



**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-30-14-7**  
**October 13, 2014**

**Estrella Village Planning Committee Meeting Date**      October 21, 2014

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

**Request From**      A-1 (15.18 Acres)

**Request To**      A-2 (15.18 Acres)

**Proposed Use**      Crane Repair and Trade School

**Location**      Approximately 940 feet north of the northwest corner of 35th Avenue and Lower Buckeye Road

**Owner**      Mardian Industries No 3 Ltd. Partnership

**Applicant/Representative**      Tim Rasnake

**Staff Recommendation**      Approval, subject to stipulations

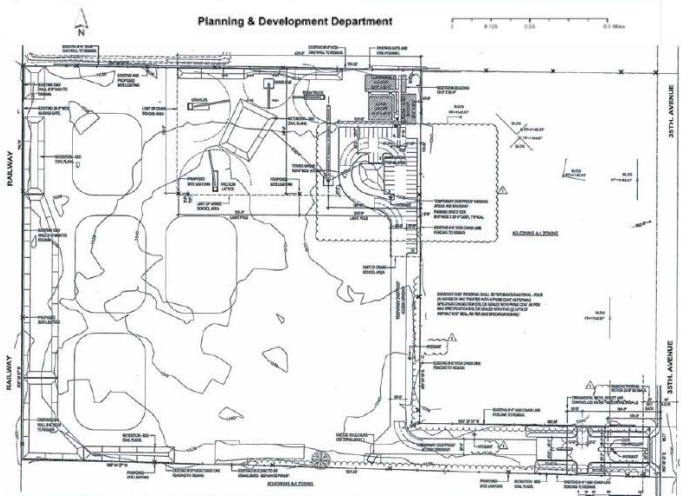
<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>	Industrial		
<b>Street Map Classification</b>	35 <sup>th</sup> Avenue	Arterial	42-foot half street
<p><b><i>LAND USE ELEMENT, GOAL 12, VILLAGE CHARACTER: THE UNIQUE CHARACTER AND IMAGE OF EACH VILLAGE SHOULD BE RETAINED AND ENHANCED.</i></b></p> <p>The Estrella Village, especially the surrounding area of the subject site, is the largest conglomeration of industrial uses in the city of Phoenix. The General Plan Land Use designation of Industrial and the Estrella Village Plan are both consistent with this request.</p>			
<p><b><i>GROWTH ELEMENT, GOAL 1 – GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</i></b></p> <p>The proposed industrial zoning request will promote an established economically healthy community in proximity to the I-17 freeway corridor. The use will be supported by the surrounding industrial uses that currently exist in the area. The proposed request is consistent with the existing A-2 zoning to the west of the subject parcel.</p>			

<b>Area Plan</b>	
<b>ESTRELLA VILLAGE PLAN</b>	
This request is consistent with the Estrella Village Plan. The Estrella Village Plan focuses on two key growth concepts for this part of Phoenix: encouraging the development of new residential neighborhoods and industrial areas, and the collection of impact fees to provide for future city services. The plan addresses land use policies and design guidelines that encourage new development to be compatible with the surrounding character of the area.	
The subject property is located directly adjacent to established industrial uses. The proposed project will generate employment opportunities in close proximity to a freeway corridor.	

<b>Surrounding Land Uses/Zoning</b>		
	<b>Land Use</b>	<b>Zoning</b>
<b>On-Site</b>	Existing crane repair	A-1
<b>North</b>	Warehouse/Distribution Center	A-1
<b>South</b>	Auto Salvage Yard	A-1
<b>East</b>	Auto Salvage Yard	A-1
<b>West</b>	Trailer/Roll Off Bin Storage	A-2

**Background/Issues/Analysis**

1. The purpose of the request is to rezone a 15.18-acre parcel from A-1 to A-2 to allow for a crane repair and trade school. The property is located north of the northwest corner of 35th Avenue and Lower Buckeye Road, which is in the southern portion of the Estrella Village.
2. The proposed zoning is consistent with the current General Plan Land Use Map, which designates the parcel as Industrial.
3. The subject parcel is currently used as a storage yard for construction cranes and is surrounded by industrial zoned parcels. An auto salvage and storage yard is located to the east and south of the subject parcel and is zoned A-1. A warehouse/trucking facility is located to the north and is zoned A-1 and a trailer/roll-off bin storage yard is located to the west and is zoned A-2.
4. The site plan shows one vehicular access point to the site via 35<sup>th</sup> Avenue. The crane operator/trade school buildings are located at the northeast corner of the parcel adjacent to a 46 stall parking field. The



remainder of the parcel will be used for equipment storage and repair.

