



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-8-24-7**  
February 15, 2024

**Estrella Village Planning Committee** February 20, 2024

**Meeting Date:**

**Planning Commission Hearing Date:** March 7, 2024

**Request From:** [RE-35](#) (Single-Family Residence District) (111.30 acres) and [R1-8](#) (Single-Family Residence District) (1.02 acres)

**Request To:** [CP/GCP](#) (Commerce Park District/General Commerce Park Option) (112.32 acres)

**Proposal:** Flex commerce park general commerce park buildings

**Location:** Approximately 1,170 feet north of the northwest corner of 67th Avenue and Lower Buckeye Road

**Owner:** Property Reserve Arizona, LLC c/o Brett Hopper

**Applicant:** Stephanie Watney, Withey Morris Baugh, PLC

**Representative:** Jason Morris, Withey Morris Baugh, PLC

**Staff Recommendation** Approval, subject to stipulations

<b><u>General Plan Conformity</u></b>			
<b><u>General Plan Land Use Map Designation</u></b>		Current: Industrial, Mixed Use (Commercial / Commerce/Business Park) and Residential 3.5 to 5 dwelling units per acre	
		Proposed (GPA-EST-2-24-7): Commerce/Business Park	
<b><u>Street Map Classification</u></b>	67th Avenue	Arterial	33 to 38-feet west half street
	71st Avenue	Local (North of Durango Street) Minor Collector (South of Durango Street)	0-feet east half street
	Durango Street	Minor Collector	0 feet

**CONNECT PEOPLE AND PLACES CORE VALUE, OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposal, as stipulated, will be required to provide a 100-foot landscape setback adjacent to proposed multifamily residential uses to the south. Furthermore, landscape setbacks and retention areas will be planted with large caliper shade trees to further screen the proposed development from adjacent land uses.

**CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.**

Located adjacent to an arterial street, the proposal, as stipulated, will provide elements for transit, pedestrians, and bicyclists in order to promote walking and alternative transportation. These elements include shaded detached sidewalks along public streets and bicycle parking located on site.

**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 public sidewalks, amenity areas and parking. 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](#): Background Item No. 6.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 7.

[Complete Streets Guiding Principles](#): Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): Background Item No. 9.

[Tree and Shade Master Plan](#): Background Item No. 10.

[Monarch Butterfly Pledge](#): Background Item No. 11.

[Transportation Electrification Action Plan](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

[Zero Waste PHX](#): Background Item No. 15.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	RE-35 and R1-8
<b>North</b>	Warehouses and outdoor storage	A-1
<b>East (across 67th Avenue)</b>	Single-family residential	R1-6 and R1-8
<b>South</b>	Vacant (proposed multifamily residential and school)	R-2 and RE-35
<b>West (across 71st Avenue)</b>	Warehouses and single-family residential	A-1 and R1-8

<b>Commerce Park / General Commerce Park Option</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed site Plan</u></b>
<b><i>Minimum Building Setbacks</i></b>		
North (Perimeter, adjacent to A-1)	20 feet	Approximately 180 feet (Met)
East (Perimeter, adjacent to 67th Avenue)	30 feet	Approximately 100 to 248 feet (Met)
South (Perimeter, adjacent to R-2)	20 feet	192 feet (Met)
South (Perimeter, adjacent to RE-35)	20 feet	Approximately 600 feet (Met)
West (Perimeter, adjacent to RE-35)	20 feet	165 feet (Met)
West (Perimeter, adjacent to 71st Avenue)	30 feet	245 feet (Met)

<b>Minimum Landscaped Setbacks</b>		
North (Perimeter, adjacent to A-1)	5 feet	50 feet (Met)
East (Perimeter, adjacent to 67th Avenue)	30 feet	30 feet (Met)
South (Perimeter, adjacent to R-2)	5 feet	101 feet – 122 feet (Met)
South (Perimeter, adjacent to RE-35)	5 feet	Approximately 240 feet (Met)
West (Perimeter, adjacent to RE-35)	5 feet	93 feet (Met)
West (Perimeter, adjacent to 71st Avenue)	30 feet	52 feet (Met)
Maximum Lot Coverage	50%	37% (Met)
Maximum Building Height	18-foot maximum height is permitted within 30 feet of the perimeter lot line, then one-foot of additional height is allowed for every 3 feet of additional setback, maximum 56 feet to 80 feet with a use permit and site plan.	52 feet (Met)
Minimum Parking Requirements	<p>Unspecified Use (Shell Building): For buildings between 150,001 square feet to 500,000 square feet, 1 space per 2,000 square feet.</p> <p>Unspecified Use (Shell Building): For buildings greater than 150,001 square feet, 1 space per 2,500 square feet.</p> <p>778 spaces required</p>	1,664 parking spaces (Met)

