



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-5-20-7
November 5, 2020

Estrella Village Planning Committee Meeting Date:	November 17, 2020
Planning Commission Hearing Date:	December 3, 2020
Request From:	A-1 SP (3.66 acres)
Request To:	A-1 (3.66 acres)
Proposed Use	Light industrial uses (Dispatch office and heavy truck parking)
Location	Southwest corner of 32nd Drive and Jackson Street
Owner	MAT Transport, Inc.
Applicant	Milos Minic, Integrated Design
Representative	Milos Minic, Integrated Design
Staff Recommendation	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre (east half) and Industrial (west half)	
<u>Street Map Classification</u>	Jackson Street	Local	25-foot south half street

CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The request would support light industrial uses including a new dispatch office with heavy truck parking in an area where similar industrial uses exist. As stipulated, the site would incorporate development standards including limitations on building height, increased building and landscape areas along the north property line, in addition to enhanced landscaping standards along the north that would help mitigate negative impacts to nearby residential.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING/INDUSTRIAL DEVELOPMENT; DESIGN PRINCIPLE: Design industrial sites to be well screened from adjacent sensitive land uses such as residential.

This development, as stipulated, would incorporate enhanced landscaping along the Jackson Street frontage to help screen the proposed use from nearby residential using a mix of tree sizes including 2-inch and 3-inch caliper size trees.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will be required to provide shade along the adjacent sidewalks on Jackson Street. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays and Initiatives

[Estrella Village Plan](#): See Background Item No. 6.

[Tree and Shade Master Plan](#): See Background Item No. 7.

[Reimagine Phoenix Initiative](#): See Background Item No. 8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant / Undeveloped	A-1 SP
North (across Jackson Street)	Single-family and multifamily residences	R-5
South (across railroad tracks)	Various industrial uses	A-2
East	Tortilla manufacturing site and vacant	A-1
West	Cemetery	A-1 SP

Light Industrial District (A-1)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Front (Jackson Street)	25 feet	66 feet (Met)
Rear (South)	0 feet	90 feet (Met)
Side (East)	0 feet	36 feet (Met)
Side (West)	0 feet	0 feet (Met)
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Landscaped Setbacks</i>		
Front (Jackson Street)	25 feet	Met (25 feet)
Interior not on a street (South)	0 feet	Met (0 feet)
Interior not on a street (East)	0 feet	Met (0 feet)
Interior not on a street (West)	0 feet	Met (0 feet)
Maximum Lot Coverage	None	Not specified
Maximum Building Height	56 feet, up to 80 feet with a use permit and site plan	Not specified
Minimum Parking	1 space per 300 square feet of office	Not specified (23 employee and driver parking spaces)*

**Variance or site plan revision may be required.*

Background/Issues/Analysis

1. This is a request to rezone a 3.66-acre site from A-1 SP (Light Industrial District, Special Permit) to A-1 (Light Industrial District) to allow for a dispatch office with heavy truck parking. The subject site was zoned A-1 in 1961, under Ordinance G-449, while properties north of Jackson Street, directly across this site, were zoned R-5 (multifamily) by Ordinance No. G-449 in 1961. The subject site was rezoned A-1 SP in 1975 (Z-SP-14-75) to allow for the expansion of the Beth Israel Memorial Cemetery and addition of a mausoleum. This cemetery appears to have existed since at least the 1930s while some of the homes north of Jackson Street appear to have been constructed in the 1940s based on historic aerial imagery.

The applicant originally filed an application to remove the Special Permit approved on the property under case Z-SP-14-75, and utilize the A-1 zoning approved under Ordinance No. G-449, but the application has since been amended to request a rezoning to A-1 instead. This requested change has enabled staff to recommend several stipulations presented subsequently in this report, that will help ensure the use is more compatible with the nearby residential development.

2. The General Plan Land Use Map designation for the property is Industrial (west half) and Residential 3.5 to 5 dwelling units per acre (east half), which is partially consistent with this request for A-1 zoning. A general plan amendment is not required of this request due to the size of the property at under 10 acres.

