



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-53-17-7**  
**April 4, 2018**

**Estrella [Village Planning Committee](#) Meeting Date** May 22, 2018

**[Planning Commission](#) Hearing Date** June 7, 2018

**Request From:** [A-1](#) (Light Industrial) (235.75 acres), [A-1 SP](#) (Light Industrial, Special Permit) (27.15 acres), [A-1](#), Approved [A-1 SP](#) (Light Industrial, Approved Light Industrial, Special Permit) (21.40 acres), [A-1 LNDF/WVR](#) (Light Industrial, Landfill Waiver) (34.54 acres), [A-2](#) (Industrial) (66.61 acres), [A-2 SP](#) (Industrial, Special Permit) (4.99 acres), [A-2 LNDF/WVR](#) (Industrial, Landfill Waiver) (12.94 acres)

**Request To:** [A-2](#) (Industrial) (302.36 acres)  
[A-2 SP](#) (Industrial, Special Permit) (53.54 acres)  
[A-2 LNDF/WVR](#) (Industrial, Landfill Waiver) (47.48 acres)

**Proposed Use** Allow industrial uses and retain existing waiver to allow a landfill, Special Permit for radio transmission facility and all underlying A-1 uses, and Special Permit for mechanical decomposition of garbage and refuse.

**Location** Southwest corner of 27th Avenue and Lower Buckeye Road

**Owner** City of Phoenix

**Applicant/ Representative** Brandie Barrett, City of Phoenix Public Works Department

**Staff Recommendation** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Designation</a>		Public/Quasi-Public and Parks/Open-Space- Public	
<a href="#">Street Map Classification</a>	27th Avenue	Collector	40-foot west half street
	35th Avenue	Arterial	Varies – 40 to 60-foot

			south half street
	Lower Buckeye Road	Arterial	Varies – 60-foot east half street

***BUILD THE SUSTAINABLE DESERT CITY; WASTE INFRASTRUCTURE; DESIGN PRINCIPLE: Promote recycling, develop environmentally sound landfills and explore alternative solutions to waste disposal.***

The goal of the Resource Innovation Campus (RIC) is dedicated to the creation and growth of a circular economy that will fulfill the City’s goal of diverting from the landfill 40 percent of trash generated in Phoenix. The RIC will help Phoenix reap the economic development benefits of attracting manufacturing processes and conversion technologies that transform trash into resources.

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

The subject property is located within the Southwest Phoenix Major Employment Center. The property is also adjacent to existing industrial zoning districts. The proposal will support the expansion of the industrial zoning in an appropriate location in the Estrella Village.

***STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.***

Approval of this application would allow the Resource Innovation Campus (RIC) to be developed. Approximately 40 acres of the RIC will be made available for land leases to innovators and manufacturers with market-ready technologies and processes that use trash to create new products.

**Applicable Plans and Principles**

**Reimagine Phoenix**

See background item #2.

**The Tree and Shade Master Plan**

See background item #7.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	City of Phoenix Landfill Transfer Station, compost facility, and employee driver training facility	A-1, A-1 SP, A-1 (Approved A-1 SP), A-1 LNDF/WVR, A-2, A-2 SP, A-2 LNDF/WVR
<b>North (across Lower Buckeye Road)</b>	Maricopa County Sheriff's Office/Lower Buckeye Jail	A-1
<b>South</b>	Rio Salado riverbed	A-1 and A-2
<b>East</b>	Fertilizer company and chemical manufacturing, wholesale, and disposal uses	A-2
<b>West</b>	Manufacturing, fabrication, and construction uses	A-1
<b>West (across 35th Avenue)</b>	Manufacturing, fabrication, and recycling uses	A-1 and A-2

**Background/Issues/Analysis**

SUBJECT SITE

1. This request is to rezone approximately 403.38 acres located at the southwest corner of 27th Avenue and Lower Buckeye Road from A-1 (Light Industrial) (235.75 acres), A-1 SP (Light Industrial Special Permit) (27.15 acres), A-1, Approved A-1 SP (Light Industrial, Approved Light Industrial Special Permit) (21.40 acres), A-1 LNDF/WVR (Light Industrial Landfill Waiver) (34.54 acres), A-2 (Industrial) (66.61 acres), A-2 SP (Industrial Special Permit) (4.99 acres), and A-2 LNDF/WVR (Industrial Landfill Waiver) (12.94 acres) to A-2 (Industrial) (302.36 acres), A-2 SP (Industrial Special Permit) (53.54 acres), A-2 LNDF/WVR (Industrial Landfill Waiver) (47.48 acres). This rezoning request is to allow industrial uses and retain the existing special permits and landfill waiver.

