



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-29-14-1**  
September 23, 2014

**North Mountain Village Planning Committee Meeting Date**      October 15, 2014

**Planning Commission Hearing Date**      November 18, 2014

**Request From:**      Industrial Park (42.52 Acres) C-2 (0.09 Acres)

**Request To:**      PUD (42.61 Acres)

**Proposed Use**      Commercial and light industrial uses

**Location**      Approximately 550 feet south of the southwest corner of Thunderbird Road and the Interstate 17 Frontage Road

**Representative**      Michael J. Curley (Earl, Curley & Lagarde)

**Staff Recommendation**      Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Industrial	
<b>Street Map Classification</b>	Black Canyon Highway	Existing Freeway	280' + including frontage roads
<p><b><i>LAND USE ELEMENT: GOAL 2, POLICY 10: PROMOTE THE DEVELOPMENT OF JOBS IN EMPLOYMENT CENTERS IN ADDITION TO THE VILLAGE CORES.</i></b></p> <p>The subject site falls within the North I-17 Employment Center as identified by Figure 26 of the General Plan. This rezoning will encourage additional employment opportunities for area residents.</p>			
<p><b><i>GROWTH ELEMENT: GOAL 1: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</i></b></p> <p>The proposed rezoning will contribute to the diversity of employment opportunities in the North Mountain Village.</p>			

<b>Area Plan</b>
<p>The site is within the Black Canyon Maricopa Freeway Specific Plan area. This request is consistent with that plan in terms of maintaining the area as a regional employment center.</p>

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This is a request to rezone a 42.61 acre site located approximately 550 feet south of the southwest corner of Thunderbird Road and the I-17 frontage road from Industrial Park (Ind.Pk.) and Intermediate Commercial (C-2) to Planned Unit Development (PUD) to allow a combination of uses including , but not limited to, business park/commerce park uses, office, restaurants, banks, general retail uses as well as storage and manufacturing. The development narrative states that the PUD is necessary to allow the underutilized buildings to be remodeled and occupied with uses that are compatible and appropriate for this site and the area. The site is currently developed and is the former site of the GE/Honeywell computer manufacturing facility.
2. The General Plan Land Use Map designation for this property is Industrial. The parcels to the north, west and south are all also designated Industrial. To the east of the site is the Black Canyon Freeway (I-17) which has a Land Use designation of Transportation. The proposal conforms to the Industrial Land Use Map designation and therefore a General Plan Amendment is not required.
3. Access to the site is provided by the I-17 frontage road on the east side of the site. A private street to the west, 30th Avenue, also provides access to the site.
4. The subject site is primarily zoned Industrial Park (42.52 acres) with a small fraction zoned C-2 (0.09 acres). The Industrial Park zoning district is an antiquated designation no longer provided by the city of Phoenix Zoning Ordinance. Properties zoned Industrial Park adheres to the Business Park option of the Commerce Park District. It is differentiated from the A-1 (Light Industrial) and A-2 (Industrial District) districts, however, in that environmental and site standards ensure a high degree of compatibility with other commerce park options as well as other adjacent uses. While this option provides for a broad range of manufacturing, warehousing, distribution and supportive retail sales and services, the applicant desires a greater variety of permitted uses to increase the occupancy rate at the site. The development narrative states that after several years of extremely low tenant occupancy, the property owner is seeking to expand the allowable uses to include not only employment/industrial, office/medical uses, but also a variety of retail and services that are not permitted under the current zoning designation.

### **SURROUNDING USES AND ZONING**

5. **North**  
To the north of the site are Best Buy, Lowe's Home Improvement and a small retail pad with Industrial Park and C-2 zoning.

#### **West**

Vacant undeveloped land is located directly to the west of this site zoned Industrial Park. There is a multifamily residential development located southwest of the site zoned R-4 (Multi-family Residential).

**South**

To the south of the site is Brown Mackie College and a light industrial/warehouse development zoned Industrial Park.

**East**

East of the site is the I-17 Freeway and frontage road.

**PROPOSAL**

6. The proposal, Metro North Corporate Park, is a planned, employment campus development that will provide opportunities for a stand-alone or combination of uses including, but not limited to, business park/commerce park uses, office, restaurants, banks, general retail uses as well as storage and manufacturing. There is approximately 750,000 square feet of building area within the three existing buildings. No new construction is proposed as part of this rezoning request.
7. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative dated September 23, 2014, Attachment B.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

**Land Use**

The development narrative proposes to allow a combination of uses such as business park/commerce park, offices, restaurants, general retail uses as well as storage and manufacturing. The proposal also includes all uses permitted in the Commercial Office (C-O), Neighborhood Retail (C-1), Intermediate Commercial (C-2), Commerce Park District (CP) and Light Industrial (A-1). No outdoor storage shall be permitted as a primary use. Outdoor storage will be subject to the same standards as the Zoning Ordinance General Commerce Park option which states that outdoor storage areas must be screened with an eight foot (8') high solid fence or continuous plantings. The development narrative also prohibits over forty uses that include, but are not limited to, adult-oriented land uses, automobile salvage yard, multiple family residential, and pawn shops.