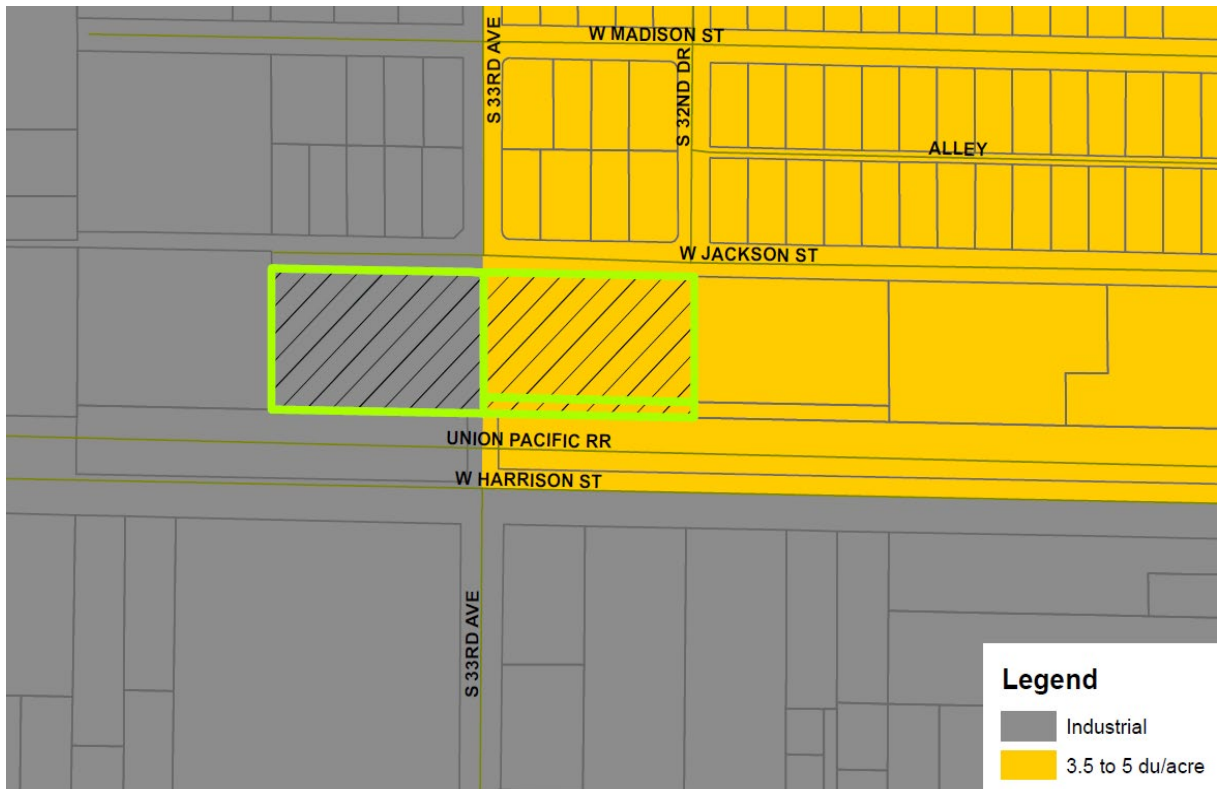


Figure A. (Above) Source: City of Phoenix Planning and Development

The General Plan Land Use Map designation to the west and a portion of the north and south is Industrial. The General Plan Land Use Map designation to the east and a portion of the north and to the south are Residential 3.5 to 5 dwelling units per acre as shown in Figure A.

- The subject site is composed of three parcels, presently vacant, and proposed for a dispatch office with heavy truck parking. These three parcels were zoned A-1 SP in 1975 with the intent of the adjacent cemetery to expand. An expansion of the cemetery occurred on a portion immediately west of the subject site, but it did not expand any further east.

There are existing single-family and multifamily residences to the north of the site across Jackson Street. To the south of the site are railroad tracks and a variety of industrial uses south of Harrison Street. To the east of the site is a vacant parcel and a tortilla manufacturing facility further east. To the west of the site is the Beth Israel Memorial Cemetery.

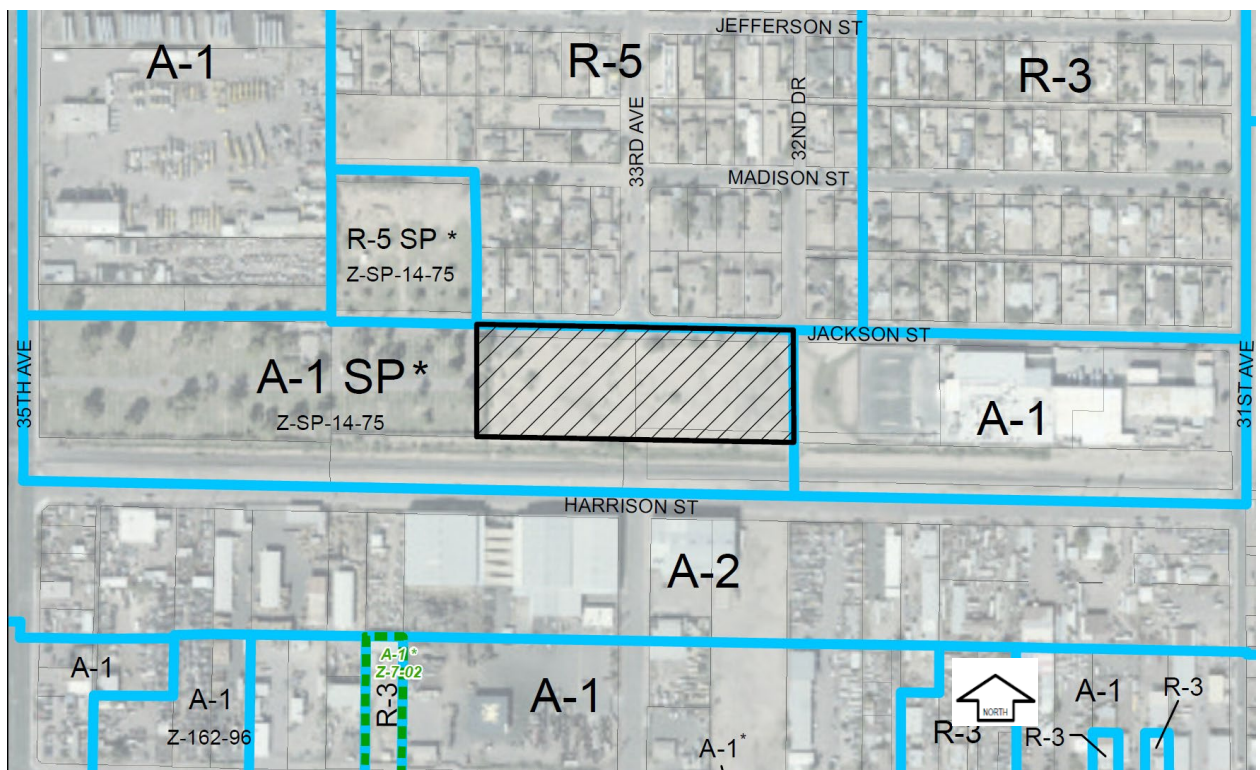


Figure B. (Above) Source: Planning and Development

- The site plan proposes a single building on the east side of the site to be used as a dispatch office. The rest of the site is proposed to be utilized as parking, both for heavy trucks as these are dispatched to transport cargo and then return to the subject site, in addition to employee and driver parking. Access onto the subject site is solely along Jackson Street, which is classified as a local street. Traffic along Jackson street is mix of residential and commercial traffic for the residential to the north and the tortilla manufacturing facility east of the site.

