



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-41-15-7
October 12, 2015

Estrella Village Planning Committee Meeting Date: October 20, 2015

Planning Commission Hearing Date: November 10, 2015

Request From: S-1 (56.62 Acres)
C-3 (11.16 Acres)

Request To: CP/GCP (67.78 Acres)

Proposed Use: Light Industrial

Location: Southwest corner of 91st Avenue and Buckeye Road

Owner: Buckeye 65A, LLLP

Applicant/Representative: Jack Gilmore, Gilmore Planning & Landscape Architecture

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commerce Park	
Street Map Classification	91st Avenue	Arterial	55-foot half street
	Buckeye Road	Major Arterial	33-foot half street
<i>LAND USE ELEMENT, GOAL 12, VILLAGE CHARACTER: THE UNIQUE CHARACTER AND IMAGE OF EACH VILLAGE SHOULD BE RETAINED AND ENHANCED.</i>			
This request is consistent with the General Plan Land Use designation of Commerce Park and the Estrella Village Plan (Background item #2). The Estrella Village, especially the surrounding area of the subject site, is the largest conglomeration of industrial uses in the city of Phoenix.			
<i>GROWTH ELEMENT, GOAL 1 – GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</i>			
The proposed commerce park zoning request will promote an established economically healthy community in proximity to the I-10 freeway corridor. The use will be supported by the surrounding industrial uses along Buckeye Road that currently exist in the area.			

LAND USE ELEMENT, GOAL 2 EMPLOYMENT AND POPULATION BALANCE, POLICY 9: PROMOTE THE DEVELOPMENT OF JOBS IN THE STATE ENTERPRISE ZONE AND PARTICIPATE IN STATE OR FEDERALLY FUNDED PROGRAMS SUCH AS ENTERPRISE COMMUNITITES, EMPOWERMENT ZONES OR NEW MAREKET INITIATIVES THAT ARE AVAILABLE.

LAND USE ELEMENT, GOAL 2 EMPLOYMENT AND POPULATION BALANCE, POLICY 11: PROMOTE THE DEVELOPMENT OF JOBS IN EMPLOYMENT CENTERS ON THE MAP IN ADDITION TO VILLAGE CORES.

The subject site is located in an enterprise zone and is also identified as an employment center in the Land Use Element of the General Plan. The future uses on site will support employment opportunities within the Estrella Village.

Area Plan

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 along a major arterial, adjacent to established industrial uses and will conform to the Estrella Village Arterial Street Landscaping program. The proposed project will generate employment opportunities in close proximity to a freeway corridor.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Agriculture (farming)	S-1, C-3
North	Industrial Uses/Warehouse (General Industrial)	City of Tolleson (Zoned I-2)
South	Agriculture (farming)	C-2 SP
Southwest	Water Treatment Facility	S-1, S-1 SP, CP/GCP SP, C-3
East	Agriculture (farming)	CP/GCP
West	Agriculture (farming)	CP/GCP

CP/GCP (Commerce Park/General Commerce Park)		
<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street – Buckeye Road	30 feet	30 feet (Met)
Street – 91st Avenue	20 feet	20 feet (Met)
Side	20 feet	20 feet (Met)
Rear	20 feet	20 feet (Met)
<i>Landscaped Setbacks</i>		
Street – Buckeye Road	30 feet	30 feet (Met)
Street – 91st Avenue	20 feet	20 feet (Met)

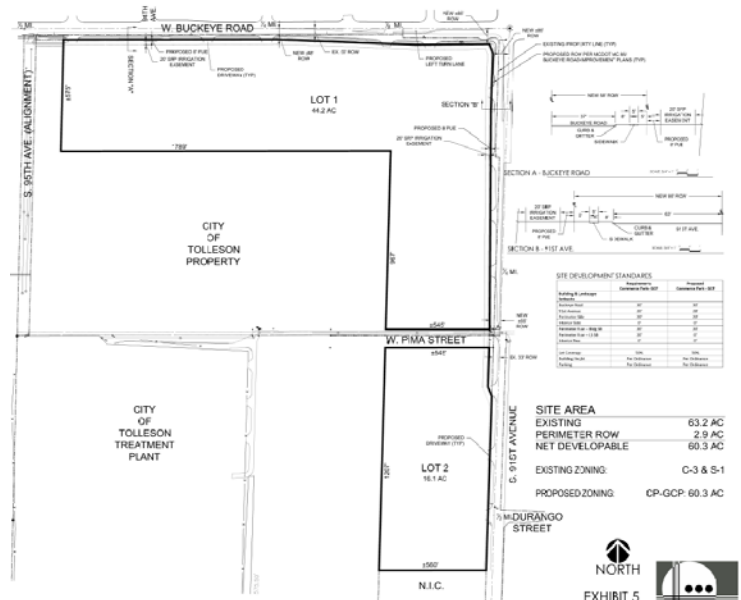
Background/Issues/Analysis

1. The subject 63.2 acre parcel is located at the southwest corner of 91st Avenue and Buckeye Road. This request is to rezone the parcel from S-1 (Farm Residence) and C-3 (General Commercial) to CP/GCP (Commerce Park / General Commerce Park) to allow Light Industrial uses. This request is consistent with the General Plan Land Use Map designation of Commerce Park.



