



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-16-16-7
 May 2, 2016

Estrella Village Planning Committee Meeting Date: May 17, 2016
Planning Commission Hearing Date: June 2, 2016
Request From: CP/GCP (16.29 acres)
Request To: A-1 (16.29 acres)
Proposed Use: Light industrial uses including manufacturing and storage
Location: Approximately 720 feet north of the northwest corner of 71st Avenue and Roosevelt Street
Owner/Applicant: Roosevelt Business Park Phoenix, LLC
Representative: William Lally, Tiffany & Bosco PA
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	71 st Avenue	Minor Collector	30-foot west half street
	Roosevelt Street	Minor Collector	30-foot north half street
<p>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The subject site is adjacent to CP/GCP and A-1 zoned properties containing warehousing, distribution, and commercial office uses. The proposal would result in increased intensity that is consistent in scale and character with the surrounding area.</p>			

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 property is located within the Southwest Phoenix Major Employment Center and would provide commercial and employment opportunities in the Estrella Village.

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS, EMERGING

ENTERPRISES; LAND USE PRINCIPLE: *Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.*

The proposal would support the activation of an existing commercial office development that has failed to attract tenants by diversifying the permitted uses on the site. This will encourage the development of new businesses and commercial opportunities in the Estrella Village.

STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING/INDUSTRIAL

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

The subject site is located within the Southwest Phoenix Major Employment Center and is designated as Industrial on the General Plan. The property is also adjacent to existing CP/GCP and A-1 developments. The proposal will support the expansion of industrial zoning in an appropriate location in the Estrella Village.

STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING/INDUSTRIAL

DEVELOPMENT; LAND USE PRINCIPLE: *Design industrial sites to be well screened from adjacent sensitive land uses such as residential.*

Proposed staff stipulations require conformance to CP/GCP standards for lot coverage, building setbacks, walls/screening, and landscaping, as well as the provision of a 20-foot landscaped setback along the north property line. Approval per the staff recommendation will provide adequate screening for adjacent and nearby properties.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS;

CERTAINTY & 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 proposal is consistent in scale and character with the surrounding land use pattern. Approval of the request would support the activation of an existing commercial office development that has failed to attract tenants. The subject site is in close proximity to the I-10 entrance and exit ramps at 75th Avenue.

Area Plans	
The property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.	

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Warehousing/Light Industrial	CP/GCP
North	I-10 Freeway	n/a
South	Warehousing/Light Industrial	Ind. Pk.
East	Distribution Center	A-1
West	Warehousing/Light Industrial	A-1

A-1 (Light Industrial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street	0 feet	Approximately 770 feet (Met)
Side	0 feet	West - Approximately 100 feet (Met) East – Approximately 70 feet (Met)
Rear	0 feet	Approximately 90 feet (Met)
<i>Landscaped Setbacks</i>		
Street	0 feet	0 feet (Met)
Side	0 feet	West – Approximately 50 feet (Met) East - Approximately 25 feet (Met)
Rear	0 feet	Approximately 20 feet (Met)
Lot Coverage	n/a	
Building Height	56 feet 80 feet with use permit	26 feet 6 inches (Met)
Parking	Office: 1 per 300 square feet (112 spaces) Warehouse: 1 per 1000 square feet (190 spaces) Accessible Parking: 10 spaces Total: 312 spaces	Provided: 399 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 16.29 acre site located approximately 720 feet north of the northwest corner of 71st Avenue and Roosevelt Street from CP/GCP (Commerce Park/General Commerce Park) to A-1 (Light Industrial) to allow light industrial uses including manufacturing and storage.



2. The General Plan Land Use Map designation for the subject property is Industrial. The proposed uses are consistent with this designation and no amendment is required.

SURROUNDING USES & ZONING

3. The subject site was rezoned to CP/GCP in Rezoning Case No. Z-89-98 and subsequently developed with an approximately 220,000 square foot multi-tenant commercial office park. The site consists of four individual buildings with a trucking court located in the area between the buildings. The area contains truck parking, loading docks, and entrances to the suites. Access to the site is provided by two driveways on Roosevelt Street.

North of the site is the I-10 freeway. East and west of the site are a variety of distribution centers, commercial offices, and light industrial uses. The property to the west was rezoned to A-1 (Light Industrial) in 1987 and was stipulated to develop in conformance with CP/GCP standards. Rezoning Case No. Z-89-98 also included properties south of the subject site. The large property to the southwest of the site has not developed. The property to the southeast of the site contains a distribution center. Further southeast of the site is a single-

family residential neighborhood. Northwest of the site, on 75th Avenue, are entrance and exit ramps for the I-10 freeway.