Temporary uses permitted are the same as outlined in the city of Phoenix Zoning Ordinance.

**Performance Standards**

Performance standards are provided to address additional requirements for specific land uses. The performance standards may include a requirement for a use permit through the public hearing process, limit hours of operation, or distance separation requirement. The narrative is silent on performance standards and the applicable Zoning Ordinance provision will be applied.

**Development Standards**

The narrative proposes a minimum twenty foot (20') building and landscape setback along the north, west and south property lines and a minimum of thirty feet (30') along the eastern property line. The maximum building height is five (5) stories and sixty (60') feet. The maximum permitted lot coverage is 60%. The City of Phoenix Building Code will regulate the minimum building separations at the site.

**Landscape Standards**

The narrative states that the landscape standards per Section 626 of the Zoning Ordinance (Commerce Park zoning district) shall apply to the site.

**Parking**

The narrative states that the development shall comply with Section 702 of the Zoning Ordinance. Any loading space or dock shall be screened by an eight-foot high solid wall when located adjacent to a public street or within 100 feet of a residential district or use.

**Amenities**

No additional amenities are outlined in the development proposal.

**Shade**

The development narrative is silent regarding shade at this site.

**Lighting Plan**

The narrative states that all site lighting will comply with the standards of the Phoenix Zoning Ordinance.

**Design Guidelines**

The narrative states that new or redevelopment for buildings within the Metro North Corporate Park will utilize specific exterior façade materials. There are ten specific façade materials listed in the development narrative. The narrative identifies three specific colors for new or redevelopment at the site.

**Signage**

The narrative indicates that the development shall be subject to the standards of Chapter 7 of the Zoning Ordinance. Off-premise advertising structures are allowed in the Metro North Corporate Park PUD.

**Sustainability**

The narrative is silent regarding sustainability at this site.

**Phasing**

The proposed development does not identify a specific phasing plan due to no new construction as part of the request. The development narrative states that market conditions will dictate which portions of the site will be developed or redeveloped first.

**STREETS AND TRAFFIC**

8. A Traffic Impact Analysis (TIA) shall be submitted to the Street Transportation Department for review. A stipulation has been added to address any recommendations from that analysis. Further infrastructure requirements are unknown at this time. A TIA will be required and shall consider trip generation based upon the most conservative use proposed.

**MISCELLANEOUS**

9. Water and wastewater infrastructure requirements are determined at the time of site plan review by the Water Services Department, when final land uses and urban design of the property have been clearly identified, and proposed water demands and wastewater generation and infrastructure locations and attributes have been established. While some information on infrastructure issues may be provided as

part of the PUD application process, access to water and wastewater services is granted as part of the site plan approval process.

The parcel may be served by the existing City of Phoenix water and sewer system pending capacity review and approval during the site plan review process. Design and construction of any needed facilities will be the responsibility of the developer.

10. 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.
11. Staff has conducted a review of the first and second submittal of the Development Narrative in which the applicant has addressed several comments made by staff.

### **Findings**

1. The development will provide additional employment opportunities for area residents.
2. The proposal is compatible with the existing commercial and residential developments surrounding the site.

### **Stipulations**

1. An updated Development Narrative for Metro North Corporate Park PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 23, 2014.
2. The applicant shall submit a Traffic Impact Analysis to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic analysis, as approved by the Planning and Development Department and the Street Transportation Department.

