



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
May 1, 2017

<u>Application:</u>	GPA-EST-1-16-7
<u>Applicant:</u>	Irwin G. Pasternack
<u>Location:</u>	Southeast corner of 83rd Avenue and the I-10 Freeway
<u>Acreage:</u>	221.59 +/-
<u>Current Plan Designation:</u>	Residential 5 to 10 dwelling units per acre (92.03 acres) Residential 10 to 15 dwelling units per acre (26.26 acres) Residential 15+ dwelling units per acre (30.17 acres) Commercial (19.06 acres) Commerce/ Business Park (51.84 acres) Industrial (2.24 acres)
<u>Requested Plan Designation:</u>	Industrial/ Commercial (221.59 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to provide a mix of commercial and industrial uses
<u>Village Planning Committee Date:</u>	Estrella Village – May 16, 2017
<u>Staff Recommendation:</u>	Approval

FINDINGS:

- 1) Removal of the residential land use designations will allow this property to develop industrial and commercial uses on the entirety of the site. The proposed General Plan Land Use Map designation of Industrial/Commercial is compatible with land use designations in the surrounding area.

- 2) The subject site has been identified as part of the Southwest Phoenix major employment center as designated by the Maricopa Association of Governments (MAG).
- 3) Industrial/Commercial are appropriate land uses accessible by the I-10 freeway, 83rd Avenue, and Van Buren Street.

BACKGROUND

The subject site is located at the southeast corner of 83rd Avenue and the I-10 Freeway. The site is currently vacant and being used for agricultural purposes. In 2006, the Capri PCD (Z-31-06) approved C-2 PCD (Intermediate Commercial, Planned Community District), CP/GCP HGT/WVR PCD (Commerce Park, General Commerce Park, Height Waiver, Planned Community District), C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District), CP/GCP PCD (Commerce Park, General Commerce Park, Planned Community District), R-2 PCD (Multifamily Residence District, Planned Community District), R-3 PCD (Multifamily Residence District, Planned Community District), R-3A PCD (Multifamily Residence District, Planned Community District), and RE-43 (Residential Estate – One Family Residence), on the subject site. The proposal was not developed and the site has remained vacant.

The request would amend the General Plan Land Use Map to remove the Commerce Business Park designation and all residential land use designations from the entire site. The removal of the various residential land use designations is supported due to the site's proximity to the I-10 Freeway, the proposed on-site uses, the surrounding land uses, and the surrounding General Plan Land Use Map designations. The proposal is consistent with the surrounding land use designations in both the City of Phoenix and the City of Tolleson. This General Plan amendment request is accompanied by a companion rezoning case, Z-56-15-7 (TEN PUD), which is being processed concurrently.

SURROUNDING LAND USES

The subject site is made up of seven parcels. The site is currently vacant and used for agricultural purposes. North of the subject site is the I-10 Freeway. The adjacent properties west of the subject site across 83rd Avenue are located in the City of Tolleson where the zoning consists of I-1 (Light Industrial) and C-2 (General Commercial). The City of Tolleson General Plan has designated these parcels as El Paseo (Corridor) and El Distrito (Business District). El Paseo encourages high-density residential, high volume commercial, and community health services, while El Distrito encourages uses such as manufacturing and distribution centers. While El Paseo encourages residential uses, these properties currently house a variety of manufacturing and distribution uses, as well as some vacant land. East of the subject site are large-scale shipping, distribution, and warehouse operations zoned CP/GCP, A-

1, RE-43 (Approved A-1), and C-3. The City of Phoenix General Plan designates the eastern parcels as Industrial. Adjacent properties south of the subject site, across Van Buren Street, are in the City of Tolleson and are zoned I-1 (Light Industrial), I-2 (General Industrial), and C-2 (General Commercial). These properties house a large-scale auto auction facility and extensive outdoor vehicle storage. The City of Tolleson General Plan has designated these parcels as El Paseo (Corridor) and El Distrito (Business District).

Multifamily residential land uses at a density of 15+ dwelling units per acre were proposed in the applicant's initial General Plan amendment and rezoning applications and were removed during staff review in response to staff's recommendation. Given the intensity of the proposed land uses on-site, on adjacent properties, and in the surrounding area, staff contends that residential land use designations are not suitable or consistent with the character of the surrounding area.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY

- *JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.*

The subject site is located within the MAG designated Southwest Phoenix major employment center. The proposed land use designation will allow the subject property to offer a variety of employment opportunities.

CONNECT PEOPLE AND PLACES

- *CORES, CENTERS AND CORRIDORS; 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 subject site is adjacent to the I-10 Freeway Corridor and is designated a major employment center by MAG. The proposed land use designations are consistent in scale and character with land uses in the surrounding area. The subject site is well-suited to benefit from the transportation system capacity in the area.