\*Variance or Site Plan modification needed

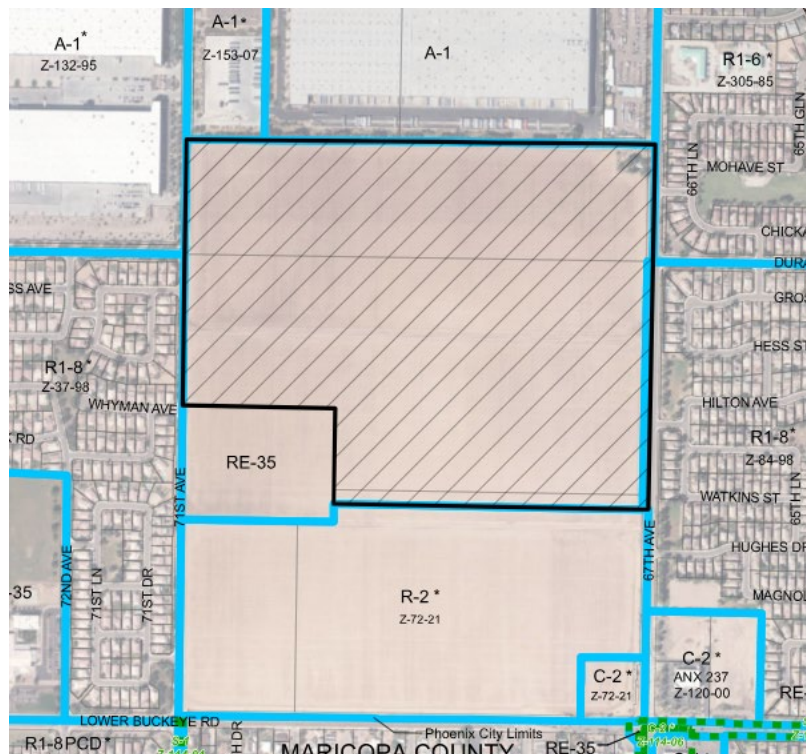
## **Background/Issues/Analysis**

### SUBJECT SITE

1. This request is to rezone 112.32 acres located approximately 1,170 feet north of the northwest corner of 67th Avenue and Lower Buckeye Road from RE-35 (Single-Family Residence District) to CP/GCP (Commerce Park District/General Commerce Park Option) to allow flex commerce park general commerce park buildings. The site is currently vacant and undeveloped. The proposed CP/GCP zoning will support new employment opportunities within the Estrella Village.

### SURROUNDING LAND USES AND ZONING

2. The area to the north consists of numerous warehouses and outdoor storage zoned A-1. To the east, across 67th Avenue, are single-family residences zoned R1-6 (Single-Family Residence District) and R1-8 (Single-Family Residence District). Vacant property owned by the Fowler School District is located southwest of the subject site and zoned RE-35 (Single-Family Residence District). Vacant land, proposed as a multifamily development is located south of the site, zoned R-2 (Multifamily Residence District). A warehouse building is located to the northwest of the site across 71st Avenue, zoned A-1 (Light Industrial District). Finally, west of the subject site, across 71st Avenue, is a single-family residential development zoned R1-8.



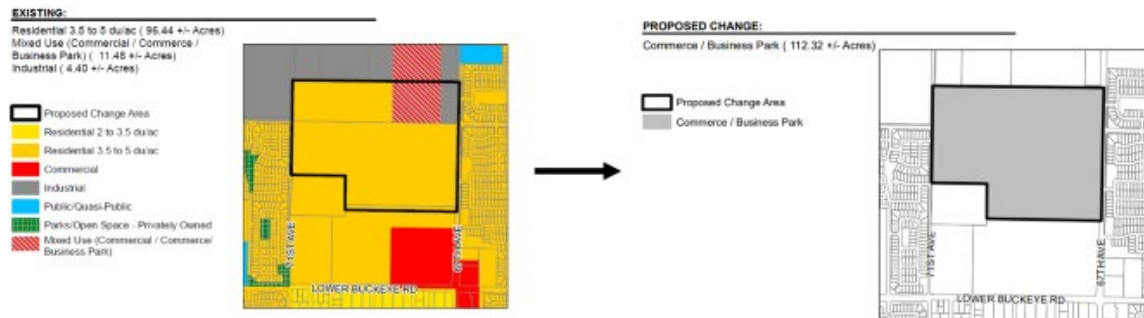
Existing Zoning Aerial Map  
Source: Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATION

3. The majority of the subject site is designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. A portion of the northeast corner is designated Industrial, and the remainder of the site is designated as Mixed Use (Commercial / Commerce/Business Park).

The property to the north is designated as Industrial and Mixed Use (Commercial / Commerce/Business Park). East of the subject site, across 67th Avenue, south, and west across 71st Avenue is designated Residential 3.5 to 5 dwelling units per acre. Northwest of the subject site, across 71st Avenue, is designated as Industrial.

To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-EST-2-24-7, is proposed to change the land use map designation of the entire site to Commerce/Business Park. The requested CP/GCP zoning is consistent with the proposed General Plan Land Use Map designation.



General Plan Land Use Map  
Source: Planning and Development Department

### PROPOSAL

4. **Site Plan**

The conceptual site plan depicts a proposed east-west public street from 67th Avenue to 71st Avenue. A 1,242,000-square foot warehouse building is proposed north of the street adjacent to the existing warehouse uses to the north. Commercial parking and loading docks will be located north and south of the building, away from public view. South of the street are three smaller warehouse buildings ranging from approximately 177,000 to 190,000 square feet. Loading docks are proposed internal to the site and the buildings are surrounded by employee and customer parking. The proposed site plan depicts an approximate 120-foot landscape setback along the south perimeter adjacent to the proposed multifamily residential development and vacant land belonging to the Fowler School District. The Street Transportation Department has indicated that Durango Street must be built straight across the alignments located along



71st Avenue and 67th Avenue. The Durango Street alignment is located north of the proposed public street. As a result, staff does not recommend general conformance to the site plan. In order to ensure an enhanced buffer adjacent to proposed residential uses, staff recommends Stipulation Nos. 5 and 6 to ensure the large landscape setbacks proposed adjacent to residential uses and enhanced planting standards. Due to the number of proposed commerce park buildings, staff recommends Stipulation No. 2 which would require shaded employee resting areas.



*Master Site Plan*

Source: Butler Design Group, Inc.

**5. Elevations**

The conceptual building elevations, attached as an exhibit, depict four 52-foot-tall industrial/commerce park buildings. The conceptual building elevations depict architectural features that include variation in colors, building articulation, and emphasizes the corner of each building. Staff is recommending general conformance to these building elevations per Stipulation No. 1.