2. Currently the subject parcel is undeveloped and used for agriculture purposes. To the north of the site are industrial uses in the City of Tolleson; to the east and west are undeveloped agriculture uses designated CP/GCP (Commerce Park/General Commerce Park); to the south are undeveloped agriculture uses designated C-2 SP (Intermediate Commercial Special Permit) and to the southwest is a City of Tolleson Water Treatment Facility designated S-1 (Farm Residence), S-1 SP (Farm Residence Special Permit), CP/GCP SP (Commerce Park/General Commerce Park Special Permit), and C-3 (General Commercial).

3. The conceptual site plan shows the perimeter boundary and developable area for the subject site. The development of the parcel will be governed by the perimeter building and landscape setbacks. Staff is recommending a series of stipulations that address building and landscape setbacks and additional landscaping to complement existing development in the area.



Landscape Requirements

Staff is recommending that the applicant adhere to the Estrella Village Arterial Street Landscaping program. This will ensure that the future development will provide appropriate landscaping, through the use of common trees and landscaping for properties adjacent to arterial streets, which will complement the Estrella Village character. A stipulation has been recommended requiring a minimum 50 foot landscape setback along the north and east property lines to adhere to these landscape requirements.

Building Requirements

Staff is also recommending increased building setbacks. The increased building and landscape setbacks in addition to the increased landscape requirements will ensure the future development will complement existing adjacent developments along this corridor. A stipulation has been recommended requiring a minimum 50 foot building setback along the north and east property lines.

4. The Street Transportation Department has proposed stipulations regarding the dedication of a minimum 55 feet of right-of-way and a 10 foot sidewalk easement for the west half of 91st Avenue as well as curbs, gutter, and off-street improvements to meet ADA requirements.
5. The Public Transit Department has proposed stipulations regarding the dedication of property for right-of-way use and construction of a transit pad along the west side of 91st Avenue, 60 to 100 feet south of Buckeye Road; and another transit pad along the west side of 91st Avenue, approximately 1,320 feet south of the first transit pad.
6. The Water Services Department has noted that the developer will be required to put in all required water and sewer main extensions and to install public fire hydrant(s) in 91st Avenue and Buckeye Road to provide the required coverage and spacing standards.

7. 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 proposed site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
2. The development will provide employment opportunities for Estrella Village residents.

Stipulations

SITE

1. A minimum 50-foot landscape setback shall be provided along the north and east property lines, as approved by the Planning and Development Department.
2. A minimum 50-foot building setback shall be provided along the north and east property lines, as approved by the Planning and Development Department.
3. The development shall conform to the Estrella Village Arterial Street Landscaping program that specifically provides landscaping requirements for arterial streets and gateway intersections in the Estrella Village, as approved by the Planning and Development Department.

STREETS

4. The developer shall dedicate a minimum of 55 feet of right-of-way and a 10 foot sidewalk easement for the west half of 91st Avenue to accommodate a 46-foot pavement section, as approved by the Planning and Development Department.
5. The developer shall work with the City of Tolleson to provide access to Pima Street.
6. The developer shall install conduit on the west side of 91st Avenue for the future signal at Durango Street, as approved by the Planning and Development Department.
7. The developer shall dedicate and construct improvements on the entire south half of Buckeye Road as approved by Maricopa County Department of Transportation.

8. 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 per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
9. The applicant shall submit a Traffic Impact Study 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 study, as approved by Planning and Development Department and the Street Transportation Department.