5. The site plan displays 98.77 feet of frontage along 35<sup>th</sup> Avenue. As such staff is recommending stipulations that address minimum landscape setbacks and minimum size and caliper of trees to enhance the streetscape and interface with 35<sup>th</sup> Avenue.
6. 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 abandonment may be required.

### **Findings**

1. The proposed development is consistent with the General Plan Land Use Map and the Estrella Village Plan.
2. The proposed development would be consistent with the surrounding uses.

### **Stipulations**

1. A minimum 25 foot landscape setback shall be provided along the east property line abutting 35th Avenue, as approved by the Planning and Development Department.
2. A minimum of 50%, 1-inch caliper trees and 50%, 2-inch caliper trees placed 20 feet on center shall be provided within the required landscape setback along the east property line abutting 35th Avenue, as approved by the Planning and Development Department.
3. 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 approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

### **Writer**

Marc Thornton

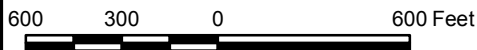
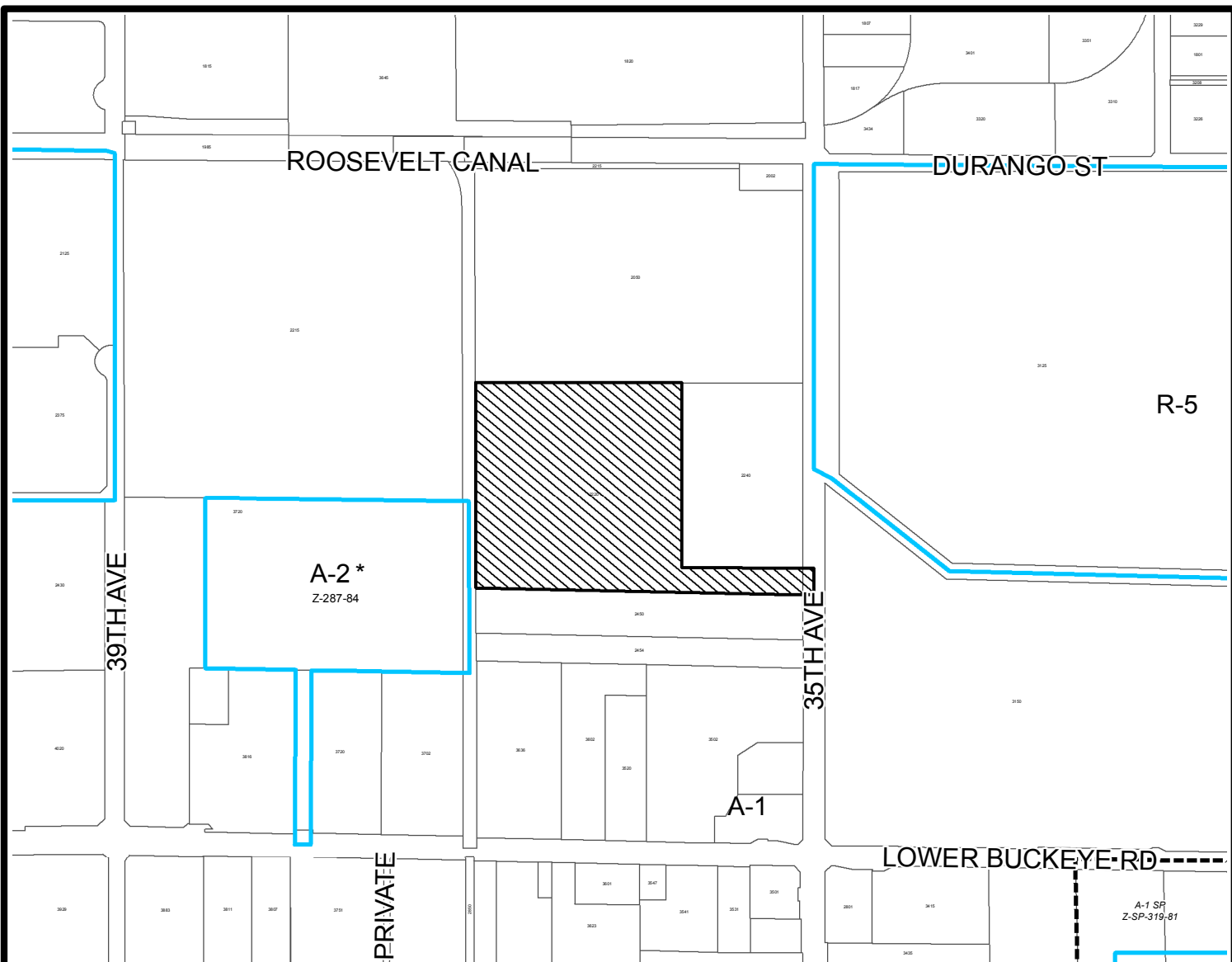
10/10/14

