



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-17-21-4
June 28, 2021

Maryvale Village Planning Committee Meeting Date: July 14, 2021
Planning Commission Hearing Date: August 5, 2021
Request From: [Ind.Pk.](#) (Industrial Park) (5.11 acres)
Request To: [A-1](#) (Light Industrial District) (5.11 acres)
Proposed Use: Truck parking for daily staging and use for off-site food delivery/transportation
Location: Northwest corner of 36th Avenue and Cambridge Avenue
Owner: Matnouis Holdings, LLC
Applicant/Representative: Duane Lawson, St. Mary’s Food Bank Alliance
Representative: Rick Pennell, Deutsch Architecture Group
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commerce/Business Park	
<u>Street Map Classification</u>	Roanoke Avenue	Local Street	30-foot south half street
	36th Avenue	Local Street	30-foot west half street
	Cambridge Avenue	Local Street	33 to 30-foot north half street
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i>			

The subject site is currently vacant and the proposed development, as stipulated, is compatible with the existing surrounding land uses.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE;
MANUFACTURING/INDUSTRIAL DEVELOPMENT DESIGN PRINCIPLE: Design industrial sites to be well screened from adjacent; sensitive land uses such as residential.**

The proposal will be well screened from adjacent land uses using solid walls as well as enhanced landscaping and setbacks.

**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 proposal, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

[2025 Food Action Plan](#) – See Background Item No. 5.

[Tree and Shade Master Plan](#) – See Background Item No. 6.

[Complete Streets Guiding Principles](#) – See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Zero Waste PHX](#) – See Background Item No. 9.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	Ind. Pk.
North (across Roanoke Ave)	Vacant, Office/Warehouse	Ind. Pk.
South (across Cambridge Ave)	Office/Warehouse and Wholesaling	Ind. Pk.
East (across 36th Ave)	Vacant	Ind. Pk.
West	Office/Warehouse, Manufacturing	Ind. Pk.

A-1 (Light Industrial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street (South)	0 feet	165 feet (Met)
Street (East)	0 feet	21 feet (Met)
Side (West)	0 feet	392 feet (Met)
Street (North)	0 feet	173 feet (Met)
<i>Landscaped Setbacks</i>		
Street (South)	0 feet	27 feet (Met)
Street (East)	0 feet	15 to 19 feet (Met)
Side (West)	0 feet	11 feet (Met)
Street (North)	0 feet	12 feet (Met)
Lot Coverage	N/A	
Building Height	56 feet 80 feet with use permit	14 feet (Met)
Parking	4 spaces, 2 accessible Office: 1 per 300 square feet Accessible Parking: 2 spaces	39 spaces (Met)

Background/Issues/Analysis

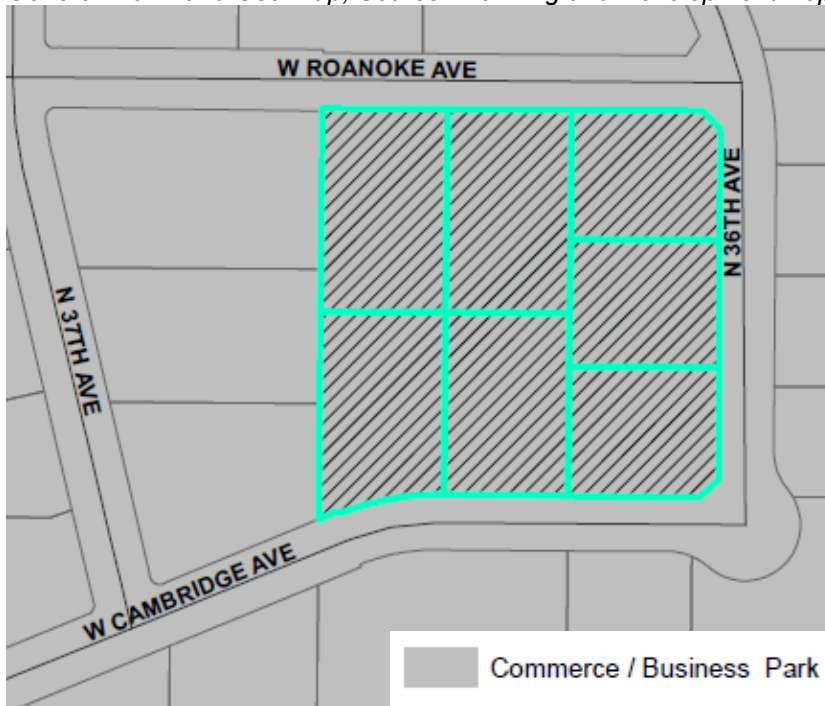
SUBJECT SITE

1. This request is to rezone 5.11 acres located at the northwest corner of 36th Avenue and Cambridge Avenue from Ind. Pk. (Industrial Park) to A-1 (Light Industrial District) to allow truck parking for daily staging and use for off-site food delivery/transportation. The proposed use would allow truck parking and staging for St. Mary’s Food Bank, which operates a facility nearby at 31st Avenue and Thomas Road.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the site is Commerce/Business Park. The General Plan Land Use Map designations for the surrounding parcels to the north, east, south and west are also Commerce/Business Park. This land use category generally consists of uses such as professional offices, research and development, wholesale and storage warehouses. The proposal for A-1 zoning is not consistent with the General Plan Land Use Map designation, however a General Plan Amendment is not required as the site is less than ten acres in size.

