



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-4-17-8
July 27, 2017

South Mountain Village Planning Committee Hearing Date	August 8, 2017
Planning Commission Hearing Date	September 7, 2017
Request From	A-1 (6.79 acres)
Request To	A-2 (6.79 acres)
Proposed Use	Recycling Center Business
Location	Northeast corner of 36th Street and Superior Avenue
Owner	Arizona Pacific Pulp & Paper
Applicant	Recycle 1, AZ Pacific Pulp & Paper
Representative	Bryan Morris, Southland Engineering
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	Miami Avenue	Local	30-foot south half street
	36th Street	Local	30-foot east half street
	Superior Avenue	Minor Collector	30-foot north half street
<p><i>CONNECT PEOPLE & PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposal will allow an increase in intensity that is consistent in scale and character with land uses in the surrounding area and which is not in close proximity to residential neighborhoods.</p>			
<p><i>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.</i></p> <p>The subject site is located within the MAG designated Airport Major Employment Center.</p>			

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 a cluster of primarily industrial uses, bounded by the Salt River and the I-10 and 143 freeways, which is entirely designated Industrial and Commerce Park on the General Plan Land Use Map.

CELEBRATE OUR DIVERSE COMMUNITIES & 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, character, and intensity with the surrounding area which contains predominantly industrial uses. The subject site is also in close proximity to the I-10 and SR-143 freeways.

Area Plans

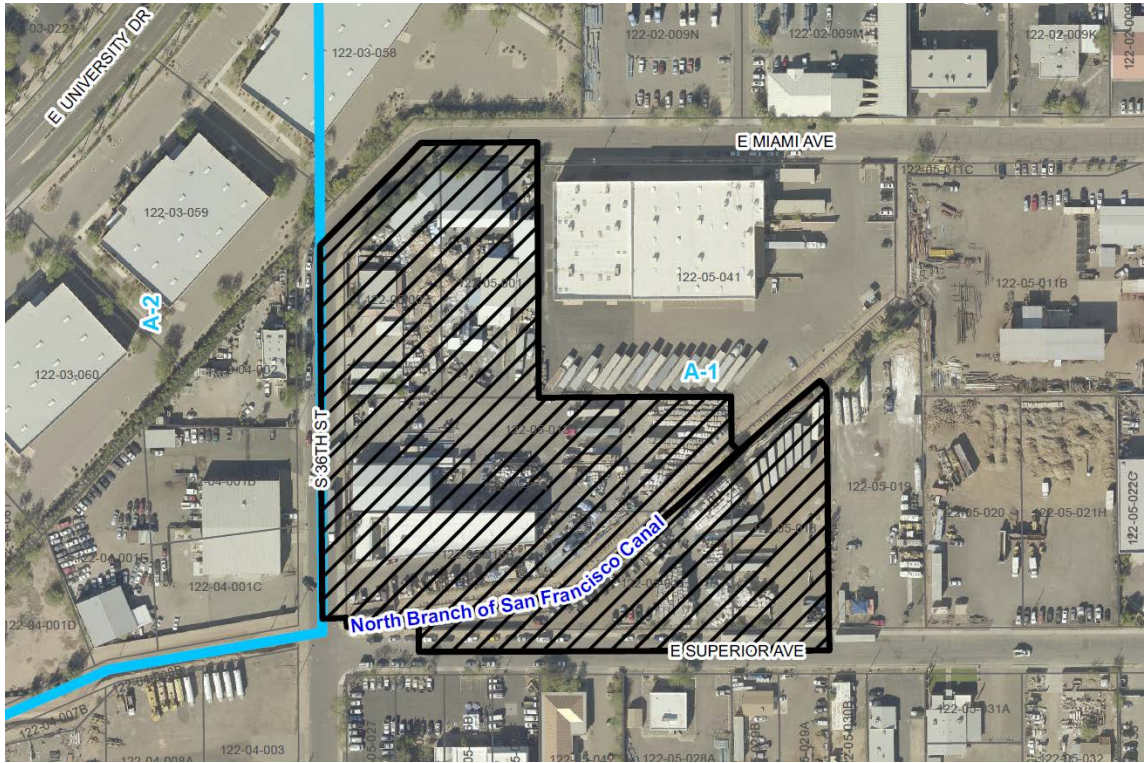
The subject site is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Land Uses/Zoning

