



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-62-13-7
March 6, 2014

Estrella Village Planning Committee Meeting Date March 18, 2014
Planning Commission Hearing Date May 13, 2014
Request From: C-2 (77.15 Acres)
 RE-35 (10.23 Acres)
 RE-35 (Approved R-2) (40.84 Acres)
Request To: A-1 (128.22 Acres)
Proposed Use Commercial and Industrial Uses
Location Approximately 700 feet west of the southwest corner of 59th Avenue and Lower Buckeye Road
Owner Newport Groups 22 and 37 LLC
Applicant/Representative Michael J. Curley, Earl, Curley and LaGarde PC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Mixed-Use/Estrella Village Core (Pending Industrial)		
Street Map Classification	Lower Buckeye Road	Arterial	33-foot half street
	59th Avenue	Arterial	33-foot half street
<i>NEIGHBORHOOD ELEMENT. GOAL 2. POLICY 3: CREATE NEW DEVELOPMENT 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>			
The site is currently vacant and adjacent to an existing single-family subdivision. By complying with staff stipulations the proposed industrial development will provide appropriate landscape and building setback buffers from adjacent uses.			
<i>LAND USE ELEMENT/GOAL 2, EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</i>			
The proposed commercial and industrial uses will be located south of the remaining Estrella Village Core, bisected by the future Loop 202 freeway and along two arterial streets. The location of the subject parcel will reduce the impact of commute travel between other areas of employment and residential uses.			

GROWTH ELEMENT, GOAL 1 – GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.

The proposed industrial zoning request will promote an established economically healthy community along the future loop 202 corridor. The use will be supported by the surrounding residential and future industrial and commercial uses in the area. The proposed request is consistent with the existing commercial zoning designation to the north and east.

Area Plan

ESTRELLA VILLAGE PLAN

The site is located within the Estrella Village Plan. The plan recommends that infill development should be consistent with the predominant land use of the area. As the parcel will be bisected by the future Loop 202 freeway it is appropriate for the parcel to be taken out of the village core and designated industrial.

The plan also recommends that residential areas should be protected from intense land uses. Via staff stipulations the project will provide adequate landscape and building setbacks to buffer the existing single family neighborhood to the west and south. The proposed project will generate employment opportunities in close proximity to a freeway corridor. The proposal is consistent with the Estrella Village Plan.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2, RE-35, RE-35 (Approved R-2)
North	Vacant	RE-35
South	Single-Family Residential	R1-6
East	Vacant, SRP Substation	A-1, CP/GCP, RE-35
West	Single-Family Residential	R1-8, R1-10

Background/Issues/Analysis

1. This is a request to rezone a 128.22-acre parcel from C-2 (Intermediate Commercial), RE-35 (Single-Family Residential), and RE-35 (Approved R-2) to A-1 (Light Industrial) for warehouse, office and industrial uses. This request is not consistent with the General Plan Land Use Map and therefore the applicant is running GPA-EST-2-13 concurrently with this request.

2. The subject parcel is located within the Estrella Village Core. The applicant is requesting to remove the parcel from the core and rezone to A-1 to allow for industrial uses. Staff is supportive of this request as the site will be bisected by the future Loop 202 Freeway and also SRP has regional power line easements that make developing the parcel at a pedestrian scale difficult. The remaining Village Core (north of Lower Buckeye Road) will have 175 +/- acres to develop. This acreage is a more appropriate size to develop a mixed-use product for area residents to enjoy. Also the Estrella Village Core Plan will still be applicable to the remaining acreage north of Lower Buckeye Road.



3. The subject site is vacant. Located to the south and west is a single-family residential subdivision. To the north is a vacant parcel located in the village core and to the east is a vacant parcel zoned Commerce Park and A-1 in addition to an SRP substation.
4. The conceptual site plan shows a large building envelop within the subject site. The development of the parcel will be governed by the perimeter building and landscape setbacks. Staff is recommending a series of stipulations that address building and landscape setbacks, screening, building height, outdoor uses and traffic that will provide adequate buffers and help mitigate the impact on the single-family neighborhood to the west and south.

