



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report SP-3-15-7
August 28, 2015

Maryvale Village Planning Committee Meeting Date: September 9, 2015
Planning Commission Hearing Date: October 13, 2015
Request From: A-1 (3.05 Acres)
Request To: A-1 SP (3.05 Acres)
Proposed Use: Multi-Stream Waste Transfer Station
Location: Southeast corner of 25th Drive and Coronado Road
Owner: Goat 1980 LLC
Applicant/Representative: Jenifer Corey, Zoning Strategies LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Industrial		
Street Map Classification	24th Drive Alignment	Private drive	30-foot half street
	Coronado Road Alignment	Private drive	60-foot half street
<p><i>CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT, GOAL 5 ELIMINATION OF DETERIORATION AND BLIGHT: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND REINVESTMENT.</i></p> <p>As stipulated, the proposed development will provide an 8-foot high split-faced screen wall to discourage graffiti along 24th Drive Alignment and Coronado Road Alignment. Also, the applicant will obtain a cross access agreement with the property owner of 24th Drive Alignment and Coronado Road Alignment as a means of providing two new access points to the proposed waste transfer station. The two access points facilitate natural surveillance of the previously unused private drives. By facilitating more “eyes on the street” the proposed development helps with the prevention and/or elimination of graffiti and other blight conditions.</p>			

ENVIRONMENTAL PLANNING ELEMENT, GOAL 10 SOLID WASTE: UTILIZE ECONOMICAL, SAFE AND FEASIBLE RECYCLING AND DISPOSAL OF SOLID WASTE. POLICY 2: CONSTRUCT ADDITIONAL TRANSFER STATION(S) THAT PROVIDE COST-EFFECTIVE SOLID WASTE DISPOSAL.

The proposed development provides a cost-effective alternative for private commercial trash haulers, landscapers, and the public. The proposal allows for unloading and sorting on site within an enclosed building, and preparation for consolidated transport to area recycles and/or regional landfills. Waste accepted will conform to the municipal solid waste definition, and would only contain non-hazardous industrial waste, inert material, construction/demolition debris or landscape waste.

LAND USE ELEMENT, GOAL 8, POLICY 5: PROTECT RESIDENTIAL AREAS FROM CONCENTRATIONS OF INCOMPATIBLE LAND USES THAT COULD CHANGE THEIR CHARACTER OR DESTABILIZE LAND VALUES.

The proposed development will be located in an area largely separated from residential uses.

Area Plan

The Black Canyon/Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. Generally, the width of the study area is ¼ mile on each side of the freeway.

The site is within the Black Canyon / Maricopa Freeway Specific Plan and the proposed Waste Transfer Station is consistent with the intent of the following policy:

- *Policy 4: As conditions of re-zoning or site plan/subdivision approval, all new developments adjacent to the freeway should be required to use features in their site plans and building designs that will mitigate noise and reduce other harmful effects of the freeway. These features may include:*
- Utilizing landscaping, walls, fences, and elevation differences, to screen the freeway from view and to attenuate noise.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Trash Hauler with administrative offices, maintenance facility and open storage	A-1
North	Industrial, Adult Use	A-1

