



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-32-17-7
June 30, 2017

Estrella Village Planning Committee Meeting Date July 18, 2017
Planning Commission Hearing Date August 3, 2017
Request From: CP/GCP (32.82 acres)
Request To: A-1 (32.82 acres)
Proposed Use Industrial
Location Northwest corner of 75th Avenue and Roosevelt Street
Owner McLane Foodservice, Inc.
Applicant/Representative Snell & Wilmer, LLP - Nick Wood, Esq.
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	75th Avenue	Major Arterial	40-foot west half street for northern 870-feet; 51-foot at Roosevelt Street
	Roosevelt Street	Minor Collector	41.5-foot north half street
<p><i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The subject site is adjacent to CP/GCP and A-1 zoned properties. The proposal would allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area.</p> <p><i>STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.</i></p> <p>The subject property is located within the Southwest Phoenix Major Employment Center and is designated as Industrial on the General Plan Land Use Map. The property is also adjacent to existing A-1 and CP/GCP zoning. The proposal will support the expansion of industrial zoning in an appropriate location in the Estrella Village.</p>			

CONNECT PEOPLE & PLACES; CORES, CENTERS & 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 proposal is consistent in scale and character with the intense land use designations, zoning designations, and land uses along the I-10 corridor, south of the I-10 Freeway, in the Estrella Village. The proposed land uses are well-suited to capitalize on the transportation system capacity in this area.

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 development of the vacant pads on the site. The subject site is in close proximity to the I-10 Freeway entrance and exit ramps at 75th Avenue.

Area Plans

The subject 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	McLane Food Service Distribution Center	CP/GCP
North across I-10 Freeway	La Mesa RV Sales	C-2 SP
South across Roosevelt Street	Amazon Fulfillment Center	A-1
East across 75th Avenue	Penske, AM/PM Gas Station	C-2, A-1
West	PetSmart Distribution Facility	CP/GCP

A-1 (Light Industrial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
North	25 feet	390 feet (Existing)- Met
East	None	126 feet (Existing)- Met
West	25 feet	90 feet (Existing)- Met
South	None	269 feet 5 inches (Existing)- Met
<i>Landscape Setbacks</i>		
North	8 feet times the lot frontage; not less than 5 feet in depth	N/A
East	None	N/A
West	8 feet times the lot frontage; not less than 5 feet in depth	N/A
South	None	N/A
Lot Coverage	None	N/A
Building Height	56 feet 80 feet with a Use Permit	N/A
Parking	1 space per 2,000 square feet (Warehouse) 1 space per 300 square feet (Administration Office) Total spaces required: 231	270 (Existing)- Met
*No new buildings are being proposed on the subject site at this time.		

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 32.82 acres located at the northwest corner of 75th Avenue and Roosevelt Street from CP/GCP (Commerce Park/ General Commerce Park) to A-1 (Light Industrial). The applicant is proposing industrial uses.

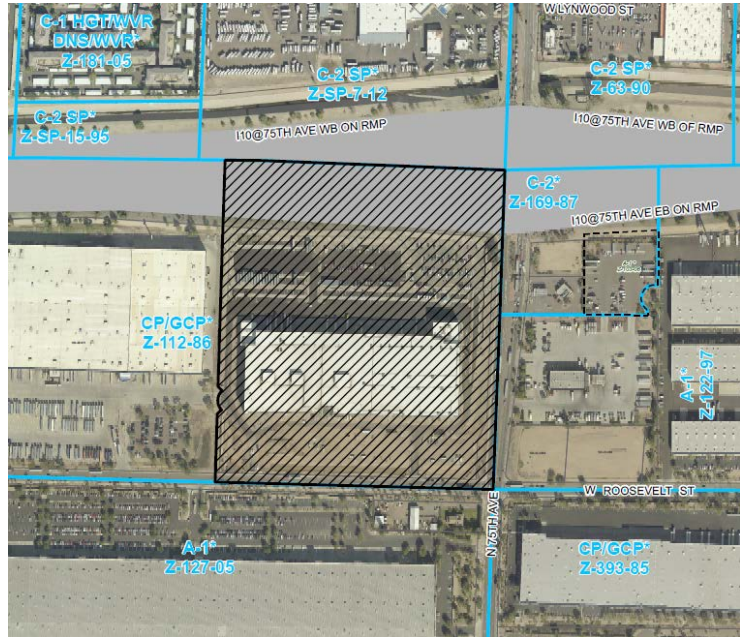
The subject property currently houses the McLane Food Service distribution center. The property has frontage on both 75th Avenue and Roosevelt Street. The site is located south of the I-10 Freeway.

