



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-36-17-7
July 31, 2017

Estrella Village Planning Committee Meeting Date: August 15, 2017
Planning Commission Hearing Date: September 7, 2017
Request From: C-3 (5.97 acres), R1-8 (1.77 acres), S-1 (12.39 acres)
Request To: CP/GCP (20.13 acres)
Proposed Use: Light Industrial/Logistics
Location: Southwest corner of 103rd Avenue and Buckeye Road
Owner: Virtua Buckeye 103, LLC
Applicant/Representative: Jack Gilmore, Gilmore Planning and Landscape Architecture
Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | | | |
|---|--------------|------------------------|---------------------------|
| General Plan Land Use Designation | | Commerce/Business Park | |
| Street Map Classification | 103rd Avenue | Local | 33-foot west half street |
| | Buckeye Road | Major Arterial | 33-foot south 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 proposal would allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area while being mindful of the single-family residential subdivision south of the property by providing increased building and landscape setbacks.</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 Commerce/Business Park on the General Plan Land Use Map. The proposal will support the expansion of commerce park zoning in an appropriate location in the Estrella Village.</p> | | | |

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; 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.

Approval of the request would support the development of the vacant agricultural land. Rezoning to CP/GCP will provide opportunity for growth of development and employment in Estrella Village.

| Applicable Plans and Principles |
|--|
| The Tree and Shade Master Plan- See background item #6 Complete Streets- See background item #6 |

| Surrounding Land Uses/Zoning | | |
|-------------------------------------|---------------------------|---|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Agricultural | C-3, R1-8 PRD, S-1 |
| North across Buckeye Road | Furniture Warehouse | C-3 (Maricopa County), I-1 (City of Tolleson) |
| South | Single-Family Residential | R1-8 PRD |
| East across 103rd Avenue | Agricultural | C-3, RE-43 |
| West | Agricultural | C-3, S-1 |

| CP/GCP (Commerce Park/General Commerce Park) | | |
|---|--|------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| <i>Building Setbacks</i> | | |
| North | 30 feet | 30 feet- Met |
| East | 30 feet | 30 feet- Met |
| West | None | 20 feet- Met |
| South | 20 feet | 20 feet- Met |
| <i>Landscape Setbacks</i> | | |
| North | 30 feet | 30 feet- Met |
| East | 30 feet | 30 feet- Met |
| West | 5 feet | 20 feet- Met |
| South | 5 feet | 40 feet- Met |
| Lot Coverage | 50% | 32%- Met |
| Building Height | 18 feet within 30 feet of perimeter lot line; 1-foot increase per 3 feet additional setback. | 40 feet- Met |

| | | |
|---------|---|-----------|
| | Maximum 56 to 80-feet with a Use Permit | |
| Parking | 1 space per 1,000 square feet (Warehouse) | Not shown |

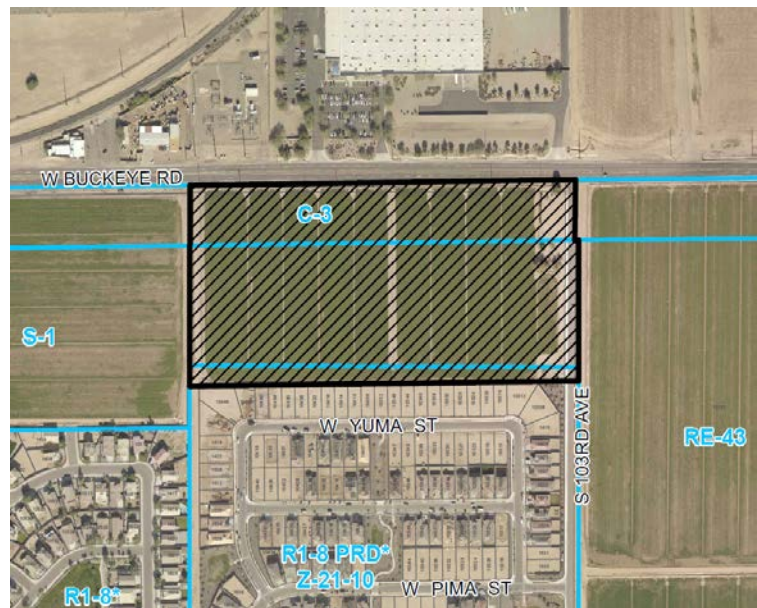
Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone approximately 20.13 acres located at the southwest corner of 103rd Avenue and Buckeye Road from 5.97 acres of C-3 (General Commercial), 1.77 acres of R1-8 (Single Family Residence), and 12.39 acres of S-1 (Ranch or Farm Residence) to CP/GCP (Commerce Park/General Commerce Park). The applicant is proposing to market the property to future light industrial users.
2. The proposed land use is consistent with the General Plan designation as the Land Use Map designation for the subject property is Commerce/Business Park.