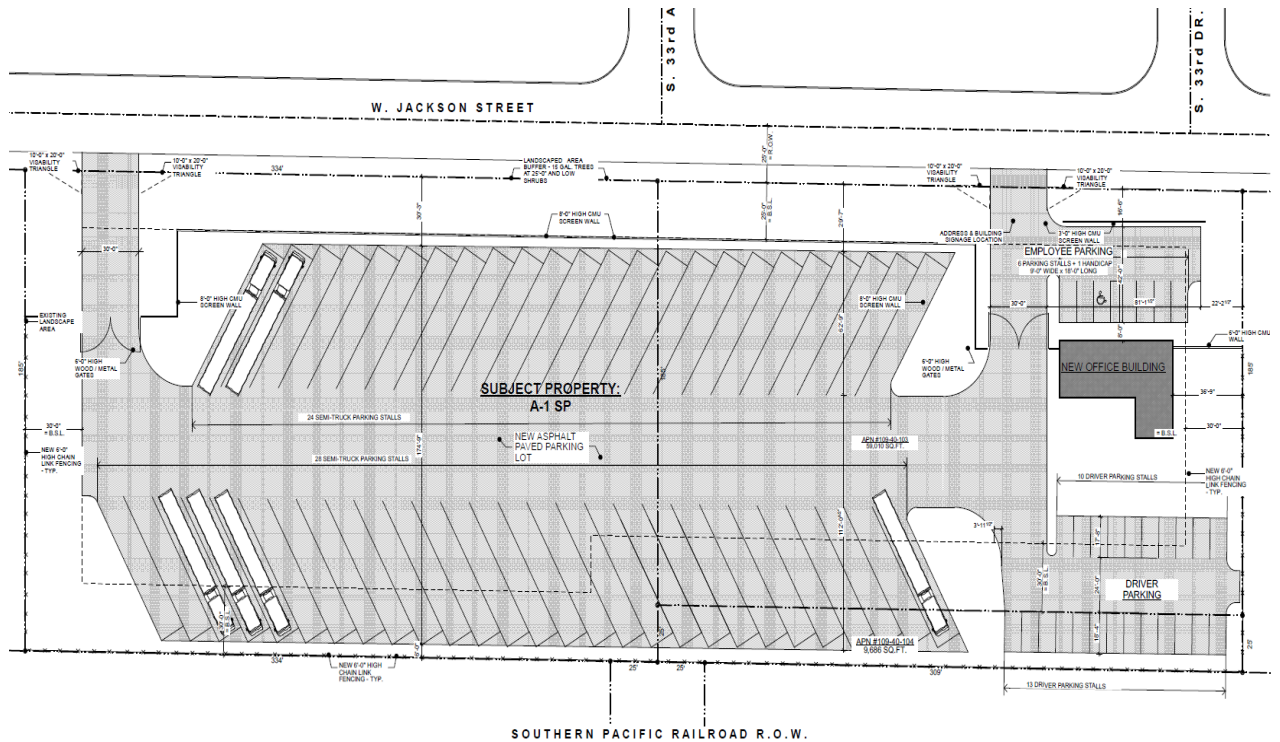


Figure C. (Above) Source: Integrated Design

In order to minimize impacts to nearby residential uses across Jackson Street, staff has recommended several stipulations. Stipulation No. 1 limits the maximum building height to 30 feet, which is more restrictive than the R-5 zoning district maximum height of 48 feet permitted across Jackson Street, but more consistent with the existing residential pattern of development. This will prevent for a significantly taller structure to be placed on the site without undergoing a public hearing process.

Stipulation No. 2 requires a minimum building setback of 50 feet along Jackson Street, exclusive of parking areas, which is more restrictive than the minimum 25-foot building setback permitted in the A-1 zoning district and will ensure additional buffering to the residential development across Jackson Street.

Stipulation Nos. 3 and 4 require an enhanced landscape area along the north property line that varies from 10 feet in width along the employee parking area to 25 feet in width along the heavy truck parking area or outdoor uses if that is proposed in the future. This requirement is significantly increased from the current Zoning Ordinance requirement which can be as narrow as 5 feet and will increase the buffer area from the subject site and the residential uses across Jackson Street.

Stipulation No. 5 requires an enhanced landscape area containing a mix of tree sizes, including 50 percent 2-inch caliper trees and 25 percent 3-inch caliper trees planted 20 feet on center or in equivalent groupings. This stipulation also requires the location of the 2-inch and 3-inch caliper sized trees along the heavy truck parking area or outdoor uses if that is proposed in the future, to help screen this part of the site from existing homes across Jackson Street.

STUDIES AND POLICIES

5. [Estrella Village Plan](#)

The Estrella Village Plan was adopted in 1999 and it outlines a vision for improving the Estrella Village through five main goals that include: orderly growth, identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages.

As previously mentioned, the subject site was initially zoned A-1 in 1961 through Ordinance G-449, which zoned the residential uses across Jackson Street as R-5 (multifamily) zoning, thus pre-dating the Estrella Village Plan. However, the property was identified as Industrial and Residential 2 to 5 dwelling units per acre in the 1999 General Plan Land Use Map within the Estrella Village Plan, consistent with the current General Plan Land Use Map designations of Industrial and Residential 3.5 to 5 dwelling units per acre.