A portion of the subject property was developed in 2016 with the McLane Food Service distribution center building. The portion of the property along Roosevelt Street has remained vacant. The applicant is proposing to rezone the entire parcel to A-1 zoning to allow for future development along Roosevelt Street as well as future development for uses specific to McLane on the northern portion of the site. These uses may include truck fleet maintenance or fleet fueling services.

2. The General Plan Land Use Map designation for the subject property is Industrial. The proposed land use is consistent with the General Plan designation.

SURROUNDING USES AND ZONING

3. North of the subject site is the I-10 Freeway. Across the I-10 Freeway is a recreational vehicle sales business zoned C-2 SP (Intermediate Commercial, Special Permit). West of the subject site is a PetSmart distribution center which is zoned CP/GCP (Commerce Park/General Commerce Park). To the east across 75th Avenue is an AM/PM gas station with C-2 zoning and a Penske Leasing Facility with A-1 (Light Industrial) zoning. South of the subject site across Roosevelt Street is the Amazon warehouse/ distribution center zoned A-1.



PROPOSAL

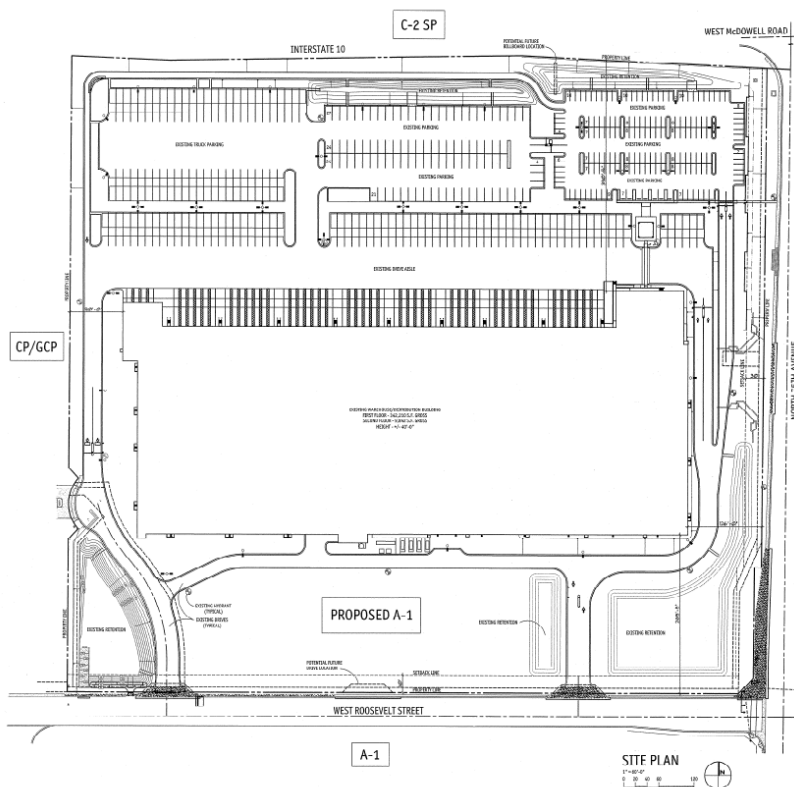
4. **Site Plan**

The applicant is not proposing a new site plan at this time. The rezoning to A-1 will provide more flexibility with new future developments on the subject property.

Since no development is proposed as part of this rezoning request, staff is not stipulating to the applicant's site plan.

In 2012, staff began to work with the communities surrounding light rail stations through the ReinventPHX project to create place types for each station, and the surrounding area. This place type provides the general parameters for intensification and provides guidance for rezoning decisions. Through this process, the 79th Avenue Station was designated as a Suburban Commuter Center.

A City of Phoenix Park and Ride and future light rail station are located on the north side of the I-10 Freeway along 79th Avenue, less than a half-mile from the subject site. Staff is proposing a stipulation to maintain the existing pedestrian access at the northeast corner of the development to ensure for easier access to the park and ride and future light rail facilities.