SURROUNDING USES AND ZONING

3. North of the subject site across Buckeye Road is a furniture warehouse zoned I-1 (Industrial - City of Tolleson) and an SRP station zoned C-3 (Commercial- Maricopa County). South of the subject site is Caballo Crossing, a single-family residential subdivision zoned R1-8. To the east across 103rd Avenue is agricultural land with C-3 zoning along Buckeye Road and RE-43 zoning on the remainder of the site. West of the subject site is agricultural with C-3 along Buckeye Road and S-1 on the remainder of the site.



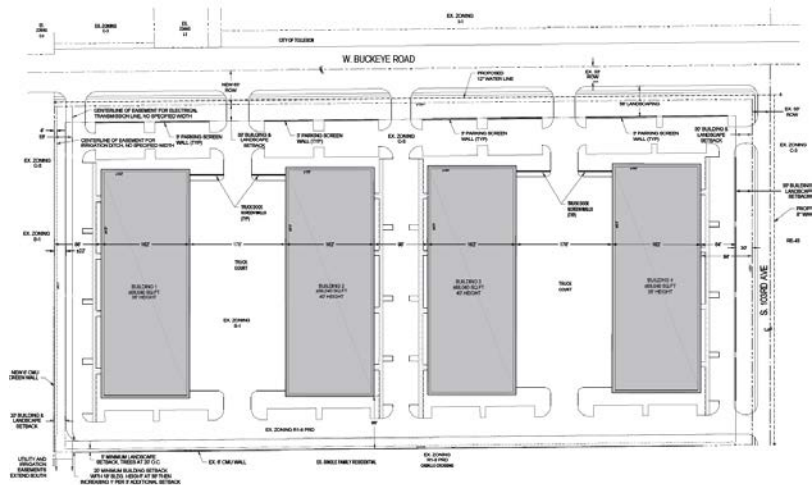
PROPOSAL

4. Site Plan

The proposed site plan is conceptual. Rezoning to CP/GCP will provide flexibility for future owners or tenants interested in developing the site.

Due to the proposed site plan being conceptual, staff is not stipulating general conformance to the submitted site plan.

While the site plan is conceptual, staff has stipulated that the developer provide a 50-foot building setback along the northern and southern boundaries of the site (Stipulation #1).

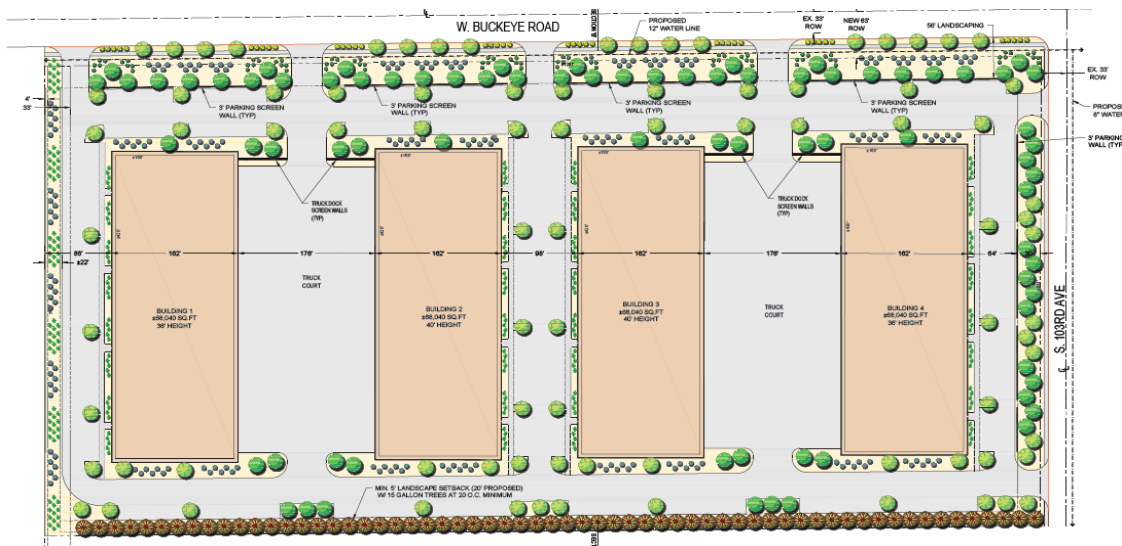


5. Elevations

Elevations were not submitted with the rezoning case. 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 (Stipulation #5). Additionally, staff is proposing a stipulation limiting the building height to a maximum of 40 feet within 100 feet of the south property line (Stipulation #6).

6. Landscaping

Although the development may not be constructed according to the conceptual site plan and staff is not requiring general conformance to the landscape plan, there are elements of the landscape plan that should be implemented.



The submitted landscape plan depicts landscape setbacks that exceed the Zoning Ordinance standards for the CP/GCP zoning district. Staff is proposing stipulations requiring landscape setbacks along all of the existing property lines to ensure the applicant exceeds the CP/GCP landscape standards for this site. Staff has stipulated a 20-foot landscape setback along the southern and western boundaries of the site and 30 feet along the northern and eastern boundaries of the site. The stipulation also requires the developer to provide and maintain 26-feet of landscaping in the Buckeye Road right-of-way (Stipulation #2 and #3).