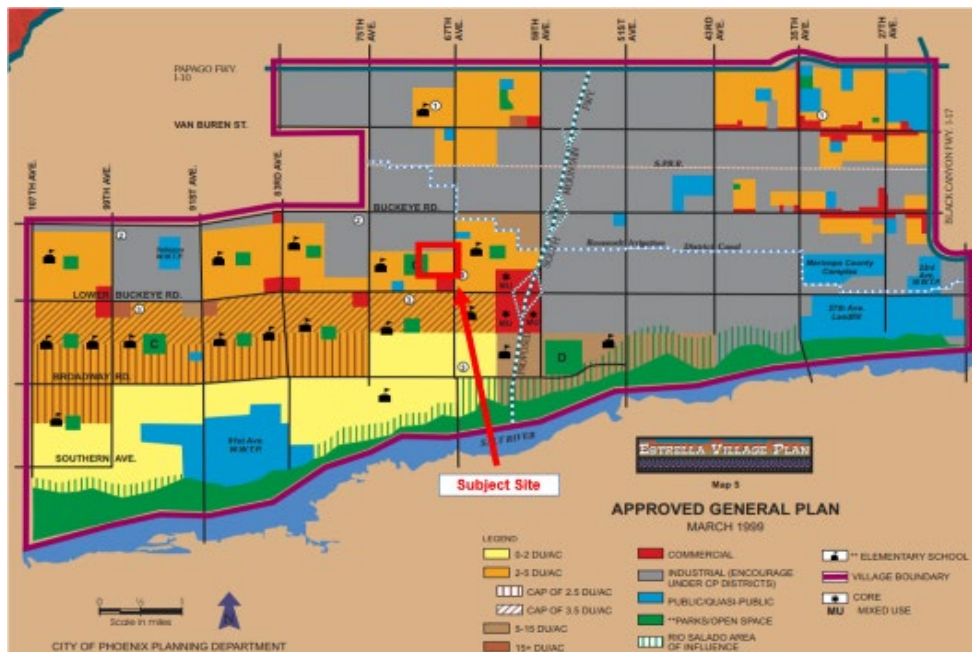
*Conceptual Building Rendering*  
Source: Butler Design Group, Inc.

## PLANS, OVERLAYS, AND INITIATIVES

### 6. Estrella Village Plan

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



*Estrella Land Use Map*

Source: Planning and Development Department



Goal 1, "Growth", recommends industrial development to utilize commerce park development standards. The proposed CP/GCP zoning will act as a buffer between the industrial uses to the north zoned A-1 and the proposed multifamily residential uses to the south zoned R-2. The proposal will include enhanced landscape buffers, street frontages and enhanced building elevations facing the public streets. This is addressed in Stipulation Nos. 1, 5, and 6.

Goal 5, "Urban Design", Objective D, "Street Appearance" recommends industrial properties along major streets and adjoining residential neighborhoods to be well landscaped and open storage and activity screened from view. Several stipulations as recommended by staff and would promote enhanced urban design along the streetscapes. Lastly, Stipulation Nos. 17, 19, and 22 includes provisions for a detached sidewalk along Durango Street, 71st Avenue and 67th Avenue with enhanced landscaping between the back of the curb and sidewalk.

7. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to 67th Avenue, an arterial street. Thus, staff recommends Stipulation No. 13 to require adherence with the Estrella Village Arterial Street Landscaping Program requirements along the street frontage to promote the community's character.

8. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 3. Stipulation Nos. 17, 19, and 22 will help pedestrianize the immediate street frontage by providing a detached sidewalk along Durango Street, 67th Avenue, and 71st Avenue. Furthermore, bicycle parking will be required on the site to encourage alternative transportation. This is addressed in Stipulation No. 4. In addition, any street improvements must comply to City of Phoenix and ADA standards. This is addressed in Stipulation No. 27.

9. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 4.

10. **[Tree and Shade Master Plan](#)**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhanced shade within and adjacent to the development. Staff is recommending stipulations designed to provide trees and enhanced shade within the development as follows:

- All required landscape and retention areas shall be planted with two-inch caliper large canopy, drought tolerant trees (Stipulation No. 6);
- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 8);
- Detached sidewalks along 67th Avenue shall be planted with two-inch caliper trees (Stipulation No. 17);
- Detached sidewalk along Durango Street shall be planted with two-inch caliper trees (Stipulation No. 19);
- Detached sidewalk along 71st Avenue shall be planted with two-inch caliper trees (Stipulation No. 22).

11. **[Monarch Butterfly Pledge](#)**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers,

but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 7 will require the planting of milkweed shrubs, or other native nectar plant species on the subject site.

12. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan, to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure, is to recommend a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 14.

13. **[Conservation Measures for New Development](#)**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8 through 12.

14. **[Phoenix Climate Action Plan](#)**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 12, which

requires a minimum of two GI techniques for stormwater management to be implemented in this development.

15. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. 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 applicant's submittal indicates that recycled waste pickup will be coordinated with a third party provider.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff has received four letters of opposition for this rezoning application. The stated concerns are commerce park buildings surrounded by single-family residential homes, traffic congestion, pollution, commercial traffic in residential neighborhoods, and lack of commercial zoning in the area.

INTERDEPARTMENTAL COMMENTS

17. **Street Transportation Department**

The Street Transportation Department has requested the following:

- A 55-foot dedication for the west half of 67th Avenue.
- Improvements to 67th Avenue including a center median and a detached sidewalk.
- A 60-foot dedication for Durango Street.
- A detached sidewalks along both sides of Durango Street.
- A 30-foot dedication for the east half of 71st Avenue.
- A one-foot dedication for a Vehicular Non-Access Easement along 71st Avenue.
- A detached sidewalk along the east side of 71st Avenue.
- A traffic signal at 67th Avenue and Durango Street.
- All existing electrical utilities must be undergrounded.
- Existing SRP facilities located along 67th Avenue must be relocated outside of the City right-of-way.
- The replacement of unused driveways with sidewalk, curb, and gutter.
- All streets shall be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 16 through 27.

