



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-20-22-7
June 13, 2022

Estrella Village Planning Committee Meeting Date: June 21, 2022

Planning Commission Hearing Date: August 4, 2022

Request From: CP/GCP (Commerce Park District, General Commerce Park Option) (18.58 acres)

Request To: A-1 (Light Industrial District) (18.58 acres)

Proposed Use: Industrial

Location: Approximately 535 feet north of the northeast corner of 47th Avenue and Polk Street

Owner: Jane Rittenberg and William A. Goldring

Applicant: Clarion Partners

Representative: Alex Hayes, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Map Classification</u>	47th Avenue	Minor Collector	33-foot east half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; 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.

The subject site is an underutilized property that is primarily vacant, except for a portion of the site, which is used as a parking lot. The proposed redevelopment will allow two new light industrial buildings on the site which will be compatible with the adjacent area and adopted area plans.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING/ INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.

The proposal will expand industrial zoning to the subject site, which is at an appropriate location for industrial development. This will provide job generating uses that strengthen Phoenix's industrial sector and add to a diverse set of employment opportunities.

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 and amenity areas. 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.

[Maricopa Association of Governments \(MAG\) Southwest Phoenix Employment Center](#): See Background Item No. 7.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 10.

[Zero Waste PHX](#): See Background Item No. 11.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Surface parking and vacant	CP/GCP
North	Personal moving services	A-1
South	Warehousing and distribution	Ind. Pk.
East	Manufacturing	CP/GCP
West (across 47th Avenue)	Mail processing center	CP/GCP

A-1 (Light Industrial District)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Front (47th Avenue)	25 feet	102 feet (Met)
Sides (North and south property lines)	North: 0 feet	North: 36 feet (Met)
	South: 0 feet	South: 40 feet (Met)
Rear (East property line)	0 feet	78 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
Front (47th Avenue)	8 times the lot frontage measured in square feet	30 feet (Met)
Sides (North and south property lines)	North: None	North: None (Met)
	South: None	South: None (Met)
Rear (East property line)	None	None (Met)
Maximum Lot Coverage	No maximum	41 percent (Met)
Maximum Building Height	56 feet, up to 80 feet with use permit	56 feet (Met)
Minimum Parking	1 parking space per 2,000 square feet of building area.	295 parking spaces (Met)
	160 parking spaces required	

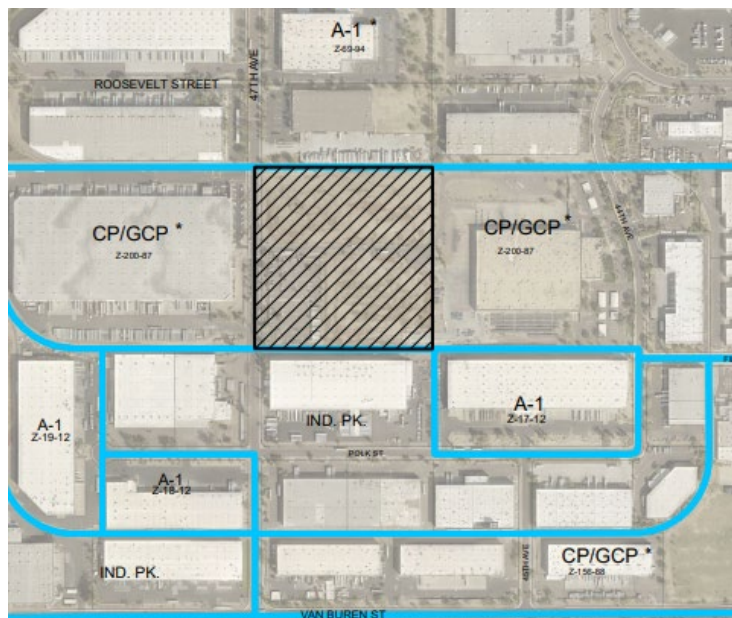
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 18.58 acres located approximately 535 feet north of the northeast corner of 47th Avenue and Polk Street from CP/GCP (Commerce Park District, General Commerce Park Option) to A-1 (Light Industrial District) for a new industrial development. This site is primarily vacant with some parking located on the southwest corner of the site. Rezoning Case No. Z-200-87 established the CP/GCP (Commerce Park District, General Commerce Park Option) on the site, subject to stipulations.

SURROUNDING LAND USES AND ZONING

2. The surrounding area contains a mix of commerce park and industrial zoning districts, including Ind. Pk. (Industrial Park) to the south, CP/GCP (Commerce Park District, General Commerce Park Option) to the east and west, and A-1 (Light Industrial) to the north. Surrounding land uses are discussed in background item 3.