The companion Rezoning Case No. Z-SP-15-17-7 is a request to allow a Special Permit for the Resource Innovation Campus, circular economy resource developments, all underlying A-2 uses, and retain existing waiver to allow a landfill, Special Permit for radio transmission facility and all underlying A-1 uses, and Special Permit for mechanical decomposition of garbage and refuse.

2. In 2013, the Public Works Department launched its waste diversion and sustainability initiative, Reimagine Phoenix, with a citywide goal of diverting 40 percent of trash from the landfill by the year 2020 by considering how we reduce, reuse, recycle, reconsider, and reimagine healthy consumption habits to minimize waste in our daily lives.

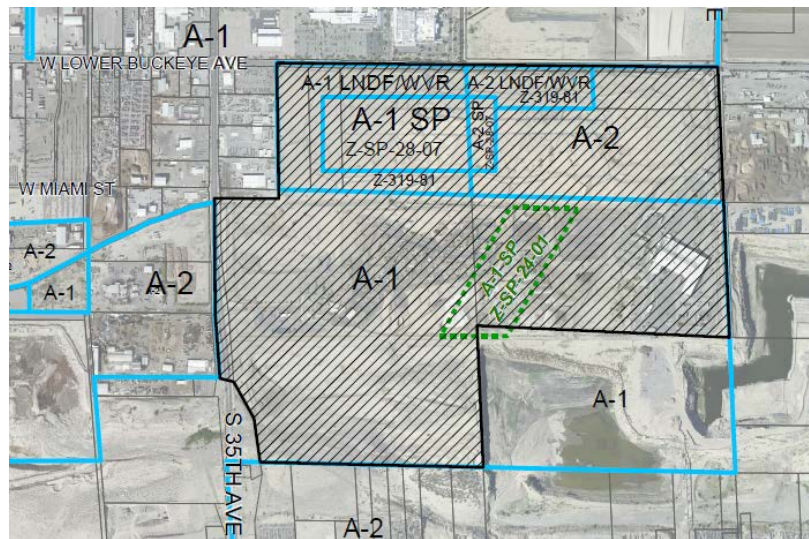
The Reimagine Phoenix initiative aims to redefine trash for Phoenix residents and businesses. Through its programs, its campaigns, its partnerships, it demonstrates that waste is a valuable resource and could be transformed into other products or source of energy.

True to Reimagine Phoenix's message -- "Transforming trash into resources" -- the development of the Resource Innovation Campus (RIC) was approved by Phoenix City Council in 2015. To be located at 27th Avenue and Lower Buckeye Road next to the city-owned transfer station, the RIC is dedicated to the creation and growth of a circular economy that will fulfill the city's goal of diverting from the landfill 40 percent of trash generated in Phoenix. The RIC will help Phoenix reap the economic development benefits of attracting manufacturing processes and conversion technologies that transform trash into resources.

3. The subject site has an existing Use Permit on approximately 28 acres of the subject site to allow the repurposing of palm fronds and mulch green waste to reduce landfill material. This Use Permit will expire next year. By rezoning the entire site, there will be flexibility to allow other uses that will reduce landfill materials.