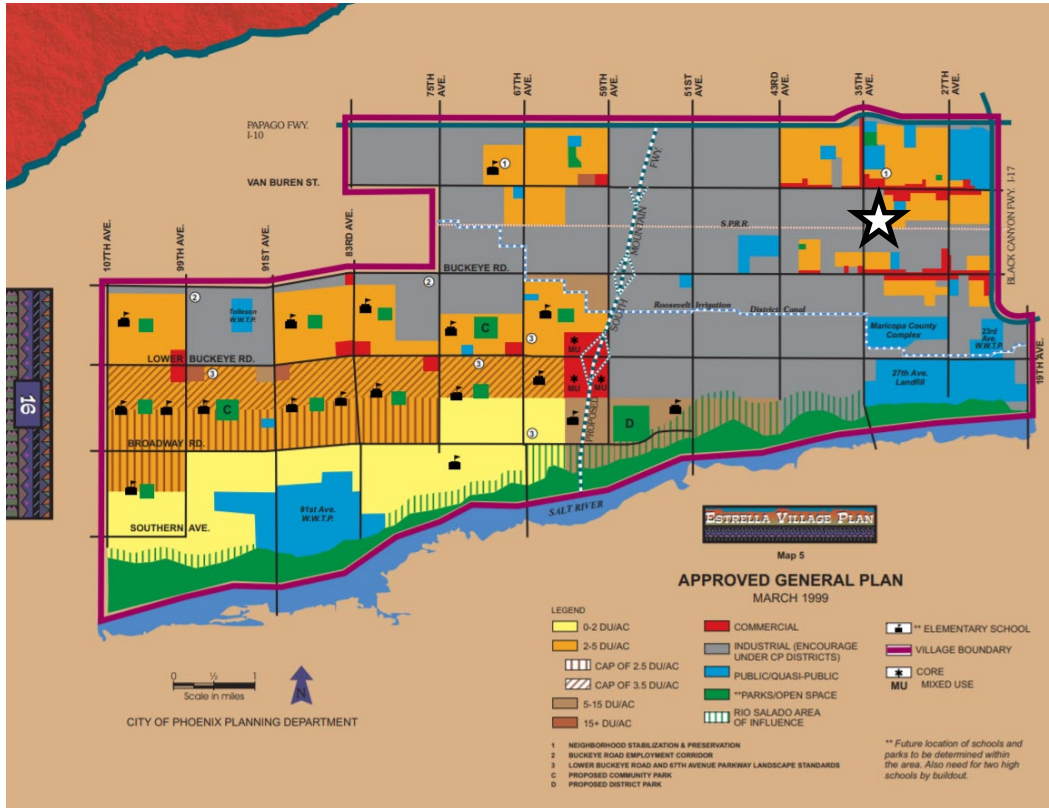


Figure D.
(Left)

Source:
City of
Phoenix
Planning and
Development

Goal 5 of the Estrella Village Plan, urban design, Objective D states, “existing commercial and industrial properties along major streets and adjoining residential neighborhoods should be well landscaped with open storage and activity screened from view”.

In order to minimize the impacts from the proposed use, staff has recommended several stipulations including Stipulation Nos. 2, 3, 4 and 5 to increase building and landscape setbacks, and incorporate enhanced screening standards through a mix of trees along Jackson Street to buffer parking areas.

6. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan is a roadmap for creating a healthier, more livable and prosperous 21st Century desert city. The goal is to treat the urban forest as infrastructure to ensure that trees are an integral part of the city’s planning and development process. In order to enhance the landscaping buffers of this site and to increase the percentage of shade on the site, staff is recommending that the landscape area along Jackson Street be comprised of 1-inch, 2-inch and 3-inch caliper trees, oriented to provide the maximum possible shade to adjacent sidewalks. This is addressed in Stipulation No. 5.

7. [Reimagine Phoenix](#)

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 Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant’s site plan.

COMMUNITY INPUT SUMMARY

8. As of the writing of this report, staff has received one letter regarding this proposed rezoning application. The letter was sent by La Canasta Tortillas, which operates a property east of the subject site, and cited opposition to the rezoning request, but did not provide further details.

INTERDEPARTMENTAL COMMENTS

9. The Water Services Departments commented that the property has existing water and sewers mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors. Lastly, City of Phoenix Capital Improvement Project #WS85509035 is in the design phase and scheduled to upsize the existing water mains within Jackson Street from 31st Avenue to 33rd Avenue depending on available funding.
10. The Fire Department commented that related issues are anticipated with this case and the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. In addition, the water supply (gpm and psi) for this property is unknown. Additional water supply may be required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendment.
11. The Floodplain Management Division of the Public Works Department commented that the subject site is not in a Special Flood Hazard area, but is located in a Shaded Zone X, on panel 2185 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Public Transit Department commented that accessible pathways constructed of alternative materials be provided to connect all building entrances and exits, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, and that pedestrian paths plus sidewalks are shaded to 75 percent using trees or shade structures. Shaded sidewalks are addressed in Stipulation No. 5. Pedestrian pathways will also be addressed per Chapter 5, Section 507.Tab.A.II (Design Guidelines) requirements.
13. The Street Transportation Department is requesting the right-of-way dedication and construction of a 50-foot radius cul-de-sac at the western end of Jackson Street along with required improvements. In addition, the developer is required to construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, etc. and other incidentals, with all improvements complying with ADA accessibility standards. These are addressed in Stipulation Nos. 6 and 7.

OTHER

14. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners of the property. Furthermore, that Form 7460-1 be filed for the development and that the development receive a "No Hazard Determination" from the FAA. These are addressed in Stipulation Nos. 8 and 9.
15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 10 through 12.
16. 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, as stipulated, will provide several site enhancements that would otherwise not be provided through a Special Permit removal process to utilize the underlying industrial zoning on the site approved in 1961.
2. The proposed use is consistent with the development patterns in the area.
3. The proposed development, as stipulated, will provide enhanced landscaping standards along the Jackson Street frontage, furthering the goals of the Estrella Village Plan and Tree and Shade Master Plan.

Stipulations

1. The maximum building height shall be 30 feet.
2. A minimum building setback of 50 feet shall be required along the north property line, exclusive of parking areas, as approved by the Planning and Development Department.
3. A 10-foot-wide landscape area shall be provided for the eastern 100 feet of the north property line.