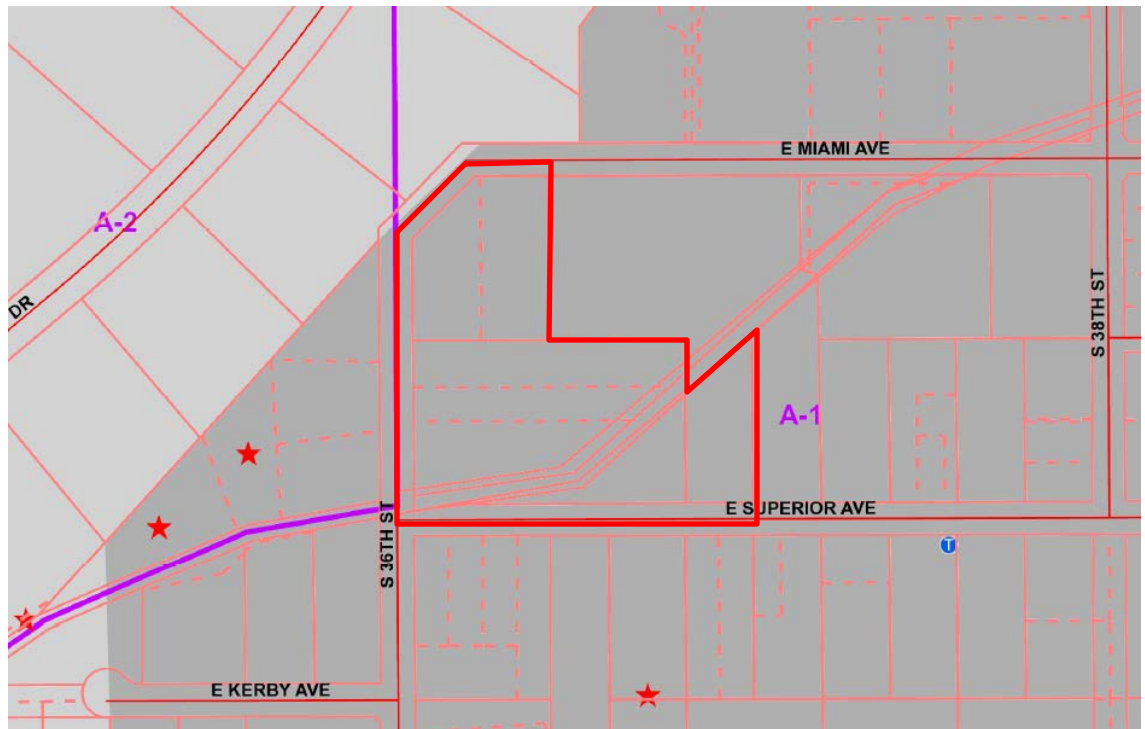
	<u>Zoning</u>	<u>Land Use</u>
On Site	A-1	Recycling Center
North	A-1	Construction company, building material sales
South	A-1	Office, construction company, building material sales
East	A-1	Contractor's yard
West	A-2	Vehicle impound and towing

Background/Issues/Analysis

1. This request is to rezone 6.79 acres located at the northeast corner of 36th Street and Superior Avenue from A-1 (Light Industrial) to A-2 (Industrial) to allow a recycling center business.



2. The subject site's General Plan Land Use Map designation is Industrial. The request is consistent with this designation and a General Plan Amendment is not required.



3. The proposal is intended to allow the continued operation of a recycling center business on the subject site. While the existing A-1 zoning designation permits recycling centers, it regulates the processing of recycled materials, restricts loose material storage to an enclosed container or building, and limits the location of bay doors. In contrast, the A-2 zoning district allows intensive uses of property, basic compounding and processing of raw materials, and extensive open uses and/or storage.

The nature of the operations in the existing recycling center require the A-2 zoning district due to the intensity of the use, on-site compounding and processing of recycled materials for later processing or fabrication, and extensive outdoor storage of recycled materials. Staff contends that that the existing business and the A-2 development standards are consistent in scale and character with the land use pattern in the surrounding area. See Background Item #6 for a discussion regarding staff stipulations intended to address existing non-conformities with A-2 development standards.