PROPOSAL

4. The property is developed to the CP/GCP standards as modified by the stipulations in Rezoning Case No. Z-89-98. Applicants do not intend to redevelop the site at this time and therefore no site plan, elevations, or landscape plans were submitted with the request. The applicant has indicated an intention to complete upgrades and improvements to the buildings' facades.

The applicant has stated that they have had difficulty attracting tenants for the site because the permitted uses in the CP/GCP zoning district would not accommodate the activities of the prospective users interested in the property. The proposal is intended to broaden the scope of permitted uses in order to support the activation of the site and reduce vacancies in the buildings.

5. Staff recommends a stipulation requiring the site conform to the CP/GCP standards for lot coverage, building setbacks, walls and screening, and landscaping standards. The site is already developed to these standards and this stipulation will help maintain the existing development standards. The adjacent property to the west is also stipulated to conform to the CP/GCP standards and has developed accordingly.
6. Staff recommends a stipulation requiring a minimum 20-foot landscape setback along the north property line. This dimension reflects the existing landscape setback in this area. This stipulation complements the staff stipulation regarding conformance to the CP/GCP development standards as the CP/GCP standards do provide landscape setback dimensions.

OTHER

7. The proposal is intended to expand and diversify the permitted uses on the subject site to increase the capability for owners to lease spaces in the existing buildings. This will help to encourage the growth of new businesses and related jobs on the site.
8. The subject site is adjacent to A-1 and CP/GCP zoned properties and is in close proximity to I-10 entrance and exit ramps at 75th Avenue. The proposal is compatible with the existing land uses in the surrounding area.
9. Development and use of the site is subject to all applicable codes and ordinances. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Industrial.
2. The A-1 zoning district and the existing development are consistent in scale and character with the land use pattern in the surrounding area.
3. The proposal supports activating an underutilized commercial site with employment generating uses within the Southwest Phoenix Major Employment Center.

Stipulations

1. Lot coverage, building setbacks, walls/screening, and landscaping shall conform to the Commerce Park/General Commerce Park standards per Section 626 of the Zoning Ordinance.
2. A minimum 20-foot landscape setback shall be provided along the north property line, as approved by the Planning and Development Department.

Writer

Adam Stranieri

May 2, 2016

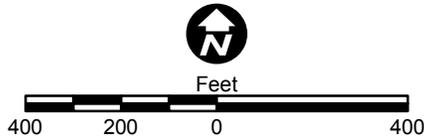
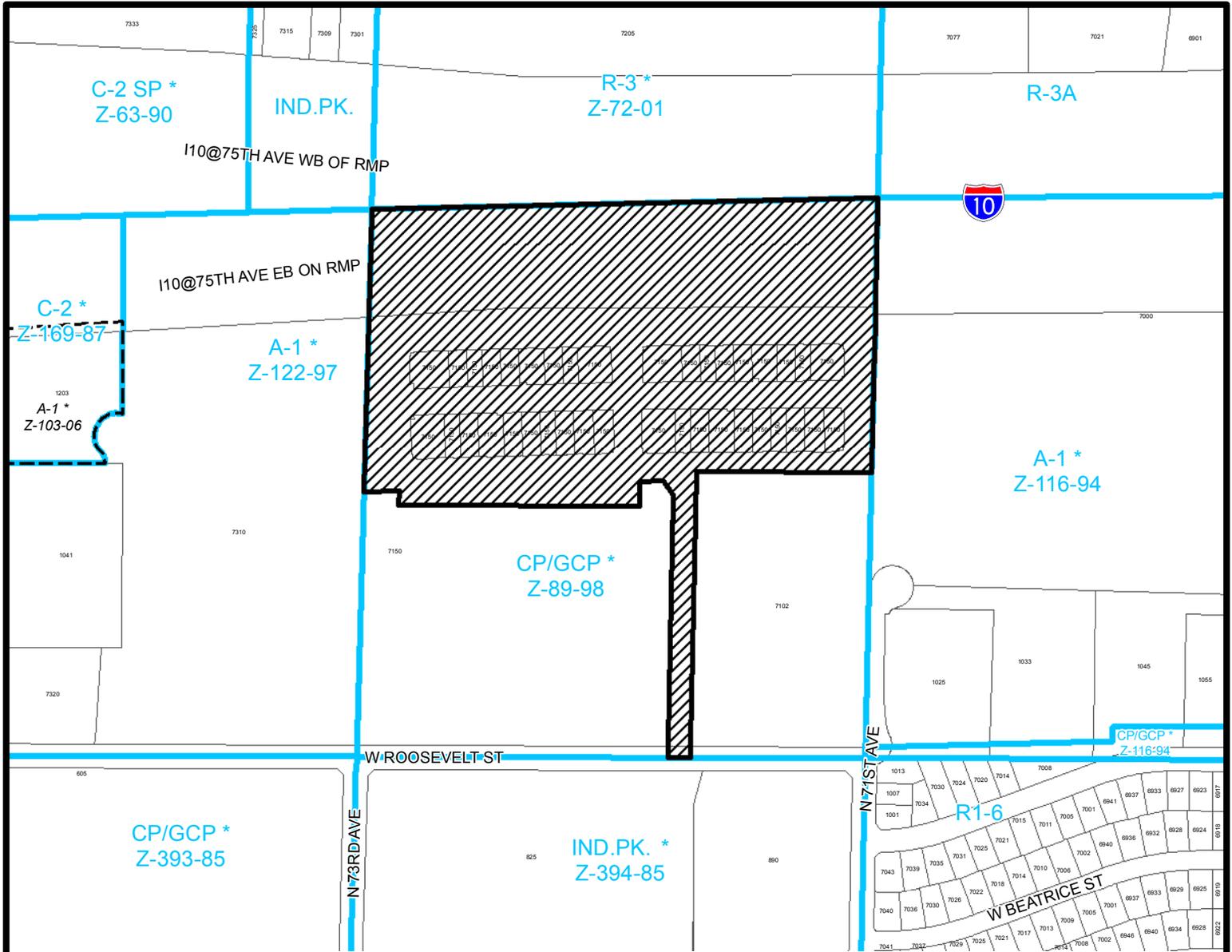
Team Leader