Landscape Setbacks

Staff is recommending landscape setbacks of 75 feet along the west and south property lines. The additional setbacks will provide an appropriate buffer from the existing and future neighborhoods.

Screening

Staff is recommending an 8-foot high decorative screen wall be constructed and setback 75 feet from the west property line. This will allow the residents to have an unobstructed view of the staff proposed 75-foot landscape setback.

Building Setbacks

Staff is also recommending building setbacks of 75 feet along the west and east property lines and 125 feet along the south property line. The increased building and landscape setbacks will help mitigate the proposed A-1 industrial uses adjacent to the existing neighborhood.

Building Height

Staff is recommending height restrictions of 48 feet along the west and south property lines. This will also help mitigate any adverse effects from the proposed A-1 industrial uses and the single-family neighborhoods.

Outdoor Storage

The A-1 zoning district allows for outdoor storage uses. Staff is recommending prohibiting any outdoor storage within 250 feet of the north, south and west property lines. This additional setback will help mitigate any possible adverse impacts to the residents in the area and ensure appropriate streetscape along Lower Buckeye Road and the future village core.

Traffic

Staff is proposing a one-foot non-vehicular easement along the west property lines. This will ensure that all vehicular traffic to the subject site will be via Lower Buckeye Road or 59th Avenue and away from the single-family homes.

5. 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 proposed zoning is not consistent with the city of Phoenix General Plan Land Use Map.
2. The proposal is consistent with the Estrella Village Plan.
3. As stipulated, the project will provide adequate buffers to the single-family neighborhood to the west.

Stipulations

1. The development shall be in general conformance with the site plan and landscape plans date stamped December 16, 2013, as approved by the Planning and Development Department.
2. A minimum 75-foot landscape setback shall be provided along the west and south property lines and shall utilize the Commerce Park/General Commerce Park landscape standards for plant types, quantity and spacing, as approved by the Planning and Development Department.
3. A minimum 75-foot building setback shall be provided along the west and east property lines, as approved by the Planning and Development Department.

4. A minimum 125-foot building setback shall be provided along the south property line, as approved by the Planning and Development Department.
5. An eight-foot high decorative wall shall be constructed and set back a minimum of 75 feet from the west property line, as approved by the Planning and Development Department.
6. The perimeter walls adjacent to Lower Buckeye Road and 63rd Avenue shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
7. Building height shall be limited to a maximum of 48 feet within 100 feet of the west property line, as approved by the Planning and Development Department.
8. Building height shall be limited to a maximum of 48 feet within 150 feet of the south property line, as approved by the Planning and Development Department.
9. Outdoor storage shall not be permitted within 250 feet of the north, south and west property lines, as approved by the Planning and Development Department.
10. A one-foot non-vehicular access easement shall be provided along the west property line, as approved by the Planning and Development Department.
11. Right-of-way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road. Provide full improvements consisting of curb, gutter, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.
12. Submit amended Traffic Impact Study Analysis updated to proposed development use. Additional improvements may be stipulated based upon study findings.
13. Right-of-way totaling 55 feet shall be dedicated for the west half of 59th Avenue. Provide curb, gutter, paving, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.
14. Right-of-way totaling 50 feet shall be dedicated for the existing 63rd Avenue Alignment with a minimum 25-foot pavement section to service Williams Street. Provide curb, gutter, sidewalk, paving and incidentals for the length of the project.
15. Right-of-way totaling 60 feet shall be dedicated for the proposed 63rd Avenue from Florence Avenue to Lower Buckeye Road. Provide curb, gutter, paving, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.