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



EXISTING CONDITIONS AND SURROUNDING ZONING

3. The subject site is currently vacant, as shown in the aerial sketch map included as an exhibit and has been vacant since its annexation in 1958. The surrounding zoning designations to the north, south, east and west are Industrial Park. North of the subject site, across Roanoke Avenue, is a vacant parcel and office and warehouse uses. To the east of the subject site, across 36th Avenue, is a vacant site. Also to the east of the site are A-1 zoned properties fronting 35th Avenue. To the south, across Cambridge Avenue, are office, wholesaling and warehouse uses. To the west are office, warehouse and manufacturing uses.

PROPOSAL

4. The conceptual site plan attached as an exhibit proposes truck parking, employee parking and a small office. The site will consist of 120 box truck and trailer parking spaces, 36 employee parking spaces and an approximately 1,200 square foot office. Access will be provided from Roanoke Avenue and 36th Avenue and will be gated. The perimeter of the subject site will contain enhanced landscape setbacks and planting standards and an eight-foot-tall solid masonry wall to screen the parking. If trucks are stored on site for more than 48 hours, they must be a minimum of 75 feet from a public street to meet outdoor storage setbacks, unless a variance is obtained.

Stipulation No. 1 calls for enhanced landscape setbacks around the perimeter

and Stipulation No. 3 requires that all elevations of the proposed building contain architectural embellishments, to ensure the development is a compatible addition to the surrounding area. Stipulation No. 5 requires that the development provide a minimum of four bicycle parking spaces to encourage the use of alternative modes of transportation.

Staff recommends in Stipulation No. 2 that the landscaped setbacks be planted with two-inch caliper drought-tolerant trees to provide enhanced screening and shade. Stipulation No. 4 requires that the surface parking and truck parking areas be shaded to a minimum of 25 percent, to increase shade and reduce the heat generated from those areas.

STUDIES AND POLICIES

5. [2025 Food Action Plan](#)

The 2025 Food Action Plan was adopted by City Council on March 4, 2020, with a goal to promote the growth of a healthy, affordable, secure and sustainable food system that makes healthy food available to all Phoenix residents. The proposal to add truck parking for daily staging and use for off-site food delivery/transportation for St. Mary's Food Bank supports the distribution of local and healthy food and will contribute to a healthy and sustainable food system.

6. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Stipulations Nos. 2 and 4 require enhanced planting and shade standards to contribute to the urban forest and increase thermal comfort for users on site.

7. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Stipulation No. 6 requires that any street improvements be built to ADA and City of Phoenix standards to promote accessible and safe street improvements. Stipulation No. 5 requires bicycle parking on site.

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. Stipulation No. 5 requires bicycle parking on site.

9. [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 proposed project will incorporate recycling via a private waste management company.

COMMUNITY INPUT SUMMARY

10. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. At the time this staff report was written, staff has not received any community correspondence in support or opposition.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department requested that all street improvements be constructed to ADA accessibility standards and per plans approved by the Planning and Development Department. This is addressed in Stipulation No. 6.
12. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The Aviation Department also requires that the project receive obstruction analysis review from the FAA. These are addressed in Stipulation Nos. 7 and 8.
13. The Fire Department commented that they do not anticipate any problems with this case. The Fire Department added that all access gates across fire lanes will require permits through Fire Prevention, gates shall comply with Chapter 5 of the 2018 Phoenix Fire Code, fire lanes shall have a minimum 45-foot centerline turn radius and a minimum 55-foot outside turn radius, and that the site shall be provided with water supply meeting the fire flow requirements of Appendix B of the 2018 Phoenix Fire Code.
14. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site. However, the requirements and assurances for water and sewer service are determined during the site plan application review.

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. 9.

16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal will develop a vacant property and as stipulated will be compatible with surrounding land uses.
2. The proposal supports the distribution of local and healthy food and is consistent with the goals of the 2025 Food Action Plan.
3. The stipulated planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring commerce park area.

Stipulations

1. A minimum landscape setback of 15 feet shall be required along the north and east perimeter of the site and a minimum landscape setback of 25 feet shall be provided along the south perimeter of the site, as approved by the Planning and Development Department.
2. Drought tolerant, 2-inch caliper trees planted 20 feet on center or in equivalent groupings shall be provided in the landscape setback areas, as approved by the Planning and Development Department.
3. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
4. All surface parking and truck parking areas shall be shaded to achieve a minimum 25 percent shade, as approved by the Planning and Development Department. A mix of structural shade and landscaping may be used to shade the areas, as approved by the Planning and Development Department.
5. The development shall provide a minimum of four bicycle parking spaces. The racks shall be an inverted U-type design to allow parking of two bicycles per rack and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

6. 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.
7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
8. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

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June 28, 2021

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Exhibits

Aerial Sketch Map

Zoning Sketch Map

Conceptual Site Plan date stamped June 1, 2021

Conceptual Elevations date stamped March 18, 2021