



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-68-17-7
December 18, 2017

Estrella Village Planning Committee Meeting Date: January 16, 2018

Planning Commission Hearing Date: February 1, 2018

Request From: R-3A (1.40 acres)

Request To: A-2 (1.40 acres)

Proposed Use: Expansion of A-2 zoning to the east to develop industrial or commerce park uses.

Location: Approximately 1,180 feet east of the southeast corner of 59th Avenue and Roosevelt Street

Owner: Stephen Earl, Earl Curley & Lagarde PC

Applicant/Representative: Stephen Earl, Earl Curley & Lagarde PC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	Roosevelt Street	Minor Collector	33-foot south half street
<p><i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The subject site is adjacent to A-1 and A-2 zoned properties. The proposal would allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area.</p> <p><i>STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.</i></p> <p>The subject property is located within the Southwest Phoenix Major Employment Center. The request to rezone to industrial will support the expansion of industrial zoning in an appropriate location in the Estrella Village.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.

The proposal is consistent in scale and character with the surrounding land use pattern. The subject site is in close proximity to the I-10 Freeway entrance and exit ramps at 59th Avenue as well as the Loop 202 Freeway and future light rail station. Approval of the request would support the development of the vacant land. Rezoning to Industrial will provide opportunity for growth of development and employment in the Estrella Village.

Applicable Plans and Principles

The Tree and Shade Master Plan

See background item #6.

Bicycle Master Plan

See background item #7.

Reimagine Phoenix

See background item #8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3A
North across Roosevelt Street	Commerce park/warehouse uses and fueling station	A-1
South	Apartments,	R-5
East	Vacant, agricultural land	A-2
West	Apartments	R-3A

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone approximately 1.40 acres located approximately 1,180 feet east of the southeast corner of 59th Avenue and Roosevelt Street from R-3A (Multifamily Residence District) to A-2 (Industrial District). The applicant is proposing to market the property to future industrial users.
2. The General Plan Land Use Map designation for the subject site and surrounding area is Industrial. The proposed zoning is consistent with the General Plan designation.

SURROUNDING USES AND ZONING

3. North of the subject site across Roosevelt Street are commerce park/warehouse uses and a fuel station zoned A-1 (Light Industrial District). South of the subject site is an apartment complex zoned R-5 (Multifamily Residence District). To the east is vacant land zoned A-2 (Industrial District). West of the subject site is an apartment complex zoned R-3A (Multifamily Residence District).



Source: City of Phoenix Planning and Development Department

PROPOSAL

4. **Site Plan**

A site plan was not submitted with this rezoning case. This parcel will be combined with the larger A-2 zoned parcels to the east and south of the subject site. These parcels will function as one site.

Staff is proposing a stipulation requiring that trees be planted adjacent to the sidewalk along Roosevelt Street to provide shade (Stipulations 1).

Additionally, due to close proximity to the future light rail station at 59th Avenue and the I-10 Freeway, staff is proposing a pedestrian access point at the northwest corner of the subject site (Stipulation 2).

5. **Elevations**

Elevations were not submitted with this rezoning application.

6. **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. In addition, a vision in the master plan is to raise awareness by leading by example. In order to further accomplish the vision and goal of the policy document, staff has developed Stipulation 2 to require that trees on the south side of the sidewalk be planted adjacent to the sidewalk to provide shade/ thermal comfort for pedestrians.

7. The Bicycle Master Plan is intended to make Phoenix a part of the regional bicycle network throughout the metropolitan area. It provides new policies for bicycle facility design as well as a framework for implementation of those facilities. Roosevelt Street is a collector street and may provide an environment for lower stress bicycle travel than an arterial street. Further, appropriate bicycle facilities will be designed on Roosevelt Street by the Street Transportation Department in the future as part of T2050.
8. 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 Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial, industrial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

DEPARTMENT COMMENTS

9. The Fire Department does not anticipate any problems with this rezoning application. They noted that the site and/or buildings shall comply with the Phoenix Fire Code and that a fire flow test per NFPA 291 should be done ASAP and submitted with the additional information to ensure that fire flow is available. See Phoenix Fire code section 508 and appendix B.
10. The Water Services Department indicated that the proposed project has existing water and sewer mains within Roosevelt Street that can potentially serve the development.
11. The Floodplain Management division indicated that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2185 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Street Transportation Department has stipulated that the developer 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.
13. The Public Transit, Parks and Recreation, and Aviation departments had no comments regarding the request.