Where conflicts do not exist with water lines, sidewalks should be detached from the curb, allowing trees to be planted between the curb and the sidewalk, providing a more comfortable environment for pedestrians. The detached sidewalks along Buckeye Road are consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable.

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. The development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way. Further, to the extent possible, the sidewalks will be detached from the curbs, allowing trees to be planted to shade and separate pedestrians from vehicles on the street.

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 Water Services Department indicated that the project does not show any existing water or sewer mains that could potentially serve the development.
10. The Floodplain Management division indicated that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2170 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The Street Transportation Department has stipulated that the developer 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.

12. The Public Transit and Aviation had no comments regarding the request.

MISCELLANEOUS

13. 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 Commerce/Business Park.
2. The CP/GCP zoning district will allow future development that is consistent in scale and character with the land use pattern in the surrounding area as well as allow for flexibility of future developments.
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. The developer shall provide a minimum 50-foot building setback along the northern and southern boundaries of the site, as approved by the Planning and Development Department.
2. The developer shall provide a minimum 30-foot landscape setback along both 103rd Avenue and Buckeye Road. In addition, the developer shall provide and maintain 26-feet of landscaping in the Buckeye Road right-of-way. The streetscape landscaping shall be installed and maintained in accordance with the C-2 zoning district standards for planting type, size, and quantity, as approved by the Planning and Development Department.
3. The developer shall provide a minimum 20-foot landscape setback along the southern and western boundaries of the site, as approved by the Planning and Development Department.
4. The development shall comply with the Estrella Village Arterial Street Landscaping Program, as approved by the Planning and Development Department.
5. 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.

6. Building height shall be limited to a maximum of 40 feet within 100 feet of the southern boundary of the site, as approved by the Planning and Development Department.
7. 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.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.

Writer

Elyse DiMartino

July 31, 2017

Team Leader

Joshua Bednarek

Attachments

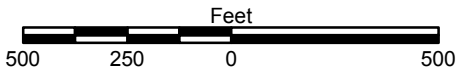
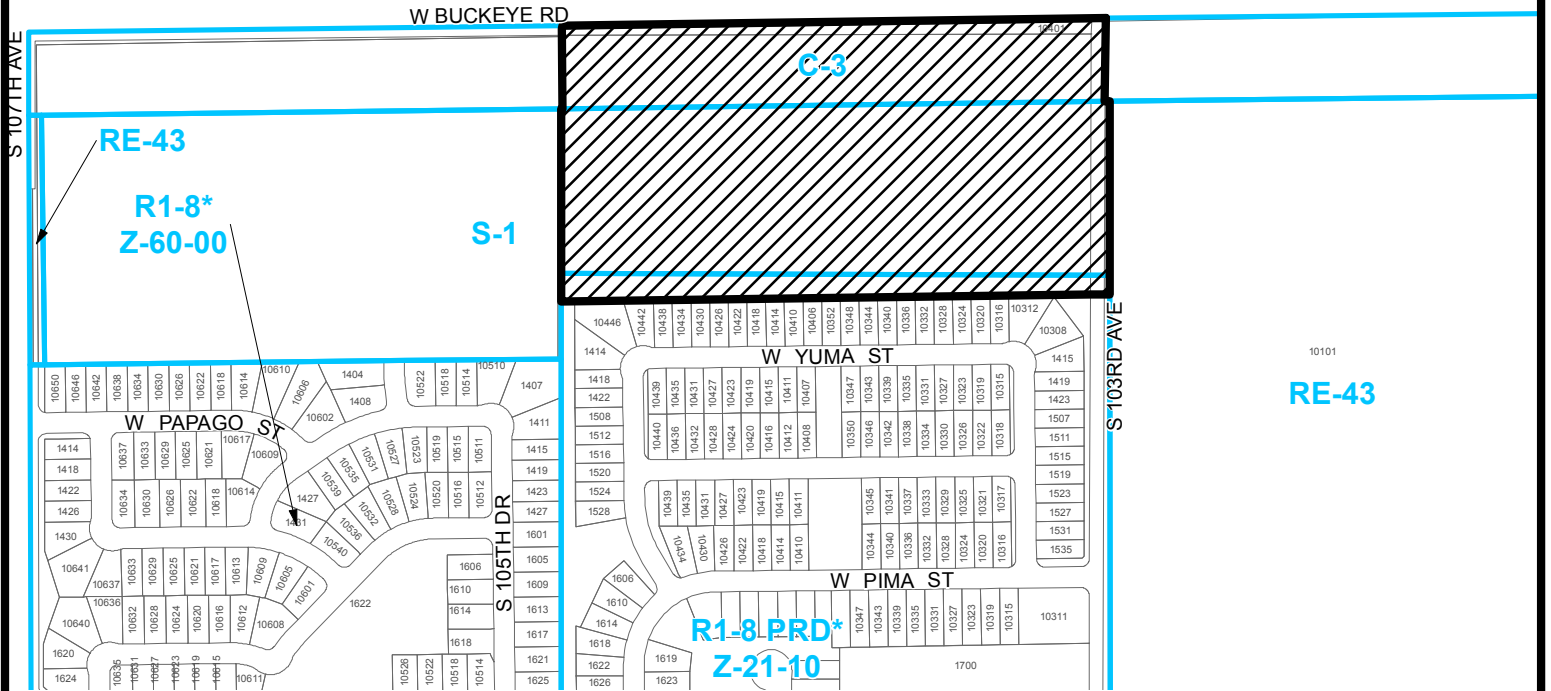
Sketch Map