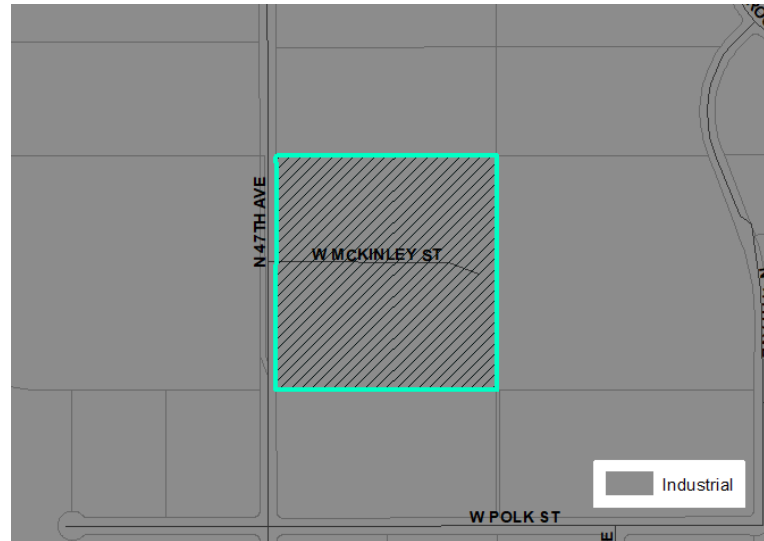
Existing Zoning Aerial Map

Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site and surrounding area is Industrial. North of the site is a personal moving center, while a warehousing and distribution center is located south of the property. East of the site is a manufacturing company, while the property west of 47th Avenue contains a United States Postal Services processing center.

The requested A-1 zoning is consistent with the General Plan Land Use Map designation and it is compatible with existing and future envisioned land uses in the area.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The applicant is proposing two new light industrial buildings, totaling approximately 320,000 square feet. The north building will be approximately 155,300 square feet in area with a height of 56 feet. The south building will be approximately 164,700 square feet in area with a height of 56 feet. The conceptual site plan indicates vehicular access points located along 47th Avenue and shared private drive along the east. Parking areas will be located in both the front of the site along 47th Avenue and in the rear along the eastern portion of the site, with truck loading areas located between the north and south buildings.

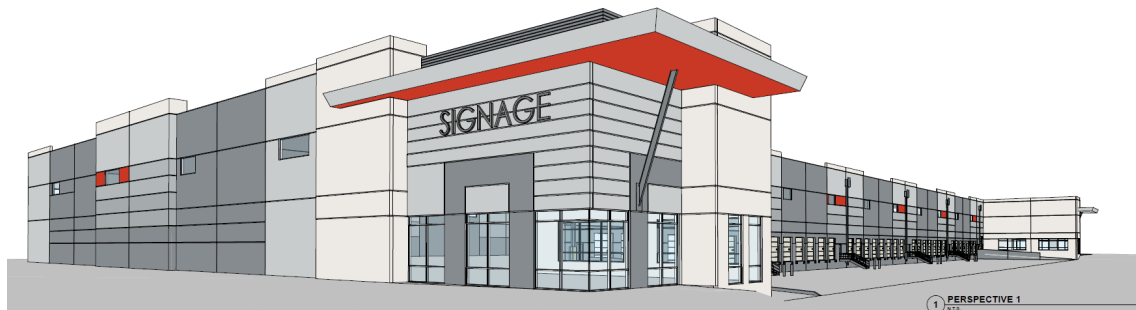
Staff is recommending general conformance to the site plan, per Stipulation No. 1, to ensure that the site develops as proposed. The proposed building frontages are oriented towards 47th Avenue and the truck parking and loading areas are only visible from one access point on 47th Avenue. Furthermore, a wide landscape setback is depicted on the site plan along the 47th Avenue frontage, which is larger than that required by the Zoning Ordinance and will help screen uses on the site.



Conceptual Colored Site Plan
Source: Butler Design Group, Inc.

5. **Elevations**

The conceptual building elevations depict architectural features that include variation in colors, building articulation, and emphasizes the corners of each building. Staff is recommending general conformance to these building elevations per Stipulation No. 1.

