



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-74-15-7**  
February 8, 2016

**Estrella Village Planning Committee Meeting Date:** February 16, 2016  
**Planning Commission Hearing Date:** March 3, 2016  
**Request From:** C-1 (0.15 acres)  
R1-8 (6.89 acres)  
**Request To:** C-2 (7.04 acres)  
**Proposed Use:** Retail, Restaurant, Daycare  
**Location:** Approximately 358 feet east of the southeast corner of 83rd Avenue and Lower Buckeye Road  
**Owner/Applicant:** Perez Investments, LLLP Lisa Bray  
**Representative:** Randall Raskin  
**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 2 to 3.5 du/acre	
<b>Street Map Classification</b>	Lower Buckeye	Arterial	33-foot south half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY &amp; CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></b></p> <p>The proposed development is consistent in scale and character with the surrounding land use pattern.</p> <p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY &amp; CHARACTER; LAND USE PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding</i></b></p>			

***neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

The proposed development provides appropriate building and landscape setbacks which will mitigate any possible negative impacts on adjacent residential properties.

***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.***

The subject site is located in the Southwest Phoenix Major Employment Center area. The proposed land uses will support employment opportunities within the Estrella Village.

**Area Plans**

Estrella Village Plan – Please see #4

Estrella Village Arterial Street Program – Please see #5

Estrella Village Multi-Purpose Trails Plan – Please see #8

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R1-8, C-1
<b>North</b>	Retail, Self-Storage, Single-Family	C-2 PCD, C-2 SP PCD, R1-8 PCD
<b>South</b>	Vacant	R1-8
<b>East</b>	Single-Family	R-2
<b>West</b>	Vacant	C-1

**C-2 (Intermediate Commercial)**

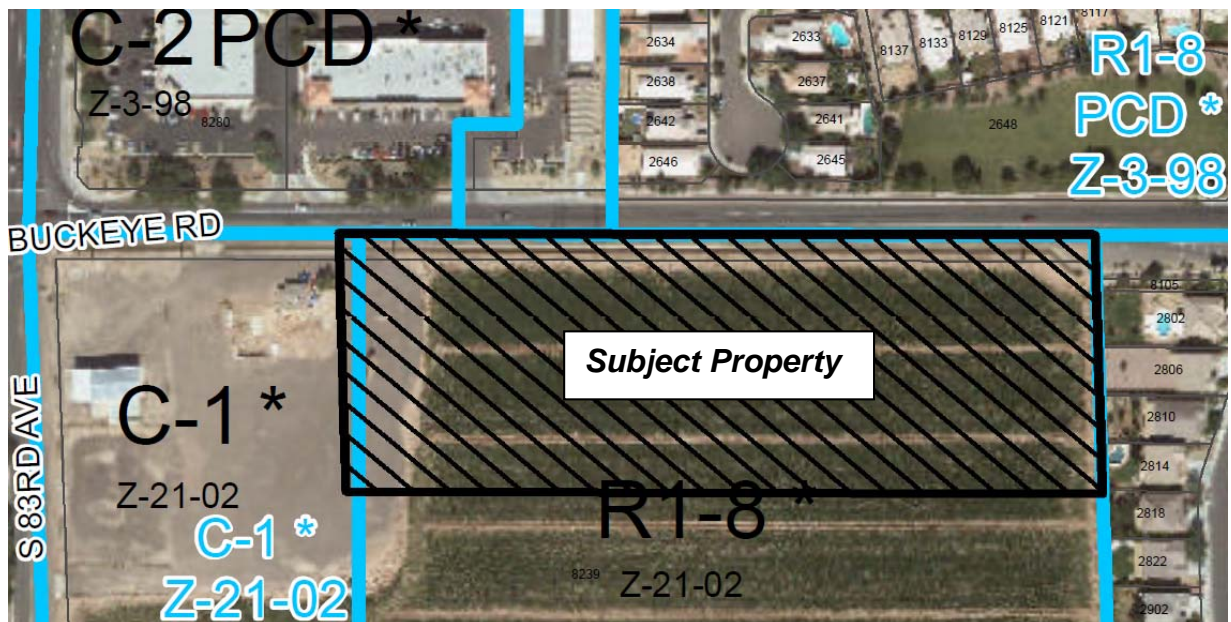
<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street	Average 25'	Minimum 130 feet (Met)
Side	When adjacent to R1-8 (building height 30'): 50'	East: Approximately 80 feet (Met)
	When adjacent to C-1 (building height 30'): 0'	West: Approximately 180 feet (Met)
Rear	When adjacent to R1-8 (building height 30'): 50'	Minimum 75 feet (Met)
<i>Landscaped Setbacks</i>		

Street – Lower Buckeye	Average 25'	Approximately 35' (Met)
Side	When adjacent to C-1 – 0'	0' (Met)
Side	When adjacent to R-2 – Minimum 10'	Future Development
Rear	When adjacent to R1-8 – Minimum 10'	Minimum 15' (Met)
Lot Coverage	Not to exceed 50%	10% (Met)
Building Height	2 stories, 30'	1 story, 30' (Met)
Parking	1 per 300 s.f. floor area (98 spaces)	201 spaces (Met)
		* Variance Required