Aerial

Site Plan Date Stamped August 1, 2017

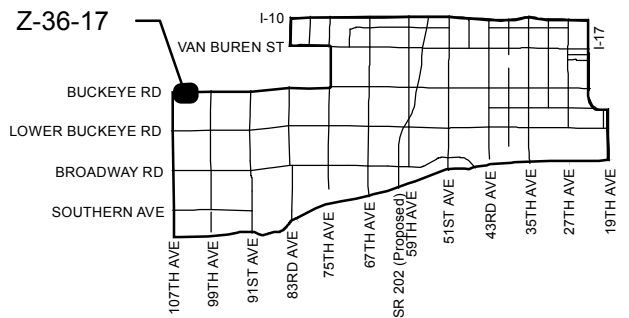
Landscape Plan Date Stamped August 1, 2017

Town of Tolleson



ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Gilmore Planning and Landscape Architect**

APPLICATION NO. **Z-36-17**

DATE: **06/21/2017**

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

20.13 Acres

08/07/2017

REVISION DATES:

AERIAL PHOTO & QUARTER SEC. NO.

QS 8-3

ZONING MAP

F-2

REQUESTED CHANGE:

FROM: **C-3 (5.97 a.c.)
R1-8 (1.77 a.c.)
S-1 (12.39 a.c.)**

TO: **CP/GCP (20.13 a.c.)**

MULTIPLES PERMITTED

C-3, R1-8, S-1

CP/GCP

CONVENTIONAL OPTION

86, 7, 12

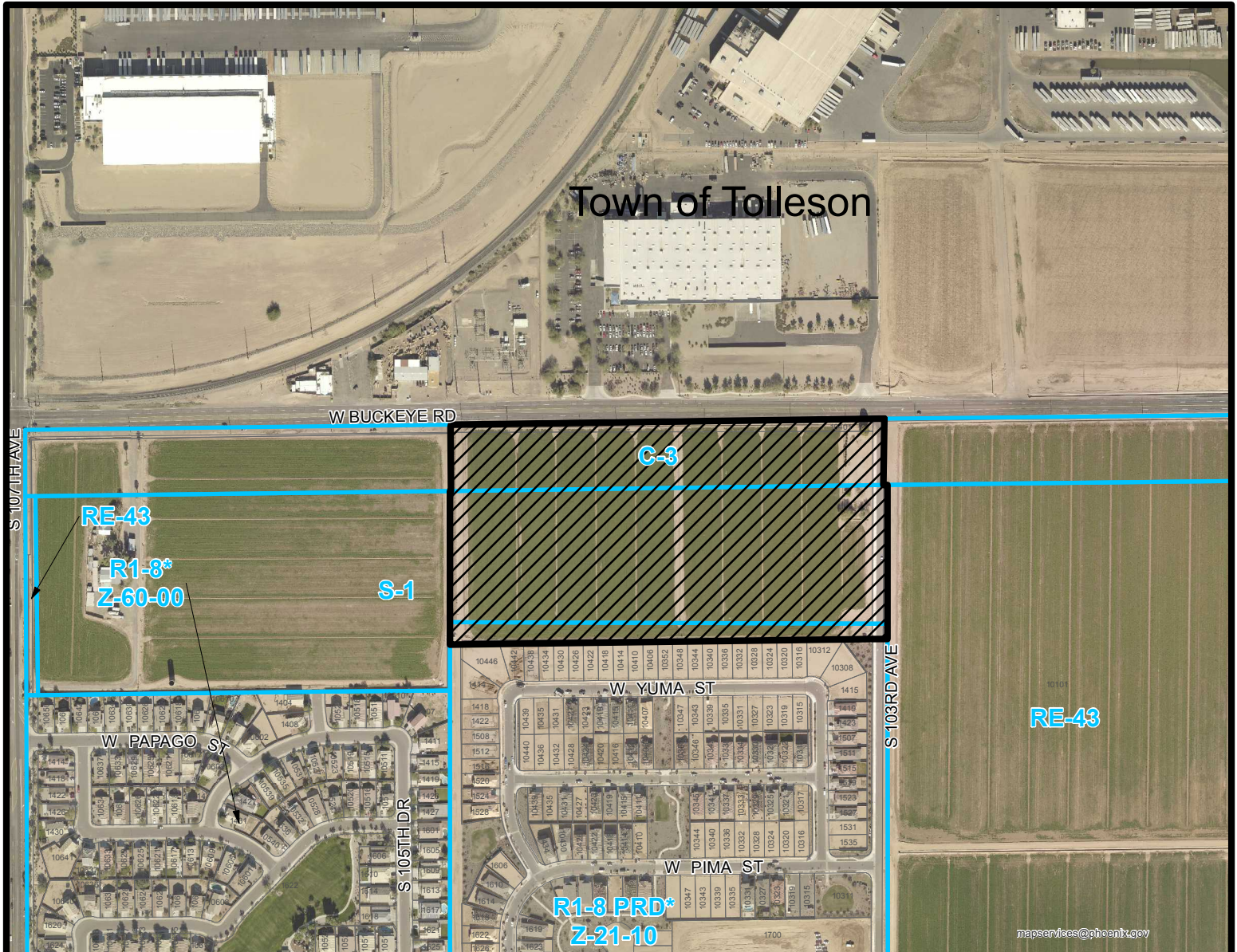
N/A

*** UNITS P.R.D. OPTION**

104, 9, N/A

N/A

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



Town of Tolleson

W BUCKEYE RD

RE-43

R1-8*
Z-60-00

S-1

C-3

R1-8 PRD*
Z-21-10

RE-43

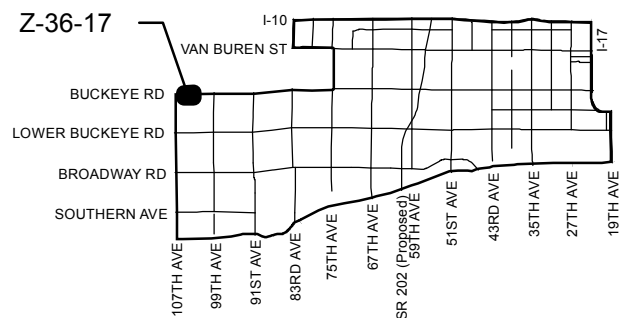


Feet

500 250 0 500

ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Gilmore Planning and Landscape Architect**

APPLICATION NO. **Z-36-17**

DATE: **06/21/2017**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
20.13 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 8-3**
ZONING MAP **F-2**