4. The subject site is currently operating as a recycling center business. The site consists of seven individual parcels bisected diagonally by the north branch of the San Francisco Canal. The north portion of the site comprises four parcels and contains seven individual buildings, a truck scale, and extensive outdoor storage uses. Buildings are located primarily along the site's perimeter. The south portion of the site comprises three parcels and contains extensive outdoor storage uses and parking.

Adjacent to the north, east, and south of the site are properties zoned A-1. These properties contain a variety of light industrial uses including stone and cabinet wholesale, building materials supply, metalworking, contractor's yards, and others.

Adjacent to the west of the site are properties zoned A-2. These properties include a vehicle impound and towing company and a plastering contractor.

SAN FRANCISCO CANAL

5. The subject site is bisected diagonally by the north branch of the San Francisco Canal. The property owner constructed a concrete bridge located approximately 400 feet east and 150 feet north of the northeast corner of 36th Street and Superior Avenue that crosses the San Francisco Canal. The bridge has been used as a pedestrian and vehicular crossing for transport of materials between the north and south portions of the subject site. The bridge was not permitted by the City of Phoenix and would not have been permitted to span the canal right-of-way.

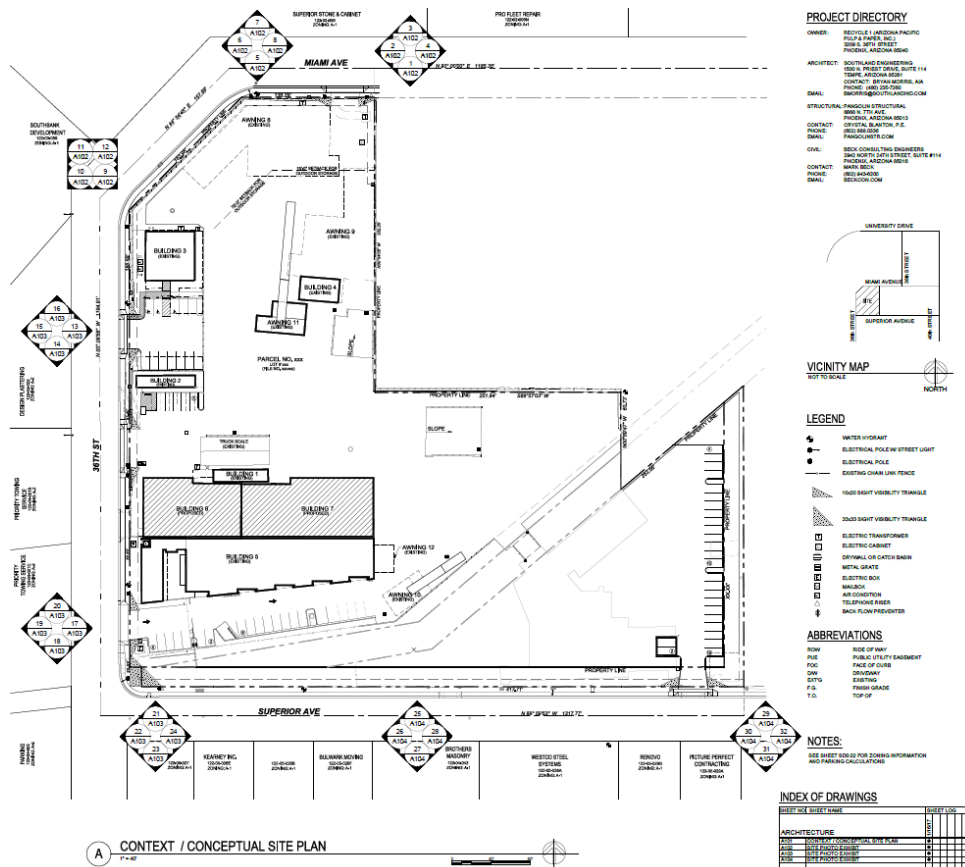
The applicant submitted documentation indicating that they are currently coordinating with Salt River Project, the United States Department of the Interior, and the Bureau of Reclamation to negotiate a land swap agreement. The agreement may result in the abandonment of the existing canal right-of-way, installation of new water pipes in the existing canal right-of-way, dedication of a new canal right-of-way along the southern border of the subject site, and/or the installation of new canal infrastructure along the southern border of the subject site. However, at this time, these discussions are ongoing and no final agreement has been reached. Additionally, there are no plans in review or active building permits for any of these proposals.