**Background/Issues/Analysis**

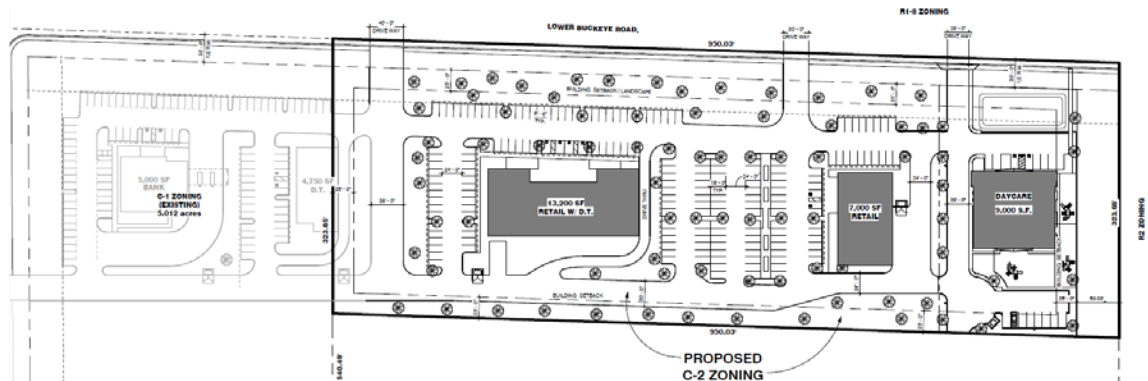
**SUBJECT SITE**

1. This request is to rezone a 7.04 acre site located approximately 358 feet east of the southeast corner of 83rd Avenue and Lower Buckeye Road. The applicant is requesting to change the entitlements from C-1 (Neighborhood Retail) and R1-8 (Single-Family Residential) to C-2 (Intermediate Commercial) to allow retail, restaurant, and a daycare.



2. The General Plan Designation for the subject parcel and the adjacent parcel to the west is Residential 2 – 3.5 du / acre. The combined acreage of all abutting zoning on the same side of the street, within no more than 150 feet from the

subject site, which is also not in conformance with the General Plan, exceeds 10 gross acres. However, a general plan amendment is not required because the proposal consists of a neighborhood shopping center at a major street corner location and the combined net acreage of the parcels does not exceed 12 acres.



### SURROUNDING USES & ZONING

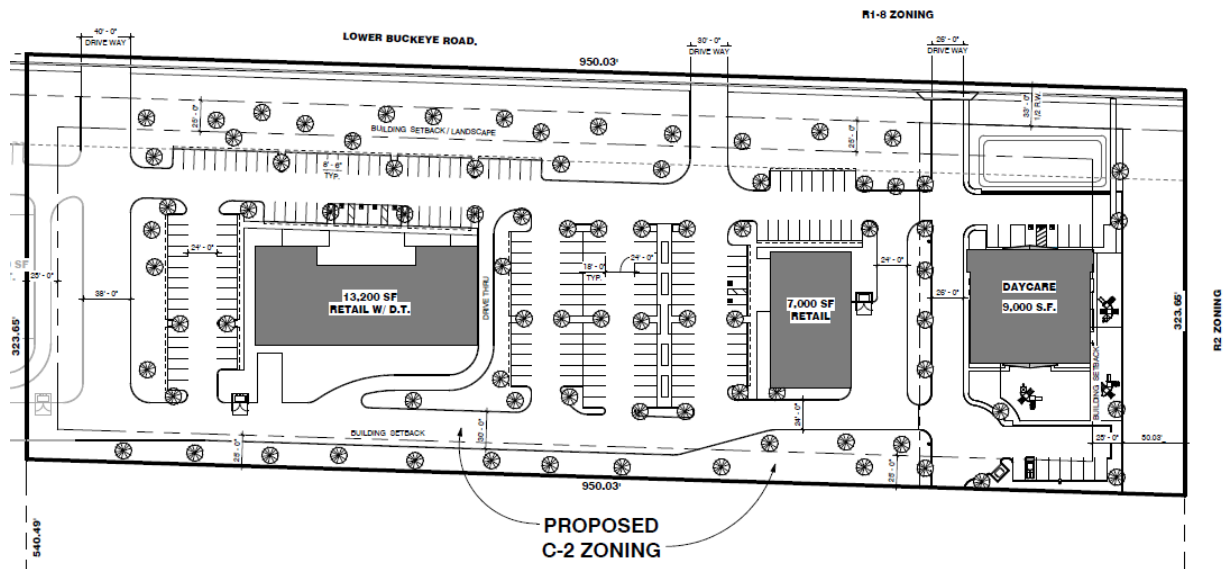
3. The subject site is currently vacant undeveloped land. To the northwest across Lower Buckeye Road is a commercial center containing a Walgreens pharmacy, a small retail strip center, and the entrance to a self-storage facility. To the northeast across Lower Buckeye Road is a single-family subdivision. Immediately east is a single-family subdivision. A church is proposed south of the site which is undeveloped land and zoned R1-8. West of the site is a largely undeveloped parcel zoned C-1 containing a small residence and office building.