South	Industrial	A-1
East	Motel	A-1
West	Industrial	A-1

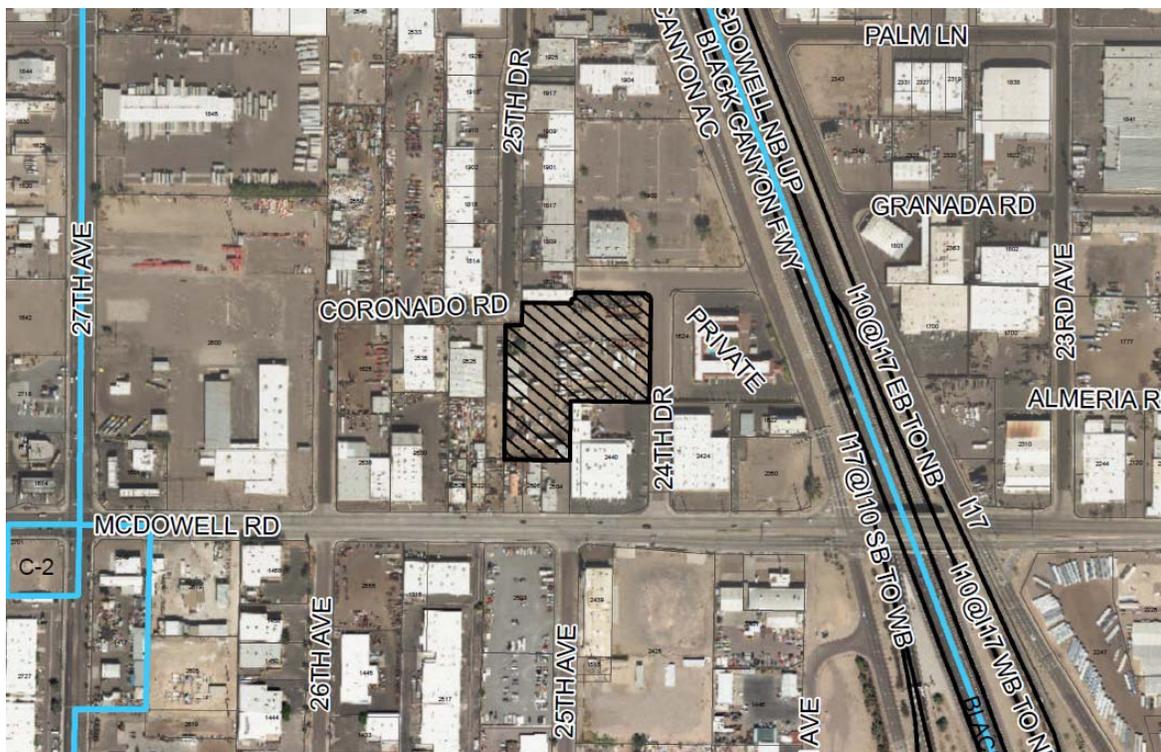
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 3.05 acre site located at the southeast corner of 25th Drive and Coronado Road from A-1 (Light Industrial) to A-1 SP (Light Industrial Special Permit) to allow a Multi-Stream Waste Transfer Station.
2. The General Plan Land Use designation for this site is Industrial.