### **Writer**

Craig Mavis

9/23/14

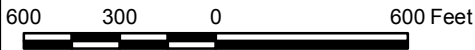
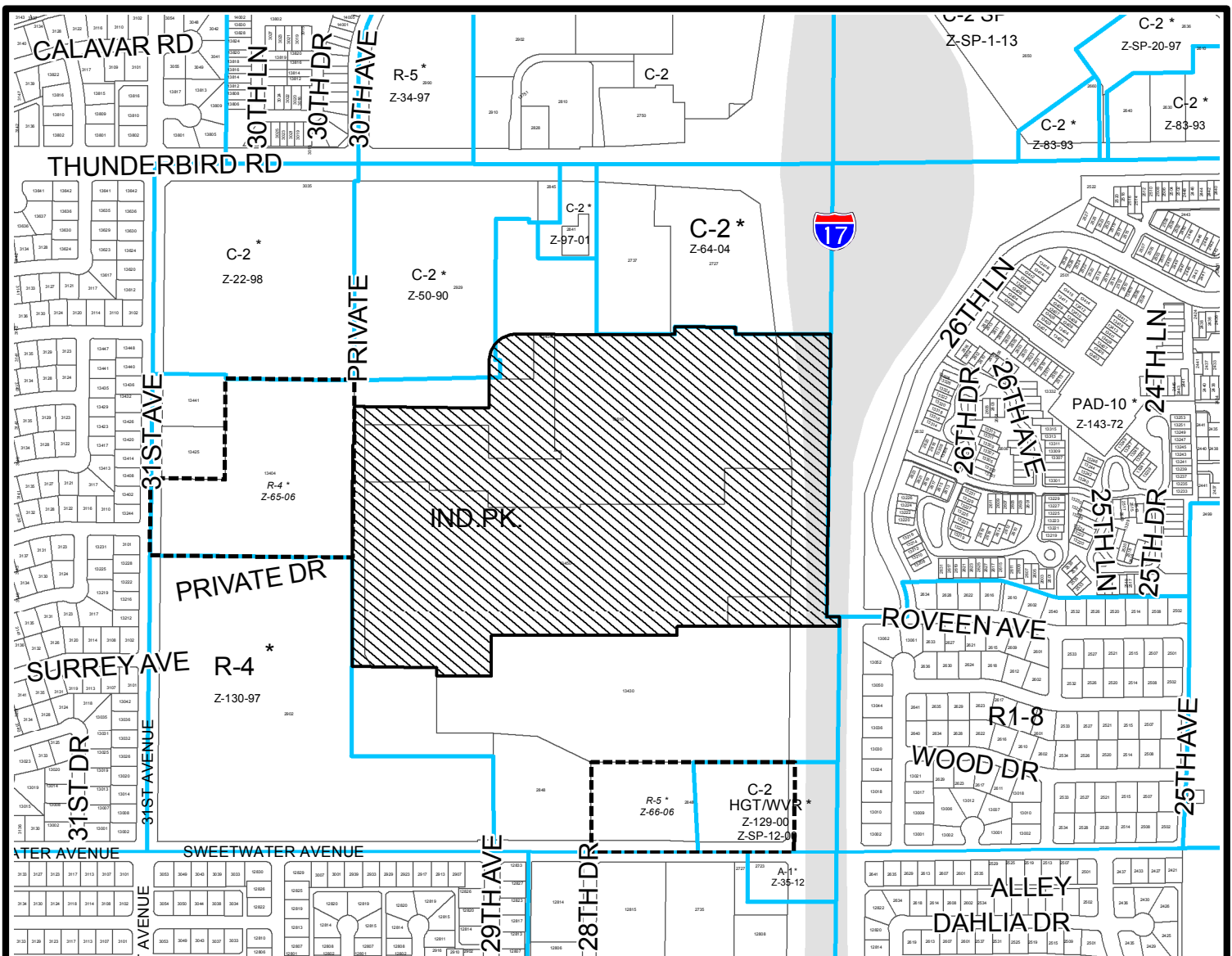
### **Team Leader**

Joshua Bednarek

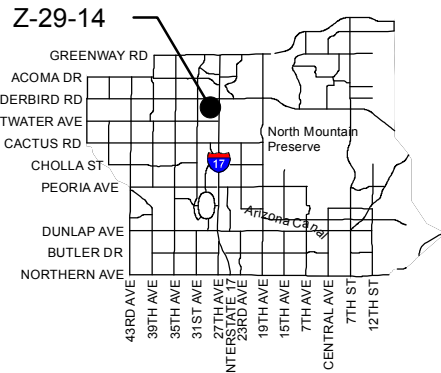
### **Attachments**

Attachment A: Sketch Map

Attachment B: Metro North Corporate Park PUD Narrative date stamped  
September 23, 2014



CITY OF PHOENIX PLANNING DEPARTMENT  
**NORTH MOUNTAIN VILLAGE**  
 CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> Michael J. Curley, Earl Curley & Lagarde		<b>REQUESTED CHANGE:</b> FROM: IP, (42.52 a.c.) C-2, (.09 a.c.)	
<b>APPLICATION NO.</b> Z-29-14	<b>DATE:</b> 7/28/14	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>42.61 Acres</b>	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> QS 32-22	<b>ZONING MAP</b> L-7	TO: PUD, (42.61 a.c.)
<b>MULTIPLES PERMITTED</b> IP, C-2 PUD	<b>CONVENTIONAL OPTION</b> N/A, 1 N/A	<b>* UNITS P.R.D. OPTION</b> N/A, 1 N/A	

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