5. **Elevations**

Since no development is proposed as part of this rezoning request, no elevations were submitted. However, staff is proposing a stipulation that any new building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies.

6. **Landscaping**

The site already has landscaping in place. In order to improve the existing conditions, staff is proposing a stipulation requiring a minimum 30-foot landscape setback along both 75th Avenue and Roosevelt Street. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees planted 20-feet on center or equivalent groupings, and the development shall comply with the Estrella Village

Arterial Street Landscaping Program.

MISCELLANEOUS

7. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

DEPARTMENT COMMENTS

8. The Fire Department does not anticipate any problems with this rezoning application. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
9. The Floodplain Management division indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2180 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The Street Transportation Department has requested a stipulation that the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
11. The Public Transit, Aviation, and Water Services Departments had no comments regarding the request.
12. 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 request is consistent with the General Plan Land Use Map designation of Industrial.
2. The A-1 zoning district will allow future development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The subject property has been identified as part of the Southwest Phoenix Major Employment Center as designated by the Maricopa Association of Governments (MAG).

Stipulations

1. A minimum 30-foot landscape setback shall be provided along both 75th Avenue and Roosevelt Street. A minimum 10-foot landscape setback shall be provided along the north and west property lines. All landscape setbacks shall be planted with minimum 50% 2-inch caliper trees planted 20-feet on center or equivalent groupings, as approved by the Planning and Development Department.
2. The development shall comply with the Estrella Village Arterial Street Landscaping Program.
3. Any new building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
4. The existing pedestrian access shall be maintained at the northeast corner of the development.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
6. 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

Elyse DiMartino

June 30, 2017

Team Leader

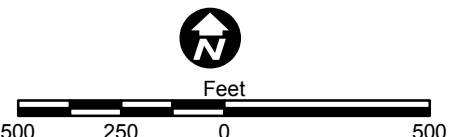
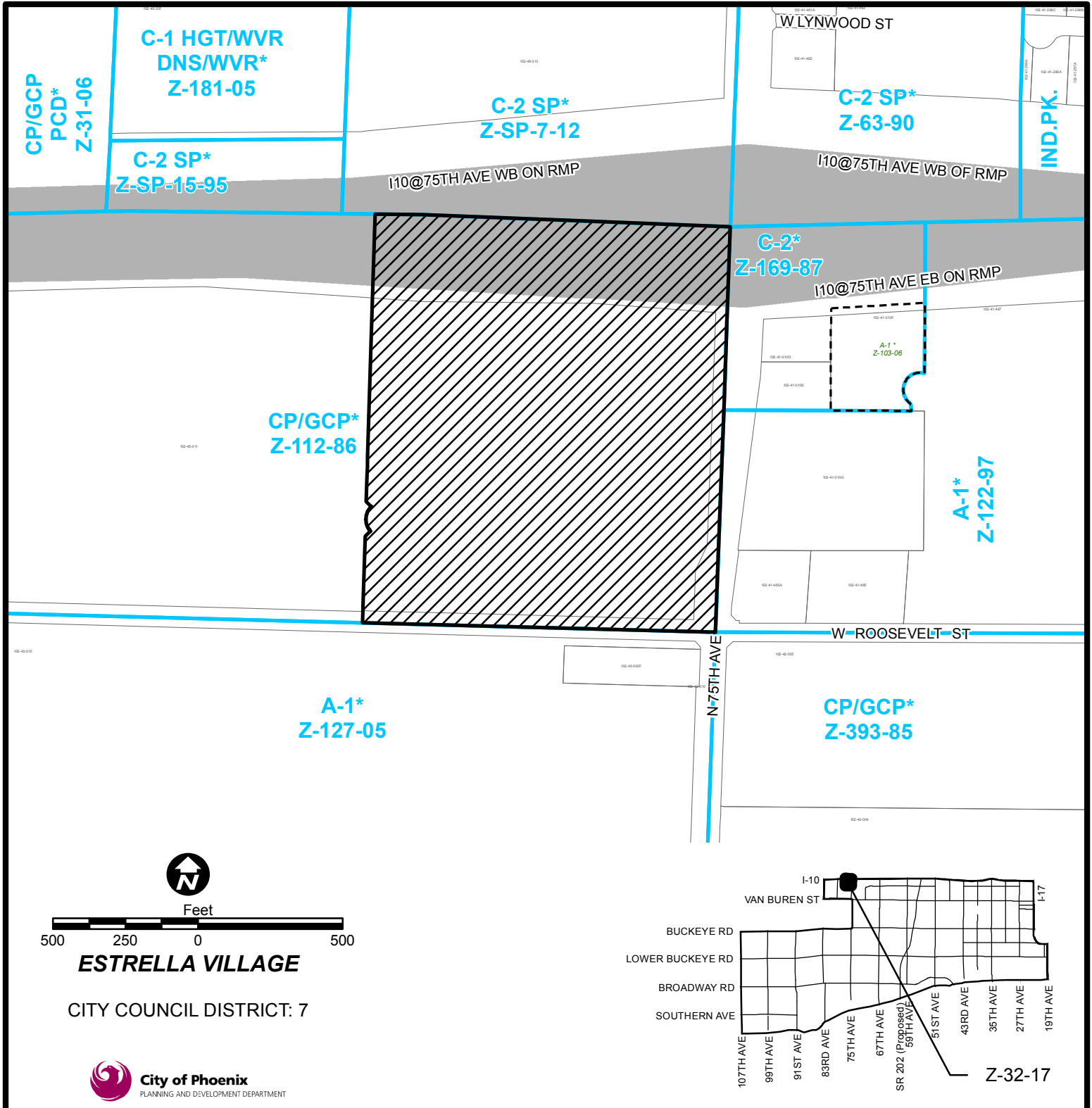
Joshua Bednarek

