to the Development Plan section of the PUD to address access along 63rd Avenue and Lower Buckeye Road (Stipulation No. 1.b).
 - Updating the land use map exhibit (Stipulation No. 1.c).
 - Updating the PUD to reflect a 30-foot Multi-Use Trail on the east side of 63rd Avenue (Stipulation No. 1.f)
 - A footnote noting the jurisdiction of the Arizona Department of Transportation on Lower Buckeye Road (Stipulation No. 1.g).
 - A 28-foot, 6 inch right-of-way dedication tapering on the east side of 63rd Avenue to accommodate a flared intersection at 63rd Avenue and Lower Buckeye Road (Stipulation No. 3).
 - A sidewalk easement on the east side of 63rd Avenue (Stipulation No. 4)
 - Vehicular access to 63rd Avenue to conform to the accepted site-specific TIA (Stipulation No. 5).
 - A 55-foot right-of-way dedication for the south side of Lower Buckeye Road, tapering to accommodate a flared intersection at 63rd Avenue and Lower Buckeye Road (Stipulation No. 6).
 - An updated Traffic Impact Analysis shall be submitted and accepted prior to preliminary site plan review (Stipulation No. 7).
 - A minimum 30-foot Multi-Use Trail Easement (MUTE) shall be dedicated and trail shall be constructed along the southern property line (Stipulation No. 8).
 - A high-visibility crosswalk with a Rapid Flashing Beacon (RDB) shall be fully funded and constructed at the intersection of Elwood Street and 63rd Avenue (Stipulation No. 9).
 - Access to Lower Buckeye Road shall be reviewed and approved by the Arizona Department of Transportation (ADOT) (Stipulation No. 10).
 - All mitigation improvements shall be funded or constructed as identified by the accepted Traffic Impact Analysis (Stipulation No. 11).
 - All existing SRP facilities along 63rd Avenue shall be relocated outside of City right-of-way (Stipulation No. 12).
 - Replace unused driveways with sidewalk, curb, and gutter (Stipulation No. 13).
 - All streets shall be constructed with all required elements and to ADA requirements (Stipulation No. 14).
20. The Public Transit Department has requested that a bus pad be provided on eastbound Lower Buckeye Road and located east of 63rd Avenue. This is addressed in Stipulation No 15.

21. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 16 through 18.
22. 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 prior to final site plan approval. This is addressed in Stipulation No. 19.
23. 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 development will provide employment opportunity and incorporate design and landscaping features that enhance the location which helps advance several city goals and policies including the Estrella Village Plan, Estrella Village Arterial Street Landscaping Program, and the Estrella Village Core Plan.
2. The proposal contains enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment. The proposal 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 within the Loop 202 Freeway corridor and the Estrella Village Core.

Stipulations

1. An updated Development Narrative for the SWC State Route 202 & Lower Buckeye Road 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 31, 2026, as modified by the following stipulations.

- a. Front Cover, add “City Council adopted: [Insert Adoption date]”
- b. Page 13, 2. Land Use Map, 2.1 Development Plan, third paragraph:
Replace the second and third sentence to state the following:
“The commercial development parcel is anticipated to include two right-in/right-out driveways along Lower Buckeye Road, in addition to one full access driveway in alignment with Williams Street, and a right-in/right-out driveway a minimum of 250 feet south of Lower Buckeye Road along 63rd Avenue, or as determined by a site specific Traffic Impact Analysis.

The employment parcel will have a maximum of two driveways restricting southbound truck turns on 63rd Avenue. The ultimate locations and configurations will conform to the latest edition of the City of Phoenix Street Planning and Design Guidelines or as approved by the Streets Department.”