Until such time that the canal is relocated, abandoned, or another comparable agreement is reached with the affected parties, the property owner should not be utilizing any portion of the San Francisco Canal right-of-way for any cross access purposes between the north and south portions of the subject site.

SITE PLAN, ELEVATIONS, & EXISTING CONDITIONS

6. The subject site is developed with a recycling center business. However, there are two existing, unpermitted buildings located on the north portion of the subject site. The applicant submitted a site plan and elevations that reflect the existing conditions on the site including the unpermitted buildings. However, staff does not recommend general conformance to these plans as the majority of the site is developed and would conform to the A-2 development standards.

Staff stipulations do require the developer to submit a site plan to the Planning and Development Department for review and approval prior to issuance of building permits for the unpermitted buildings on the subject site in order to ensure compliance with A-2 development standards. The site has existing compliance issues regarding dustproofing on the southern portion of the site, fencing and walls on the entire perimeter of the site, and the location and setbacks of open storage locations throughout the site. The stipulation is intended to allow staff an opportunity to review the plans to bring the site into compliance with all relevant A-2 regulations.



DEPARTMENT COMMENTS

7. The City of Phoenix Archaeological Office stated that the western portion of this project area is within AZ T:12:19(PG), a prehistoric habitation site and that no previous archaeological projects have been conducted within this area. Staff stipulations require the developer to conduct archaeological monitoring and/or testing within all areas of the development that lie within 250 feet of the site, depending on the extent of ground disturbance.
8. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
9. The Floodplain Management team indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The Street Transportation Department recommended that the developer update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
11. The Water Services Department indicated that the proposed zoning change is surrounded with existing sewer and water mains that can potentially serve the development.
12. The Parks and Recreation and Public Transit Departments had no comments on the request.

MISCELLANEOUS

13. 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.
14. 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 proposal is consistent with the General Plan Land Use Map designation of Industrial.
2. The A-2 zoning district is consistent with the existing land use pattern in the surrounding area.

3. The existing buildings are consistent in scale and character with the land use pattern in the surrounding area.

Stipulations

1. The developer shall submit a site plan to the Planning and Development Department for review and approval prior to issuance of building permits for the unpermitted buildings on the subject site in order to ensure compliance with the A-2 development standards.
2. Perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
3. Razor, concertina, or barbed wire shall not be used where visible from public streets.
4. The developer shall construct and improve all streets within and adjacent to the development with paving, curb, gutter, detached sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per the master plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The developer shall conduct archaeological monitoring and/or testing within all areas of the development that lie within 250 feet of the plotted boundary of AZ T:12:19(PG) prior to clearing and grubbing, landscape salvage, and/or grading, as approved or modified by the City Archaeologist.

