



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-1-19-8
March 1, 2019

South Mountain [Village Planning Committee Meeting Date](#) March 12, 2019
[Planning Commission Hearing Date](#) April 4, 2019
Request From: [R1-6](#) (3.57 acres)
Request To: [CP/GCP](#) (3.57 acres)
Proposed Use Distribution warehouse
Location Southwest corner of 32nd Street and Roeser Road
Owner RABO Agrifinance, LLC
Applicant/Representative David E. Richert, Richert & Associates
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commerce/ Business Park	
Street Map Classification	32nd Street	Arterial	40-foot west half right-of-way
	Roeser Road	Minor Collector	33-foot south half right-of-way
<p><i>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.</i></p> <p>As stipulated, the proposal is sensitive to the scale and character of the surrounding land uses, particularly the established residential neighborhood to the north. The proposal contains enhanced landscaping features to minimize impacts on the adjacent residences to the north. As stipulated, no vehicular traffic would be allowed to access the site from Roeser Road.</p>			

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

The request from R1-6 zoning to CP/GCP zoning would allow for increased intensity that is consistent in scale and character with the zoning and General Plan Land Use designation in the area south of Roeser Road. As stipulated, the development would be mindful of the residential use north of Roeser Road by providing increased landscaping and no access to Roeser Road.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

Approval of the request as stipulated, would support the development of an underutilized, currently vacant parcel. Rezoning to CP/GCP will provide opportunity for growth, development, and employment generating uses within the South Mountain Village.

Applicable Plans, Overlays, and Initiatives

[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. See Background Item No. 6.

[Complete Street Guidelines](#)

The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely on the speed and efficiency of automobile travel, but on the safety and comfort of all users. See Background Item No. 6.

[Reimagine Phoenix](#)

Reimagine Phoenix is the city's initiative to increase the city's waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. See Background Item No. 7.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant undeveloped land	R1-6
North (across Roeser Road)	Single-family and multifamily residences	R-3
South	Landscape maintenance company	R1-6
East (across 32nd Street)	City of Phoenix Esteban Park	R1-6
West	Warehouses	IND.PK.

Commerce Park / General Commerce Park		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street (32nd Street)	30 feet	Met (37 feet)
Street (Roeser Road)	30 feet	Met (102 feet)
Side (West)	20 feet	Met (52 feet 6 inches)
Rear (South)	20 feet	Met (138 feet and 4 inches)
<i>Landscaped Setbacks</i>		
Street (32nd Street)	30 feet	Met (30 feet)
Street (Roeser Road)	30 feet	Met (20 feet)
Side (West)	0 feet	Met (0 feet)
Rear (South)	5 feet	Met (5 feet)
Lot Coverage	50%	Met (28%)
<i>Building Height</i>		
32nd Street	18-foot maximum height is permitted within 30 feet of the perimeter lot line, then one-foot of additional height is allowed for every three feet of additional setback, up to 56 feet.	Not Met * (30 feet) (See Background Item No. 4)
Roeser Road		Met
West		Not Met * (30 feet) (See Background Item No. 4)
South		Met
Parking	Unspecified Industrial Use: 1 space per 1,000 square feet 32,700 sq. ft. at 1 space/1000 sq. ft. = 32.7 spaces Office Building Use (less than 50,000 square feet):	Met (43 spaces)

	1 space per 300 square feet floor area 3,000 sq. ft. at 1 space/300 sq. ft.= 10 space Total: 32.7 + 10= 42.7 parking spaces	
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**Variance may be required.*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 3.57-acre site, located at the southwest corner of 32nd Street and Roeser Road from R1-6 (Single-Family Residence District) to CP/GCP (Commerce Park/General Commerce Park District) to allow a distribution warehouse.