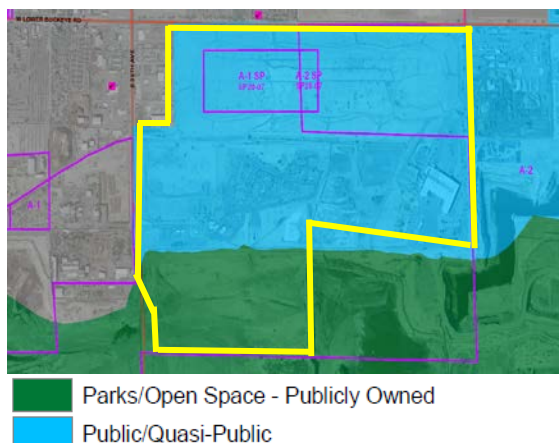
#### SURROUNDING USES AND ZONING

4. North of the subject property is the Maricopa County Sheriff's Office and the Lower Buckeye Jail zoned A-1. South of the subject site is the Rio Salado riverbed zoned A-1 and A-2. East of the subject property is a fertilizer company as well as chemical manufacturing, wholesale, and disposal uses zoned A-2. West of the subject site are manufacturing, fabrication, and construction uses zoned A-1. West of the subject site, across 35th Avenue, is a recycling facility zoned A-1, as well as manufacturing and fabrication uses zoned A-2.



Source: City of Phoenix Planning and Development Department

5. The General Plan Land Use Map designation for the subject property is Public/Quasi-Public and Parks/ Open Space-Public. The request and land uses are consistent with the General Plan Land Use map designation. The site is currently used as the City of Phoenix Public Works Transfer Station. Approval of this request would allow the City of Phoenix the opportunity to meet their goal of minimizing waste by developing the RIC.



Source: City of Phoenix Planning and Development Department

## PROPOSAL

6. The Resource Innovation Campus will have five main components:
  - The 27th Avenue Transfer Station- attract new innovators with manufacturing processes and conversion technologies that use trash as resources. The transfer station will divert more volume away from the landfill and into the city's circular economy.
  - Materials recovery facility (MRF)- innovators identify new ways to transform trash into resources. The role of the MRF could expand to allow Phoenix residents to recycle additional items in their blue recycling containers.
  - Composting facility- expected to divert some of the 400 million pounds of compostable materials currently sent to the landfill each year. The facility has been operational since 2016.
  - Land leases- approximately 40 acres of the site to develop a resource cluster focusing on a circular economy and by-product synergies. Land leases will be made available for innovators and manufacturers with market-ready technologies and manufacturing processes that use trash to create new products.
  - Resource Innovation and Solutions Network (RISN) Headquarters and Technology Solutions Incubator- the RIC will house a business incubator for start-up/emerging technologies and manufacturing processes. This may provide office, workshop, support services, technical services, and possible funding resources for innovators.
7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading

by example. To accomplish the vision and goal of the policy document, staff is recommending that the development comply with the Estrella Village Arterial Street Landscaping Program in order to have cohesive and complementary landscaping along public streets. This is addressed in Stipulation No. 3.

#### COMMUNITY INPUT

8. At the time the staff report was written, no correspondence by the public was received by staff.

#### DEPARTMENT COMMENTS

9. The Water Services Department commented that there is existing city water and a sewer main that can potentially serve the property.
10. The Floodplain Management division indicated that the parcel is in a Special Flood Hazard Area (SFHA).
11. The Street Transportation Department has commented that the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation No. 5.
12. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
13. The Public Transit Department requested a bus stop pad be constructed along eastbound Lower Buckeye Road approximately 10 feet deep and placed approximately 1,500 feet west of 27th Avenue. This is addressed in Stipulation No. 4.
14. The Aviation Department stated that the site is in close proximity to the Phoenix Sky Harbor International Airport (PHX). This is addressed in Stipulation No. 2
15. The Parks and Recreation Department commented that a public trail/sidewalk easement should be dedicated along the Rio Salado North Bank. Further, a shared-use path should be constructed within the easement.

16. 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. 6, 7, and 8.

#### 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 Public/Quasi Public and Parks/Open Space-Public.
2. The A-2 zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The subject property is located within the Southwest Phoenix Major Employment Center, as designated by the Maricopa Association of Governments (MAG).

#### **Stipulations**

1. That the development of the site and maintenance of related improvements shall not negatively impact the landfill protective cap, as approved by the Public Works Department.
2. 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 Airport (PHX) to future owners or tenants of the property.
3. The development shall comply with the Estrella Village Arterial Street Landscaping Program, as approved by the Planning and Development Department.