18. **Public Transportation Department**

The Public Transportation Department has requested a bus stop pad on southbound 67th Avenue. The proposed bus stop pad must meet the City of Phoenix Standard Detail P1258. This is addressed in Stipulation No. 15.

OTHER

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 28.
20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 29.
21. 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 proposal is compatible with the proposed General Plan Land Use Map designation and will provide employment opportunities within the Estrella Village.
2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. As stipulated, the proposed development will include development and design standards, such as enhanced streetscapes, landscape buffer and planting standards, to mitigate impacts to the surrounding properties.

**Stipulations**

1. The development shall be in general conformance with the elevations date stamped January 8, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
2. One outdoor employee resting area of no less than 400 square feet or two 200-square foot areas shall be provided on site. Each required pedestrian area shall



- include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
  4. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through inverted U and/or artistic racks located near the office and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
  5. A minimum 100-foot landscape setback shall be provided along the south perimeter of the site.
  6. Landscape areas and surface retention areas shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees planted 25 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
  7. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
  8. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
  9. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized internal to the site, as approved or modified by the Planning and Development Department
  10. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
  11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water

Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

12. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
13. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.
14. A minimum of 10% of the required parking spaces shall be EV Installed.
15. A bus stop pad shall be constructed on southbound 67th Avenue, located from Durango Street according to City of Phoenix Standard Detail P1258. The bus stop pad shall be designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet, as approved by the Planning and Development Department.
16. A minimum 55-feet of right-of-way shall be dedicated for the west half of 67th Avenue, adjacent to the development.
17. Improvements to 67th Avenue shall be consistent with the Arterial CM cross-section, consisting of a 14-foot raised center median and a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area, adjacent to the development. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
18. A minimum 60-feet of right-of-way shall be dedicated for the full width of Durango Street, adjacent to the development. The right-of-way shall align with the existing Durango Street connections on the eastern and western boundaries of the site.
19. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on both sides of Durango Street, adjacent to the development. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees to provide a minimum of 75%

- shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
20. A minimum 30-feet of right-of-way shall be dedicated for the east half of 71st Avenue, adjacent to the development.
  21. A minimum 1-foot Vehicular Non-Access Easement shall be dedicated along the western property line (adjacent to 71st Avenue), south of the existing Durango Street alignment.
  22. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the east side of 71st Avenue, adjacent to the development. The landscape strip shall be planted with minimum 2-inch caliper, single trunk, drought-tolerant, shade trees to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
  23. A traffic signal shall be installed at 67th Avenue and Durango Street. The developer shall fund 100% of the cost and install the traffic signal at the intersection, as approved by the Street Transportation Department.
  24. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
  25. Existing SRP facilities along all public streets are to be relocated outside of city right-of-way, unless otherwise approved by the Street Transportation Department. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility.
  26. Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
  27. All streets within and adjacent to the development shall be constructed 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.

28. 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.
29. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Nayeli Sanchez Luna

February 15, 2024

**Team Leader**

Racelle Escobar

**Exhibits**

Sketch map

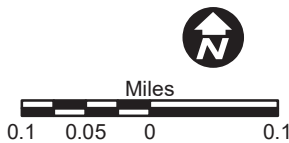
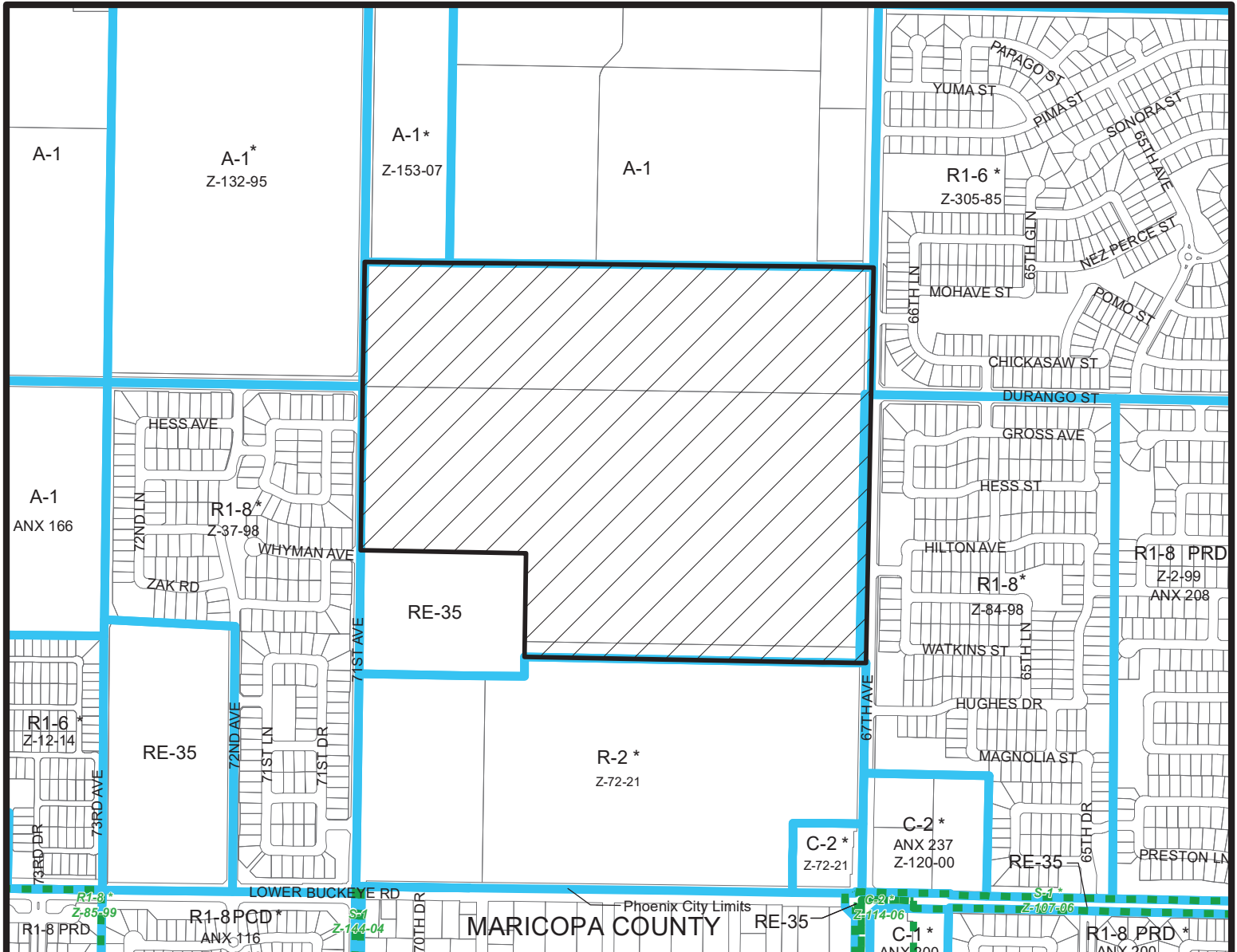
Aerial map