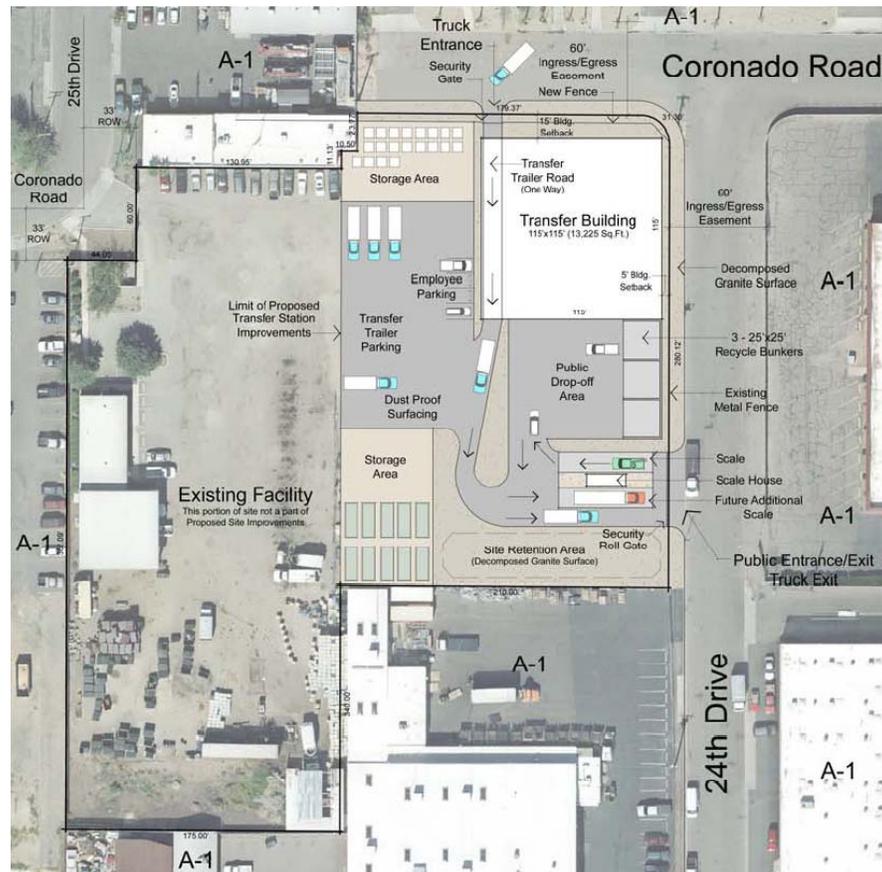
SURROUNDING USES & ZONING

3. The subject site is currently used as a trash hauler operation and includes an office, maintenance facility, and open storage yard for the company Curbside Disposal and Recycling (Curbside). To the north is an adult use zoned A-1, and to the west and south are auto body, paint shops, and specialty auto uses zoned A-1. To the east is a motel zoned A-1.



PROPOSAL

- The site plan depicts the east half of the property being used as a solid waste transfer station (WTS) in order to facilitate waste transfer to landfill locations. The west half of the property is not a part of the proposed site improvements and will continue to exist as a trash hauler operation.



Ingress and egress are provided along 24th Drive alignment for the public and ingress is provided along Coronado Road alignment for transfer trucks; both access points are to be made available through a cross access agreement because they are private drives. A public drop-off area and transfer building run along the east property line adjacent to 24th Drive alignment. The transfer building is setback 5 feet from the existing fence along 24th Drive and 15 feet from the existing fence along Coronado Road alignment. A new fence is identified north of the proposed transfer building.

- The development has an existing wrought iron panel razor topped fence for security purposes. Graffiti along the north and east perimeter fence has been noted and the height of open storage is visible from the street view at 24th Drive alignment and Coronado Road alignment. Staff is recommending stipulations to replace the existing fence with a 5 foot landscape setback and a split faced block wall to discourage graffiti along 24th Drive and Coronado Drive. Aligning the new wall to the applicant's proposed building setbacks will provide a consistent solid edge that screens undesirable views and provides necessary frontage space for the staff recommended landscape improvements.

STREETS

6. The Street Transportation Department has indicated that the developer shall obtain a cross access agreement with the property owner of private drives 24th Drive and Coronado Road. A stipulation has been recommended to address the cross access agreement.

AVIATION

7. The site is within the flight path of the Phoenix Sky Harbor International Airport and as such, is subject to over flights of aircrafts. The prospective occupants/owners of the development should be notified of the proximity to the busy and growing airport. A stipulation has been added to address notification.

OTHER

8. 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 General Plan land use designation of Industrial.
2. The proposed site plan, as stipulated, is compatible with the surrounding land use patterns.

Stipulations

1. The development shall be in general conformance with the site plan date stamped June 24, 2015, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum 5-foot landscape setback with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along 24th Drive alignment and Coronado Road alignment as approved by the Planning and Development Department.
3. An 8-foot high split faced screen wall shall be constructed along 24th Drive alignment and Coronado Road alignment behind the landscape setback exclusive of the proposed transfer building footprint or as otherwise approved by Planning and Development Department to discourage graffiti.
4. The developer shall obtain a Cross Access Agreement with the property owner of 24th Drive alignment and Coronado Road alignment as approved by Planning and Development Department.

5. The property owner shall record documents that disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International 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.