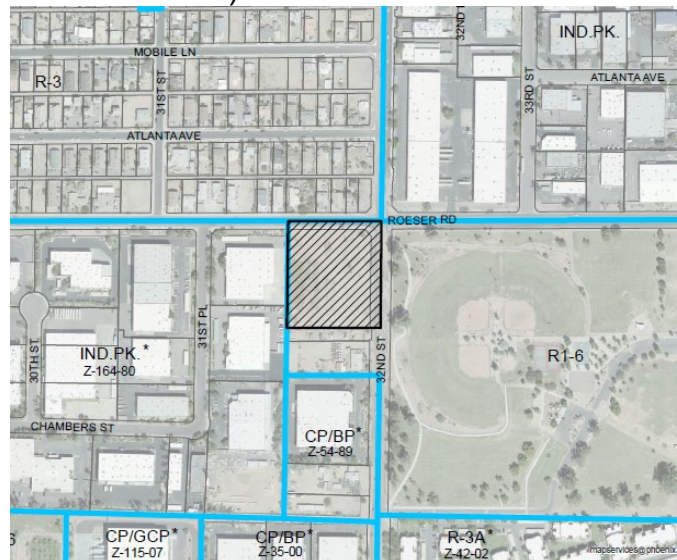
SURROUNDING USES AND ZONING

2. North of the subject site, across Roeser Road, are single-family and multifamily residences zoned R-3 (Multifamily Residence District).

South of the subject site is a landscape maintenance company zoned R1-6 (Single-Family Residence District). This land use is not permitted in the R1-6 zoning district. South of the landscape maintenance site are warehouses zoned CP/BP (Commerce Park/ Business Park)

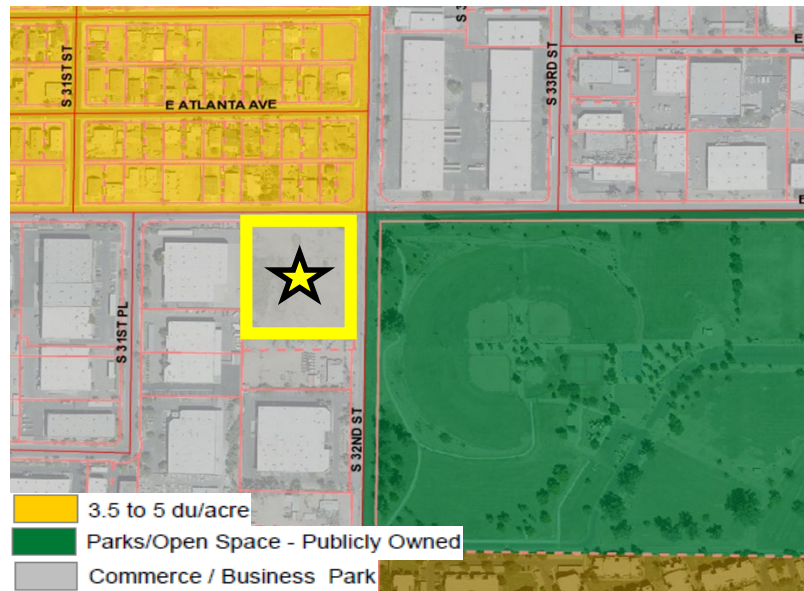
West of the subject site are multiple warehouses zoned IND. PK. (Industrial Park District).

East of the subject site, across 32nd Street, is a City of Phoenix park, Esteban Park, zoned R1-6 (Single-Family Residence District).



Source: City of Phoenix Planning and Development Department

3. The subject site has a General Plan Land Use Map designation of Commerce/Business Park which is consistent with the request to rezone to CP/GCP (Commerce Park/ General Commerce Park).