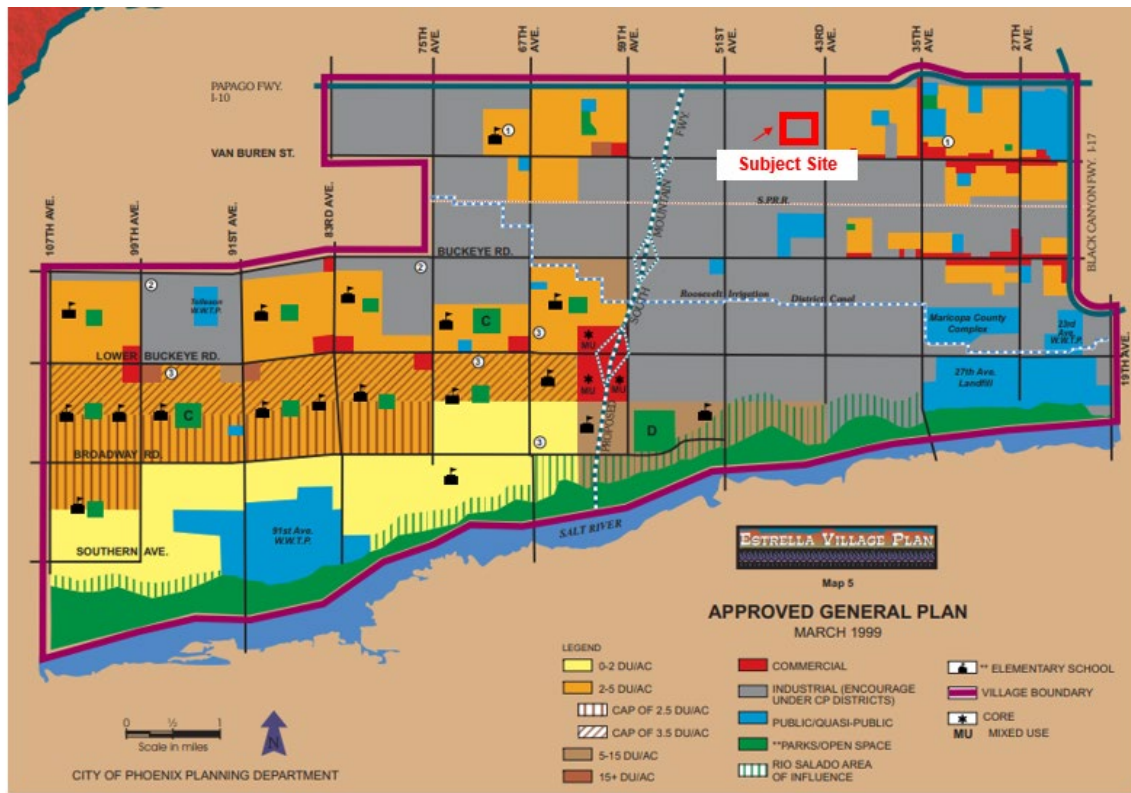


Conceptual Elevation Building A
Source: Butler Design Group, Inc.

STUDIES AND POLICIES

6. **Estrella Village Plan**

The Estrella Village Plan was adopted in 1999 and outlines a vision for improving the village through five main goals that include: orderly growth, an identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages. The proposed land use map in the Estrella Village Plan identifies the subject site as industrial, which is consistent with the General Plan Land Use Map designation.



Estrella Village Plan Land Use Map
 Source: Planning and Development Department

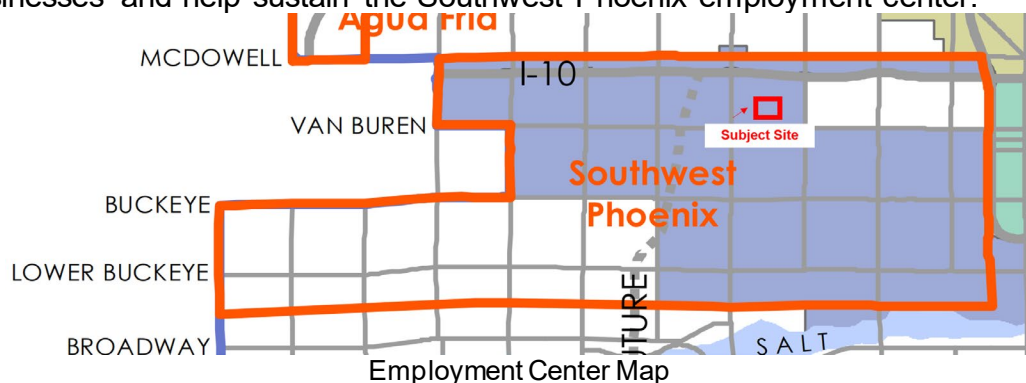
Goal 3 of the Estrella Village Plan, protection of residential neighborhoods, Objective E states, “Industrial development will be designed to route truck traffic away from and avoid conflicts with residential areas, and to minimize impacts created when loading docks are located in the vicinity of residential areas.” The subject site is not located within close proximity to residential uses and trucks access the existing site, and other industrial properties, via 47th Avenue. There are no vehicular access points for residential uses within the immediate area. Furthermore, the proposed light industrial use will be located in an area designated as industrial on the land use map per the Estrella Village Plan, away from residential land uses.

Goal 5 of the Estrella Village Plan, “Urban Design”, Objective D “Street Appearance” recommends that commercial and industrial properties along major streets and adjoining residential neighborhoods should be well landscaped with open storage and activity screened from view. To meet this objective, staff recommends enhanced landscape standards along 47th Avenue street frontage. This is addressed in Stipulation No. 2.

7. **Maricopa Association of Governments (MAG) Southwest Phoenix Employment Center**

The subject site falls within the boundaries of the Maricopa Association of Governments designated Southwest Phoenix major employment center. The Southwest Phoenix major employment center extends south from McDowell Road to the Elwood Road alignment, and west from Interstate 17 to 75th Avenue.

A mix of industrial uses are encouraged in employment centers to support the existing character of the area. The Southwest Phoenix employment center profile identifies the area as a major contributor of industrial, warehousing and distribution space with inventory of nearly 65.5 million square feet that enables businesses in the area. The proposed development would create additional employment opportunities that will be compatible with the established businesses and help sustain the Southwest Phoenix employment center.



8. **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 several stipulations designed to provide trees and enhance shade within the development as follows:

- The 30-foot landscape setback along 47th Avenue will have a minimum 50 percent two-inch caliper trees, and a minimum 50 percent three-inch caliper trees (Stipulation No. 2);
- Two-inch caliper trees will be planted in uncovered parking lots to provide 25 percent shade at maturity (Stipulation No. 3);
- Two-inch caliper trees and/or architectural shade will be provided at an employee resting area with a minimum 75 percent shade to promote

employee recreation outdoors during the workday (Stipulation No. 5);

9. **Complete Streets Guidelines**

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. 4. Additionally, staff recommends Stipulation No. 6 to require bicycle parking and further alternative modes of transportation for employees or customers.

10. **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. 6.

11. **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 proposed conceptual site plan and application materials do not indicate whether recycling facilities will be incorporated.

COMMUNITY INPUT SUMMARY

12. From the time the case was filed to the time the staff report was written, no community correspondence has been received on this case.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department commented that all required street improvements shall be provided and meet ADA standards. This is addressed in Stipulation No. 7.