4. The developer shall provide a dedication of right-of-way and construction of a bus stop pad along eastbound Lower Buckeye Road. The bus stop pad should be built according to City of Phoenix Standard Detail P1260 with a depth of at least 10 feet and placed between approximately 1,500 feet west of 27th Avenue, as approved by the Public Transit Department.
5. The developer shall update all streets 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.
6. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
7. If Phase I data testing is required, and 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, the applicant shall conduct Phase II archaeological data recovery excavations.
8. 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

April 4, 2018

**Team Leader**

Samantha Keating

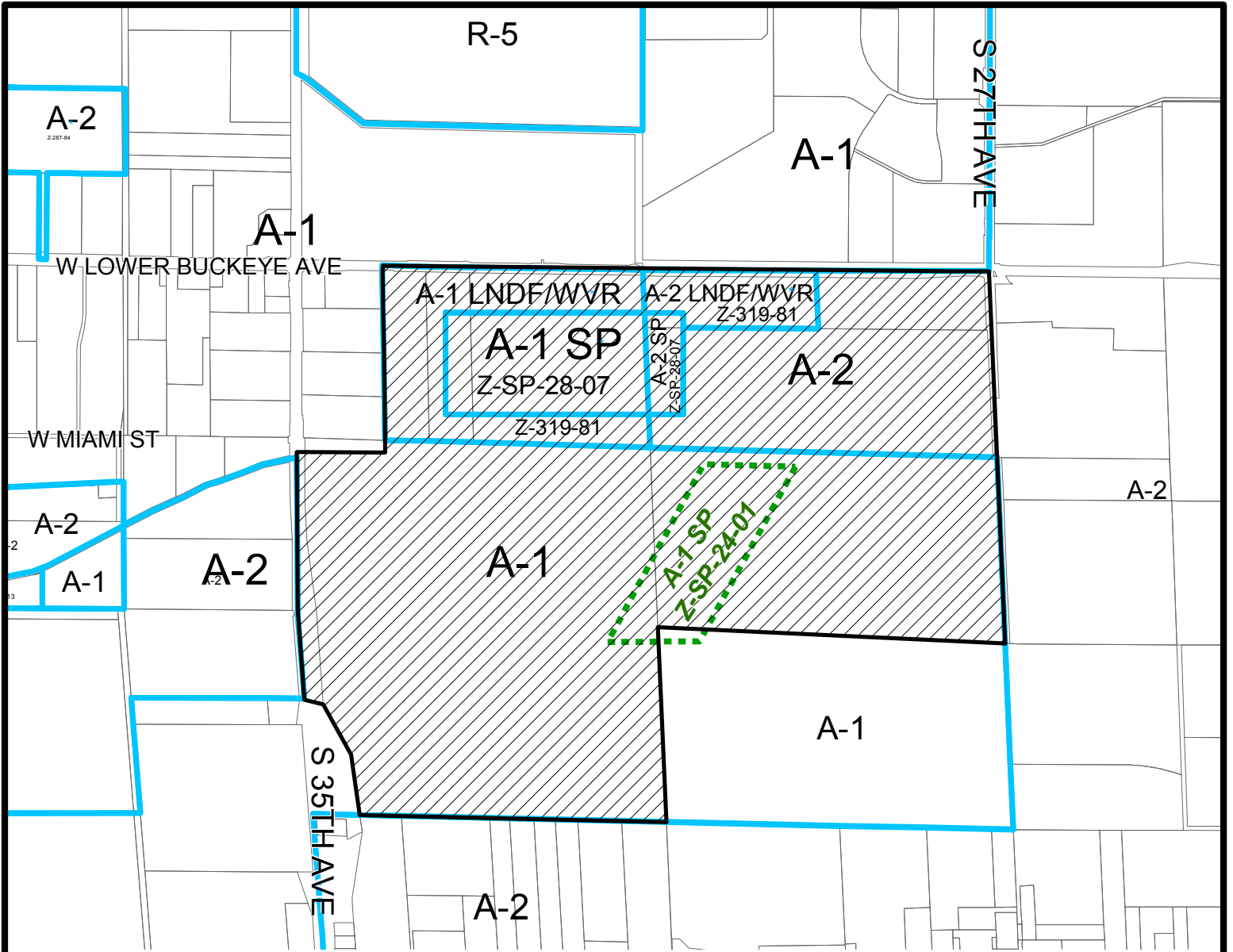
**Attachments**

Sketch Map

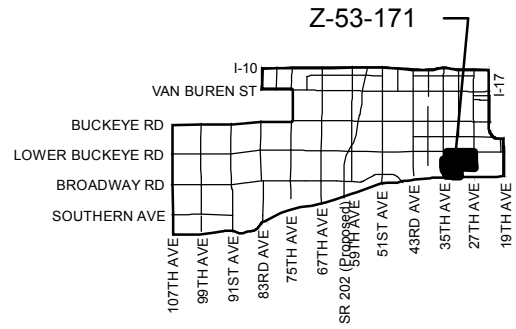
Aerial

Site Plan, Date Stamped August 18, 2017

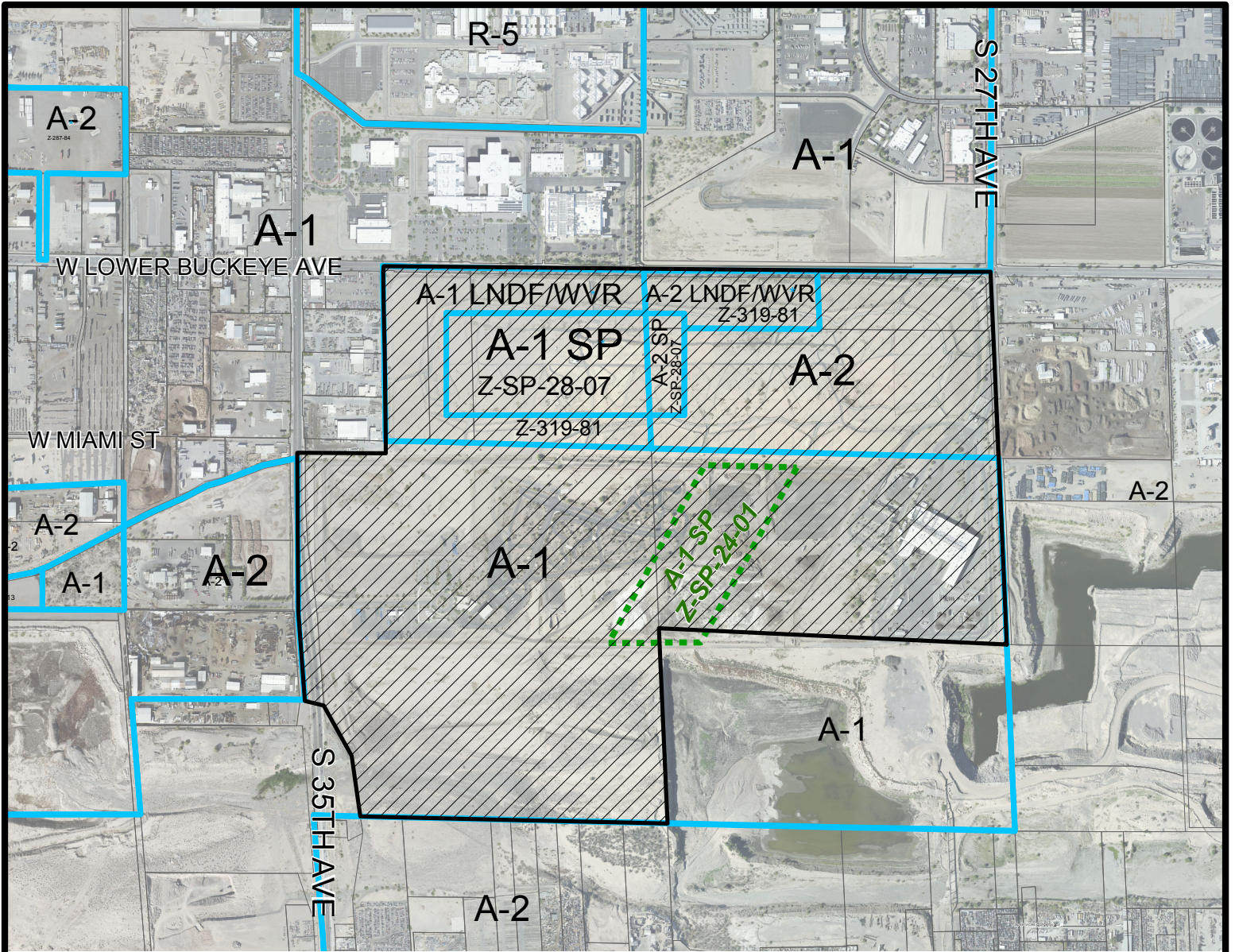




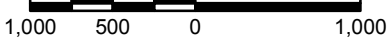
**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Brandie Barrett, Public Works Department		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-53-171	<b>DATE:</b> 12/28/2017 <b>REVISION DATES:</b> 2/27/2018 3/15/2018 3/6/2018	<b>FROM:</b> A-1, (235.75 a.c.) A-1 SP, (27.15 a.c.) A-1 (Approved A-1 SP), (21.40 a.c.) A-1 LNDF/WVR, (34.54 a.c.) A-2, (66.61 a.c.) A-2 SP, (4.99 a.c.) A-2 LNDF/WVR, (12.94 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>  403.38 