- c. Page 14: 2. Land Use Map, 2.2 Phasing, Exhibit 4: Conceptual Land Use Plan: Remove “60 R/W, 2 Lanes + Center Turn.”
- d. Page 22, 4. Development Standards, Table 5: Development Standards – Landscape, South (Parcel B): Add the following to the end of the row
“Minimum 50% shade coverage required.”
- e. Page 22, 4. Development Standards, Table 5: Development Standards – Landscape, 63rd Avenue (Parcel A): Modify to state “63rd Avenue (Parcel A and B).”
- f. Page 23, 4. Development Standards, 4.1 General Development Standards, Table 6: Development Standards – Trails: Modify 63rd Avenue to state “A 30-foot-wide multi-use trail easement with a minimum 8-foot-wide multi-use-trail constructed on the east side of 63rd Avenue south of Elwood Street to City of Phoenix standards, as approved by the Planning & Development Department.”
- g. Page 23, 4. Development Standards, 4.2 Streetscape, Table 7: Development Standards – Streetscape Standards: Add footnote (B) to Lower Buckeye Road to state the following, “or as otherwise approved by the Arizona Department of Transportation.”
- h. Page 24, 4. Development Standards, 4.3 Commercial Plazas and Amenity Areas, Requirements, 1.d: Modify to state “Pedestrian plaza shall include a minimum of three of the following:”
- i. Page 24, 4. Development Standards, 4.4 Public Art: Modify title to “Art Installations.”
- j. Page 25, 4. Development Standards, 4.4 Public Art (Art Installations), Requirements: Delete d.(3): Decorative Screen Wall Integration and

renumber accordingly.

- k. Page 29, 5. Design Requirements and Guidelines, 5. Shade: Modify a. to state "A minimum of 75% shade (Calculation shall be made..."
 - l. Page 33, 6. Signs, First Paragraph, second sentence: Modify to state "The PUD shall not be constructed to..."
 - m. Page 33, 6. Signs, Second Paragraph: Delete the last sentence, "Any conflict between this PUD and Section 705.2 of the Zoning Ordinance, the PUD shall prevail."
2. Site plans and building elevations shall be presented for review and comment to the Estrella Village Planning Committee prior to preliminary site plan approval.
 3. A minimum 28-foot, 6-inch right-of-way tapering to a minimum width established by a forthcoming site-specific TIA shall be dedicated to accommodate a flared intersection at 63rd Avenue and Lower Buckeye Road, as required by the Street Transportation Department. The 63rd Avenue roadway (back of curb to back of curb) improvements (including lane widths, buffer dimension, and bike lane widths) shall be consistent with the Collector E cross section.
 4. A sidewalk easement on the east side of 63rd Avenue extending from the right-of-way to a minimum of 16-feet from the back of sidewalk shall be dedicated.
 5. All vehicular access to 63rd Avenue shall be in conformance with the forthcoming accepted site-specific TIA, as required by the Street Transportation Department.
 6. A minimum 55-foot right-of-way shall be dedicated on the south side of Lower Buckeye Road, tapering to a width established by the forthcoming site-specific accepted TIA to accommodate a flared intersection at 63rd Avenue and Lower Buckeye Road, as required by the Street Transportation Department.
 7. An updated site-specific Traffic Impact Analysis (TIA) shall be submitted and accepted prior to the preliminary site plan review submittal. The TIA shall include, but is not limited to, analyzing the proposed developments impact on intersections, vehicular access locations, and right-turn deceleration warrants. All mitigation improvements shall be constructed and/or funded as identified in the accepted site-specific Traffic Impact Analysis.
 8. A minimum 30-foot wide Mutli-Use Trail Easement (MUTE) shall be dedicated adjacent to the southern property line and a Multi-Use trail shall be constructed along the WAPA Corridor to City standards.
 9. A high-visibility crosswalk with a Rapid Flashing Beacon (RFB) shall be fully funded and constructed at the Elwood Street and 63rd Avenue intersection, as approved by the Street Transportation Department. An alternative location for the high-visibility crosswalk with an RFB may be considered with approval of the

Street Transportation Department.