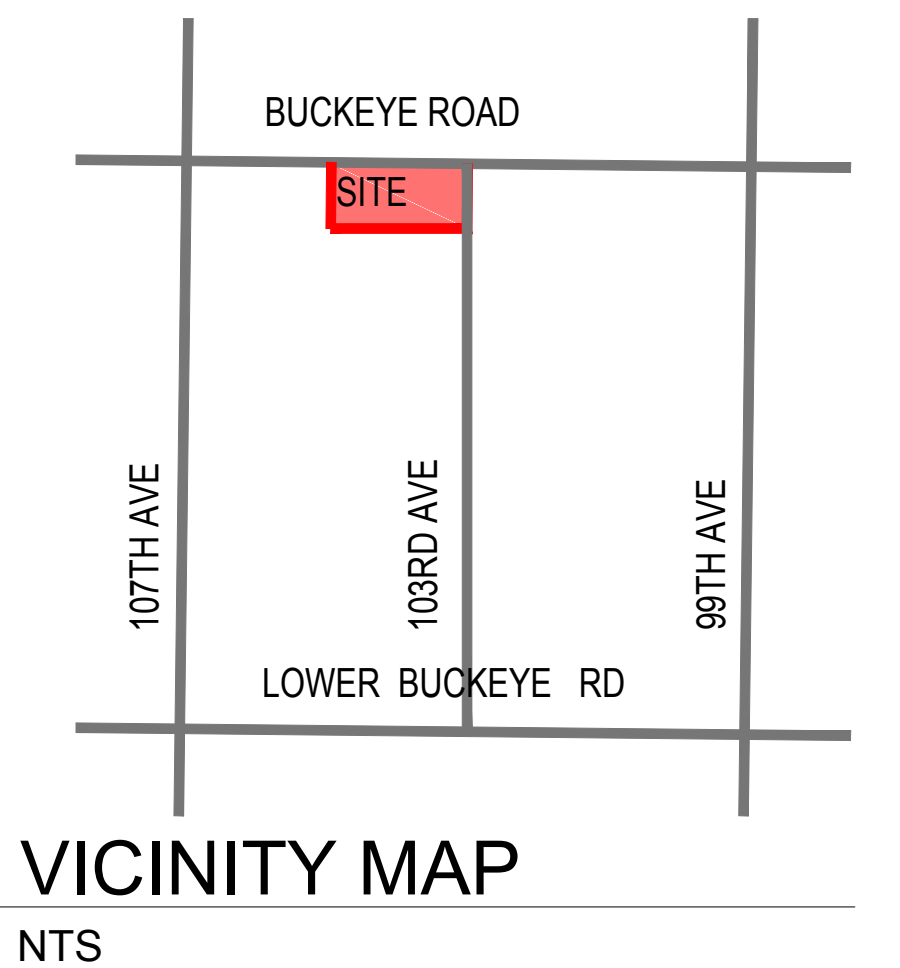
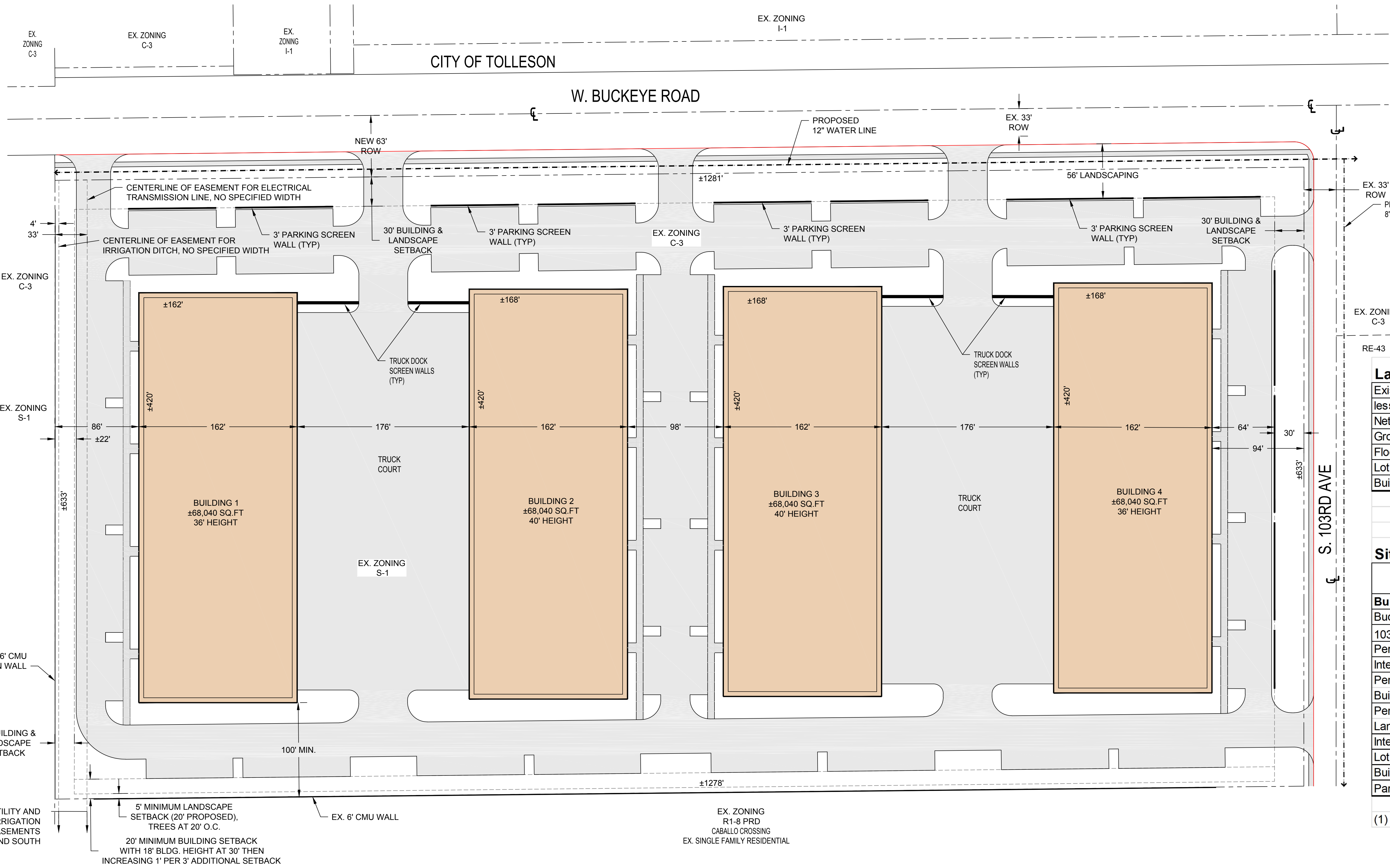
REQUESTED CHANGE:
FROM: C-3 (5.97 a.c.)
R1-8 (1.77 a.c.)
S-1 (12.39 a.c.)
TO: CP/GCP (20.13 a.c.)

| |
|----------------------------|
| MULTIPLES PERMITTED |
| C-3, R1-8, S-1 |
| CP/GCP |

| |
|----------------------------|
| CONVENTIONAL OPTION |
| 86, 7, 12 |
| N/A |

| |
|------------------------------|
| * UNITS P.R.D. OPTION |
| 104, 9, N/A |
| N/A |

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



| Land Use Summary | |
|----------------------------------|----------|
| Existing Ownership | 20.49 Ac |
| less Buckeye Road ROW | .88 Ac |
| Net Developable | 19.61 Ac |
| Gross Building Area this Concept | 272,160 |
| Floor Area Ratio | 0.32 |
| Lot Coverage | 0.32 |
| Building Height | 40' |

| Site Development Standards | |
|--|-------------------------------------|
| | Requirements Commerce Park - GCP |
| Building & Landscape Setbacks | |
| Buckeye Road (1) | 30' |
| 103 rd Avenue (1) | 30' |
| Perimeter Side - west PL | 20' |
| Interior Side | 0' |
| Perimeter South PL - Building SB | 20' |
| Perimeter South PL - Landscape SB | 5' |
| Interior Rear | 0' |
| Lot Coverage | 50% |
| Building Height | Per Ordinance |
| Parking | Per Ordinance |