### AREA PLANS

4. The Estrella Village Plan was adopted by the Phoenix City Council in 1999 and identifies goals for development within the Village. One of the goals states that retail centers should be located at major intersections where there is a concentration of residential neighborhoods to be served. The subject property is approximately 300 feet from a major intersection and has sole access on an arterial road. Further, the dominant land use pattern in the area is residential.
5. The Estrella Village Plan also led to the establishment of the Estrella Village Arterial Street Landscaping Program. This Program includes a tree theme, a landscape palette, and other landscaping regulations designed specifically for Lower Buckeye Road. Adherence to these standards will ensure that the future development will provide appropriate landscaping designed to complement the Estrella Village character. A stipulation is included that requires adherence to these standards.

### PROPOSAL

- The site plan depicts three commercial buildings on the property including a 13,200 square foot retail building with a drive through facility, a 7000 square foot retail building, and a 9000 square foot daycare. Ingress and egress will be provided at three driveways along Lower Buckeye Road. Staff recommends a stipulation requiring general conformance to the site plan, with specific regard to the east/west connectivity throughout the site, and general conformance to the elevations. The easternmost 50 feet of the subject site is intended to develop as a drive aisle to access a proposed church facility south of the site. The site plan proposes no development in this area at this time.



- The site plan includes landscaping at a minimum of 15 feet in width along the south property line. Additionally, there is a queuing lane for a drive through for the western most building beginning at the rear of the property. Staff recommends a stipulation requiring a minimum landscape setback of 25 feet along the south property line in order to buffer the adjacent residentially zoned properties. Staff also recommends a stipulation requiring that this landscape setback be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center with a minimum of five (5) 5-gallon shrubs per tree.

#### PARKS & RECREATION

- The Parks & Recreation Department is requiring the developer dedicate a 30-foot multi-use trail easement along the south side of Lower Buckeye Road and to construct a 10-foot multi-use trail within this easement. The Estrella Village Multi-Purpose Trails Plan requires an 8-foot trail on Lower Buckeye Road at this location. Staff has stipulated that the developer comply with the design guidelines in this plan as well as Parks & Recreation Department standards.

## STREETS

9. The Street Transportation Department has identified stipulations for the site including right of way dedications for the south half of Buckeye Road, paving and various street improvements along Lower Buckeye Road, submittal of paving plans, and the completion of a Developer Project Information Form for the MAG Transportation Improvement Program. The Developer Information Form is a requirement of the EPA to meet clean air quality requirements.

## OTHER

10. Development and use of the site is subject to all applicable codes and ordinances. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

## Findings

1. The request is not consistent with the General Plan land use designation of Residential 2 – 3.5 du/acre, but a General Plan amendment is not required.
2. The C-2 zoning district will allow development that is consistent in scale and character with the surrounding land use pattern.
3. The proposal provides employment opportunities and commercial services for residents in the surrounding area.

## Stipulations

1. The development shall be in general conformance with the site plan date stamped January 11, 2016, with specific regard to the east/west connectivity throughout the site and with the C-1 parcel to the west, and the elevations date stamped November 18, 2015, as modified by the following stipulations, as approved by the Planning and Development Department
2. A minimum 25 foot landscape setback shall be provided along the south property line, as approved by the Planning and Development Department.
3. The landscape setback along the south property line shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.

4. The development shall conform to the Estrella Village Arterial Street Landscaping Program as approved by the Planning and Development Department.
5. The developer shall dedicate a 30-foot multi-use trail easement along the south side of Lower Buckeye Road, as approved by the Planning and Development Department.
6. A 10-foot wide multi-use trail shall be constructed along Lower Buckeye Road and shall be improved per Parks and Recreation Department standards and the Estrella Multi-Purpose Trail Plan, as approved by the Planning and Development Department.
7. Right-of-way totaling 55 feet shall be dedicated for the south half of Buckeye Road for the length of the project, as approved by the Planning and Development Department.
8. The developer shall provide the following as approved by the Street Transportation Department. All improvements shall comply with all ADA accessibility standards.
  - a. Paving along the south side of Lower Buckeye Road
  - b. Improvements including paving, curb, gutter, median island, 5' detached sidewalk, street lights and other necessary incidentals as required.
  - c. City of Phoenix standard paved transition tapers to all existing improvements.
9. The developer shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department.