### **Attachments**

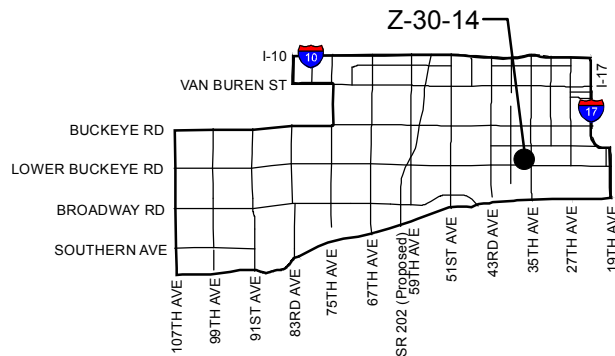
Zoning Sketch

Aerials (2)

Site Plan date stamped July 21, 2014



CITY OF PHOENIX PLANNING DEPARTMENT  
**ESTRELLA VILLAGE**  
 CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Tim Rasnake		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.:</b> Z-30-14		FROM: A-1, (15.18 a.c.)	
DATE: 8/5/2014 REVISION DATES:		TO: A-2, (15.18 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 15.18 Acres		AERIAL PHOTO & QUARTER SEC. NO.: QS 7-20 ZONING MAP: E-6	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
A-1		N/A	
A-2		N/A	
		<b>* UNITS P.R.D. OPTION</b>	
		N/A	
		N/A	

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

Roosevelt Canal

W Dura

SUBJECT PARCEL



S 35th Ave

W Gibson Ln

S 32nd Ave

Roosevelt Canal

Roosevelt Canal

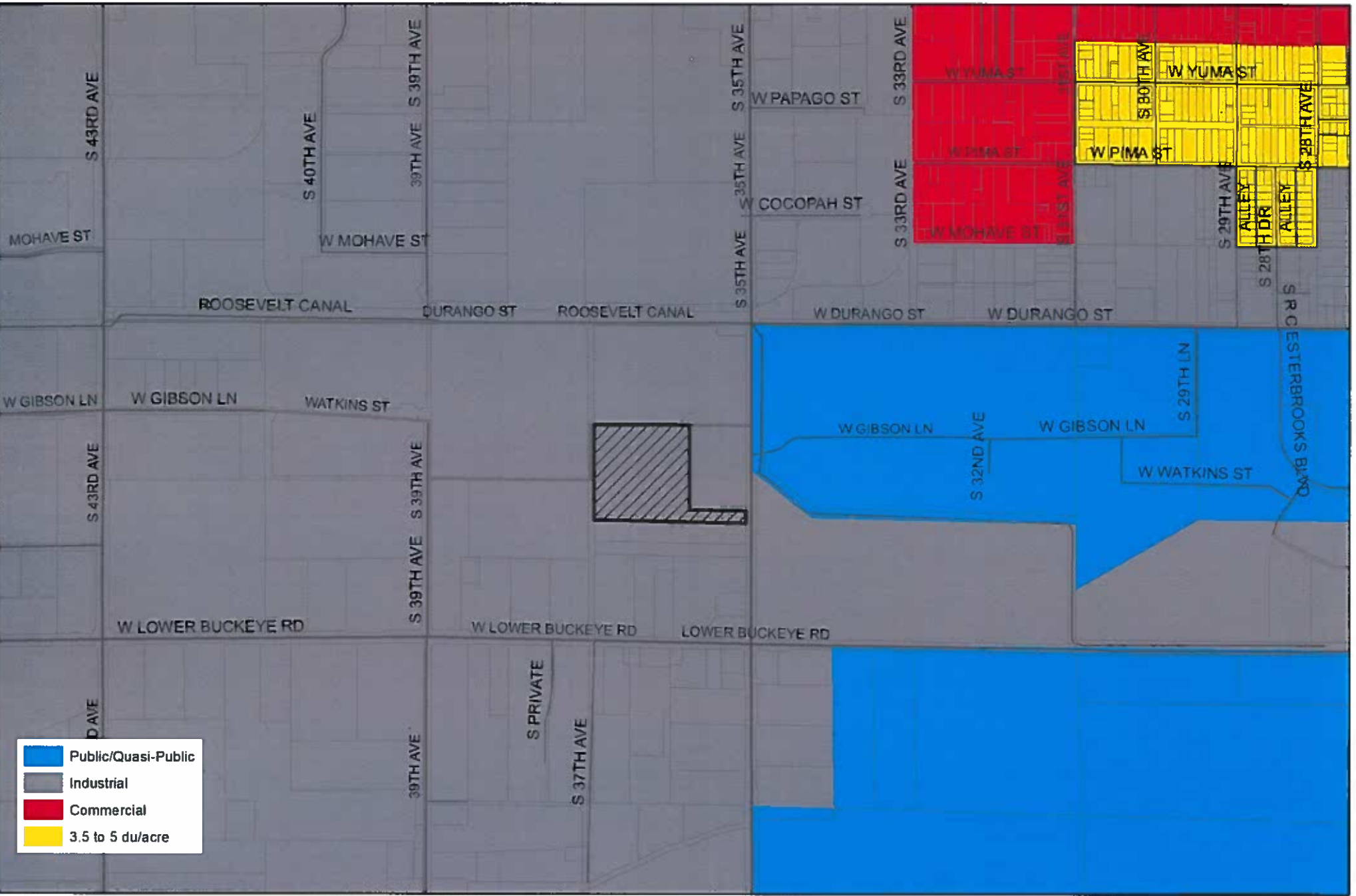
Maricopa County Government...