(1) Required Landscape Buffer - 30'

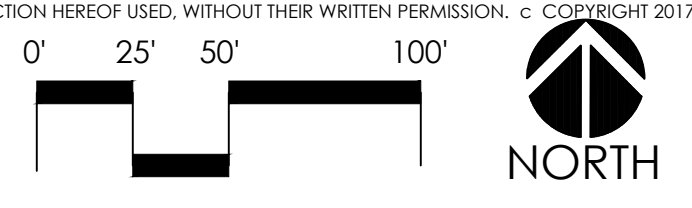
EXISTING ZONING: C-3, S-1 & R1-8 PRD
 PROPOSED ZONING: COMMERCE PARK - GCP

SWC OF BUCKEYE ROAD & 103RD AVE

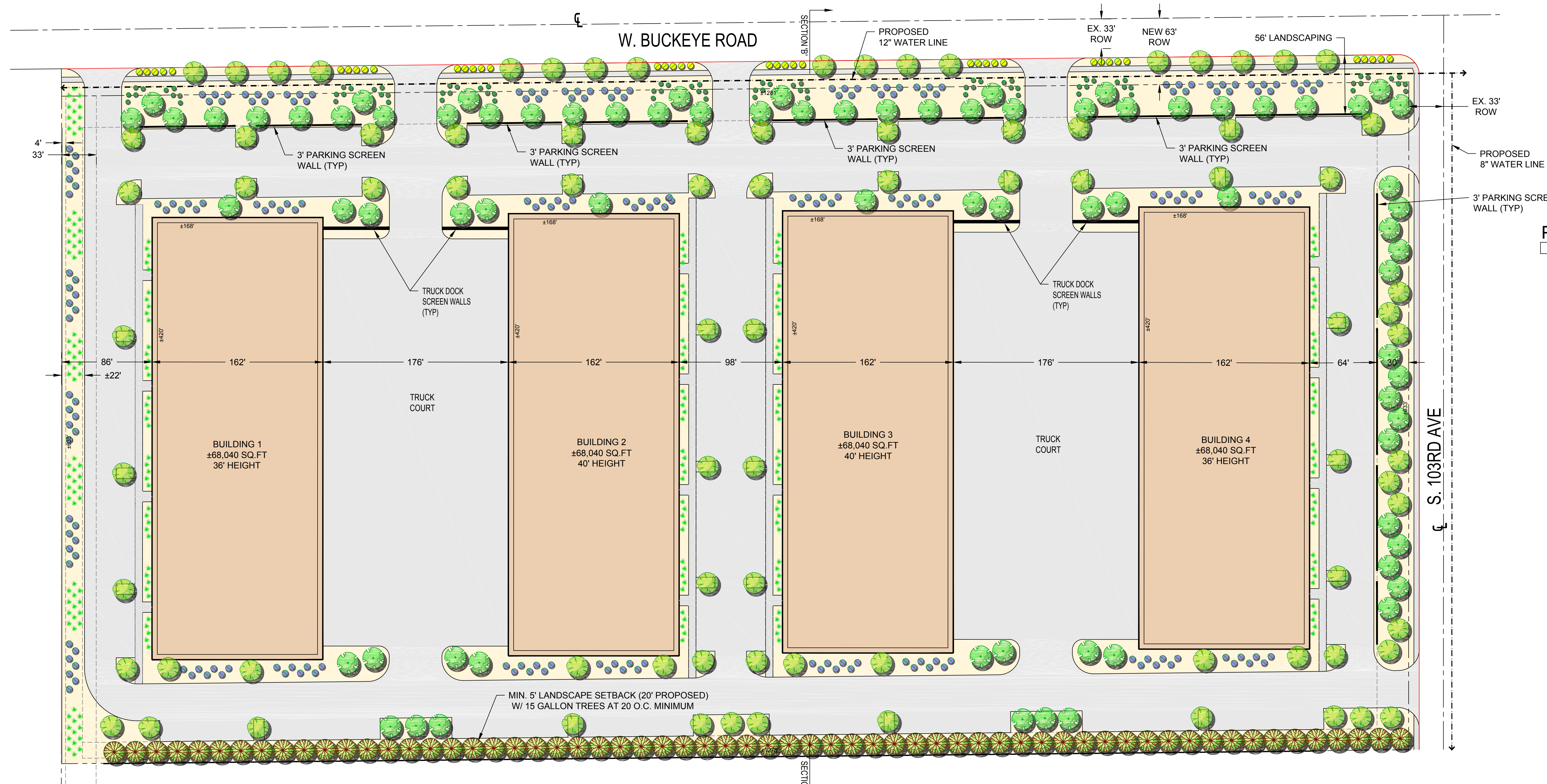
PHOENIX, AZ
 PREPARED FOR: VIRTUA BUCKEYE 103 LLC

CONCEPTUAL SITE PLAN

SCALE: 1" = 50'
 DATE: 8.1.17
 GPLA JOB# 16053

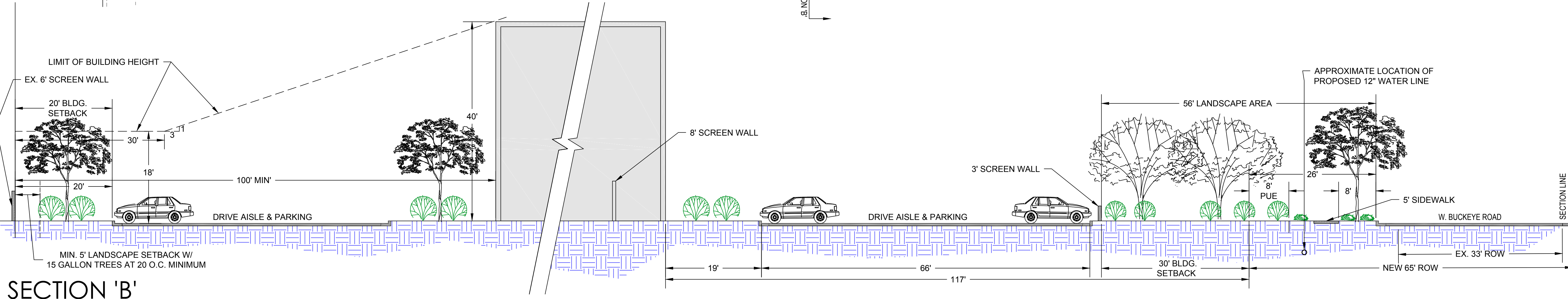


THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE PLANNING & LANDSCAPE ARCHITECTURE. THIS DRAWING MAY NOT BE REPRODUCED OR ANY REPRODUCTION HEREOF USED, WITHOUT THEIR WRITTEN PERMISSION. © COPYRIGHT 2017



PLANT SCHEDULE

| SYMBOL | BOTANICAL/Common NAME |
|---------------------|---|
| TREES | |
| | ACACIA ANEURA MULGA |
| | PARKINSONIA FLORIDUM BLUE PALO VERDE |
| | PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE |
| | DALBERGIA SISSOO SISSOO TREE |
| | PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE |
| | QUERCUS VIRGINIANA SOUTHERN LIVE OAK |
| | ULMUS PARVIFOLIA EVERGREEN ELM |
| SHRUBS | |
| | BOUGAINVILLEA S. 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA |
| | CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE |
| | CALLIANDRA CALIFORNICA RED FAIRY DUSTER |