TRANSIT

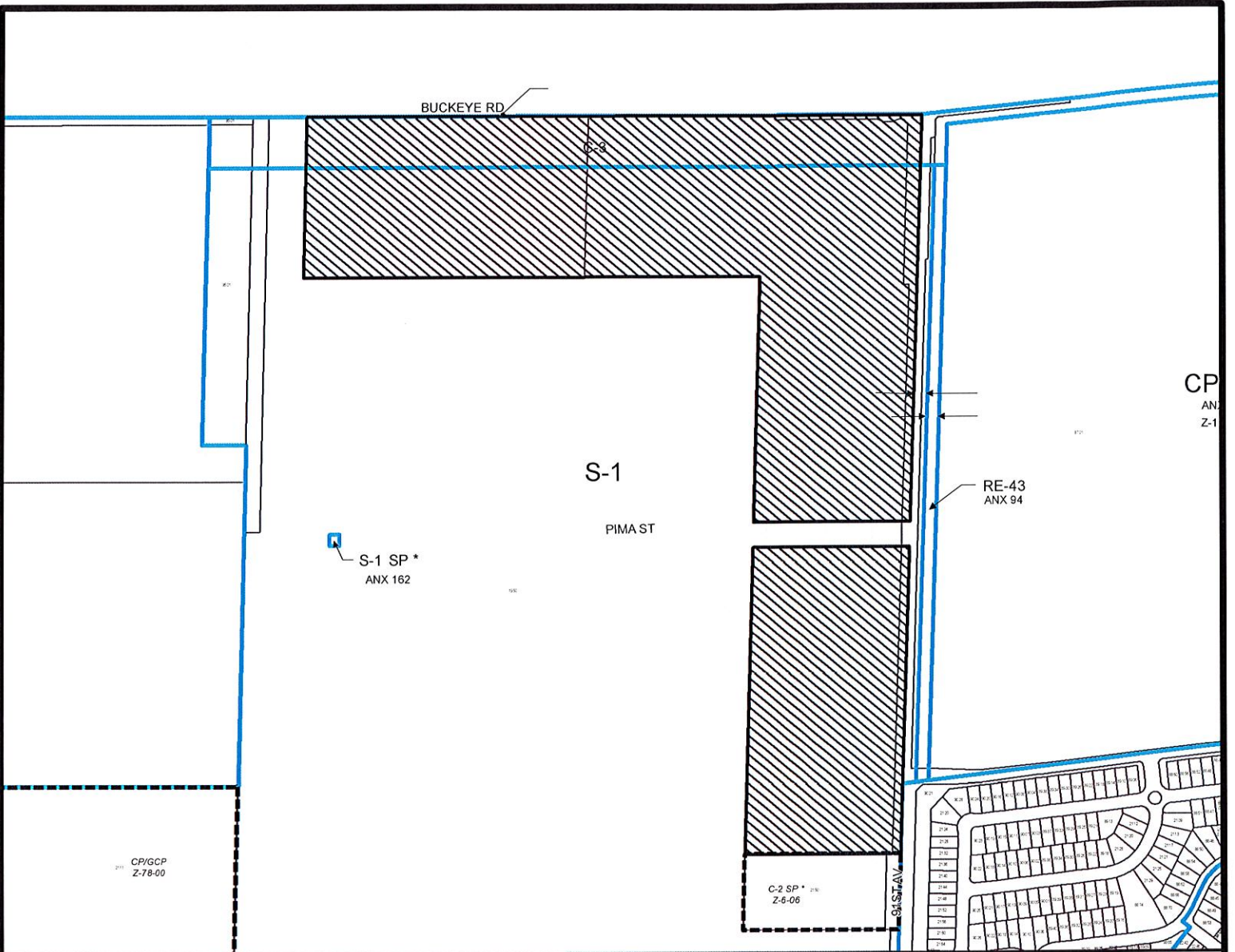
10. The applicant shall dedicate sufficient right-of-way and construct the following transit pads, as approved by the Planning and Development Department:
 - a. Standard Detail P1260: Along the west side of 91st Avenue, 60 to 100 feet south of Buckeye Road.
 - b. Standard Detail P1258: Along the west side of 91st Avenue, approximately 1,320 feet south of the first transit pad.

Writer

Joél Carrasco
October 1, 2015
Joshua Bednarek

Attachments

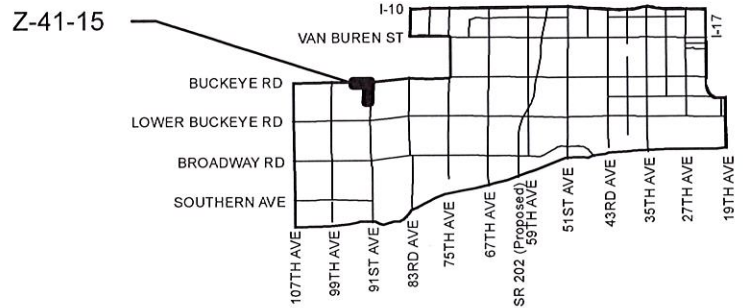
Zoning sketch
Aerial
Site plan (date stamped July 28, 2015)



CITY OF PHOENIX PLANNING DEPARTMENT

ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Gilmore Planning & Landscape Architecture**

REQUESTED CHANGE:

FROM: S-1 (56.62 a.c.)
C-3 (11.16 a.c)

APPLICATION NO. **Z-41-15**

DATE: **8/19/15**
REVISION DATES:

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

67.78 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 8-6

ZONING MAP
F-3

TO: CP/GCP (67.78 a.c.)