Joshua Bednarek

Attachments

Zoning sketch

Aerial

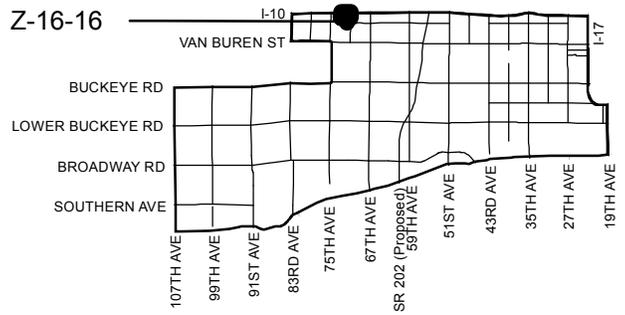


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



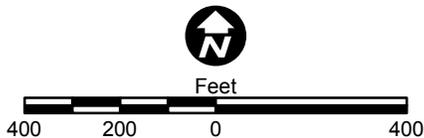
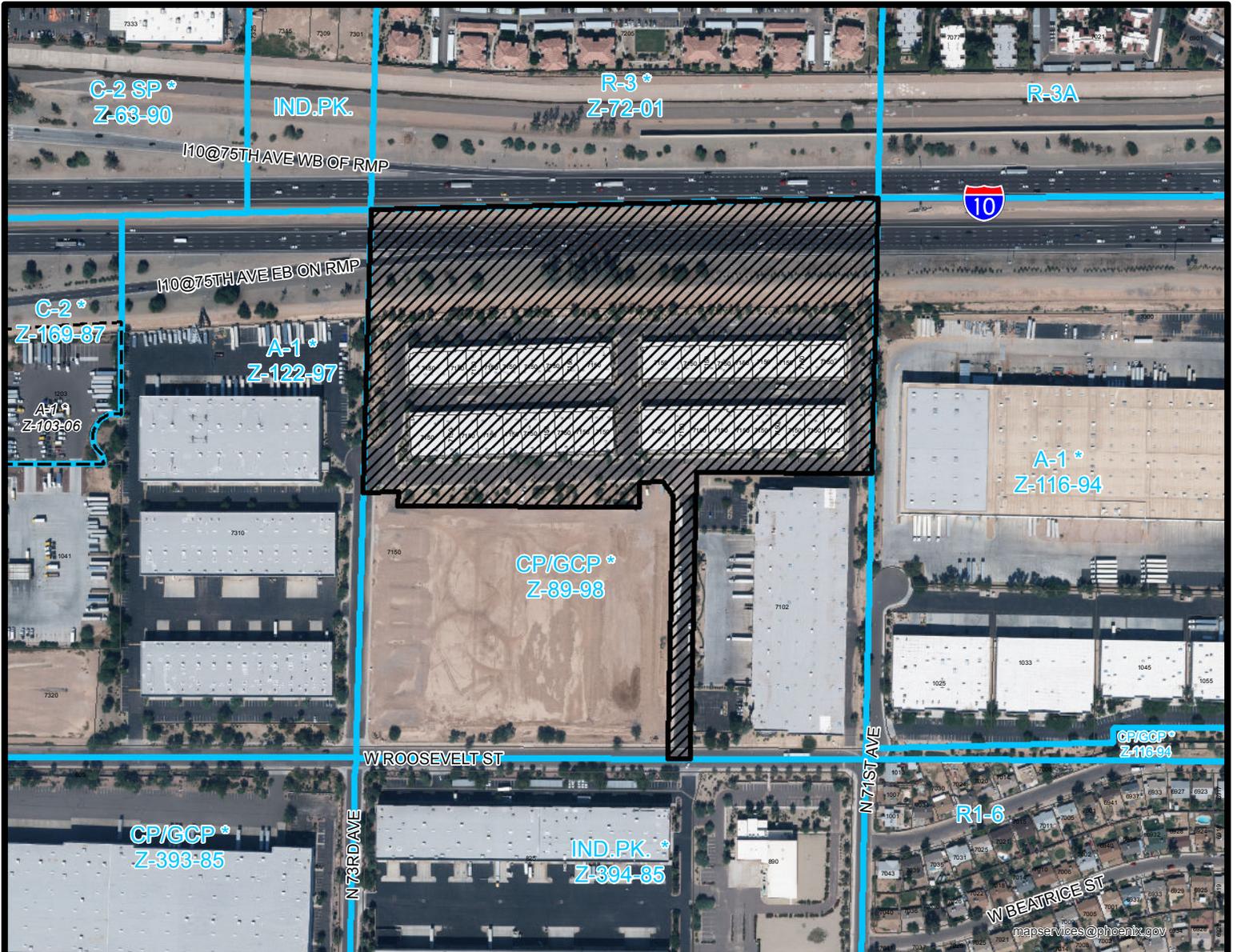
City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: William Lally, Tiffany & Bosco PA		REQUESTED CHANGE: FROM: CP/GCP (16.29 a.c.) TO: A-1 (16.29 a.c.)				
APPLICATION NO. Z-16-16	DATE: 4/6/16 <small>REVISION DATES:</small>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; padding: 5px;"> AERIAL PHOTO & QUARTER SEC. NO. QS 12-11 </td> <td style="width:50%; padding: 5px;"> ZONING MAP G-4 </td> </tr> </table>		AERIAL PHOTO & QUARTER SEC. NO. QS 12-11	ZONING MAP G-4	
AERIAL PHOTO & QUARTER SEC. NO. QS 12-11	ZONING MAP G-4					
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 16.29 Acres						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; padding: 5px;"> MULTIPLES PERMITTED CP/GCP A-1 </td> <td style="width:50%; padding: 