**Writer**

Adam Stranieri

January 29, 2016

**Team Leader**

Joshua Bednarek

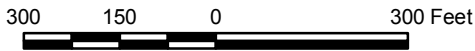
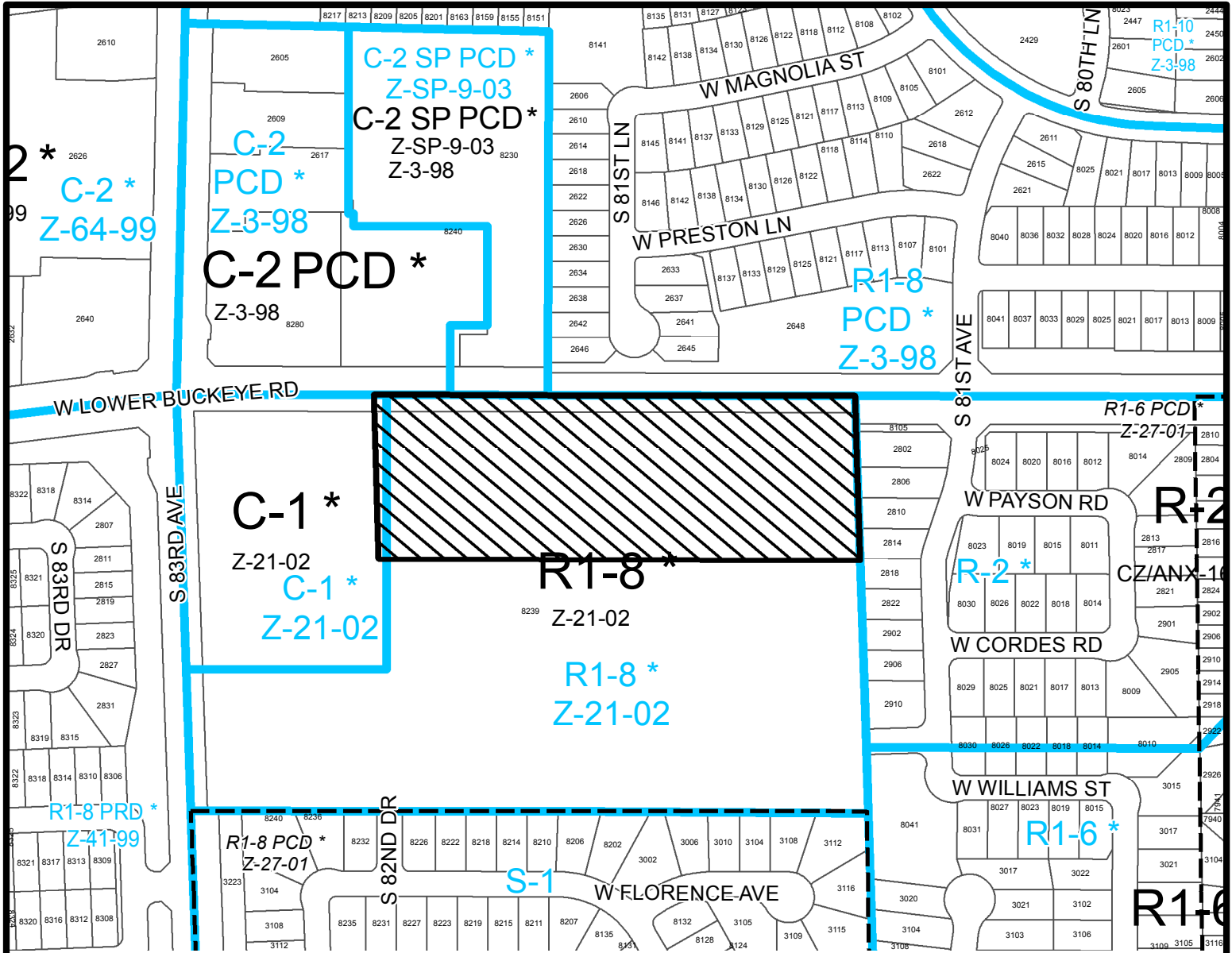
**Attachments**

Zoning sketch

Aerial

Site plan date stamped January 11, 2016 (1 page)

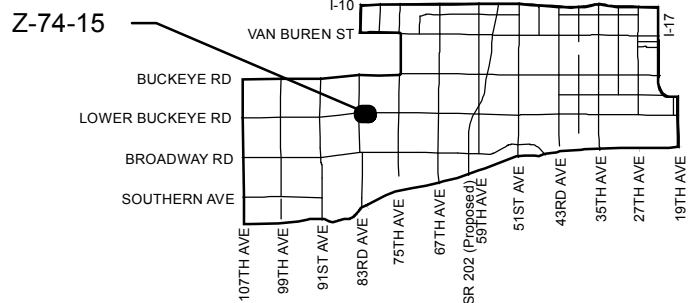
Elevations dated stamped November 18, 2015 (2 pages)



CITY OF PHOENIX PLANNING DEPARTMENT

**ESTRELLA VILLAGE**

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME:

Perez Investments, LLLP Lisa Bray

REQUESTED CHANGE:

FROM: R-1-8 (6.89 a.c.)  
C-1 (0.15 a.c.)

APPLICATION NO. Z-74-15

DATE: 12/7/15  
REVISION DATES:

1/15/16

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

7.04 Acres

AERIAL PHOTO & QUARTER SEC. NO.  
QS 6-9

ZONING MAP  
E-3

TO: C-2 (7.04 a.c.)