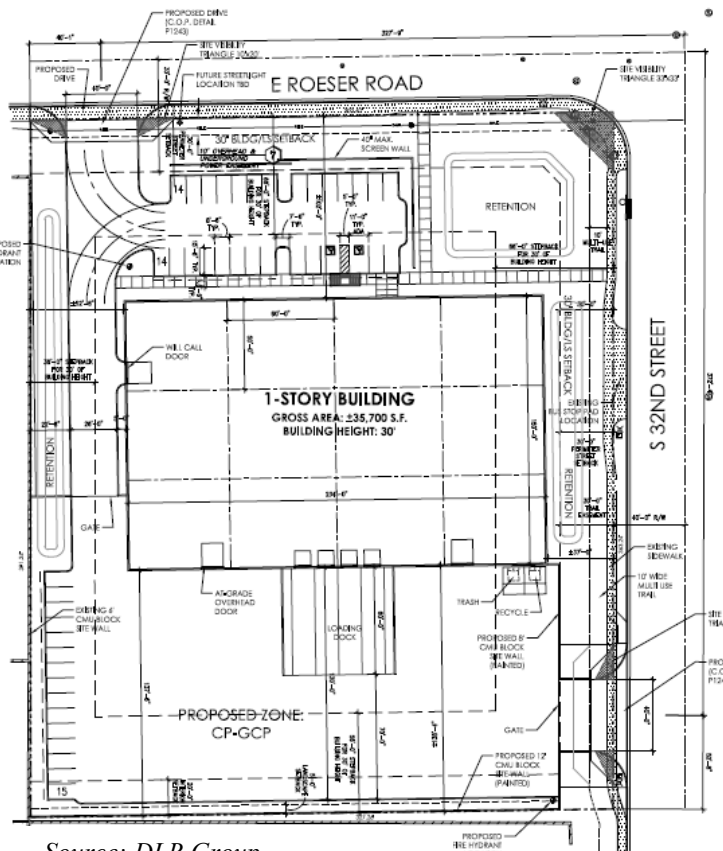


Source: City of Phoenix Planning and Development Department

4. Site Plan

The conceptual site plan proposes a single, 35,700-square foot warehouse building that is one-story and thirty feet in height. The warehouse main entrance is proposed on Roeser Road where employee and customer parking will be located. Access is also provided on 32nd Street. The loading docks will be located at the south end of the building, facing away from the residential across Roeser Road.

The site plan, as proposed, will need variance approval for building setbacks in order to allow the proposed building height. The CP/GCP section of the zoning ordinance requires building height to be



Source: DLR Group

a maximum of 18 feet within 30 feet of a perimeter property line. A three-foot additional setback must be provided to allow one additional foot of height, for up to 56 feet. The applicant is proposing a 37-foot building setback along 32nd Street and approximately a 53-foot building setback along the western property line; however, in order to allow a 30-foot tall building as proposed, the building setback must be a minimum of 66 feet from all property lines. Variances would need to be granted for both building setbacks. Please note that other formal actions may be required as well.

5. **Roeser Road**

Two entrances are being proposed, one with access to 32nd Street and the other to Roeser Road. Staff is recommending that no vehicular access be allowed to/from Roeser Road from the subject site and that a vehicular non-access easement be dedicated along the northern property line. Along the south side of Roeser Road, in the one-mile stretch from 32nd Street to 24th Street, no properties have vehicular access to Roeser Road. The only access on Roeser Road is from public streets. The larger area south of Roeser Road is made up of existing commerce park and industrial park developments, many of which have large trucks accessing the sites throughout the day. Limiting access will continue to limit the truck traffic on Roeser Road where existing residential uses are located. This is addressed in Stipulation Nos. 2 and 3.

24TH

32ND



Source: City of Phoenix Planning and Development Department

6. **Tree and Shade Master Plan and Complete Streets Guidelines**

Per the Tree and Shade Master Plan and Complete Streets Guidelines, staff is recommending that the landscape setbacks along 32nd Street and Roeser Road, include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center, or equivalent groupings, placed adjacent to the sidewalk in order to ensure thermal comfort for pedestrians. Additionally, staff recommends a 300 square foot enhanced landscape feature at the northeast corner of the site. These are addressed in Stipulation Nos. 1 and 4.

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, industrial, and mixed-use developments meeting certain criteria. The provision of recycling containers was addressed and is depicted on the site plan date stamped January 4, 2019.

COMMUNITY INPUT SUMMARY

8. From the time the case was filed to the time the staff report was written, no correspondence from the public was received by staff.

INTERDEPARTMENTAL COMMENTS

9. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development.
10. The Floodplain Management division of the Public Works Department has indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
11. The Street Transportation Department commented on restricting vehicular access from Roeser Road as there are residential uses north of Roeser Road. Additionally, Street Transportation commented that all existing off-site street improvements be updated to address ADA guidelines These are addressed in Stipulation Nos. 2, 3, and 7.
12. The Fire Department does not anticipate any problems with this case. However, they noted that the site and/or buildings shall comply with the Phoenix Fire Code.
13. The Parks and Recreation Department requests the dedication of a 30-foot wide multi-use trail easement (MUTE) along the west side of 32nd Street and construction of a 10-foot wide multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement. This is addressed in Stipulation No. 5.