10. All access control on Lower Buckeye Road shall be reviewed and approved by the Arizona Department of Transportation.
11. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated September 21, 2026 and any subsequent site-specific Traffic Impact Analysis accepted by the Street Transportation Department.
12. Existing SRP facilities along 63rd Avenue are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
14. All streets within and adjacent to the development shall be constructed 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
15. The developer shall construct a bus pad conforming with standard Detail P1260 on eastbound Lower Buckeye Road. The pad shall be located east of 63rd Avenue according to P1258. The bus pad must be located within the public right-of-way or within a transit easement that the developer dedicates.
16. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
17. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
18. 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.
19. Prior to final site plan 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

October 1, 2026

Team Leader

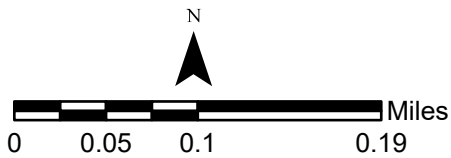
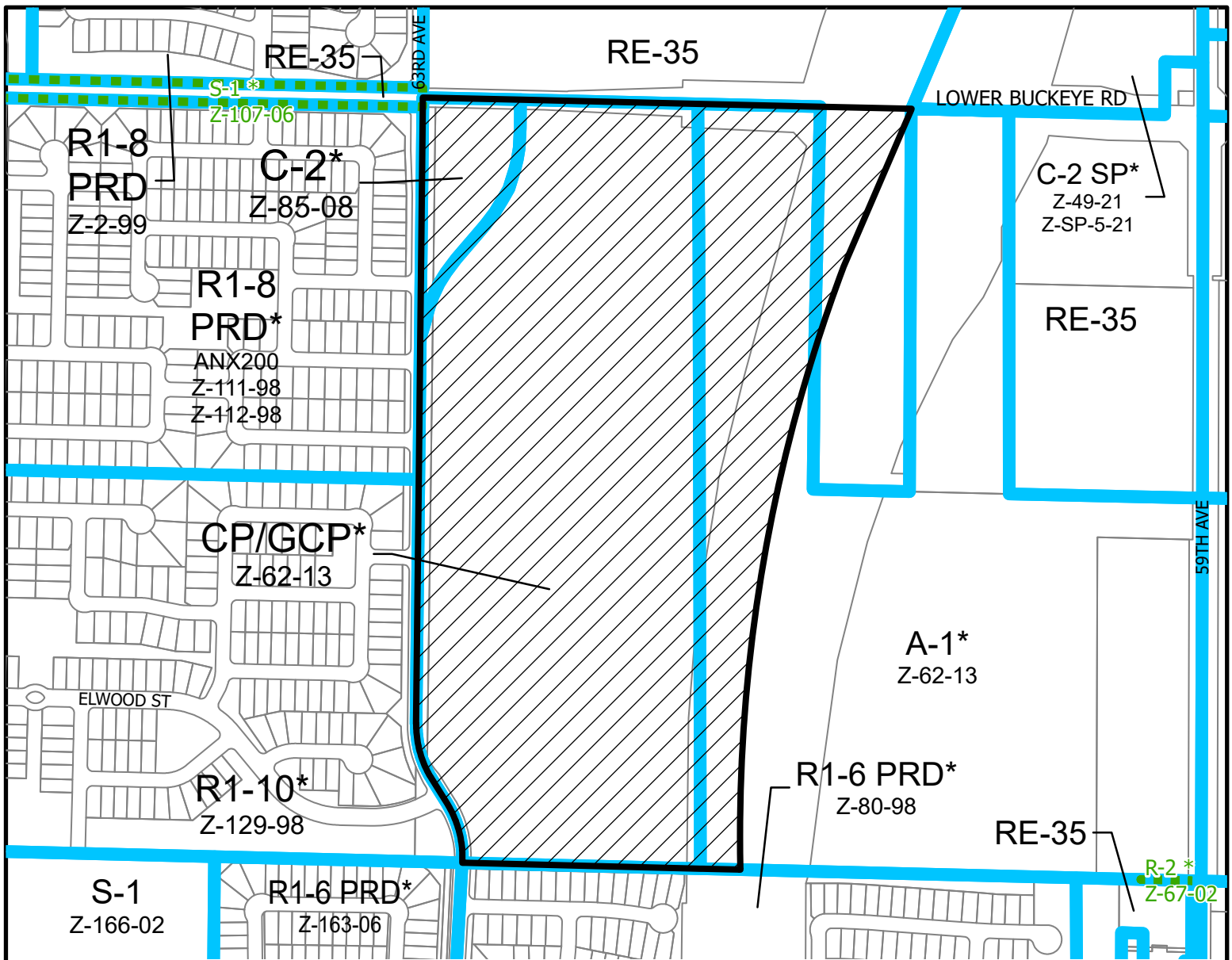
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Exhibits