MULTIPLES PERMITTED

R-1-8, C-1  
C-2

CONVENTIONAL OPTION

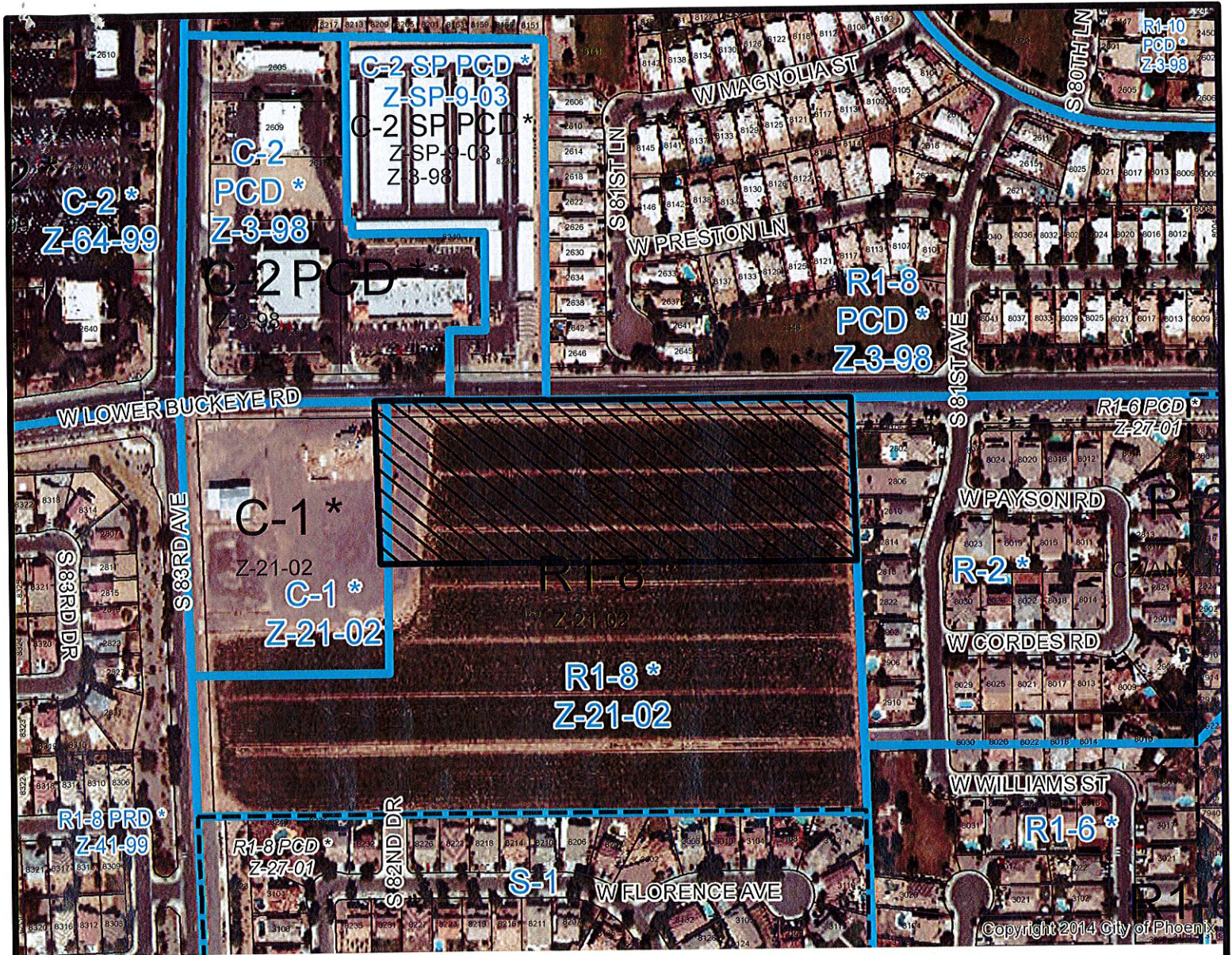
27, 2  
102

\* UNITS P.R.D. OPTION

35, 2  
122

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



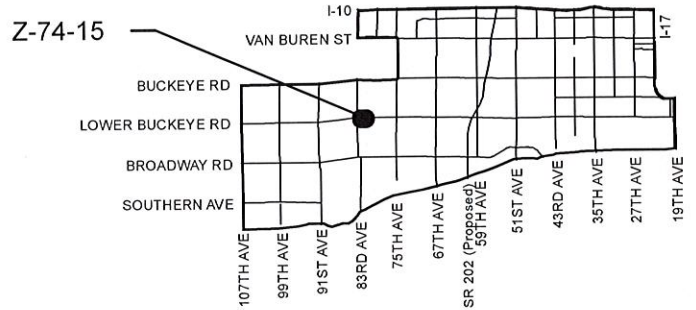


300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

**ESTRELLA VILLAGE**

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Perez Investments, LLLP Lisa Bray

**REQUESTED CHANGE:**

FROM: R1-8 (6.89 a.c.)  
C-1 (0.15 a.c.)

APPLICATION NO. Z-74-15

DATE: 12/7/15

REVISION DATES:

1/15/16

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

7.04 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 6-9

ZONING MAP

E-3

TO: C-2 (7.04 a.c.)