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. Furthermore, that Form 7460-1 be filed for the development and that the development receive a "No Hazard Determination" from the FAA, if required. These are addressed in Stipulation Nos. 8 and 9.

OTHER

15. The site has not been identified as being archeologically sensitive. However, 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 No. 10.
16. 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 preliminary site plan approval. This is addressed in Stipulation No. 11.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed use is consistent with the General Plan Use Map designation of Industrial and the Estrella Village Plan Lan Use Map designation of Industrial.
2. The requested A-1 zoning district would allow uses such as warehousing, manufacturing, and processing, which are consistent in character with the land uses in the surrounding area.
3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped March 18, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. The 47th Avenue landscape setback shall be planted with minimum 50 percent 2-inch caliper and minimum 50 percent 3-inch caliper large canopy, drought tolerant trees and planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
3. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
4. 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.
5. 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 percent using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
6. A minimum of 12 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, or in a secure room, 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 provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
9. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

10. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
11. Prior to preliminary 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

June 8, 2022

Team Leader

Racelle Escobar

Exhibits

Sketch Map

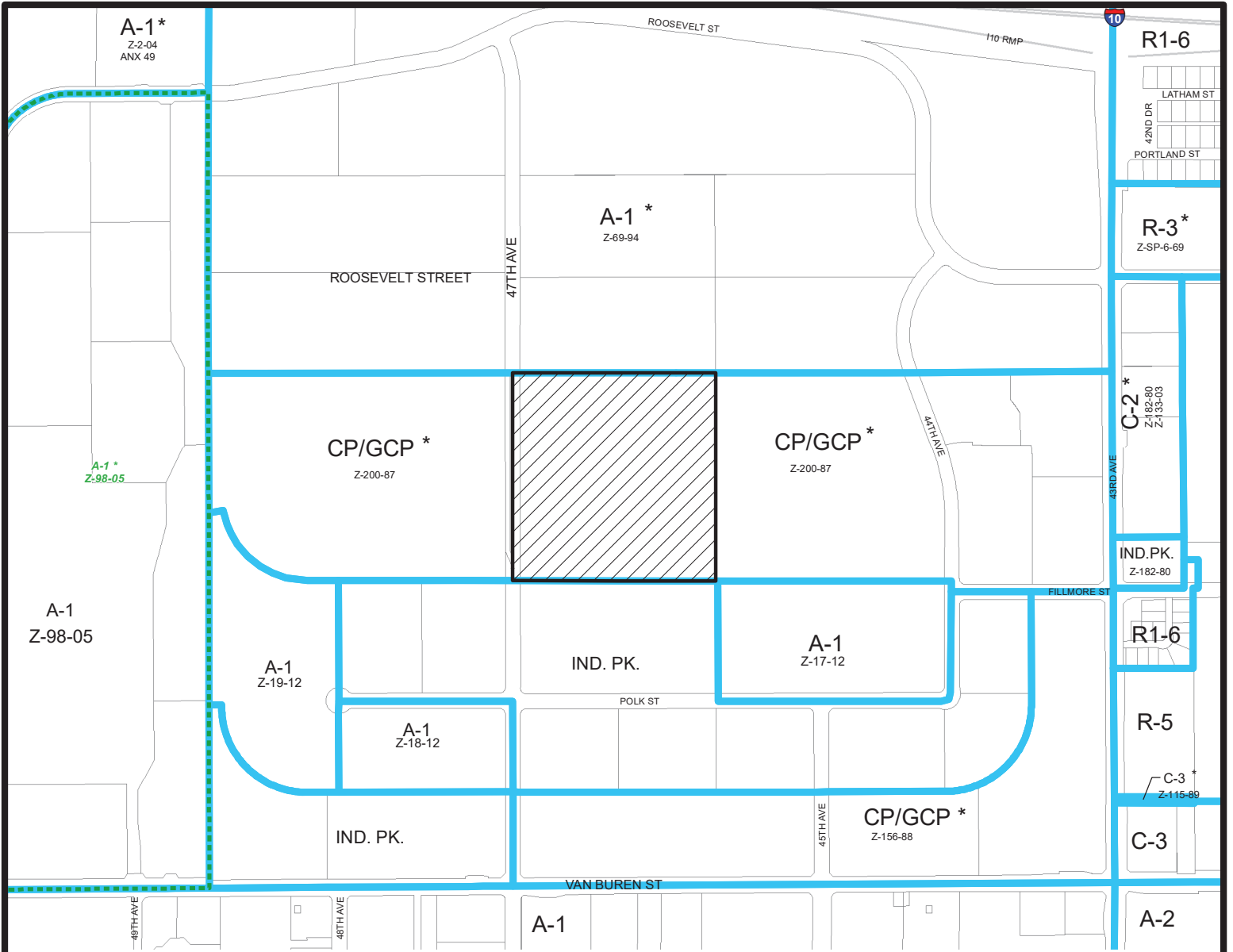
Aerial Map

Conceptual Site Plan date stamped March 18, 2022

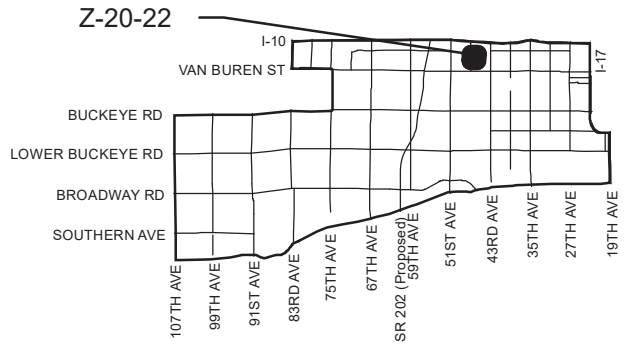
Conceptual Landscape Plan date stamped March 18, 2022