MISCELLANEOUS

14. 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 request is consistent with the General Plan Land Use Map designation of Industrial.
2. The Industrial zoning district will allow future development that is consistent in scale and character with the land use pattern in the surrounding area as well as allow for flexibility of future developments.
3. The subject property has been identified as part of the Southwest Phoenix Major Employment Center as designated by the Maricopa Association of Governments (MAG).

Stipulations

1. Trees along Roosevelt Street on the south side of the sidewalk shall be planted adjacent to the sidewalk to provide shade/ thermal comfort for pedestrians, as approved by the Planning and Development Department.
2. The developer shall provide a pedestrian access point to the site from Roosevelt Street if this site remains a standalone parcel. If the subject site is combined with the adjacent parcel to the east, then this pedestrian access point on Roosevelt Street may be located on the adjacent parcel, as approved by the Planning and Development Department.
3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
4. 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

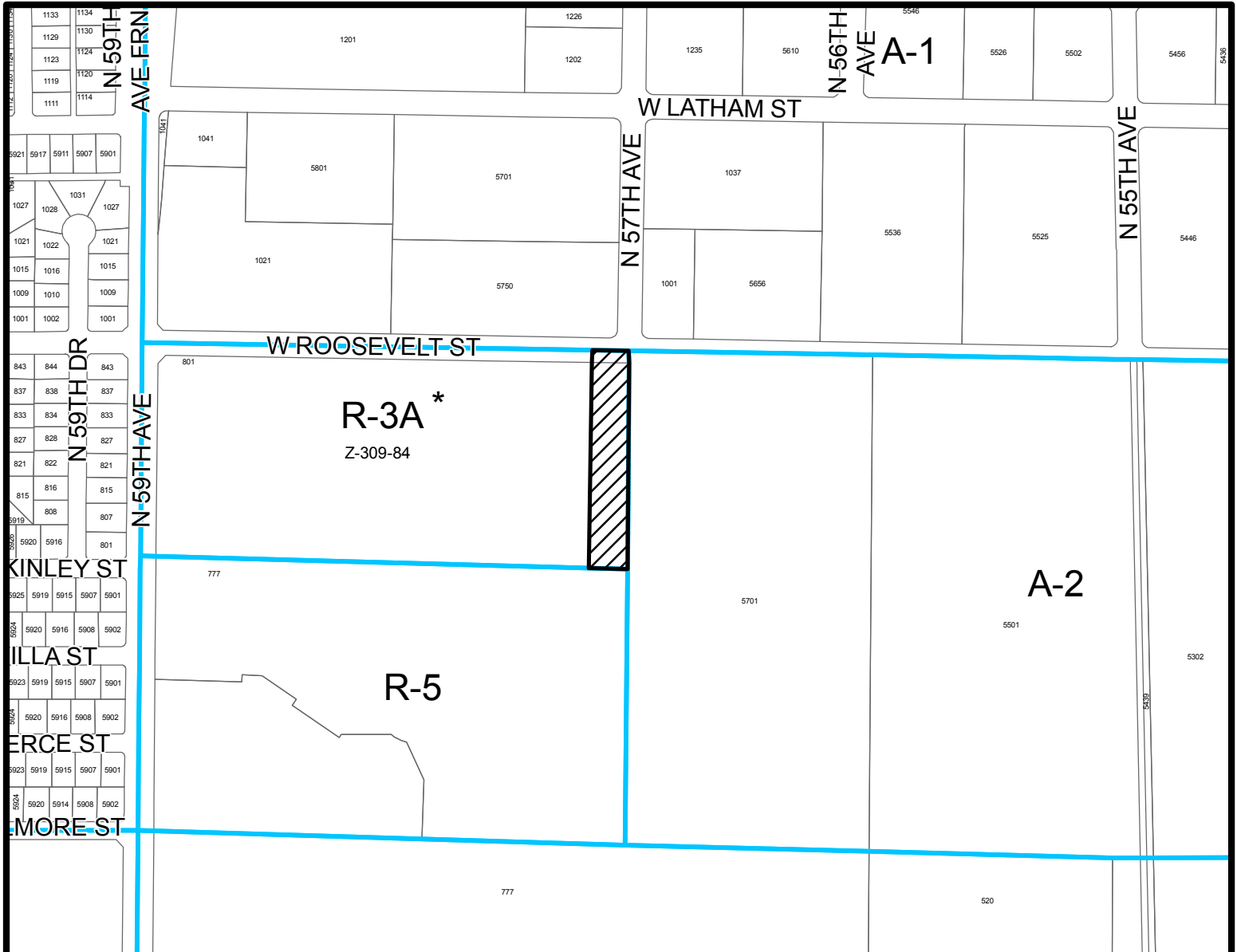
Elyse DiMartino
December 18, 2017

Team Leader

Joshua Bednarek

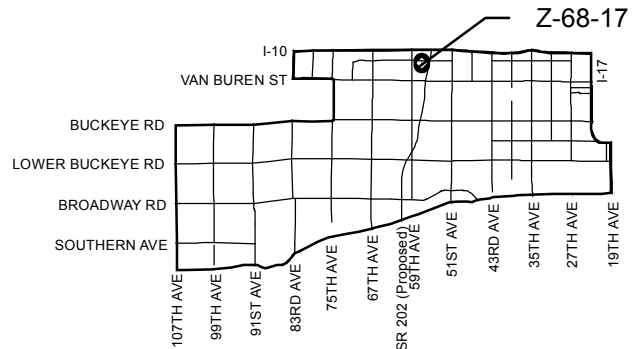
Attachments

Sketch Map
Aerial Map



Estrella Village

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Stephen Earl, Earl Curley & Lagarde PC		REQUESTED CHANGE: FROM: R-3A, (1.40 a.c.) TO: A-2, (1.40 a.c.)	
APPLICATION NO. Z-68-17	DATE: 9/31/2017 REVISION DATES: 11/28/2017		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.40 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 11-15	ZONING MAP F-5	
MULTIPLES PERMITTED R-3A A-1	CONVENTIONAL OPTION 31 N/A		* UNITS P.R.D. OPTION 37 N/A
* Maximum Units Allowed with P.R.D. Bonus			



mapsrvlces@phoenix.gov

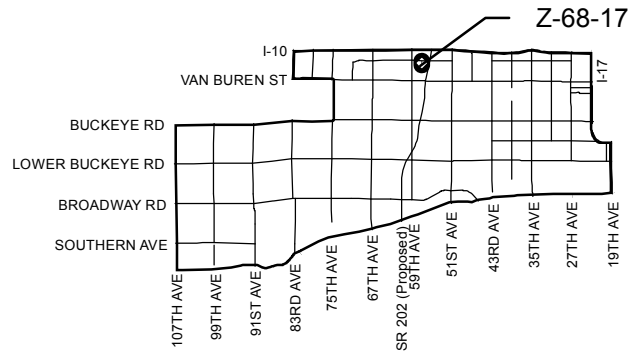


Feet

450 225 0 450

Estrella Village

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1.40 Acres

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ZONING MAP **F-5**

REQUESTED CHANGE:

FROM: **R-3A, (1.40 a.c.)**

TO: **A-2, (1.40 a.c.)**

MULTIPLES PERMITTED

R-3A
A-1

CONVENTIONAL OPTION

31
N/A

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

37
N/A

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