Writer

Adam Stranieri

July 27, 2017

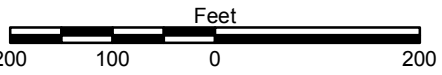
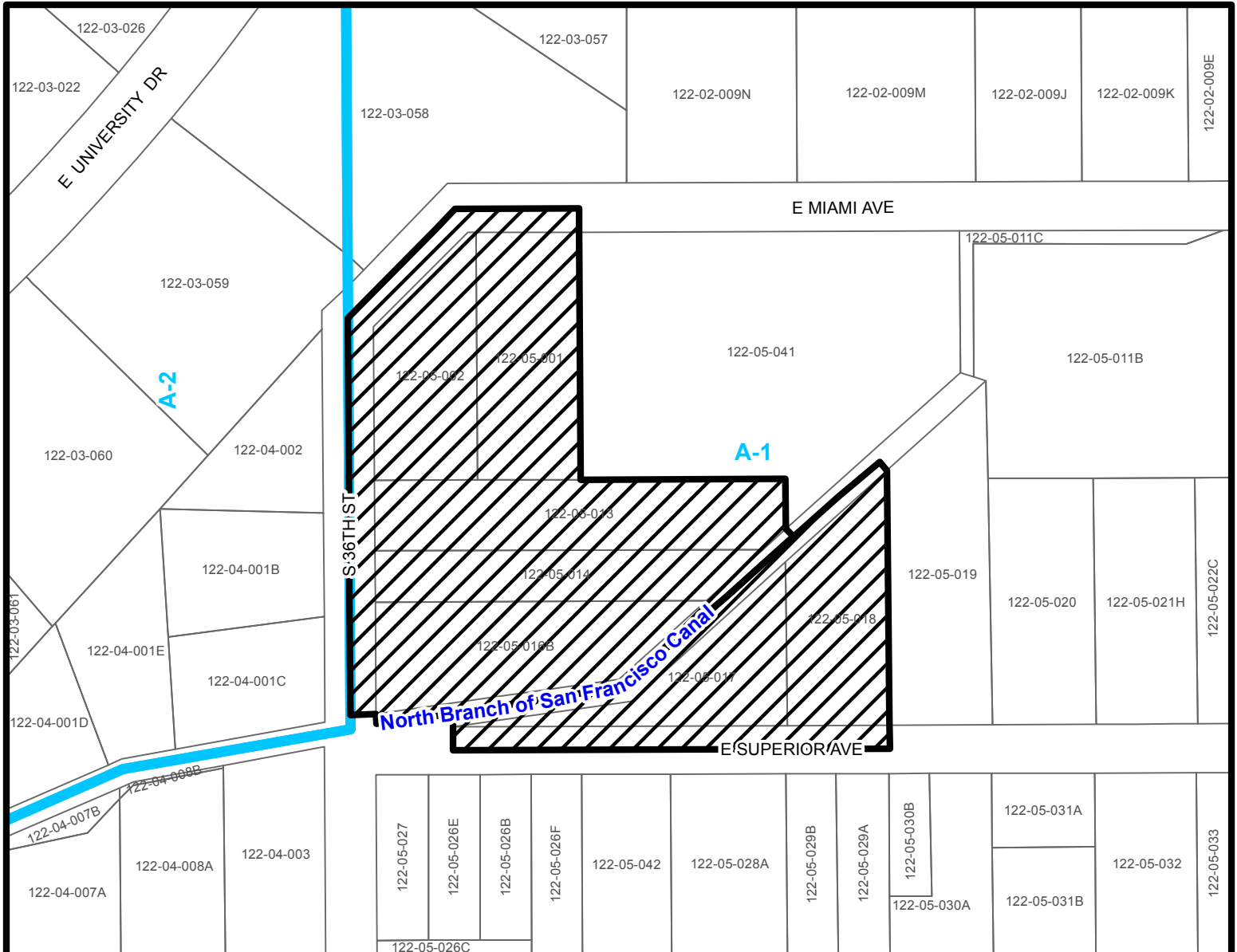
Team Leader