MULTIPLES PERMITTED

S-1, C-3

CP/GCP

CONVENTIONAL OPTION

56, 162

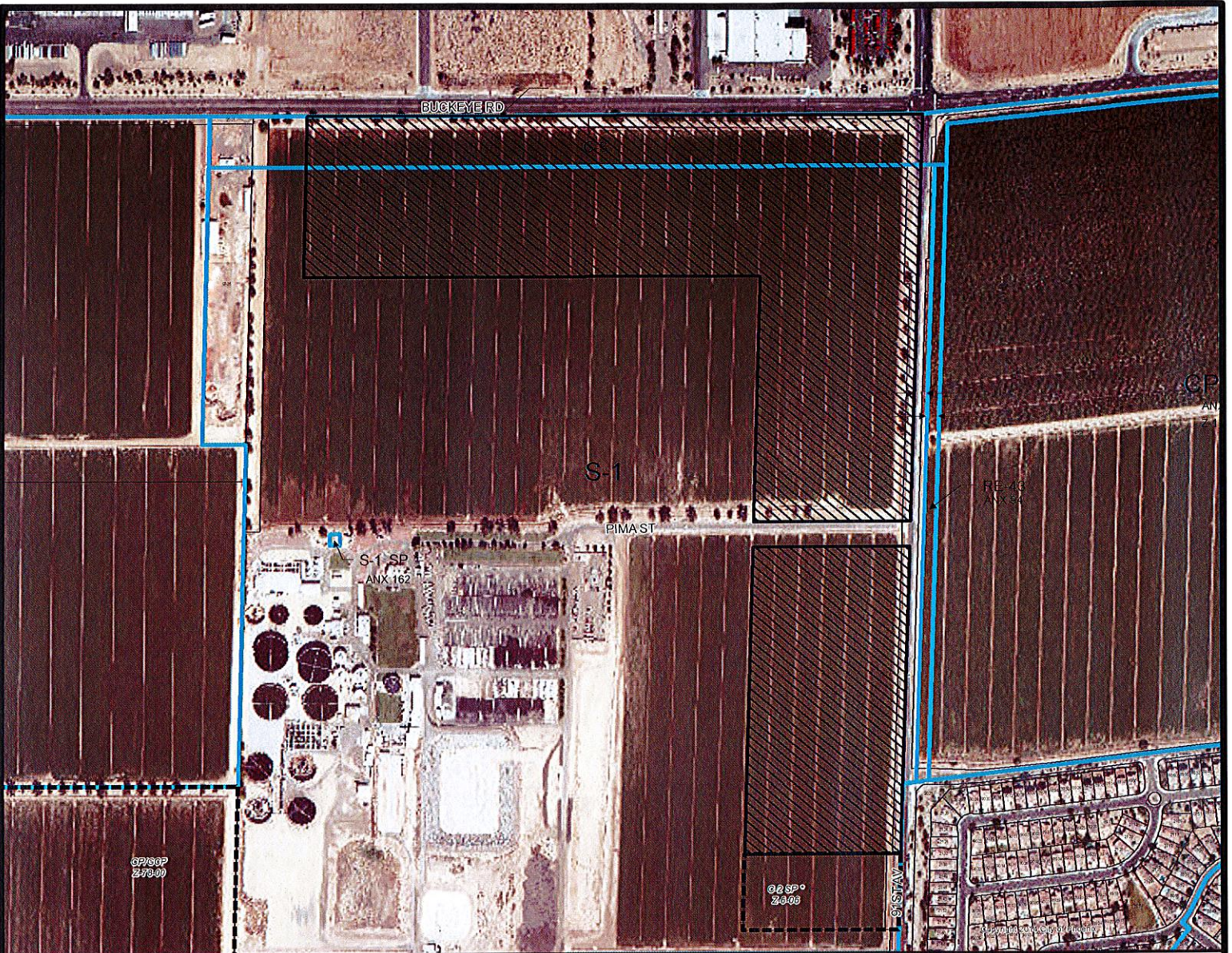
N/A

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

56, 194

N/A

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



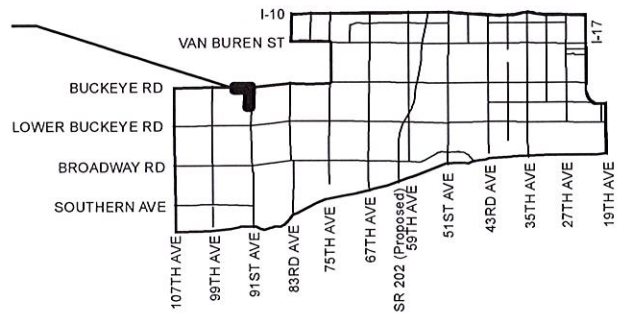
600 300 0 600 Feet

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CITY COUNCIL DISTRICT: 7

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CONVENTIONAL OPTION

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