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

The proposal is for a cross-hatch General Plan Land Use designation of Industrial/Commercial. This request is consistent with the land use and zoning designations to the east of the site and along the I-10 Freeway Corridor. The

property is located within the Southwest Phoenix employment center. In addition, the land uses of the City of Tolleson properties west and south of the site further support the request for an industrial designation.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS

- *CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.*

The request is consistent with the intense scale and character of the surrounding land use designations, zoning designations, and existing uses along the I-10 Freeway Corridor in the Estrella Village. The subject site is well-suited to benefit from the transportation system capacity in the area.

- *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.*

The existing site is vacant and the proposed amendment will allow a new development that is better suited for the area. The investment in the Estrella Village and the development of the subject site will assist in creating many job opportunities. The approval of the proposed amendment will encourage industrial and commercial uses that are compatible with the surrounding land use and zoning designations.

BUILD THE SUSTAINABLE DESERT CITY

- *WATER SUPPLY; LAND USE PRINCIPLE: Require new development to provide assured water supplies to accommodate the additional growth.*

There are existing water and sewer mains in place; however, the proposed project will require additional infrastructure to be built. A new on-site water and sewer line will be built to service the retail pads along 83rd Avenue.

CONCLUSION AND RECOMMENDATION

Staff recommendation for GPA-EST-1-16-7 is to approve the request as filed. The proposed General Plan amendment is consistent with the surrounding land use pattern in the area. Multifamily residential land uses at a density of 15+ dwelling units per acre were proposed in the applicant's initial general plan amendment and rezoning applications and were removed in response to staff recommendation. Given the

intensity of the proposed land uses on-site, on adjacent properties, and in the surrounding area, staff contends that residential land use designations are not suitable or consistent with the character of the surrounding area. Approval of the request will support the development of this property with uses that are compatible with the surrounding land use designations and zoning designations.

Writer

Elyse DiMartino
May 1, 2017

Exhibits

Sketch Map

GENERAL PLAN AMENDMENT

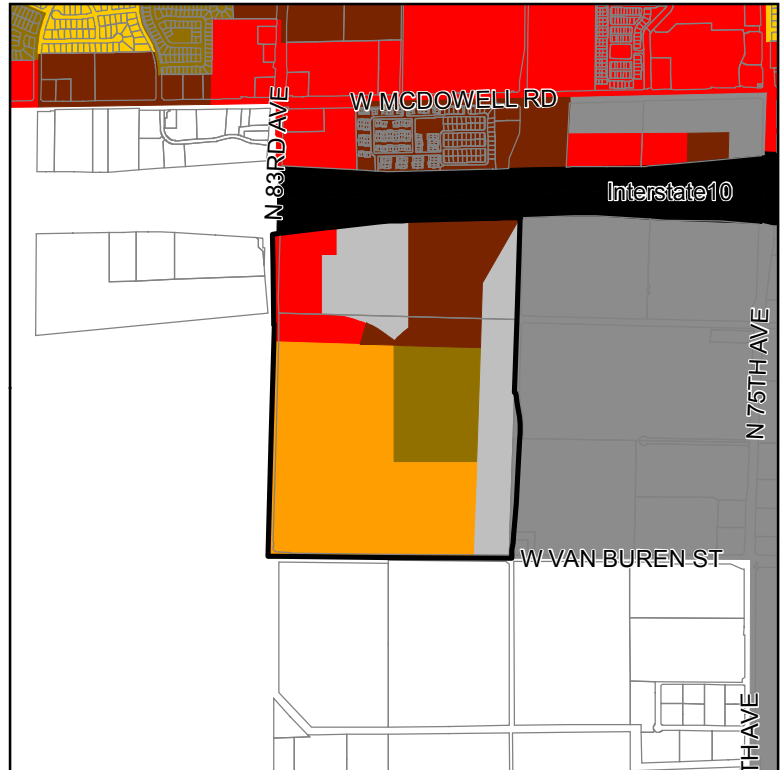
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-1-16-7	ACRES: 221.59 +/-
VILLAGE: Estrella	COUNCIL DISTRICT: 7
APPLICANT: Irwin G. Pasternack	

EXISTING:



- Residential 5 to 10 du/acre (92.03 +/- Acres)
- Residential 15+ du/acre (30.17 +/- Acres)
- Residential 10 to 15 du/acre (26.26 +/- Acres)
- Commercial (19.06 +/- Acres)
- Commerce / Business Park (51.84 +/- Acres)
- Industrial (2.24 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/acre
-  Residential 5 to 10 du/acre
-  Residential 15+ du/acre
-  Commercial
-  Commerce / Business Park
-  Industrial
-  10 to 15 du/acre
-  Transportation



PROPOSED CHANGE:

Industrial/Commercial (221.59 +/- Acres)

-  Proposed Change Area
-  Industrial/Commercial