Conceptual site plan date stamped January 8, 2024 (2 pages)

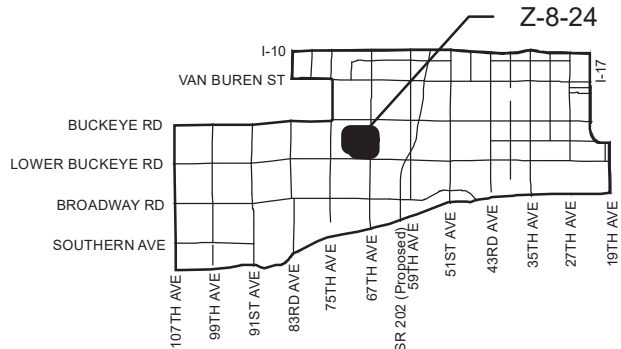
Conceptual elevations date stamped January 8, 2024

Conceptual elevation renderings date stamped January 8, 2024

Correspondence (4 pages)



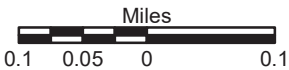
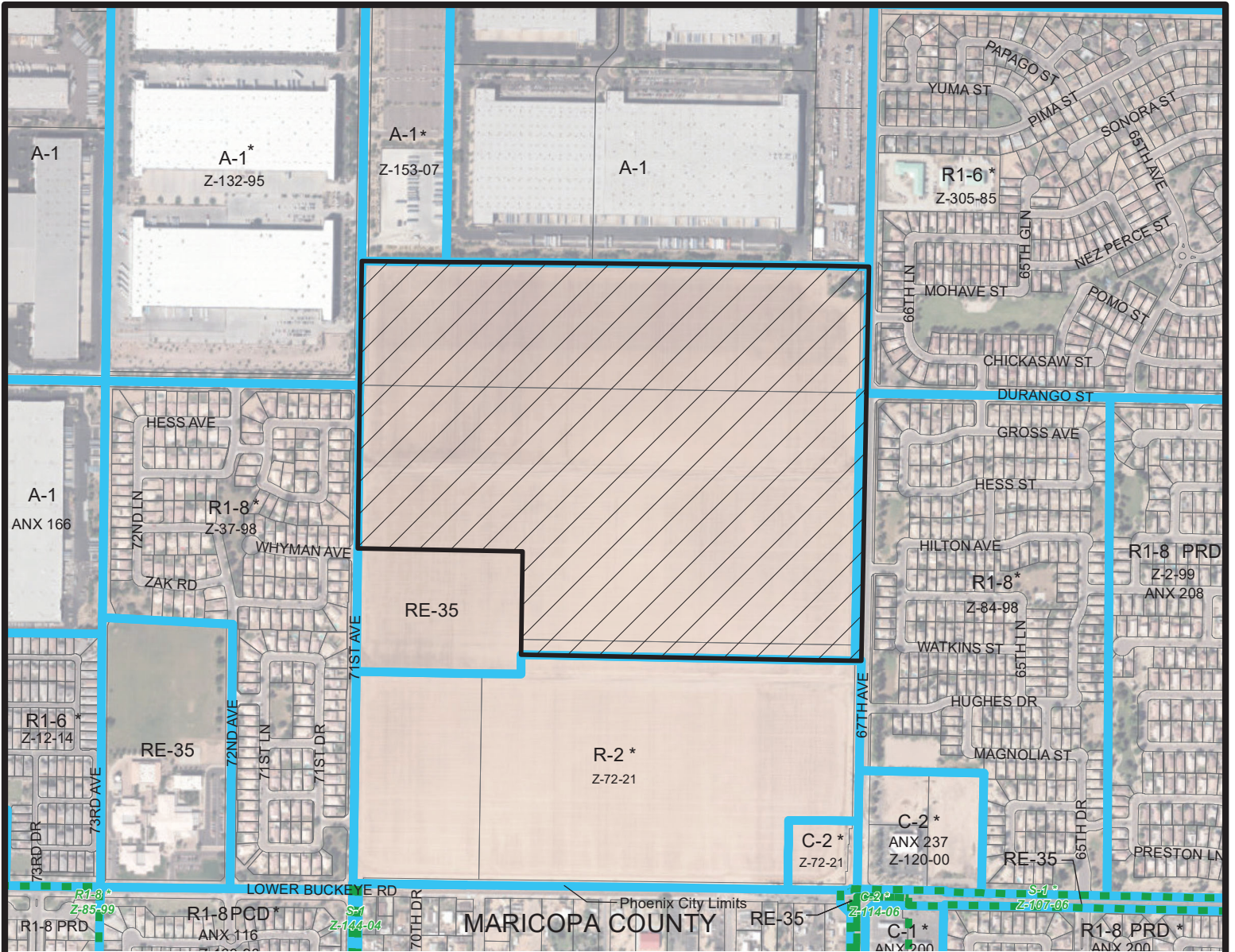
**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