Attachments

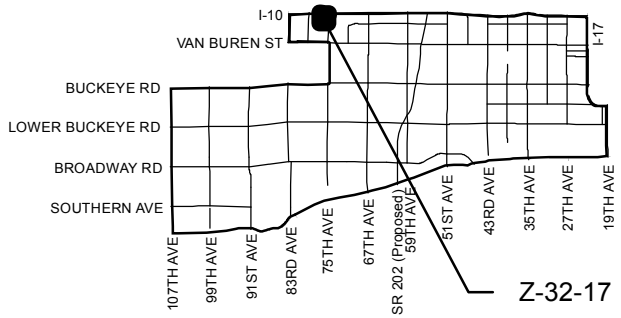
Sketch Map

Aerial

Site Plan Date Stamped April 28, 2017

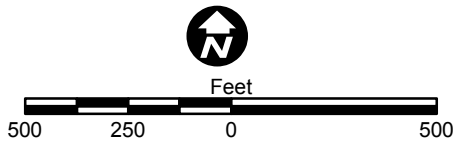
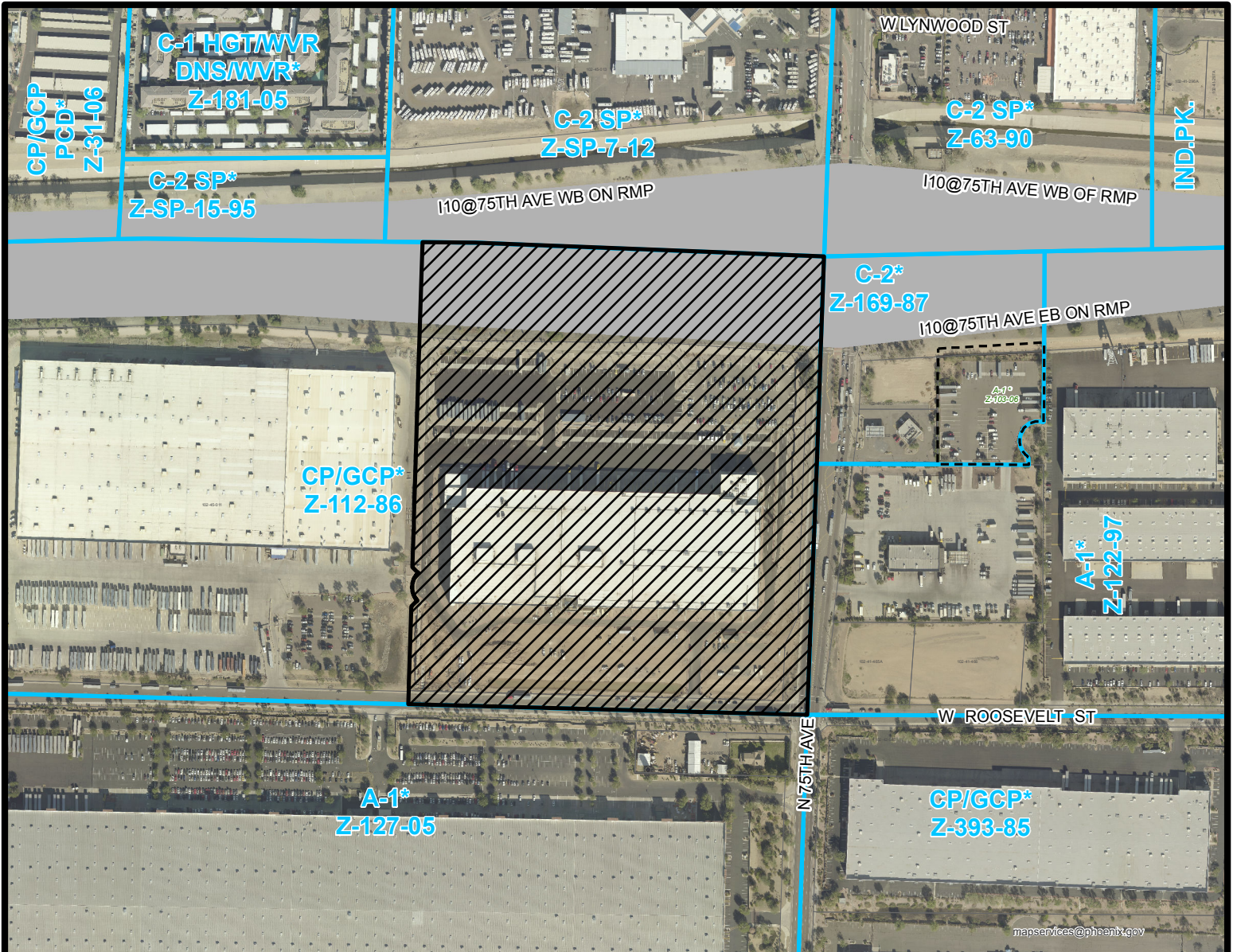


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



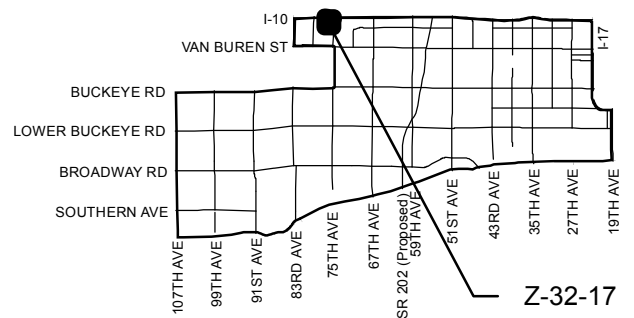
APPLICANT'S NAME: Nick Wood		REQUESTED CHANGE: FROM: CP/GCP (32.82 a.c.) TO: A-1 (32.82 a.c.)	
APPLICATION NO. Z-32-17	DATE: 05/16/2017 REVISION DATES:		* UNITS P.R.D. OPTION N/A N/A
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 32.82 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 12-10	ZONING MAP G-4	
MULTIPLES PERMITTED CP/GCP A-1	CONVENTIONAL OPTION N/A N/A		

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



ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



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

C-2 SP

GENERAL NOTES

THE FOLLOWING IS SUBMITTED AS AN OPTION-1 PLAN IN SUPPORT OF A PROPOSED REZONE FROM CP/GCP TO A-1.

1. ALL SITE IMPROVEMENTS AS SHOWN ARE EXISTING. NO ADDITIONAL CONSTRUCTION OR SITE IMPROVEMENTS ARE PROPOSED AT THIS TIME.
2. ALL FIRE HYDRANT LOCATIONS AS SHOWN ARE EXISTING (9 ON-SITE / 2 OFF-SITE).
3. NO LOT SALES ARE PROPOSED.