5px;"> CONVENTIONAL OPTION N/A N/A </td> </tr> </table>		MULTIPLES PERMITTED CP/GCP A-1	CONVENTIONAL OPTION N/A N/A	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:100%; padding: 5px;"> * UNITS P.R.D. OPTION N/A N/A </td> </tr> </table>		* UNITS P.R.D. OPTION N/A N/A
MULTIPLES PERMITTED CP/GCP A-1	CONVENTIONAL OPTION N/A N/A					
* UNITS P.R.D. OPTION N/A N/A						

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

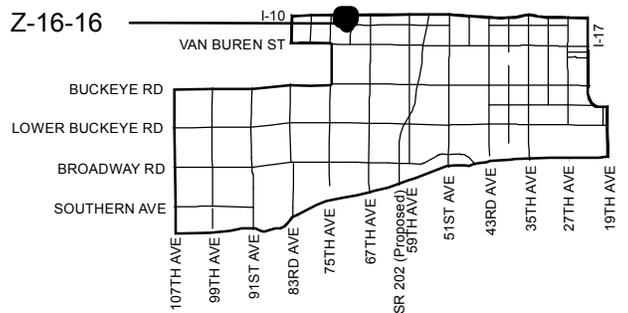


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: William Lally, Tiffany & Bosco PA		REQUESTED CHANGE: FROM: CP/GCP (16.29 a.c.) TO: A-1 (16.29 a.c.)	
APPLICATION NO. Z-16-16	DATE: 4/6/16 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 16.29 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 12-11	<small>ZONING MAP</small> G-4	
MULTIPLES PERMITTED CP/GCP A-1	CONVENTIONAL OPTION N/A N/A	* UNITS P.R.D. OPTION N/A N/A	

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