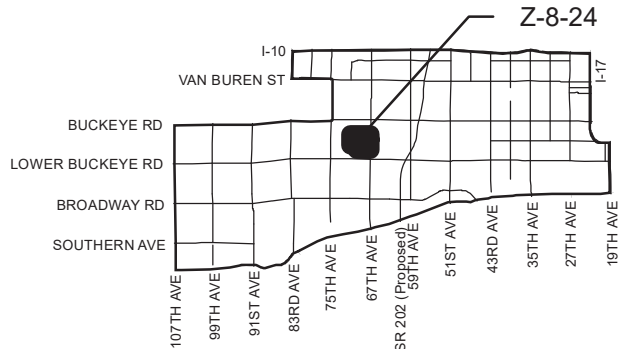
<b>APPLICANT'S NAME:</b> Withey Morris Baugh, PLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-8-24	<b>DATE:</b> 2/01/2024 <small>REVISION DATES:</small>	<b>FROM:</b> RE-35 ( 111.30 a.c.) R1-8 ( 1.02 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>112.32 Acres</b>	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 7-12, QS 8-12	<small>ZONING MAP</small> E-4, F-4	<b>TO:</b> CP/GCP ( 112.32 a.c.)
<b>MULTIPLES PERMITTED</b> RE-35, R1-8 CP/GCP	<b>CONVENTIONAL OPTION</b> 122, 4 N/A		<b>* UNITS P.R.D. OPTION</b> 147, 5 N/A

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





**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Withey Morris Baugh, PLC**

APPLICATION NO. **Z-8-24**

DATE: **2/01/2024**  
REVISION DATES:

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

**112.32 Acres**

AERIAL PHOTO & QUARTER SEC. NO. **QS 7-12, QS 8-12**  
ZONING MAP **E-4, F-4**

**REQUESTED CHANGE:**

FROM: **RE-35 ( 111.30 a.c.)  
R1-8 ( 1.02 a.c.)**

TO: **CP/GCP ( 112.32 a.c.)**

**MULTIPLES PERMITTED**

**RE-35, R1-8  
CP/GCP**

**CONVENTIONAL OPTION**

**122, 4  
N/A**

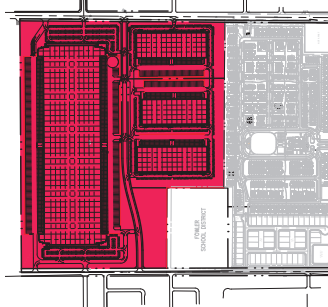
**\* UNITS P.R.D. OPTION**

**147, 5  
N/A**

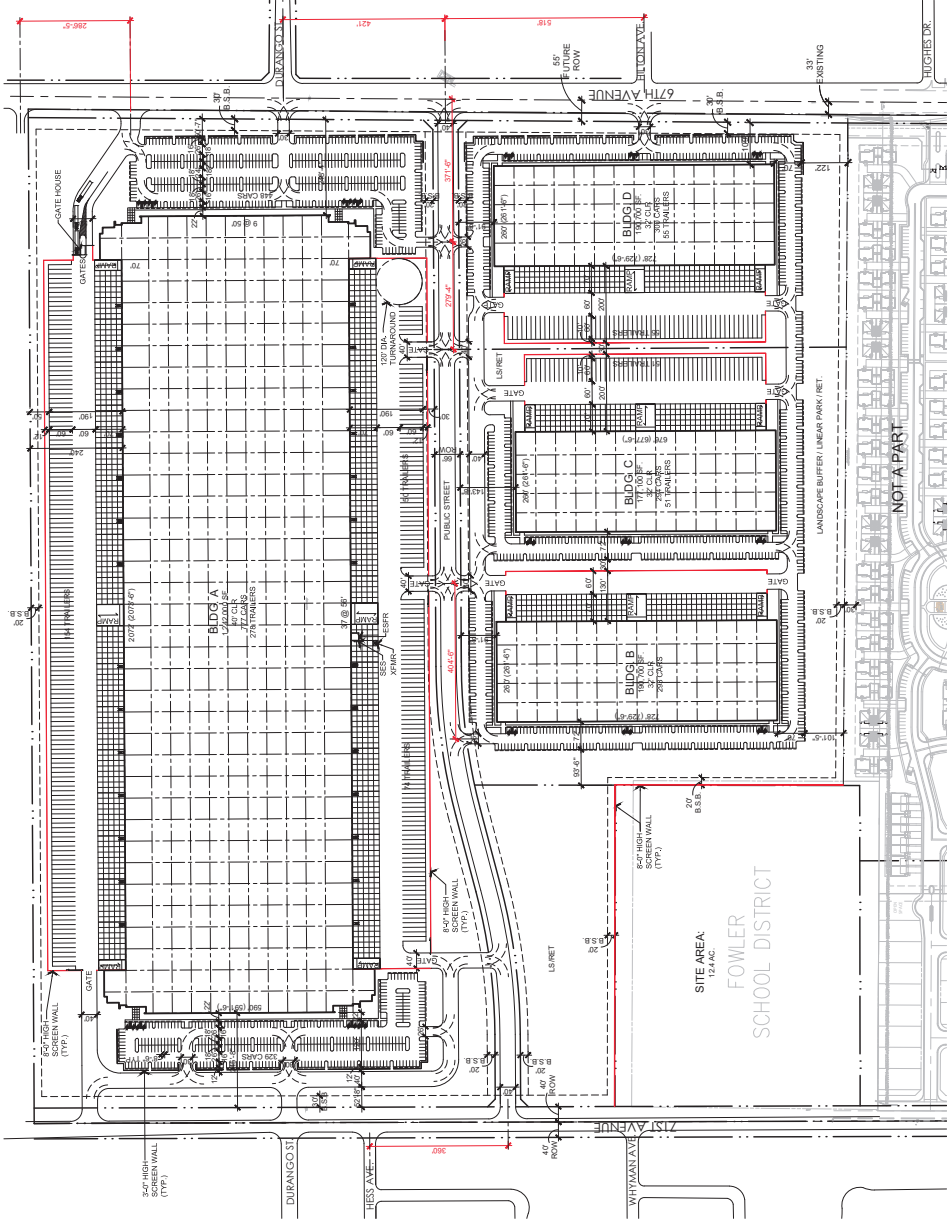
\* Maximum Units Allowed with P.R.D. Bonus