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 or tenants of the property. This is addressed in Stipulation No. 8.
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. 9 through 11.
16. The Public Transit Department requires retention of the bus stop pad along southbound 32nd Street and Roeser Road. The bus stop pad shall be compliant with the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 32nd Street and Roeser according to the City of Phoenix Standard Detail 1258. This is addressed in Stipulation No. 6.

OTHER

17. 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 consistent with the General Plan Land Use Map designation of Commerce/Business Park.
2. The proposed commerce park development, as stipulated, is more appropriate and compatible with the surrounding land uses.
3. The proposed development is consistent with the scale and character of developments in the surrounding area.

Stipulations

1. The developer shall provide a 300 square foot enhanced landscape feature at the northeast corner of the site, as approved by the Planning and Development Department.
2. No vehicular access shall be allowed to/from Roeser Road, as approved by the Planning and Development Department.
3. The developer shall dedicate a one foot Vehicular Non-Access Easement (VNAE) along the north perimeter of the site, as approved by the Planning and Development Department.
4. Required trees in the 32nd Street and Roeser Road landscape setbacks shall include minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, and shall be placed adjacent to the sidewalk in order to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.
5. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the west side of 32nd Street and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail and as approved by the Parks and Recreation and Planning and Development Departments.
6. The developer shall retain the bus stop pad along southbound 32nd Street and Roeser Road. The bus stop pad shall be compliant with the City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from the intersection of 32nd Street and Roeser according to the City of Phoenix Standard Detail 1258, 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 to 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 or tenants of the property.
9. If determined necessary by the City of 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.

10. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.
11. 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

Elyse DiMartino

March 1, 2019

Team Leader

Samantha Keating

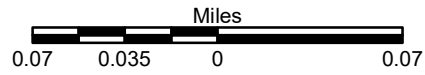
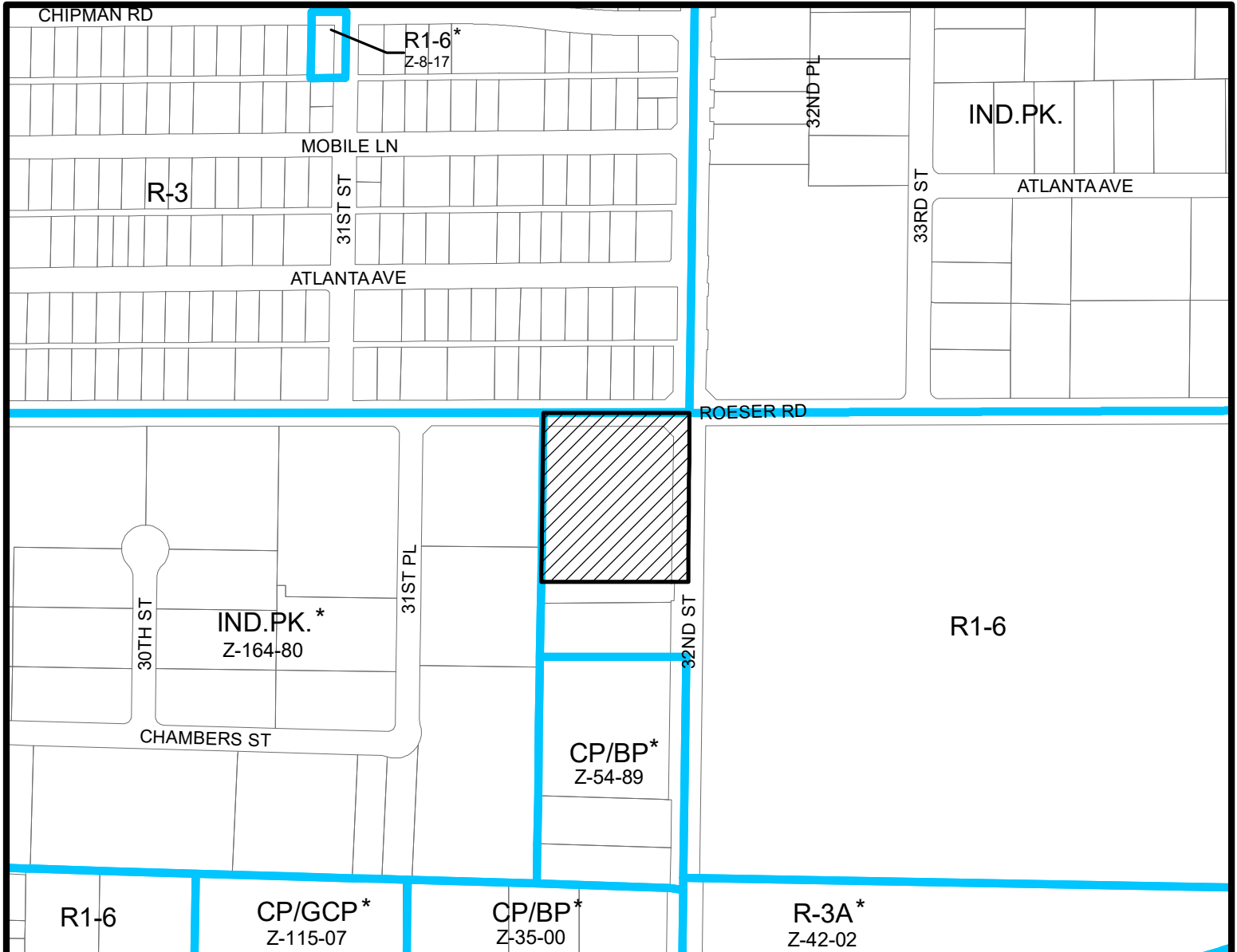
Exhibits