Joshua Bednarek

Exhibits

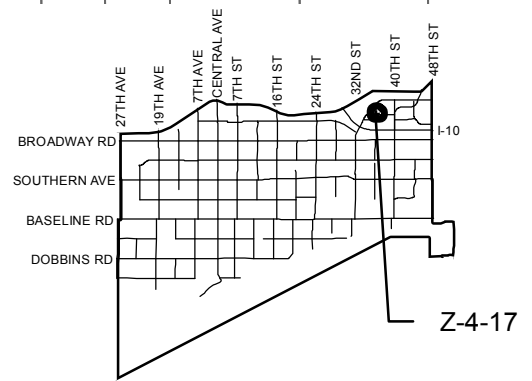
Sketch Map

Aerial



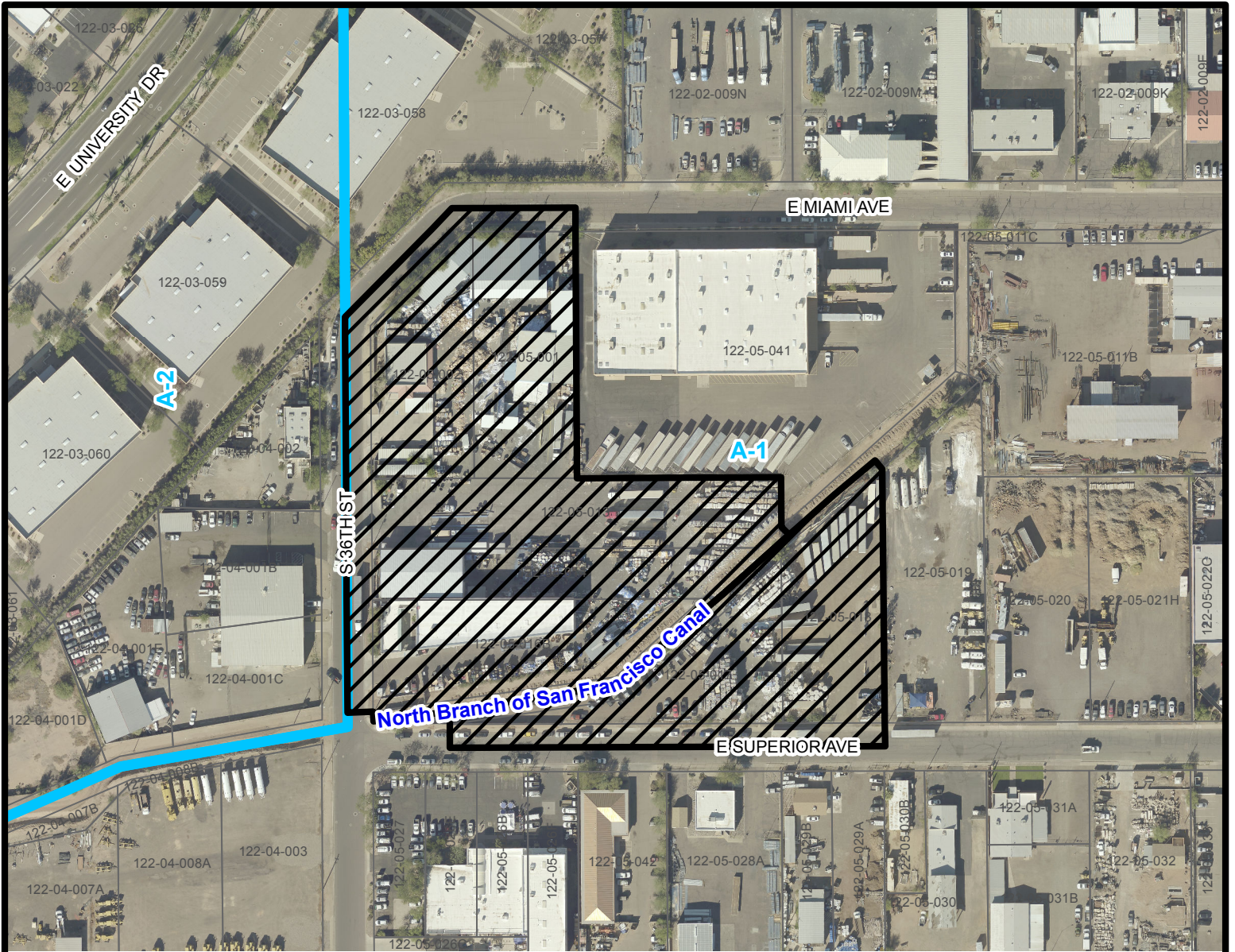
SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8

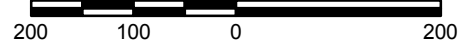


APPLICANT'S NAME: Recycle 1, AZ Pacific Pulp & Paper		REQUESTED CHANGE:	
APPLICATION NO. Z-4-17		FROM: A-1 (6.79 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 6.79 Acres		TO: A-2 (6.79 a.c.)	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
A-1		N/A	
A-2		N/A	

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



Feet

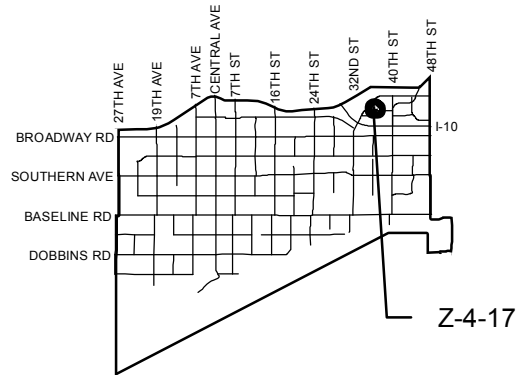


SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Recycle 1, AZ Pacific Pulp & Paper**

APPLICATION NO. **Z-4-17**

DATE: **06/01/2017**
REVISION DATES:

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

6.79 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 6-36

ZONING MAP
E-10

REQUESTED CHANGE:

FROM: **A-1 (6.79 a.c.)**

TO: **A-2 (6.79 a.c.)**

MULTIPLES PERMITTED

A-1
A-2

CONVENTIONAL OPTION

N/A
N/A

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

N/A
N/A

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