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 6-21	<b>ZONING MAP</b> E-6	<b>TO:</b> A-2, (302.36 a.c.) A-2 SP, (53.54 a.c.) A-2 LNDF/WVR, (47.48 a.c.)
<b>MULTIPLES PERMITTED</b> A-1, A-1 SP, A-1 (Approved A-1 SP), A-1 LNDF/WVR, A-2, A-2 SP, A-2 LNDF/WVR	<b>CONVENTIONAL OPTION</b> N/A N/A		<b>* UNITS P.R.D. OPTION</b> N/A N/A
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



Feet

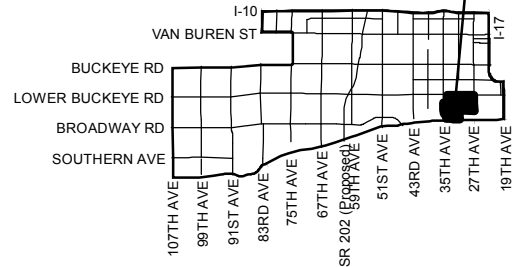


**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-53-171



**APPLICANT'S NAME:** Brandie Barrett, Public Works Department

**REQUESTED CHANGE:**

**FROM:** A-1, (235.75 a.c.)  
A-1 SP, (27.15 a.c.)  
A-1 (Approved A-1 SP), (21.40 a.c.)  
A-1 LNDP/WVR, (34.54 a.c.)  
A-2, (66.61 a.c.)  
A-2 SP, (4.99 a.c.)  
A-2 LNDP/WVR, (12.94 a.c.)