| | CASSIA NEMOPHILA DESERT CASSIA |
| | DODONAEA VISCOSA HOPSEED BUSH |
| | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' tm RIO BRAVO SAGE |
| | RUELLIA PENINSULARIS BAJA RUELLIA |
| | TECOMA SPP. 'ORANGE JUBILEE' |
| ACCENTS | |
| | AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE |
| | DASYLIRION WHEELERI DESERT SPOON |
| | HESPERALOE PARVIFLORA RED YUCCA |
| | MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST DEER GRASS |
| GROUND COVER | |
| | ACACIA REDOLENS 'DESERT CARPET' N.C.N. |
| | DALEA GREGGII TRAILING INDIGO BUSH |
| | LANTANA SPP. 'NEW GOLD' LANTANA |
| | LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA |



SECTION 'B'

SWC OF BUCKEYE ROAD & 103RD AVE

CONCEPTUAL LANDSCAPE PLAN

SCALE: NTS

PHOENIX, AZ
PREPARED FOR: VIRTUA BUCKEYE 103 LLC

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF GILMORE PLANNING & LANDSCAPE ARCHITECTURE. THIS DRAWING MAY NOT BE REPRODUCED OR ANY REPRODUCTION HEREOF USED, WITHOUT THEIR WRITTEN PERMISSION. © COPYRIGHT 2017

SCALE: 1" = 50'
DATE: 8.1.17
GPLA JOB# 16053

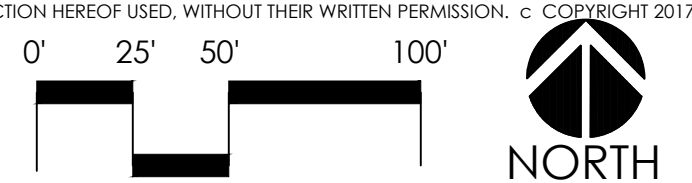


EXHIBIT 5

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street
Phoenix, Az 85006
www.getgilmore.com