4. A 20-foot-wide landscape area shall be provided for the western 550 feet along the north property line.
5. The Jackson Street landscape area shall be planted with large canopy drought tolerant trees planted with a minimum 25 percent 1-inch caliper, minimum 50 percent 2-inch caliper, and minimum 25 percent 3-inch caliper size and planted 20 feet on center or in equivalent groupings in the front landscape setbacks, as approved by the Planning and Development Department. Trees shall be oriented in a manner that provides the maximum shade possible to the adjacent sidewalk. Two-inch and 3-inch caliper size trees shall be located in a manner that screens semi-truck parking or outdoor uses from public view as much as possible, as approved by the Planning and Development Department.
6. The developer shall dedicate right-of-way and construct a 50-foot radius cul-de-sac at the western end of Jackson Street along with required improvements, as approved by the Planning and Development Department.
7. 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners of the property.
9. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. 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

Enrique Bojórquez-Gaxiola
November 5, 2020

Team Leader

Samantha Keating

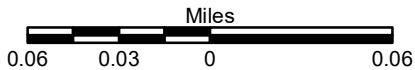
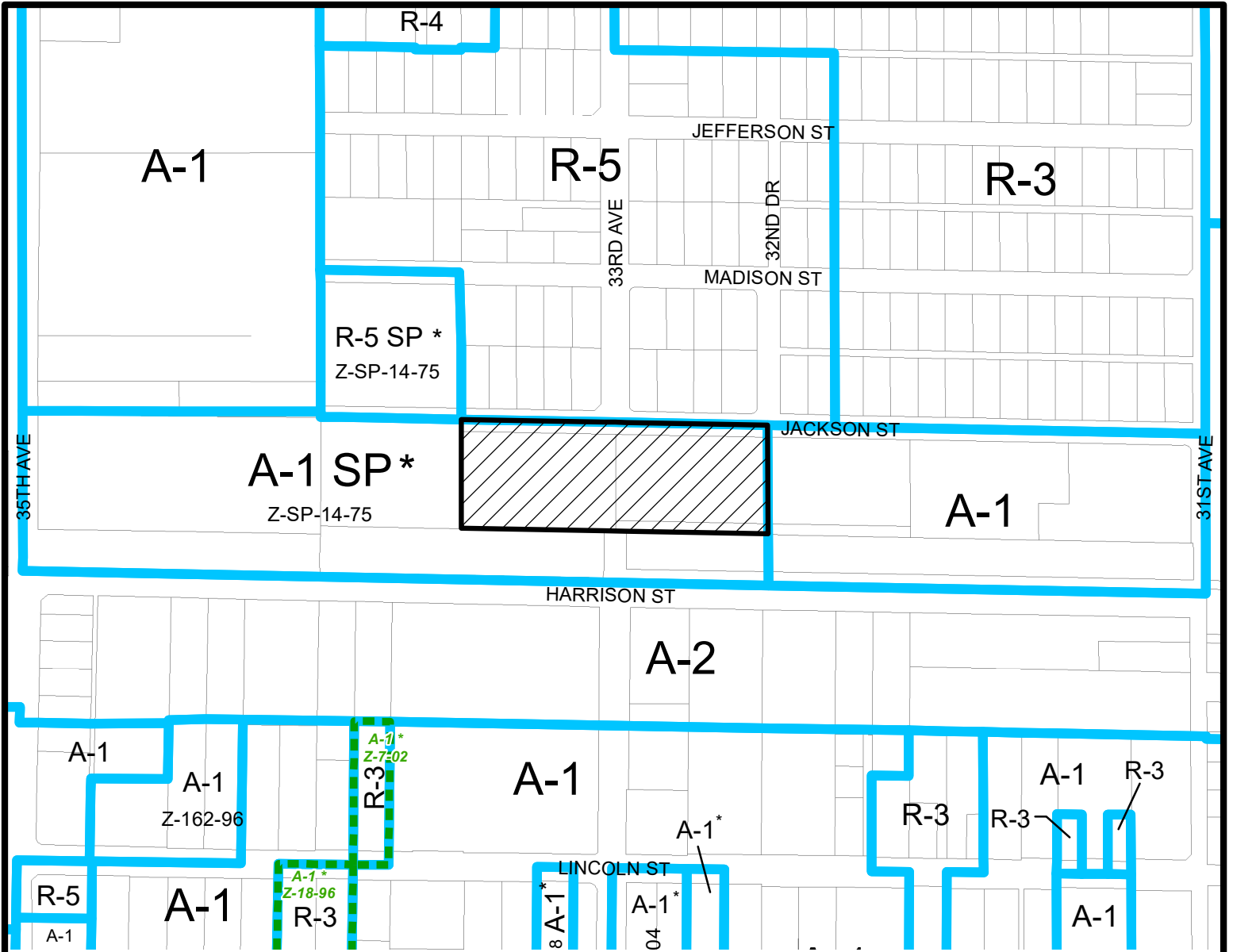
Attachments

Sketch Map

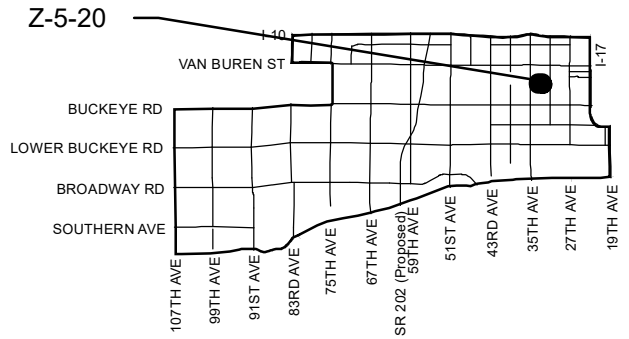
Aerial Map

Conceptual Site Plan date stamped September 18, 2020

Community Correspondence (6 pages)