**TO:** A-2, (302.36 a.c.)  
A-2 SP, (53.54 a.c.)  
A-2 LNDP/WVR, (47.48 a.c.)

**APPLICATION NO.** Z-53-171

**DATE:** 12/28/2017

**REVISION DATES:**

2/27/2018 3/15/2018

3/6/2018

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

403.38 Acres

**AERIAL PHOTO &  
QUARTER SEC. NO.**  
QS 6-21

**ZONING MAP**  
E-6

**MULTIPLES PERMITTED**

A-1, A-1 SP, A-1 (Approved A-1 SP), A-1 LNDP/WVR,  
A-2, A-2 SP, A-2 LNDP/WVR

A-2, A-2 SP, A-2 LNDP/WVR

**CONVENTIONAL OPTION**

N/A

N/A

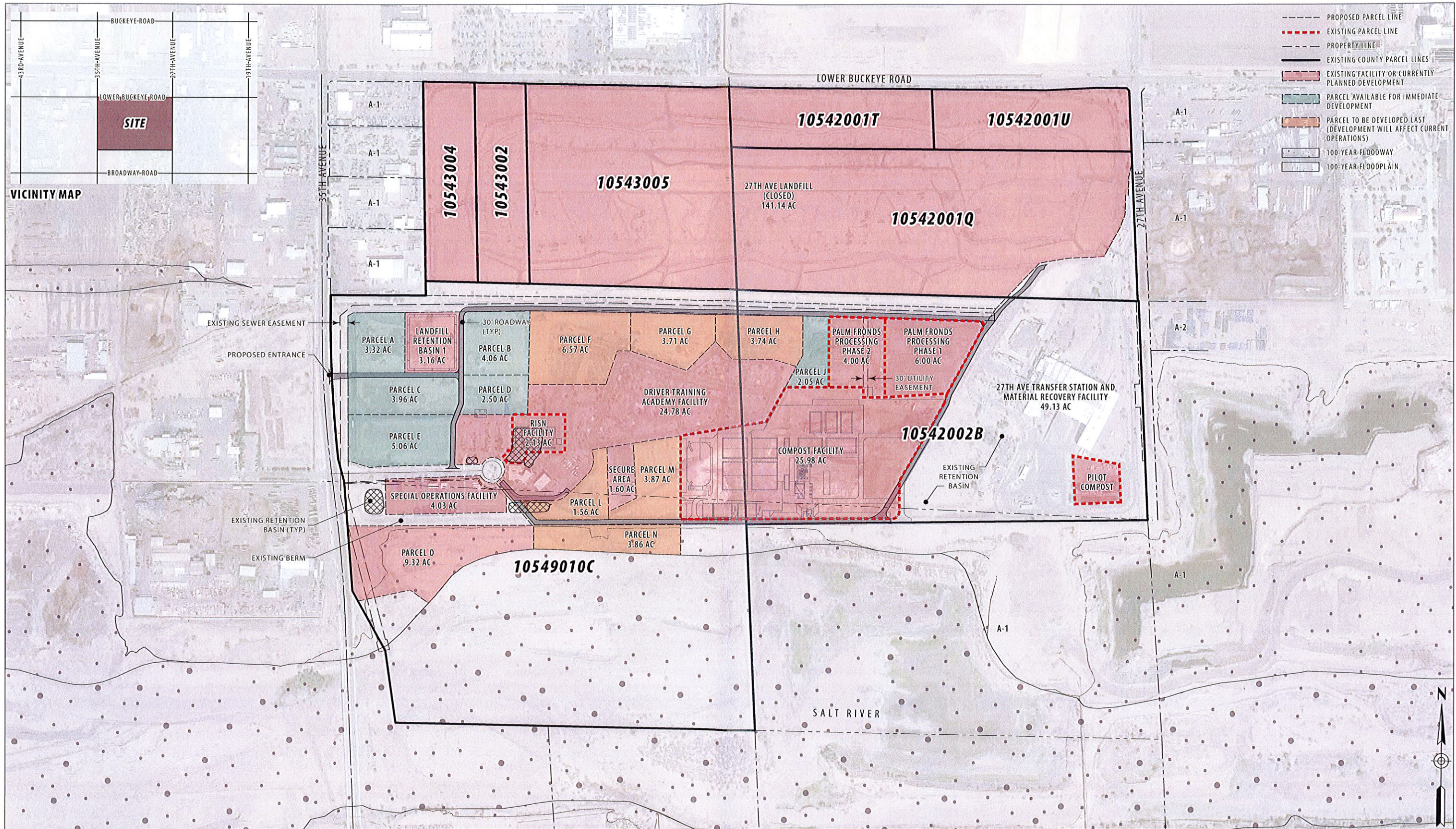
**\* UNITS P.R.D. OPTION**

N/A

N/A

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





Resource Innovation Campus  
**FIGURE 1 — Rezoning Site Plan**

**CITY OF PHOENIX**

AUG 18 2017

Planning & Development  
 Department

1" = 300'