Conceptual Building Elevations date stamped March 18, 2022

Conceptual Rendering date stamped March 18, 2022

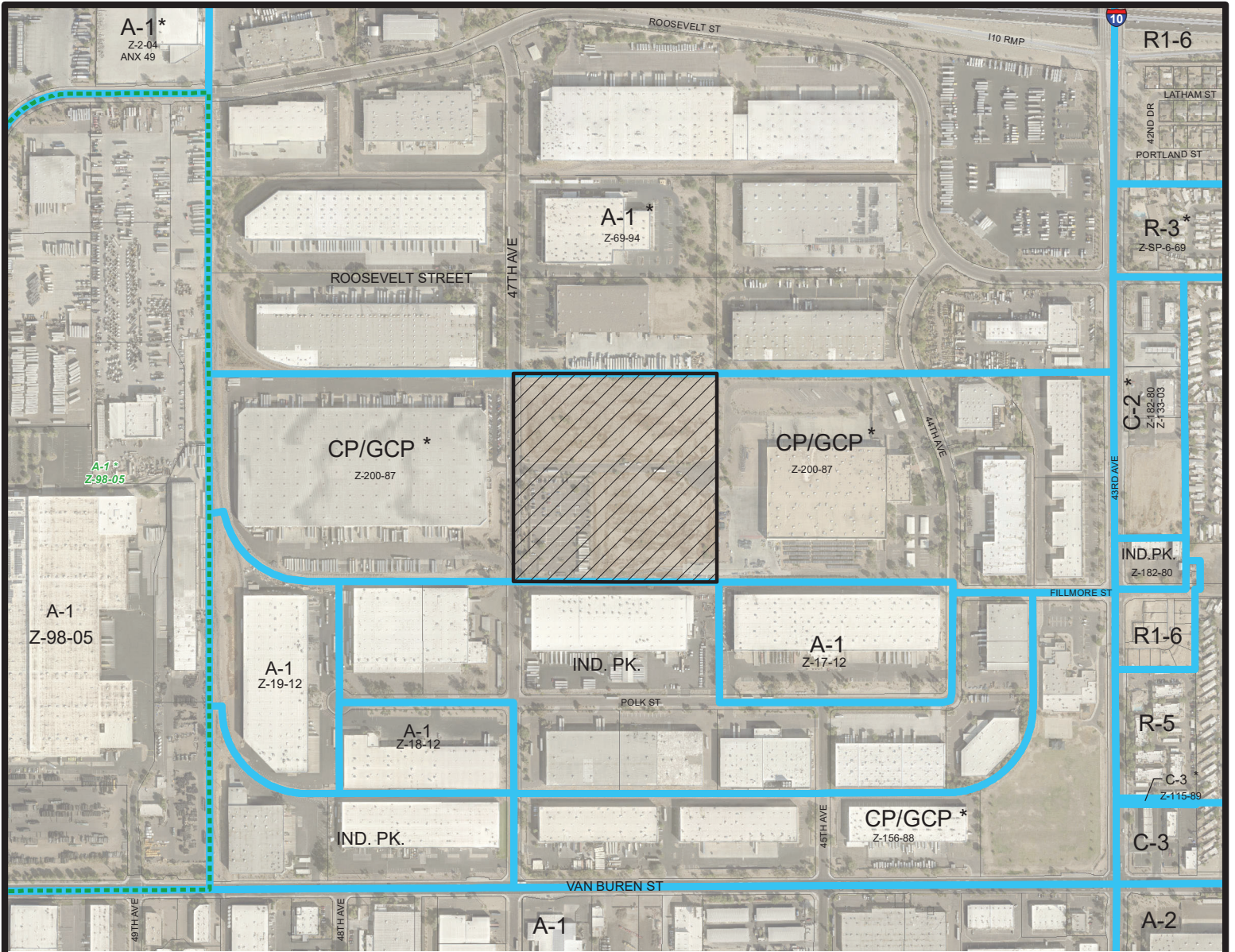


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7

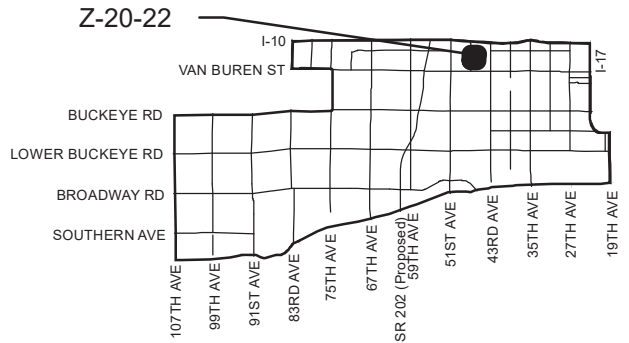


APPLICANT'S NAME: Clarion Partners		REQUESTED CHANGE:	
APPLICATION NO. Z-20-22		FROM: CP/GCP (18.58 a.c.)	
DATE: 4/26/2022 <small>REVISION DATES:</small>		TO: A-1 (18.58 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 18.58 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 11-18		<small>ZONING MAP</small> F-6	
MULTIPLES PERMITTED CP/GCP A-1		CONVENTIONAL OPTION N/A N/A	
		* UNITS P.R.D. OPTION N/A N/A	