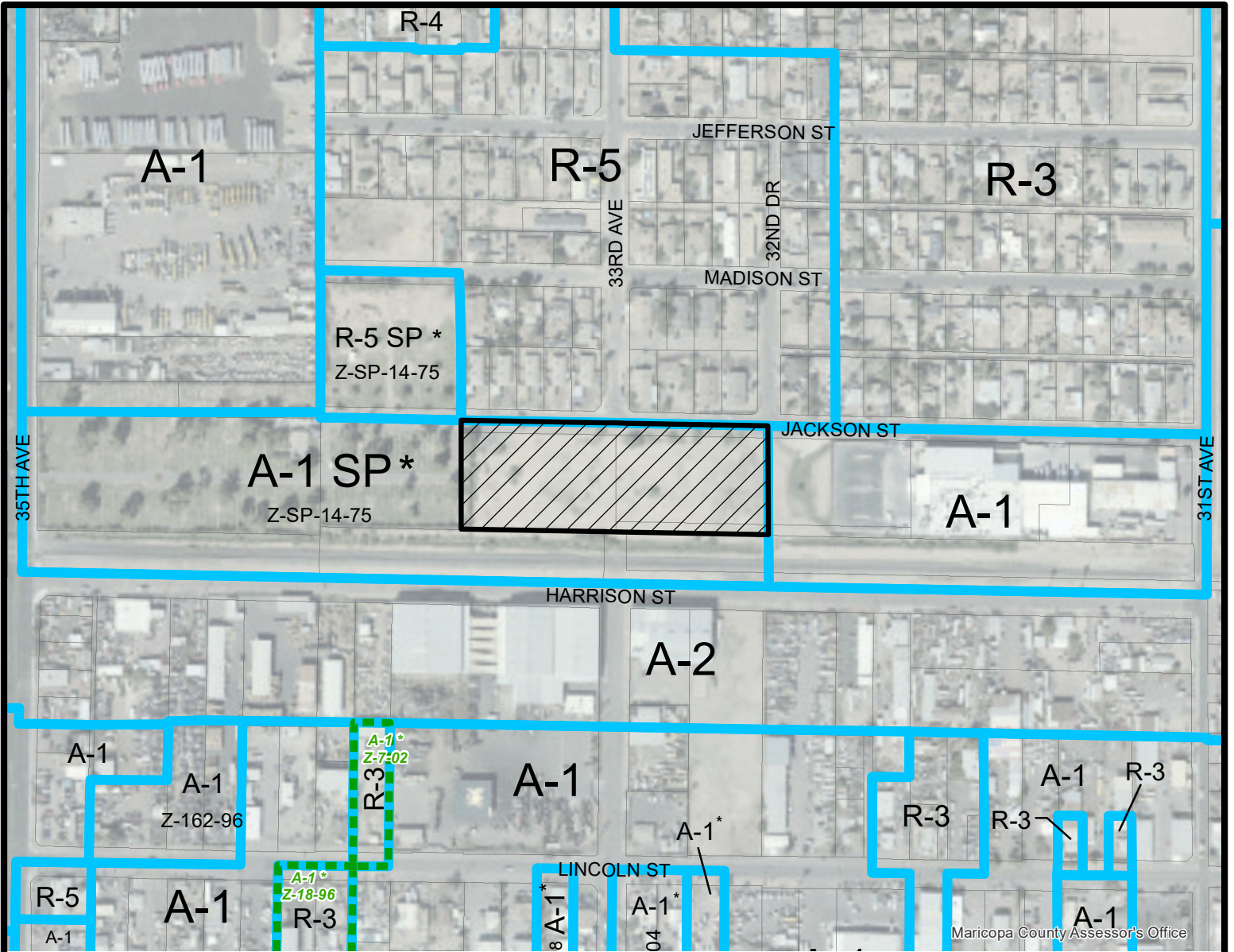


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Milos Minic, Integrated Design		REQUESTED CHANGE:	
APPLICATION NO. Z-5-20		FROM: A-1 SP (3.66 a.c.)	
DATE: 9/28/2020 <small>REVISION DATES:</small>		TO: A-1 (3.66 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.66 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-21		<small>ZONING MAP</small> F-6	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
A-1 SP		N/A	
A-1		N/A	

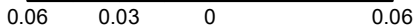
* Maximum Units Allowed with P.R.D. Bonus