SITE DATA

PROJECT: McLane Food Services, Inc.
 ADDRESS: 7600 WEST ROOSEVELT STREET PHOENIX, ARIZONA
 DEVELOPER: McLane Food Services, Inc. 4747 McLane Parkway Temple, Texas 76504 T: 254-771-7500 / F: 254-771-7244
 SCOPE: PROPERTY REZONING APPLICATION
 SITE DESCRIPTION: NW CORNER OF W. ROOSEVELT ST. AND N. 75TH AVE.
 ASSESSOR PARCEL #: APN 102-45-308
 ZONING: EXISTING: CP/GCP PROPOSED: A-1
 SITE AREA: +/- 1,272,535 S.F. (+/- 29.21 ACRES)
 BUILDING AREA: REFER TO PLAN
 STORIES: SINGLE STORY WITH PARTIAL SECOND STORY
 LOT COVERAGE: 27%
 LANDSCAPE AREA: - S.F.
 LANDSCAPE COVERAGE: - %
 OCCUPANCY: B / S-1
 CONSTRUCTION TYPE: II-B/ A.F.E.S.
 ALLOWABLE AREA: UNLIMITED S.F. (SINGLE STORY)
 CLEAR HEIGHT: N/A
 STRUCTURAL HEIGHT: N/A
 SLOPE DEPTH: 1/4" PER 1'-0" MIN.
 SCREENING HEIGHT: 50' MAX.
 BUILDING HEIGHT: +/- 40'-0"



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 CawleyArchitects.com

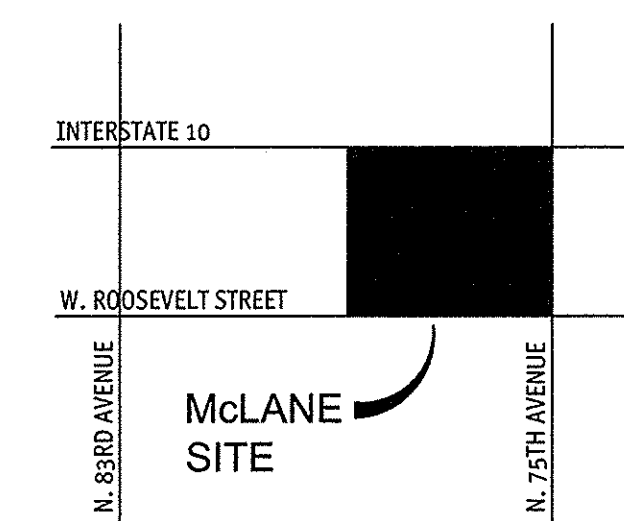


EXPIRES 06/30/2017

PARKING CALCULATIONS

AREA CALC.	1ST FLOOR	TOTALS
OFFICE	-	-
WAREHOUSE	-	-
STORAGE	-	-
PRODUCTION	-	-
TOTAL:	-	-
REQUIRED PARKING CALCS	-	-
OCCUPANCY	S.F.	FACTOR
OFFICE	-	-
WAREHOUSE	-	-
STORAGE	-	-
PRODUCTION	-	-
TOTAL:	-	-
PARKING PROVIDED	-	-
TOTAL REGULAR SPACES	-	EXISTING TO REMAIN - 263
TOTAL ACCESSIBLE SPACES	-	EXISTING TO REMAIN - 7
TOTAL COVERED SPACES	-	0
TOTAL SPACES ON SITE	-	EXISTING TO REMAIN - 270
		/ CAR OR / 1,000 S.F.
BICYCLE PARKING CALCS		
RATIO	REQUIRED	PROVIDED
		EXISTING
		TO REMAIN

VICINITY MAP



LEGEND

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK
- ▨ PAINT STRIPING ON PAVEMENT
- ⊙ NEW FIRE HYDRANT
- ⊙ EXISTING FIRE HYDRANT
- ⊕ FIRE DEPARTMENT CONNECTION
- ⚡ ACCESSIBLE ROUT / PATH OF TRAVEL
- ⊕ FIRE RISER

MCLANE FOOD SERVICES, INC.
 7600 WEST ROOSEVELT ST.
 PHOENIX ARIZONA 85043

DATE
 ZONING SUBMITTAL
 04-20-2017

NOTICE OF ALTERNATE BILLING CYCLE:
 This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to the project is available from the owner or the owner's designated agent. The owner's telephone number and address on cover sheet and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of the site. All design shown here is strictly conceptual.

Project: MCL
A1.1

CP/GCP

C-2

A-1

A-1

SITE PLAN