**MULTIPLES PERMITTED**

R1-8, C-1

C-2

**CONVENTIONAL OPTION**

27, 2

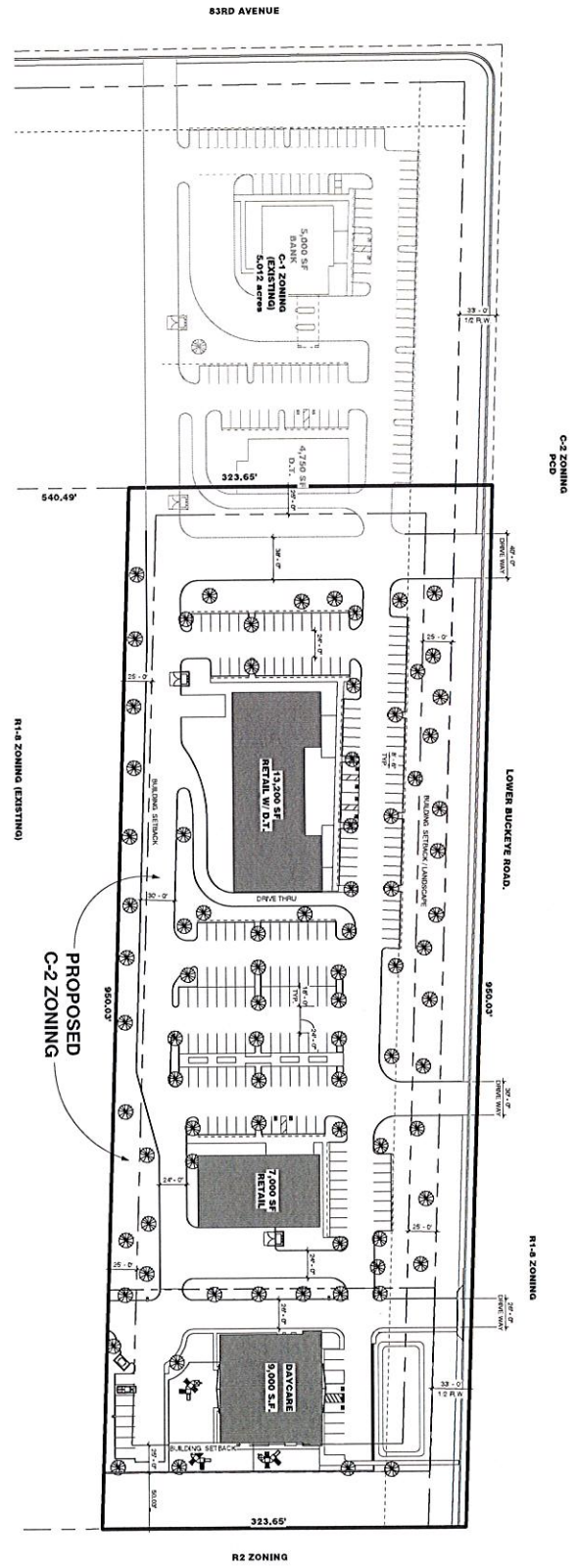
102

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

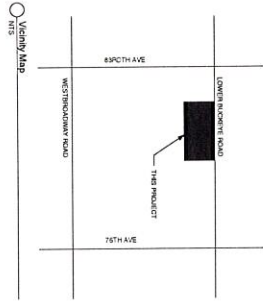
35, 2

122

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



Overall Site Plan  
1" = 50'-0"



- CITY OF PHOENIX SITE PLAN NOTES**
1. DEVELOPMENT A USE OF THE SITE SHALL COMPLY WITH ALL APPLICABLE CODES.
  2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  3. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  4. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  5. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  6. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  7. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  8. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  9. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.
  10. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA AND MUST BE SUBJECT TO THE CITY OF PHOENIX WATER SERVICES AREA.

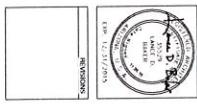
**PROJECT DATA**

PROJECT ADDRESS	83RD AND LOWER BUCKEY ROAD
APPLICABLE ZONING	R2 ZONING
APPLICABLE PARCEL #	104000000
LOT AREA	326,000 S.F.
TOTAL LOT AREA	326,000 S.F.
QUARTERS SECTION	33
BUILDING HEIGHT	33
BUILDING AREA (FOOTPRINT)	29,200 S.F. TOTAL
CONSTRUCTION TYPE	4-4
STORIES	4-4
LOT COVERAGE	10%
FLOOR AREA RATIO	10%
FIRE CHARGES REQUIRED	YES
IN-USE CALCULATION	7,000 S.F. / 7,000 S.F. = 1
IN-USE CALCULATION	9,000 S.F. / 7,000 S.F. = 1.286
TOTAL CHART ROOMING REQUIRED	9,000 S.F. / 7,000 S.F. = 1.286
TOTAL CHART ROOMING REQUIRED	9,000 S.F. / 7,000 S.F. = 1.286