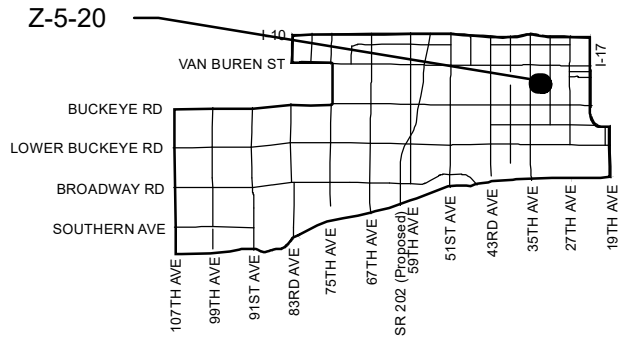
Maricopa County Assessor's Office



Miles

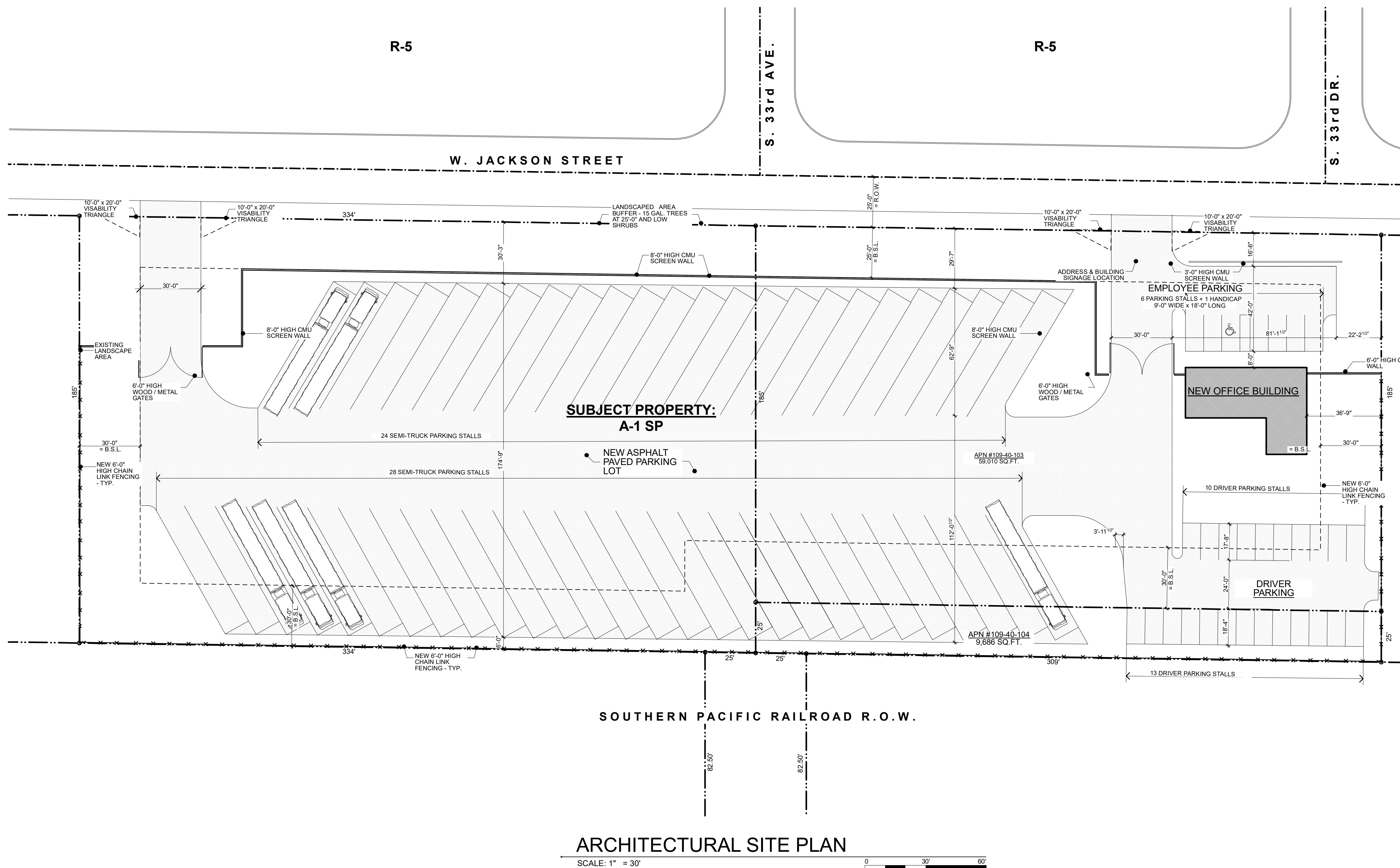


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



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<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.66 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-21		<small>ZONING MAP</small> F-6	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
A-1 SP		N/A	
A-1		N/A	

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



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

GOVERNING BUILDING CODES:

- INTERNATIONAL BUILDING CODE (IBC) 2018
- NATIONAL ELECTRICAL CODE (NEC) 2017
- INTERNATIONAL PLUMBING CODE (IPC) 2018
- INTERNATIONAL MECHANICAL CODE (IMC) 2018
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
- INTERNATIONAL FUEL GAS CODE (IFGC) - 2018
- INTERNATIONAL FIRE CODE (IFC) - 2018
- PHOENIX ZONING ORDINANCE - CURRENT

LEGEND

- NG NATURAL GRADE
- CR CROWN
- TC TOP OF CURB
- TB TOP OF BERM
- R.O.W. RIGHT OF WAY
- MCR MARICOPA COUNTY RECORD
- G GAS LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- — — — — PROPERTY LINE
- - - - - BUILDING SETBACK/ EASEMENT LINE
- — — — — MONUMENT LINE
- — — — — OHE OVERHEAD ELECTRICAL LINE
- — — — — OHT OVERHEAD TELEPHONE LINE
- ← — — — — DRAINAGE DIRECTION

PROJECT DATA

PROJECT DESCRIPTION: A NEW DISPATCH OFFICE & PARKING LOT FOR A TRANSPORT / FREIGHT DELIVERY BUSINESS. THE PARKING LOT WILL SERVE AS TEMPORARY PARKING STORAGE FOR TRUCKS THAT ARE NOT EN ROUTE ON LONG DISTANCE DELIVERIES, DISPATCH OFFICE EMPLOYEES, AND DRIVERS.

PROJECT ADDRESS: 3333 W. JACKSON AVE. PHOENIX, AZ 85009

OWNER INFORMATION: MAT TRUCKING, INC. 5502 WEST LATHAM STREET PHOENIX, AZ 85043

LEGAL DESCRIPTION: PARCEL 1: THE EAST HALF OF LOT 8, BLOCK 3 AND THE WEST HALF OF LOT 6, BLOCK 4, OF WORMSERS ADDITION, ACCORDING TO BOOK 2 OF MAPS PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 8.25 FEET OF SAID LOTS 6 AND 8. PARCEL 2: THAT PORTION OF OSBORN AVENUE, NOW KNOWN AS 33RD AVENUE, SHOWN ON THE PLAT OF WORMSERS ADDITION, ACCORDING TO BOOK 2 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA LYING BETWEEN THE EASTERLY PROPOGATION OF A LINE PARALLEL TO AND 25 FEET SOUTH OF THE NORTH LINE OF LOT 8 IN BLOCK 3, AND THE EASTERLY PROPOGATION OF A LINE PARALLEL TO AND 82.5 FEET NORTH OF THE SOUTH LINE OF LOT 8, BLOCK 3, SAID WORMSERS ADDITION.