**CITY OF PHOENIX NOTES**

- A. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF PHOENIX.
- B. THE PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS A WATER SERVICE AREA. ALL NEW OR EXISTING WATER SERVICE LINES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- C. ALL NEW OR EXISTING WATER SERVICE LINES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- D. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- E. STRUCTURES AND SIGNAGE SHALL BE CONSTRUCTED WITHIN THE CORRIDOR OF THE HIGHWAY AND SHALL BE SUBJECT TO THE CITY OF PHOENIX SIGNAGE REGULATIONS.
- F. ALL SIGNAGE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE SUBJECT TO THE CITY OF PHOENIX SIGNAGE REGULATIONS.
- G. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- H. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- I. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- J. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- K. ALL SERVICES ARE TO BE PROVIDED TO THE PROPERTY BY THE CITY OF PHOENIX.
- L. ALL SERVICES ARE TO BE PROVIDED TO THE PROPERTY BY THE CITY OF PHOENIX.
- M. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- N. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- O. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- P. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- Q. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- R. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- S. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND ALL APPLICABLE AGENCIES.
- T. ALL NOTES AND SPECIFICATIONS SHALL BE SUBJECT TO THE CITY OF PHOENIX DEPARTMENT OF PUBLIC WORKS.



MASTER SITE PLAN  
1" = 600'-0"



SITE PLAN  
0 75 150 300  
SCALE: 1" = 150'

01.05.24  
23047 ST-10



**67TH AVENUE & LOWER BUCKEYE ROAD**  
Phoenix, Arizona

**CITY OF PHOENIX**  
JAN 08 2024  
Planning & Development  
Department

DATE	SUBMISSION
01.05.24	PRE-APPLICATION SITE PLAN
DEVELOPMENT SERVICES DEPARTMENT APPROVAL	
DSD RIVA #:	
ZONING MAP	
SDEV #:	
PAPP #:	

**PROJECT DATA**

Proposed Zoning: CH/GCP  
APN#: 104-25-005, 104-36-001C  
Net Site Area: 4,931,907 S.F. (113.2 AC.)  
(Excluding additional ROW dedication)  
Total Building Area: 4-, 1,800,500 S.F.  
Coverage: 1,800,000 / 4,931,907 = 37%

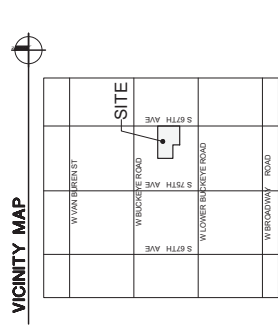
Parking Required (Unspecified Industrial Use - Shell Bldg.)  
Building A - 1,242,000 S.F. (500,001 and greater S.F.) = 497 Spaces  
Building B - 1,000,700 S.F. (150,001 to 500,000 S.F.) = 96 Spaces  
Building C - 177,000 S.F. (150,001 to 500,000 S.F.) = 66 Spaces  
Building D - 12,000 S.F. (150,001 to 500,000 S.F.) = 96 Spaces  
Total Parking Required: 776 Spaces

Parking Provided: 1,664 Spaces  
Assessable Parking Required: 34 Spaces  
Assessable Parking Provided: 34 Spaces  
Proposed Building Height: 56 feet max.

**PROJECT TEAM**

Developer:  
Butler Design Group  
515 N. 19th St., Suite 301  
Salt Lake City, Utah 84111  
Contact: Luke Butler  
Ph: (801) 321-8723

Architect:  
Butler Design Group  
515 N. 19th St., Suite 301  
Salt Lake City, Utah 84111  
Contact: Luke Butler  
Ph: (801) 321-8723