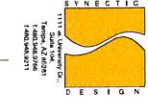


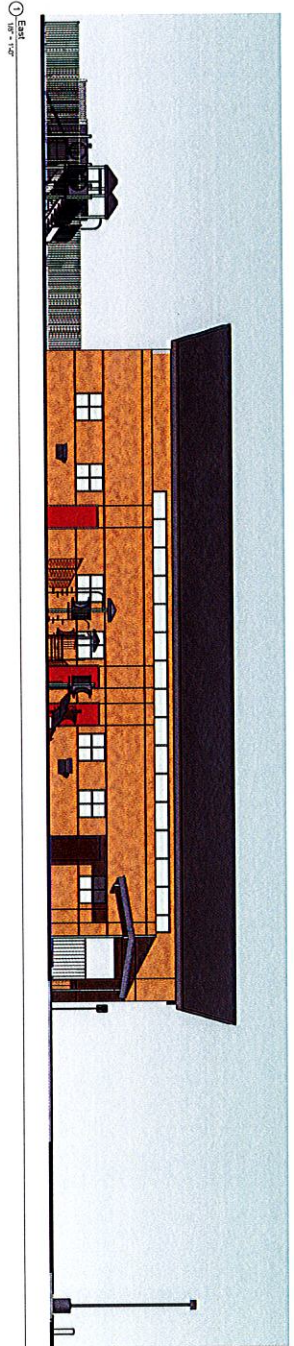
DATE	12/28/15
PROJECT NO.	36073
SCALE	AS SHOWN
DRAWN BY	JLH
CHECKED BY	SKM
DATE	1/8/2016

**A1.0**  
SITE PLAN

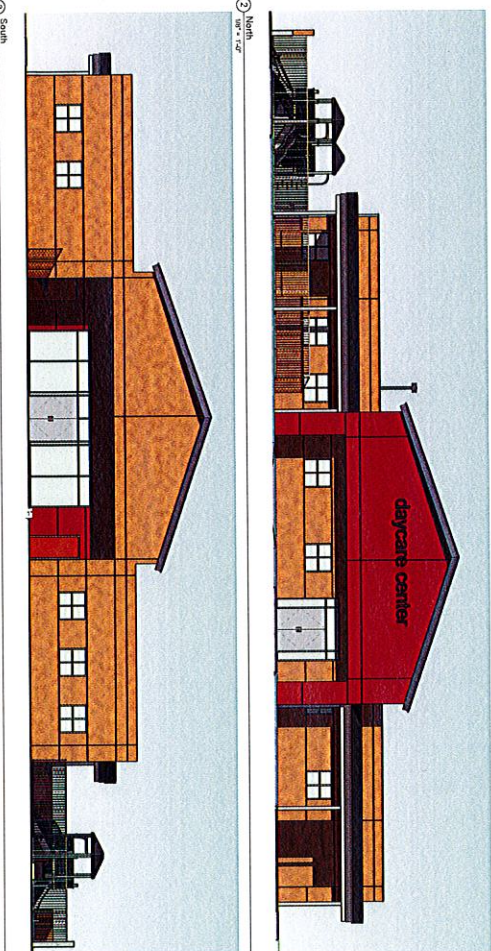


**83rd AND LOWER BUCKEY RETAIL CENTER**  
SE CORNER LOWER BUCKEY AND 83RD AVENUE



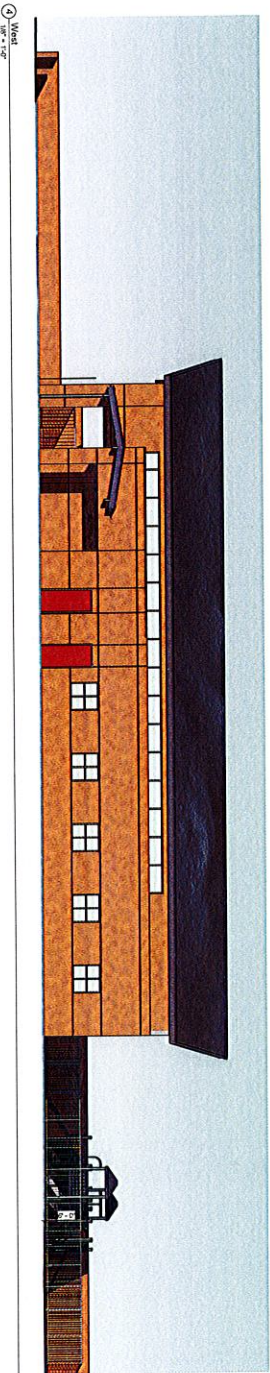


① East  
1/8" = 1'-0"



② North  
1/8" = 1'-0"

③ South  
1/8" = 1'-0"



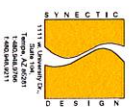
④ West  
1/8" = 1'-0"