16. Right-of-way totaling 30 feet shall be dedicated for the east half of 63rd Avenue. Provide curb, gutter, paving, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.
17. Contact Bruce Littleton (602-262-4690) for potential conduit and junction boxes at Lower Buckeye Road and 63rd Avenue for future traffic signal equipment for the intersection. Submittal will be made as a separate document that shows the entire intersection with existing conduit runs and junction boxes. The Developer will submit the approved plan to the Civil Plans Coordinator as part of the civil engineering plan set. All work related to the construction or reconstruction of the signal, conduit runs and junction box installation is the responsibility of the Developer.
18. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
19. Complete a Red Border Letter to notify ADOT of development adjacent to its freeway corridor and submit it to Alan Hilty in the Street Transportation Department 602-262-6193, with a copy to the Traffic Engineer and Civil Plans Reviewer
20. Provide underground street light circuits, poles and fixtures on all public streets in locations approved by the Street Transportation Department. Submit one copy of the approved site plan with three copies of the streetlight plans to the 2nd floor of City Hall to be routed to Street Lighting Section reviewer, Diane Gomez 602-262-7223.
21. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, setback sidewalk, curb ramps, streetlights, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

Marc Thornton

Team Leader

Joshua Bednarek

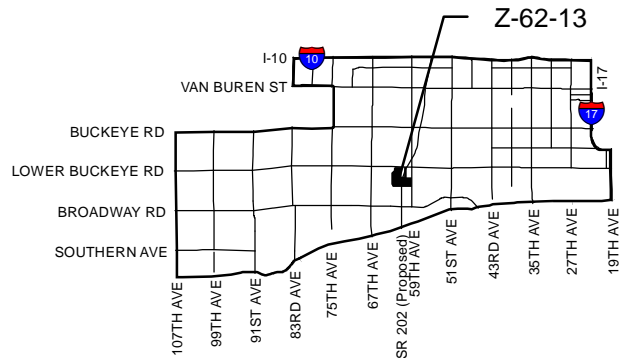
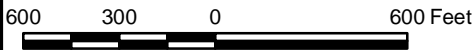
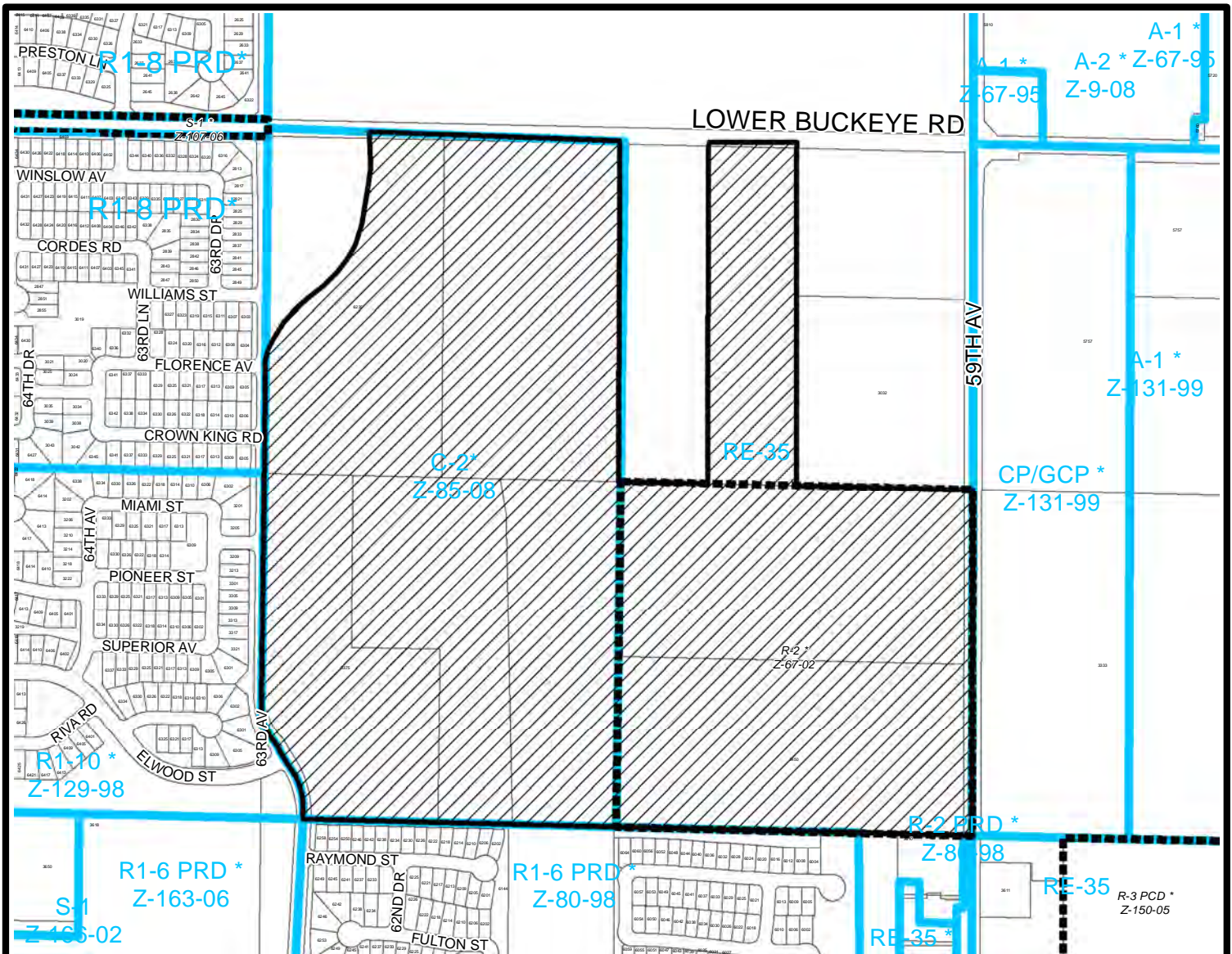
Attachments