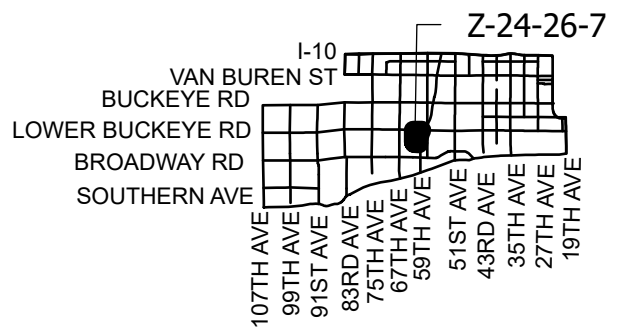
Sketch Map

Aerial Map

[SWC State Route 202 & Lower Buckeye Road PUD](#) date stamped August 31, 2026

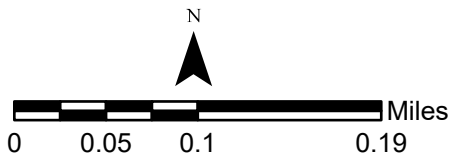
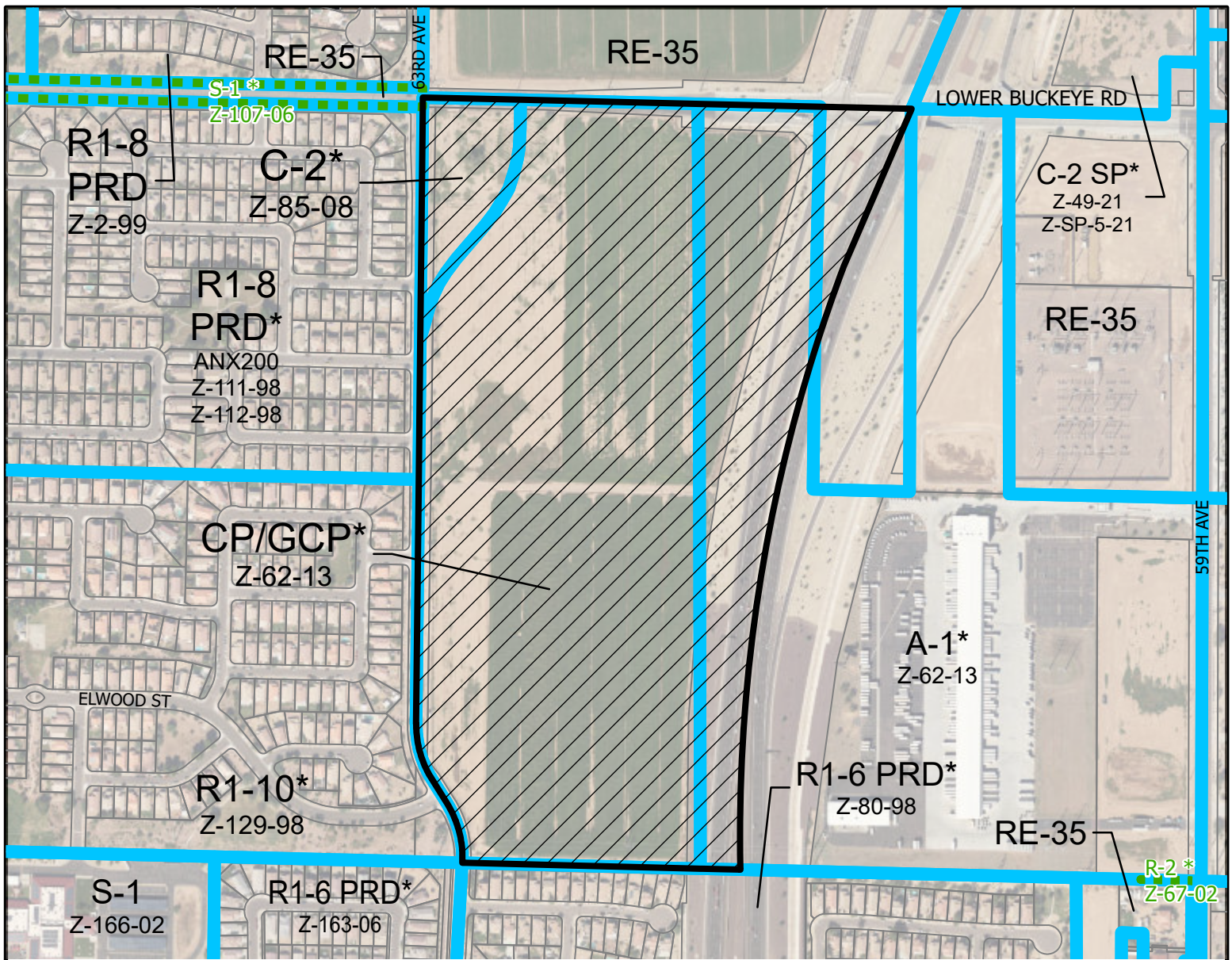