W Lower Buckeye Rd

W Lower Buckeye Rd

S 37th Ave

S 35th Ave



- Public/Quasi-Public
- Industrial
- Commercial
- 3.5 to 5 du/acre



Planning & Development Department



1. THE OWNER'S RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE SITE PLAN AND THE PROJECT DATA SHEET.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE MARICOPA COUNTY SUPERVISORS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARICOPA COUNTY SUPERVISORS.
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10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARICOPA COUNTY SUPERVISORS.

**PROJECT NAME:** MARCO CRANE & RIGGING EXPANSION AND SITE IMPROVEMENTS

**PROJECT ADDRESS:** 2220 SOUTH 35TH AVENUE, PHOENIX, ARIZONA

**PROJECT DESCRIPTION:** EXPANSION AND SITE IMPROVEMENTS FOR MARCO CRANE & RIGGING. THE PROJECT INCLUDES THE CONSTRUCTION OF A NEW 100,000 SQ. FT. INDUSTRIAL BUILDING, A 100,000 SQ. FT. WAREHOUSE, A 100,000 SQ. FT. OFFICE BUILDING, AND A 100,000 SQ. FT. GARAGE. THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF A NEW 100,000 SQ. FT. INDUSTRIAL BUILDING, A 100,000 SQ. FT. WAREHOUSE, A 100,000 SQ. FT. OFFICE BUILDING, AND A 100,000 SQ. FT. GARAGE.

**OWNER:** MARCO CRANE & RIGGING

**DESIGNER:** ARCHICON ARCHITECTURE & DESIGN, L.L.C.

**DATE:** 07/21/2014

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	07/21/2014	ISSUED FOR PERMITTING

**ARCHITECT:** ARCHICON ARCHITECTURE & DESIGN, L.L.C.  
2220 SOUTH 35TH AVENUE  
PHOENIX, ARIZONA 85009  
TEL: 602-998-8888  
WWW.ARCHICONAZ.COM