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



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Clarion Partners**

APPLICATION NO. **Z-20-22**

DATE: **4/26/2022**
REVISION DATES:

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

18.58 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 11-18**

ZONING MAP **F-6**

REQUESTED CHANGE:

FROM: **CP/GCP (18.58 a.c.)**

TO: **A-1 (18.58 a.c.)**

MULTIPLES PERMITTED
CP/GCP
A-1

CONVENTIONAL OPTION
N/A
N/A

*** UNITS P.R.D. OPTION**
N/A
N/A

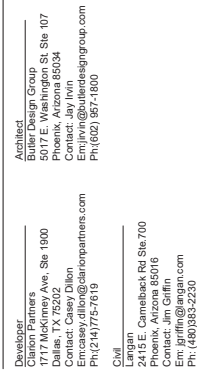
* Maximum Units Allowed with P.R.D. Bonus

PROJECT DATA

Existing Zoning: CP/GCP
 Proposed Zoning: A-1
 APN: 105-35-040A
 Site Area: 895,399 S.F. (20.4 AC)
 Net Site Area: 779,169 S.F. (17.9 AC)
 Building Area: 155,300 S.F.
 Building A: 155,300 S.F.
 Building B: 164,700 S.F.
 Total Building Area: 320,000 S.F.
 Coverage: 320,000 S.F. / 779,169 S.F. = 41.0%
 Building Height: 56'-0" Max.
 Parking Required: 160 Spaces
 (150-500,000 SF @ 12,000 S.F.)
 Parking Lot Area: +/- 13,125 SF
 Parking Lot Landscape Required (10%): +/- 13,125 SF
 Parking Lot Landscape Provided: +/- 22,430 SF (17.0%)
 Parking Provided: 297 Spaces
 Accessible Parking Required: 8 Spaces
 Accessible Parking Provided: 8 Spaces

PROJECT TEAM
 Developer: Clarion Partners
 1717 McKinley Ave, Ste 1900
 Dallas, TX 75201
 Email: emcassy.dillon@clarionpartners.com
 Ph: (214) 775-7619
 Architect: Butler Design Group
 5017 E. Washington St, Ste 107
 Phoenix, Arizona 85034
 Email: emj@butlerdesigngroup.com
 Ph: (602) 857-1800
 Civil: Langan
 2415 E. Camelback Rd, Ste 700
 Phoenix, Arizona 85016
 Email: ggriffin@langan.com
 Ph: (480) 983-2230

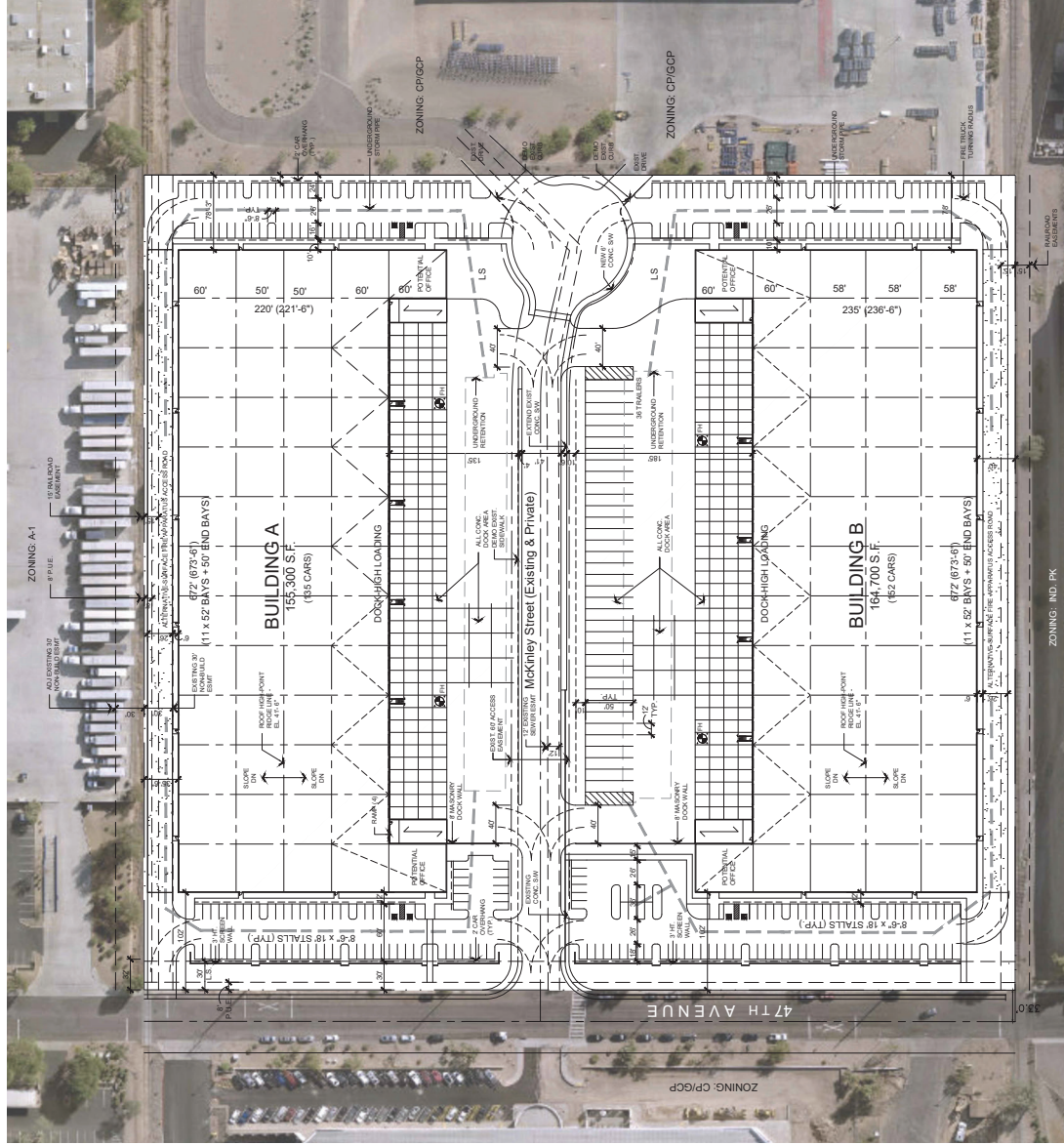
VICINITY MAP (N.T.S.)