APN: 109-39-032A, 109-40-103, 109-40-104; SEE DRAWING

ZONING: A-1

LOT AREA: 3.8 ACRES

QS: Q10-21

APPROVAL STAMP:

CITY OF PHOENIX

SEP 18 2020

Planning & Development
Department

Integrated Design

7277 E. DOUBLETREE RANCH RD. STE. A 220 SCOTTSDALE, AZ 85258
WWW.IDARCHITECTURESTUDIO.COM
P. 602.284.1720

REGISTERED ARCHITECT
CERTIFICATE NO.
50148
MILOS MINIC
DATE ISSUED
11-5-19
ARIZONA, U.S.A.
EXPIRES 9-30-21

A NEW OFFICE BUILDING AND
PARKING LOT FOR:

MAT TRANSPORT, INC.
3333 E. JACKSON STREET
PHOENIX, AZ 85009

info	
author	DA
reviewer	MM
job id.	1909
date issued	NOVEMBER 5, 2019
revisions	
phase	
+	schematic
	design development
	construction documents
	bid set
	submittal
	progress

1909 THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR DUPLICATED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS, SPECIFICATIONS AND USE OF THEM SHALL REMAIN THE PROPERTY OF INTEGRATED DESIGN, L.L.C., WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. COPYRIGHT 2020

Enrique A Bojorquez-Gaxiola

To: PDD Zoning
Cc: Racelle Escobar; Adam Stranieri
Subject: RE: 3333 W. Jackson St. - Re-zoning Case No. Z-5-20-7

From: Joseph Nicosia <JNicosia@la-canasta.com>
Sent: Friday, July 24, 2020 9:45 AM
To: PDD Zoning <zoning@phoenix.gov>
Cc: Josie Ippolito <jippolito@la-canasta.com>
Subject: 3333 W. Jackson St. - Re-zoning Case No. Z-5-20-7

To Whom It May Concern:

We received the attached letter dated July 1, 2020 from Integrated Design and we were schedule to attend the virtual meeting on Monday, July 13th at 9:00am via Zoom pursuant to the Zoom link noted in the letter. We attempted to login, however, a password was required to attend the Zoom meeting which was not included in the letter. I then attempted to contact Integrated Design by telephone as reflected on their letterhead, but the telephone number did not work. I then tried call the City of Phoenix Village Planner, Enrique Bojorquez-Gaxiola, but realized that the phone number for him provided in Integrated Design's letter was missing a digit, so I sent him an email pursuant to the email address in Integrated Design's letter, but the email bounce back undeliverable.

La Canasta has concerns about the proposed re-zoning that it wants addressed, as such, La Canasta requests that the contact information of the City of Phoenix Village Planner that is handling this re-zoning case number Z-5-20-7 as a point of contact and information related to the case. Please provide it as so as possible as I am sure that time is of the essence regarding this matter of re-zoning.

I look forward to your earliest reply.

Regards,

Joseph Nicosia

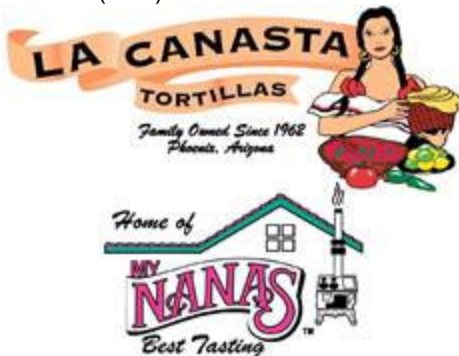
Controller

3101 W. Jackson St.

Phoenix, AZ 85009

Office: (602) 269-7721 Ext. 240

Direct: (602) 730-8678



This e-mail and the files transmitted with it are the property of La Canasta Mexican Foods Products Inc., Tortillas Y Mas L.L.C. dba. My Nana's and/or its affiliates, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipient's or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.

July 1, 2020

Re: 3333 W. Jackson St. – Re-zoning Case No. Z-5-20-7

*Zoning@Phoenix.gov
(602) 262-7131*

Dear Property Owner or Neighborhood Association,

The purpose of this letter is to inform you that MAT Trucking, Inc. has filed a re-zoning request for approximately 3.18 acre site located at 3333 W. Jackson St., rezoning case number Z-5-20-7 SP, to change the current A-1 SP to A-1 zoning by requesting the removal of the special design permit designation. We would like to invite you to a virtual neighborhood meeting to discuss the rezoning request and proposed development.

Enclosed is the cover page of our application and the proposed concept site plan for the development. The following describes our request:

Proposed change: The 3.18 acre lot proposed to be developed consists of three parcels (109-39-032A, 109-40-103, and 109-40-104) all have an SP (Special Permit) associated with all the parcels, which only allows for a cemetery and/or mausoleum use. We are requesting the removal of this allow for the site to be development with a proposed use consisting with the A-1 (Light Industrial) zoning designation, a dispatch office and parking lot for transport / freight delivery business. The parking lot will serve as temporary parking for trucks that are not en route with long distance deliveries, dispatch office & driver personal vehicles. The proposed office will be approximately 1,500 sq. ft.

Existing Use: The current site is an undeveloped, abandoned lot with little or no site lighting that has become a dumping ground for trash and unsafe activities. The current General Plan Land Use Designation is Residential 3.5 to 5 du acre, Industrial with a A-1 SP zoning designation.

A virtual meeting will be held on Monday July 13th from 9am to 10am via Zoom with link <https://us02web.zoom.us/j/85246856024?pwd=RXVpdGQ4NEY2WWpKS0lYYXpTNHkzZz09>.

You are invited to attend the meeting to learn about the project and the proposed zoning. If you are unable to attend the meeting, please contact me or one of my staff at 480.690.5624 to learn more about the case or express your concerns. In addition, information about the project can be obtained on the following website address www.mattransportinc.com. The City of Phoenix Village Planner, Enrique Bojorquez-Gaxiola has been assigned to this case and can be reached at 602.22.6949 and via email at Enrique.bojorquezgaxiola@phoenix.gov. This planner can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. You may also make express any concerns by writing to the City of Phoenix Planning Development Department, 200 W. Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case number. Your letter will be made part of the case file.

Please be advised that meeting and hearings before the Estrella Village Planning Committee and Planning Commission are planned to review this case. Specific meeting and hearing dates have not been set yet. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or address concerns that you may have regarding this proposal. I can be reached at 480.690.5624 or milos@idarchitecturestudio.com.

Milos Minic | *Principal*

Integrated Design