Sketch Map

Aerial

Site Plan (date stamped December 16, 2013)

Landscape Plan (date stamped December 16, 2013)



CITY OF PHOENIX PLANNING DEPARTMENT

ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7

APPLICANT'S NAME: Michael J. Curley

REQUESTED CHANGE:

FROM: C-2, (77.15 a.c.)
 RE-35, (10.23 a.c.)
 RE-35 (Approved R-2), (40.84 a.c.)

TO: A-1, (128.22 a.c)

APPLICATION NO. Z-62-13

DATE: 1/27/14
 REVISION DATES:

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

128.22 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 6-14
 ZONING MAP E-5

MULTIPLES PERMITTED

C-2, RE-35, RE-35 (R-2)
 A-1

CONVENTIONAL OPTION

1118, 11, 45 (408)
 N/A

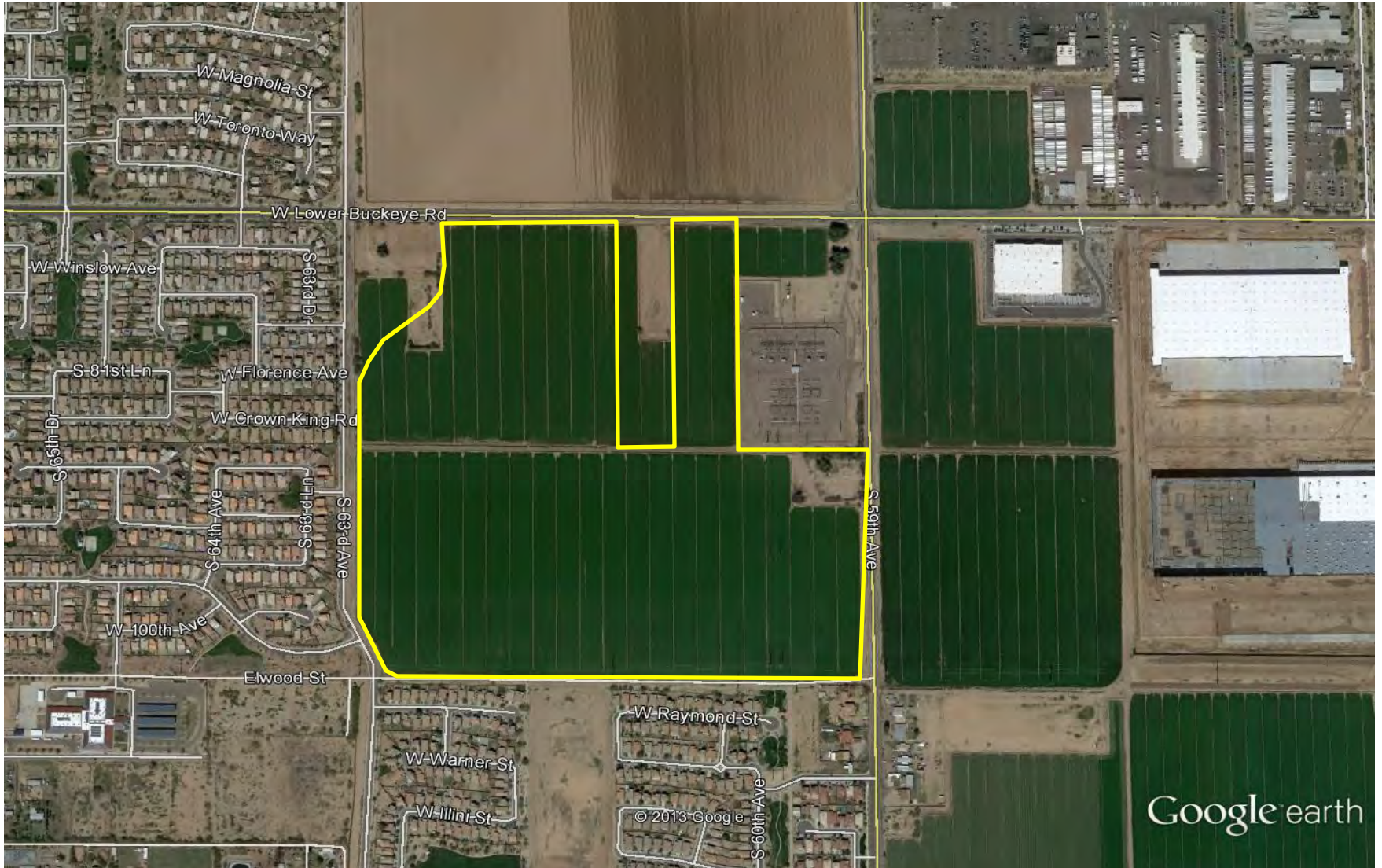
*** UNITS P.R.D. OPTION**

1342, 13, 54 (490)
 N/A

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

(+/- 700-ft. west of the) Southwest Corner of 59th Ave. & Lower Buckeye Rd.

Proposal for A-1 zoning & Industrial land use designation



DEC 16 REC'D

PLANNING DEPT.
2nd fl. RECEPTION

Plan Data:

Project Area:	125.84 Net Acres+/-	128.22 Gross Acres+/-
Existing Zoning:		
C-2	76.73 Net Acres+/-	77.04 Gross Acres+/-
RE-35 (R-2 Approved)	39.00 Net Acres+/-	40.00 Gross Acres+/-
RE-35	10.11 Net Acres+/-	11.18 Gross Acres+/-
Total:	125.84 Net Acres+/-	128.22 Gross Acres+/-
Proposed Zoning:		
A-1	125.84 Net Acres+/-	128.22 Gross Acres+/-



Location Map:



Applicant:
Earl Curley & Lagarde, P.C.
Contact: Gary King
3101 N. Central Ave., Suite 1200
Phoenix, Arizona 85012
602-253-0094

Prepared for:
Newport Group

Conceptual Site Plan for:

Newport 129 Acres

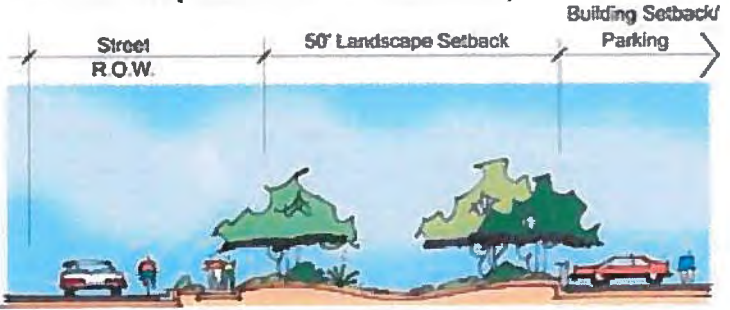
Phoenix, Arizona

Date: 12/12/2013

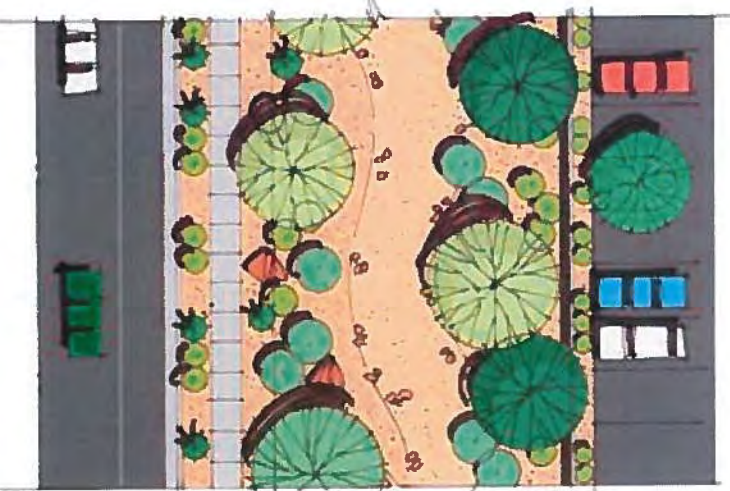
Approximate Scale
0 50 100 150'



50' Landscape Setback - 63rd Ave. (Next to R1-10 to West)

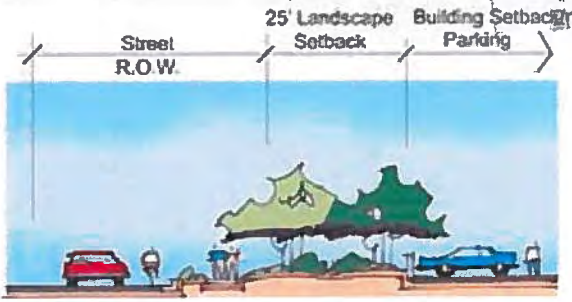


Section



Plan

25' Landscape Setback - Lower Buckeye, 59th Ave., 63rd Ave. (Next to C-2 to West)

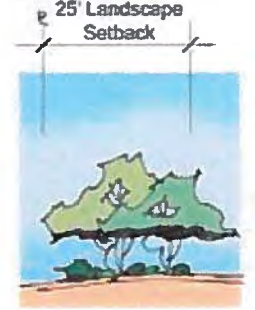


Section

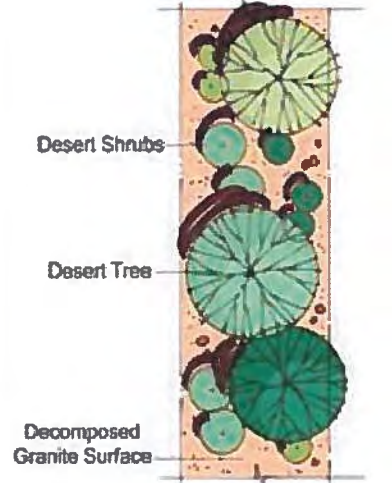


Plan

25' Landscape Setback - Next to R1-6 PRD to South



Section



Plan

Conceptual Landscape Setback Sections & Plans for:

Newport 129 Acres

Phoenix, Arizona

Note:
 1. Plant materials, sizes & spacing per City Of Phoenix requirements.
 2. Concept Plan - Not for Construction

Prepared by:
 Drifting Sands Design
 Tempe, Arizona
 480-927-9208
 Date: December 12, 2013