City of Phoenix
 MAR 18 2022
 Planning & Development
 Department
 SCALE: 1" = 60'
 0 30 60 120
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 architects & planners



PAPAGO COMMERCE CENTER
 47th Avenue & McKinley Street
 Phoenix, Arizona

 CLARION PARTNERS



PAPAGO COMMERCE CENTER

47th Avenue & McKinley Street
Phoenix, Arizona

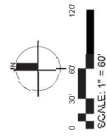
CLARION PARTNERS



PROJECT DATA

Existing Zoning: CHC/CP
 Proposed Zoning: A-1
 APNF: 103-33-00A
 Gross Site Area: 509,280 S.F. (18.6 AC.)
 Building Footprint Area: 779,165 S.F. (17.9 AC.)
 Building A: 155,300 S.F.
 Building B: 164,700 S.F.
 Total Building Area: 320,000 S.F.
 Coverage: 320,000 S.F. / 779,165 S.F. = 41.0%
 Parking Required: 160 Spaces
 Parking Provided: 287 Spaces
 Accessible Parking Required: 7 Spaces
 Accessible Parking Provided: 8 Spaces

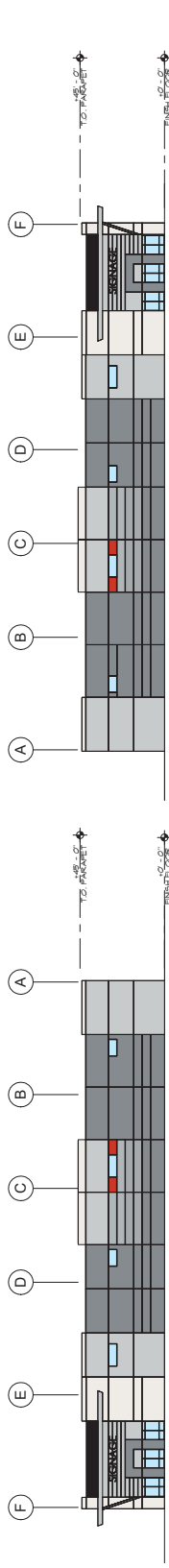
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 MAR 1 8 2022
 Planning & Development
 Department



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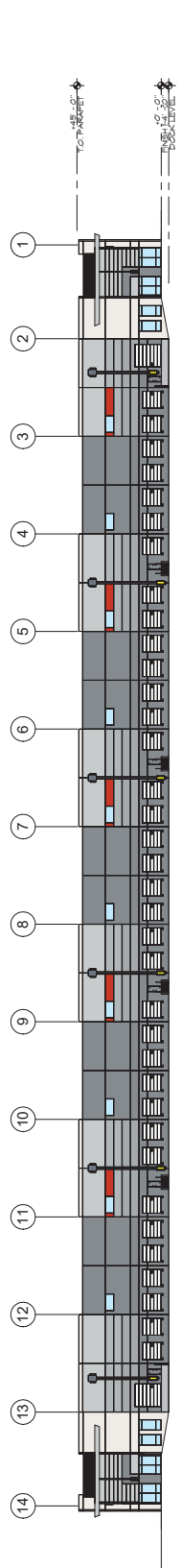