**ARCHITECT'S REGISTRATION NO.:** 00000000

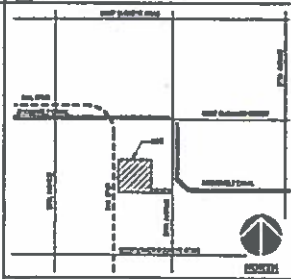
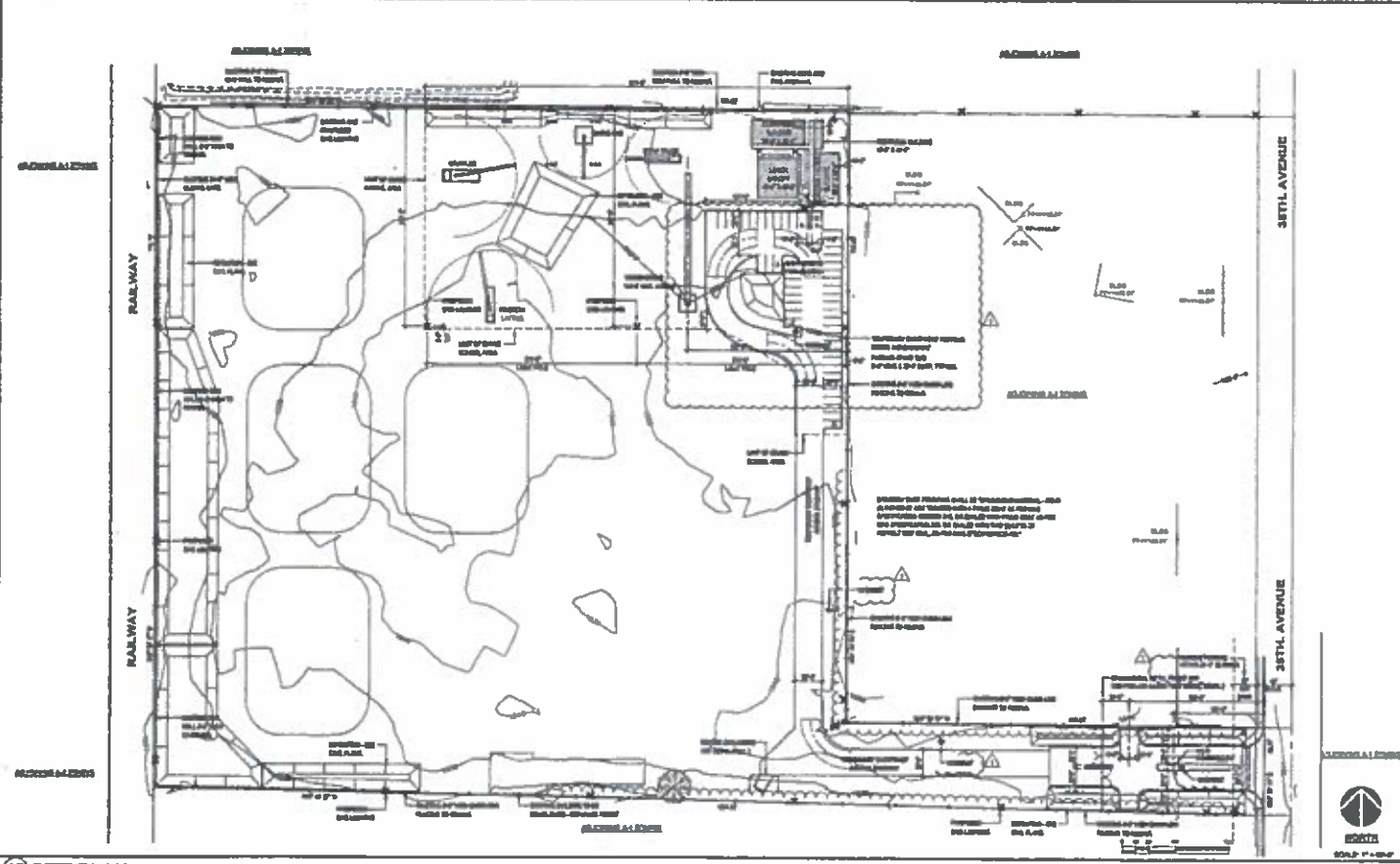
**SCALE:** AS SHOWN



**(1) SITE PLAN NOTES**

**(3) PROJECT DATA**

**(8) PROJECT TEAM**



**(12) VICINITY PLAN**

**APPROVED:** [Signature]

**DATE:** 07/21/2014

**PROJECT NAME:** MARCO CRANE & RIGGING EXPANSION AND SITE IMPROVEMENTS

**(18) CONSENT**

**FINAL SITE PLAN APPROVED**

**CITY OF PHOENIX**

**PLANNING & DEVELOPMENT DEPARTMENT**

**DATE:** 07/21/2014

**PROJECT NAME:** MARCO CRANE & RIGGING EXPANSION AND SITE IMPROVEMENTS

**(19) SITE PLAN**

**(24) CITY APPROVAL STAMP**

**MARCO CRANE & RIGGING**  
EXPANSION AND SITE IMPROVEMENTS  
2220 SOUTH 35TH AVENUE  
PHOENIX, AZ 85009

NO.	DATE	DESCRIPTION
1	07/21/2014	ISSUED FOR PERMITTING



**A1.1**

**CITY OF PHOENIX**

JUL 21 2014

Planning & Development  
Department