**SHEET KEYED NOTES**

- 1. SEE GENERAL NOTE
- 2. SEE GENERAL NOTE
- 3. SEE GENERAL NOTE
- 4. SEE GENERAL NOTE

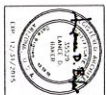
**BUILDING SECTION GENERAL NOTES**

- 1. SEE GENERAL NOTE
- 2. SEE GENERAL NOTE
- 3. SEE GENERAL NOTE
- 4. SEE GENERAL NOTE



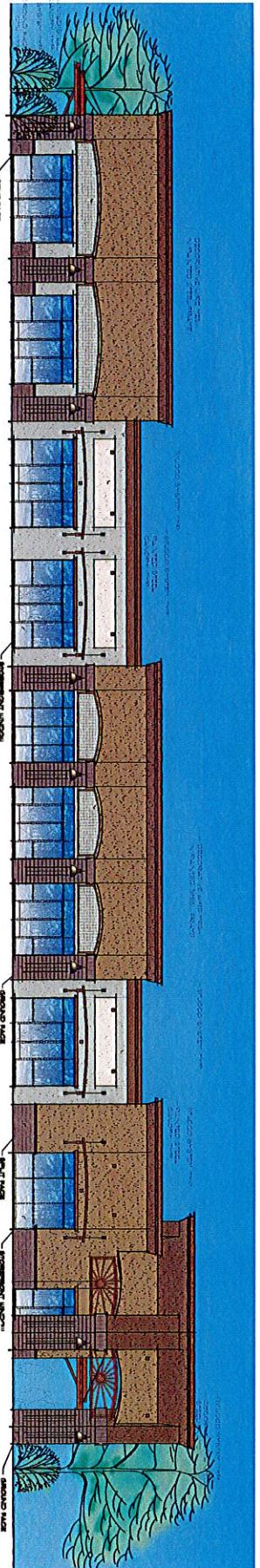
**83rd AND LOWER BUCKEY  
 RETAIL CENTER**

SE CORNER LOWER BUCKEY AND 83RD AVENUE

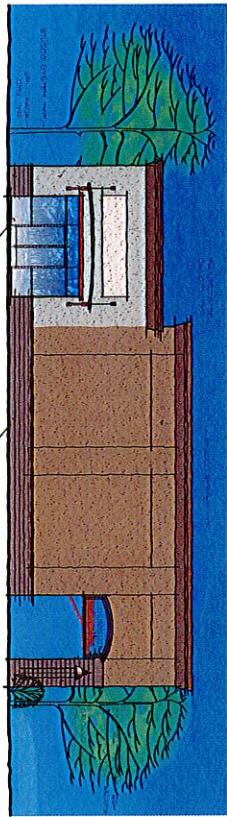


REVISION	DATE	BY	CHKD	DESCRIPTION

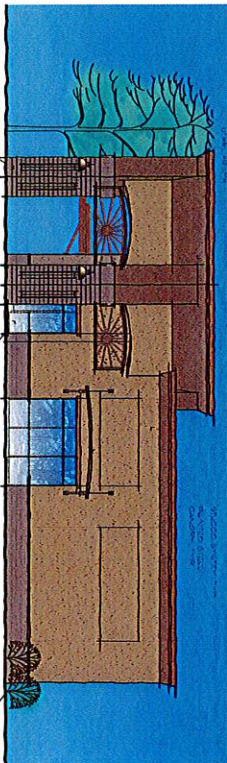
DRAWN BY: DLS  
 CHECKED BY: DLS  
 DATE: 10/13/15  
 SHEET: A3.2  
 PROJECT: 3607  
 TITLE: BUILDING SECTION GENERAL NOTES



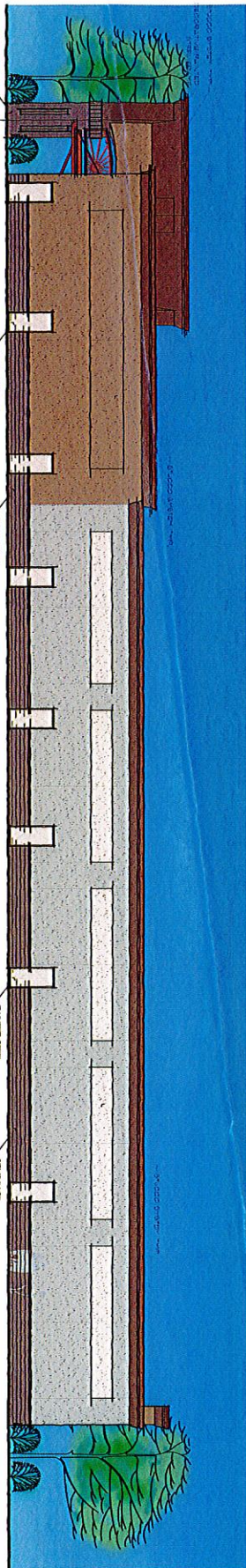
North Elevation



East Elevation



West Elevation



South Elevation

**83rd AND LOWER BUCKEY  
 RETAIL CENTER**

SE CORNER LOWER BUCKEY AND 83RD AVENUE



NO.	REVISION

Title: **Contract Plan**  
 Drawn By: **SPH**  
 Checked By: **LSB**  
 Design Project No: **3607**  
 Date: **10.13.13**

Scale: **A3.1**  
 EXTENSION ELEVATIONS