Butler Design Group, Inc.
architects & planners

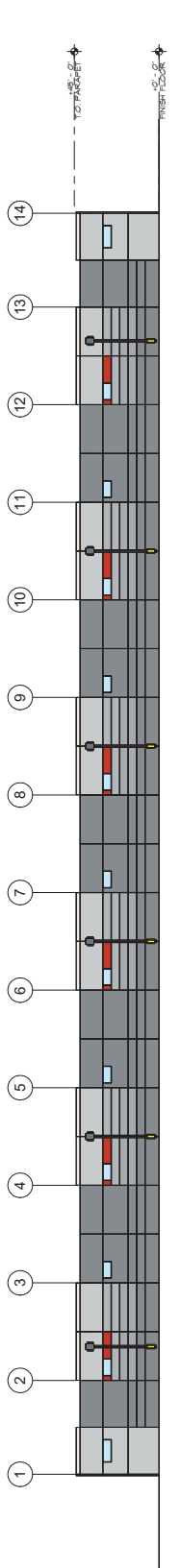


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

03/10/22
22009



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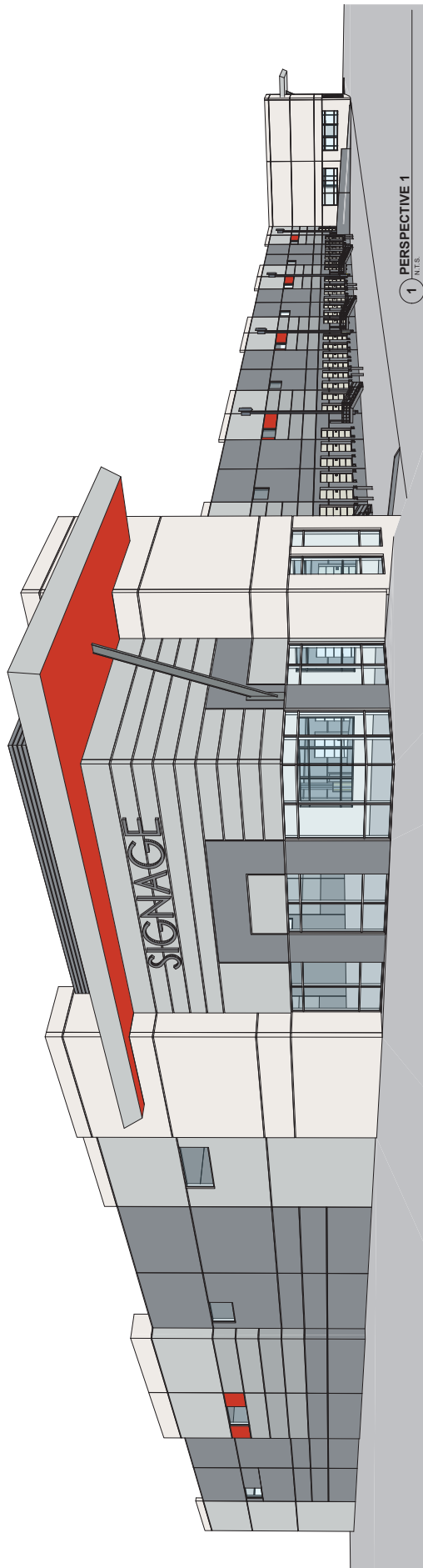
OPT B
SCHEMATIC ELEVATIONS

CITY OF PHOENIX

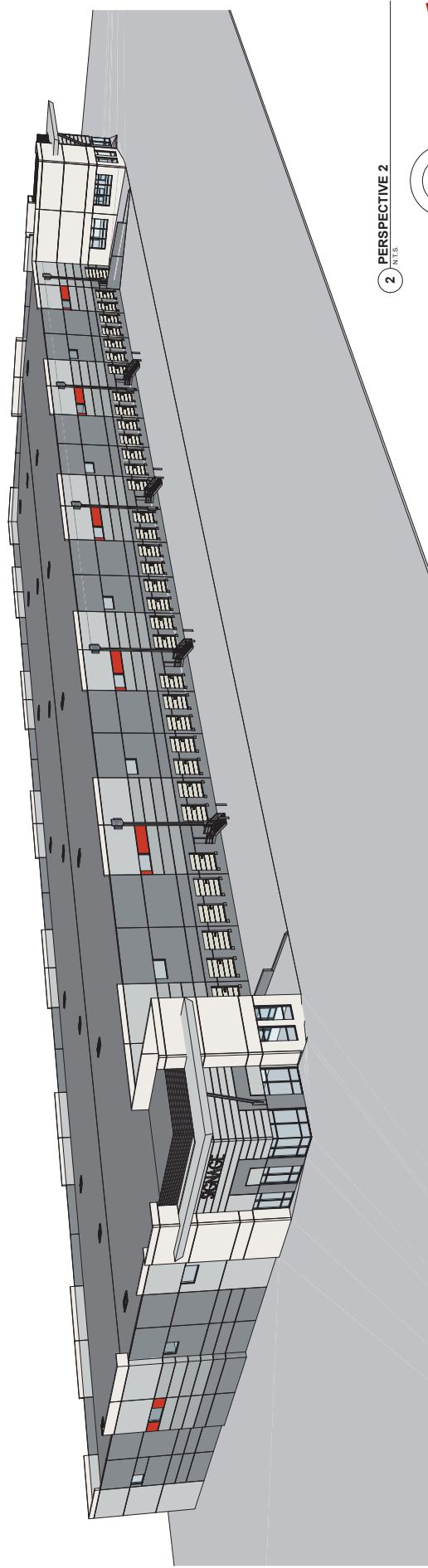
MAR 18 2022
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Department

PAPAGO COMMERCE CENTER

Building A
47TH AVENUE & MCKINLEY STREET
PHOENIX, ARIZONA



1 PERSPECTIVE 1
NTS



2 PERSPECTIVE 2
NTS

PAPAGO COMMERCE CENTER

Building A
47TH AVENUE & MCKINLEY STREET
PHOENIX, ARIZONA

CITY OF PHOENIX

MAR 18 2022

Planning & Development
Department

03/10/22
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3D OPT B
SCHEMATIC PERSPECTIVE
VIEWS