Sketch Map

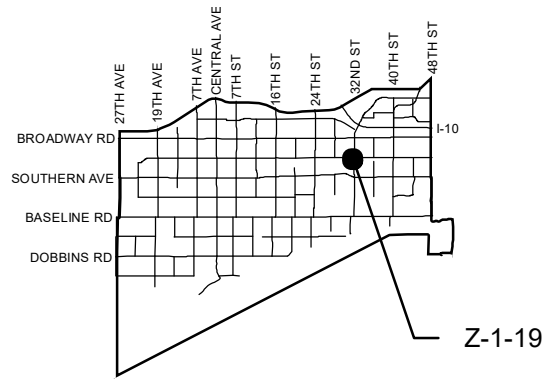
Aerial Map

Conceptual Site Plan Date Stamped January 4, 2019

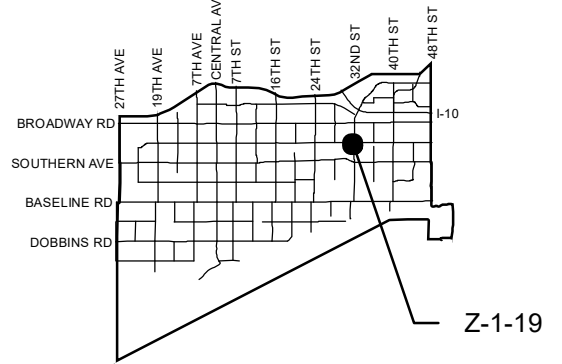
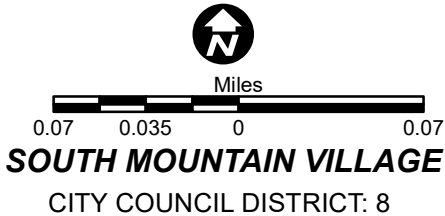
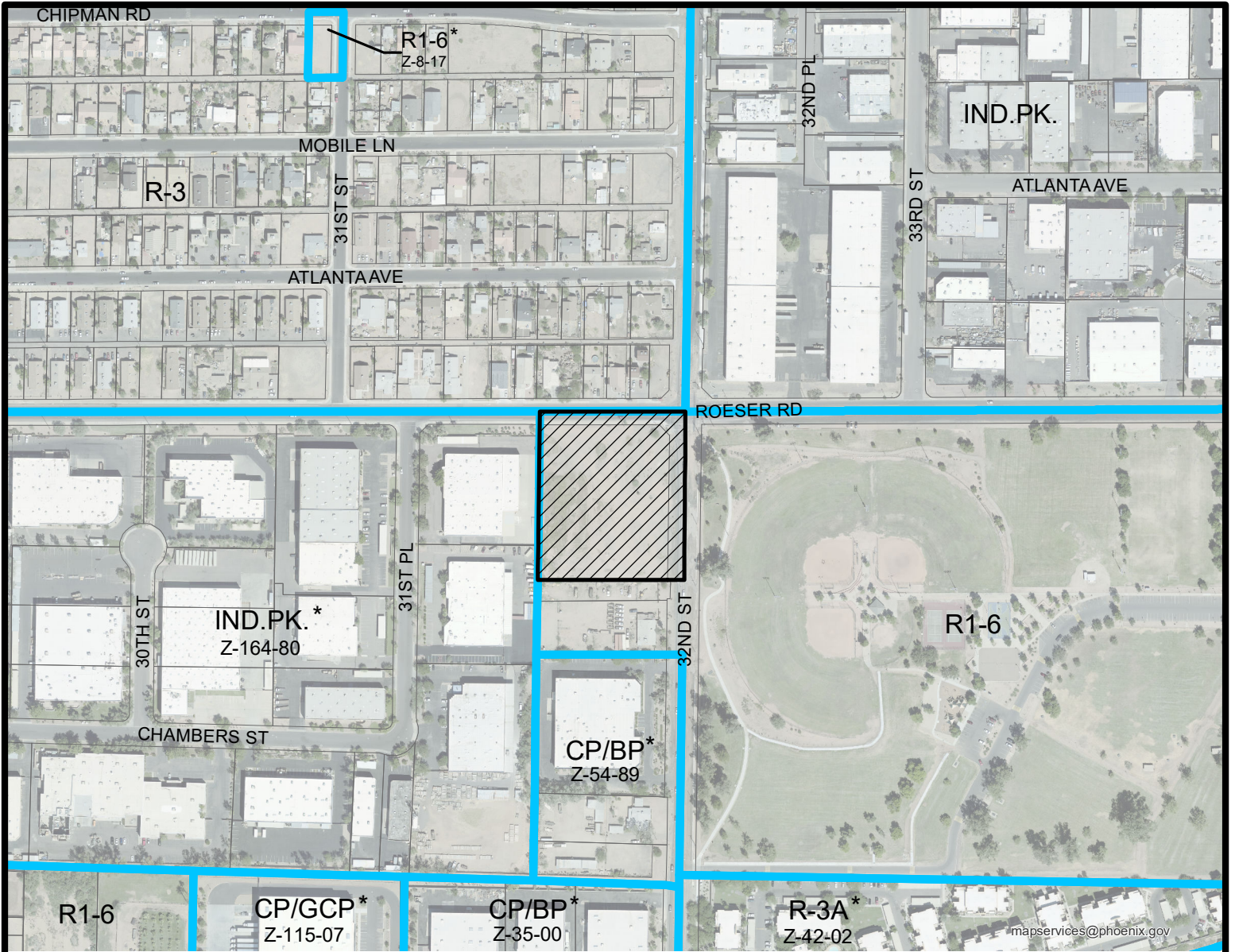
Conceptual Renderings date stamped January 4, 2019



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: David E. Richert, Richert & Associates		REQUESTED CHANGE:	
APPLICATION NO. Z-1-19		FROM: R1-6 (3.57 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.57 Acres		TO: CP/GCP (3.57 a.c.)	
<small>DATE:</small> 2/5/2019 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 3-34		<small>ZONING MAP</small> D-10	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6		23	
CP/GCP		N/A	
CONVENTIONAL OPTION			
19			
N/A			
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: **David E. Richert, Richert & Associates**

REQUESTED CHANGE:

FROM: **R1-6 (3.57 a.c.)**

APPLICATION NO. **Z-1-19**

DATE: **2/5/2019**
REVISION DATES:

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

3.57 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 3-34

ZONING MAP

D-10

TO: **CP/GCP (3.57 a.c.)**

MULTIPLES PERMITTED

R1-6

CP/GCP

CONVENTIONAL OPTION

19

N/A

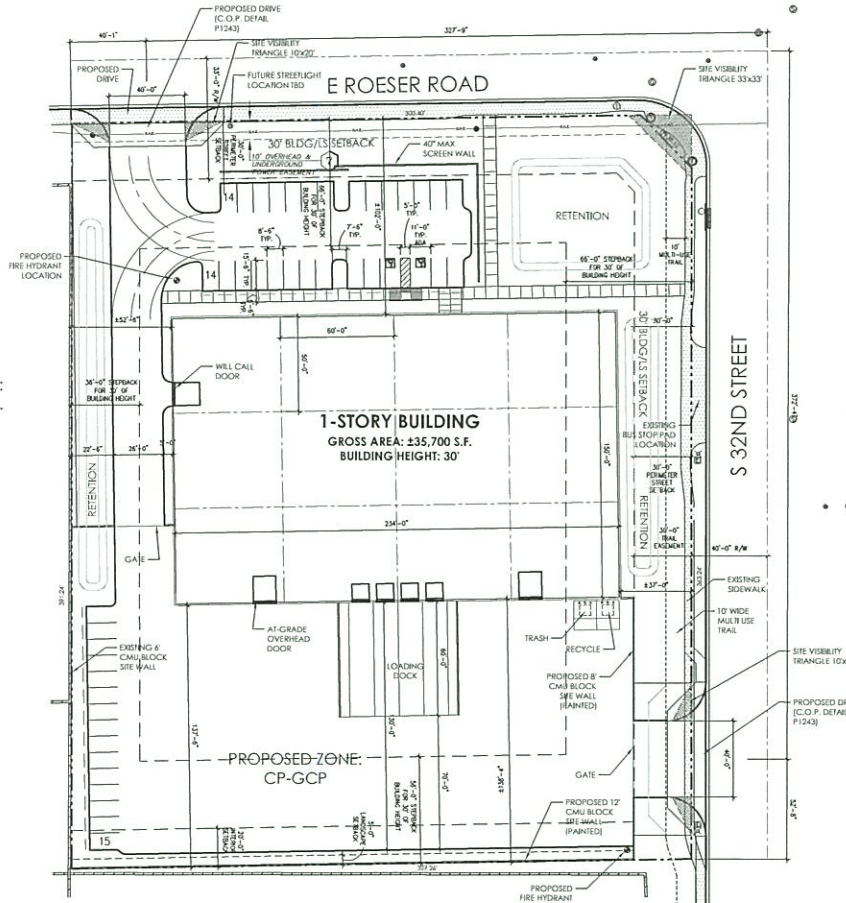
*** UNITS P.R.D. OPTION**

23

N/A

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

ZONED:
R3



ZONED:
IND. PK.

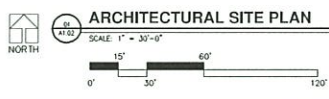
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IND. PK.