ESTRELLA VILLAGE
COUNCIL DISTRICT: 7

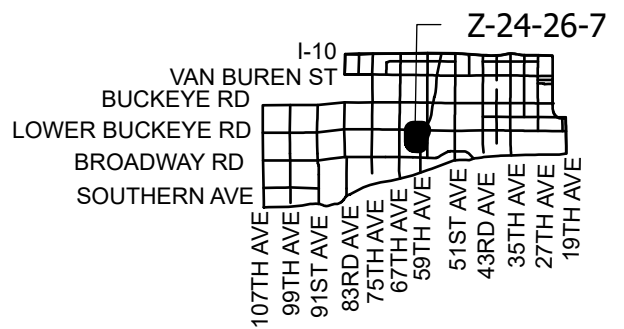


APPLICANT'S NAME: Gammage and Burnham		REQUESTED CHANGE:	
APPLICATION NO: Z-24-26-7	DATE: 3/6/2026	FROM: CP/GCP (53.62 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 65.59 Acres	REVISION DATES:	C-2 (3.85 ac.)	
	9/9/2026	A-1 (8.12 ac.)	
MULTIPLES PERMITTED CP/GCP, C-2, A-1 PUD	AERIAL PHOTO & QUARTER SEC. NO.	TO: PUD (65.59 ac.)	
	QS 6-14	ZONING MAP	
	E-5		
STANDARD OPTION		* UNITS P.R.D OPTION	
N/A, 56, N/A		N/A, 67, N/A	
0		N/A	

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



ESTRELLA VILLAGE
COUNCIL DISTRICT: 7



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	AERIAL PHOTO & QUARTER SEC. NO. QS 6-14		TO: PUD (65.59 ac.)
ZONING MAP E-5			
MULTIPLES PERMITTED CP/GCP, C-2, A-1	STANDARD OPTION N/A, 56, N/A		* UNITS P.R.D OPTION N/A, 67, N/A
PUD	0		N/A

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