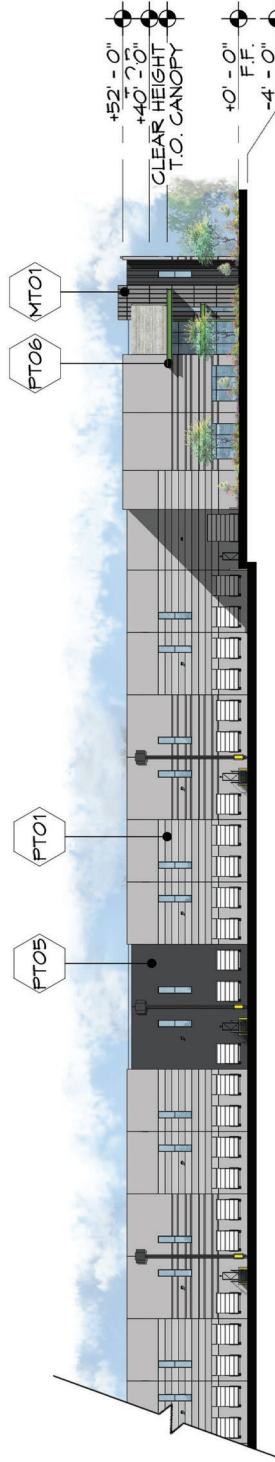


1 NORTH - SOUTH ELEVATION  
SCALE: 1" = 80' 0"



2 WEST ELEVATION  
SCALE: 1" = 80' 0"

3 EAST ELEVATION  
SCALE: 1" = 80' 0"



4 ENLARGED NORTH - SOUTH ELEVATION  
SCALE: NTS

CITY OF PHOENIX

JAN 08 2024

Planning & Development  
Department



# 67TH AVENUE & LOWER BUCKEYE ROAD

Phoenix, Arizona







# 67TH AVENUE & LOWER BUCKEYE ROAD

Phoenix, Arizona

CITY OF PHOENIX

JAN 08 2024  
Planning & Development  
Department





## Nayeli Sanchez Luna

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**Subject:** FW: Review & Comment on General Plan Amendment in the Estrella Village (GPA-ES-2-24-7)

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**From:** mjb cartof.com <mjb@cartof.com>

**Sent:** Wednesday, January 17, 2024 10:04 AM

**To:** Geno Koman <geno.koman@phoenix.gov>

**Cc:** Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Joshua Bednarek <joshua.bednarek@phoenix.gov>

**Subject:** RE: Review & Comment on General Plan Amendment in the Estrella Village (GPA-ES-2-24-7)

I don't understand why we are taking a parcel (116 acres!) that is largely designated residential (both GPA and zoning) and is surrounded by residential on 3 sides, and turning it into CP. Seems like a bad idea to me. At best, a portion of it could be CP, and the majority should be residential.

Marcia Busching  
Planning Commission, Vice chair

## Nayeli Sanchez Luna

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**From:** elisa tobias <elisatobias@icloud.com>  
**Sent:** Wednesday, January 31, 2024 9:39 PM  
**To:** Nayeli Sanchez Luna  
**Subject:** AGAINST REZONING TO INDUSTRIAL LAND

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello I am a current resident within the community near 67th Ave and lower Buckeye. I am against rezoning the land from single-family homes to industrial buildings. This community is growing and trying to clean up the area. By rezoning industrial land we will only lose the traction we have made to make this community better. If you are for our community, please will help us accomplish, single-family housing, or even having it rezoned to commercial. Again I am against the land being rezoned to industrial building. Thanks you for your time.

Elisa Tobias

## Nayeli Sanchez Luna

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**From:** Sonja <speters1930@gmail.com>  
**Sent:** Tuesday, February 6, 2024 10:47 AM  
**To:** Nayeli Sanchez Luna  
**Subject:** AGAINST REZONING TO INDUSTRIAL LAND - PreApp ZPA-139-23

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Sanchez:

I am a resident in the Tuscano Community in west Phoenix and want to make my voice heard in regards to the proposed rezoning from single family housing land to industrial around 67th Avenue and Lower Buckeye Road.

The area is already congested with many trucks and distribution centers. The logic of putting an industrial center in the middle of residential neighborhoods shows the developers disregard for the community.

Zoning should stay for residential neighborhoods. The developers should locate and closer to Interstate 10 where land is already zoned for industrial.

If needed, I can be contacted by email. Thank you for your time.

Sonja Perry  
3217 S. 77th LN  
Phoenix, AZ 85043

## Nayeli Sanchez Luna

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**From:** kevin perry <robperkev7@yahoo.com>  
**Sent:** Wednesday, February 7, 2024 6:56 AM  
**To:** Nayeli Sanchez Luna  
**Subject:** AGAINST REZONING TO INDUSTRIAL LAND - PreApp ZPA-139-23

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Sanchez:

I am writing to express my strong opposition to the proposed rezoning of the area around 67th Avenue and Lower Buckeye Road from single-family housing land to industrial use. As a resident of the Tuscano Community in west Phoenix, I believe it is crucial to voice concerns about the potential negative impacts this rezoning could have on our neighborhood.

The existing congestion in the area, primarily due to the presence of numerous trucks and distribution centers, already poses challenges for residents in terms of traffic flow, noise pollution, and overall quality of life. Introducing an industrial center in the midst of residential neighborhoods would only exacerbate these issues and demonstrate a disregard for the well-being of the community.

Maintaining the current zoning for residential neighborhoods is essential for preserving the character and livability of our community. Furthermore, I urge the developers to explore alternative locations, such as areas closer to Interstate 10 where industrial zoning is already established, rather than encroaching on residential areas.

I am deeply invested in the future of our community, and I believe that rezoning this area for industrial use would have far-reaching consequences that must be carefully considered. I respectfully request that you take into account the concerns of myself and other residents regarding this rezoning proposal.

Should you require any further information or wish to discuss this matter further, please do not hesitate to contact me via email at [robperkev7@yahoo](mailto:robperkev7@yahoo). Thank you for your time and attention to this important issue.

Sincerely,

Kevin R. Perry  
3217 S. 77th LN  
Phoenix, AZ 85043