ZONED:
R1-6

CITY OF PHOENIX

JAN 04 2019

Planning & Development
Department

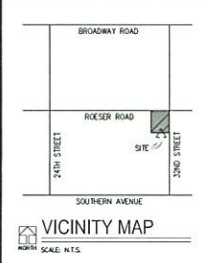


PROJECT INFORMATION

PROJECT NAME:	3155 ROESER ROAD
PROJECT ADDRESS:	3155 ROESER ROAD, PHOENIX, AZ
ARCHITECT:	DLR GROUP 6225 N 24TH STREET, SUITE 250 PHOENIX, AZ 85016 PHONE: 602-381-8580 CONTACT: TINA THELKE
ASSESSOR'S PARCEL NUMBER:	172-62-0024
EXISTING ZONING:	R1-6 SINGLE-FAMILY RESIDENCE
PROPOSED ZONING:	CP-GCP COMMERCE PARK - GENERAL OFFICE/INDUSTRIAL/WAREHOUSE
PROPOSED USE:	
ALLOWED BUILDING HEIGHT:	18' WITHIN 30' OF PERIMETER, 1" INCREASE PER 3" ADDITIONAL SETBACK, MAXIMUM 56' TO 80' WITH USE PERMIT & SITE PLAN
PROPOSED BUILDING HEIGHT:	30' (VARIANCE REQUIRED FROM 32ND STREET)
STORIES:	1-STORY
MINIMUM LOT WIDTH:	NA (L327 PROVIDED)
MINIMUM LOT DEPTH:	NA (L391 PROVIDED)
BUILDING SETBACKS:	PERIMETER STREET: 30' MIN (EAST & NORTH) INTERIOR (INDUSTRIAL ZONING): 0' MIN (WEST) INTERIOR (RESIDENTIAL ZONING): 20' MIN (SOUTH)
LANDSCAPED SETBACK:	PERIMETER STREET: 30' MIN (EAST & NORTH) INTERIOR (INDUSTRIAL ZONING): 0' MIN (WEST) INTERIOR (RESIDENTIAL ZONING): 5' MIN (SOUTH)
GROSS SITE AREA:	± 155,826 S.F. (± 3.577 ACRES)
NET SITE AREA:	± 127,674 S.F. (± 2.931 ACRES)
PROPOSED BUILDING AREA:	± 35,700 S.F. (GROSS)
LOT COVERAGE:	± 28.0% (50% MAXIMUM ALLOWED) (35,700 SF / 127,674 SF = 27.9%)
PARKING LOT AREA:	± 10,450 S.F.
PARKING LOT LANDSCAPE REQ.:	9% (± 2523 S.F.)
PARKING LOT LANDSCAPE PROV.:	9.7% (± 1,017 S.F. / 10,450 S.F. = 0.97%)
PARKING PROVIDED:	
UNSPECIFIED INDUSTRIAL USE:	± 32,700 SF @ 1 SPACE/1,000 G.S.F. = 33 SPACES
ADMINISTRATIVE OFFICE:	± 3,000 SF @ 1 SPACE/300 G.S.F. = 10 SPACES
TOTAL PARKING REQUIRED:	43 SPACES
ADA PARKING REQUIRED:	2 SPACES
TOTAL PARKING PROVIDED:	43 SPACES

SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
- All new or relocated utilities will be placed underground.
- Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'.
- Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.
- An association, including all property owners in the development, will be formed and have responsibility for maintaining all common areas noted as "Tracts" or "Easements", including private streets, landscaped areas, and drainage facilities in accordance with approved plans.
- Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle of the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
- Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
- All roof-top equipment and satellite dishes shall be screened to the height of the tallest equipment.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
- All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.



KVA PROJECT #:	18-3709
SDEV #:	1803768
PAPP #:	1807427
Q.S. #:	3-34

PRELIMINARY
DESIGN

CONCEPTUAL SITE PLAN
3155 E ROESER ROAD
PHOENIX, ARIZONA

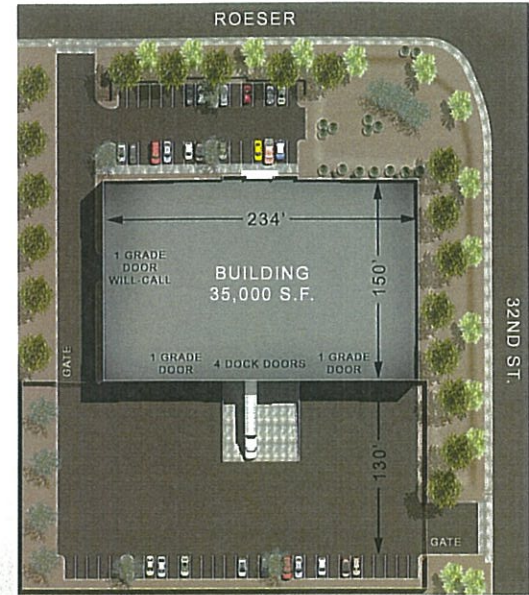
A1.02
1/27/2018
PROJECT

Westlake
Reed
Leskosky
DLR Group
Architecture Engineering Planning Interiors

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Rev: 01/28/2018 10:40am - 11:00am

NOT FOR CONSTRUCTION

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SUN STATE BUILDERS 1050 W. Washington Street #214 Tempe, AZ 85281

480.894.1286

sunstatebuilders.com

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PHOENIX, AZ

11.19.18

CITY OF PHOENIX

32ND ST & ROESER



JAN 04 2019

Planning & Development
Department