Writer

Joél Carrasco

August 28, 2015

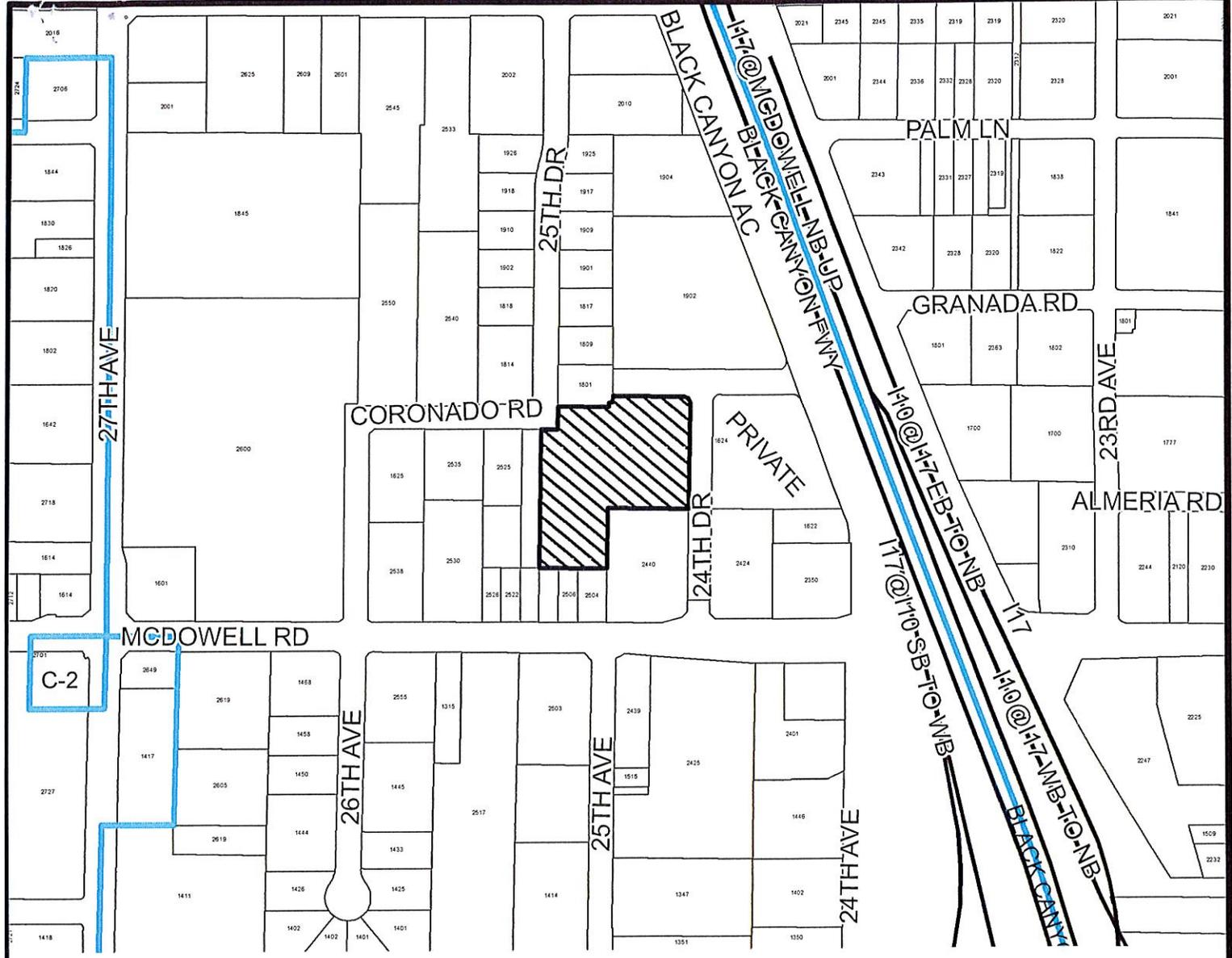
Joshua Bednarek

Attachments

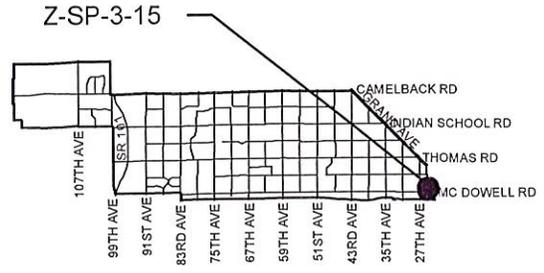
Zoning sketch

Aerial

Site plan (date stamped June 24, 2015)

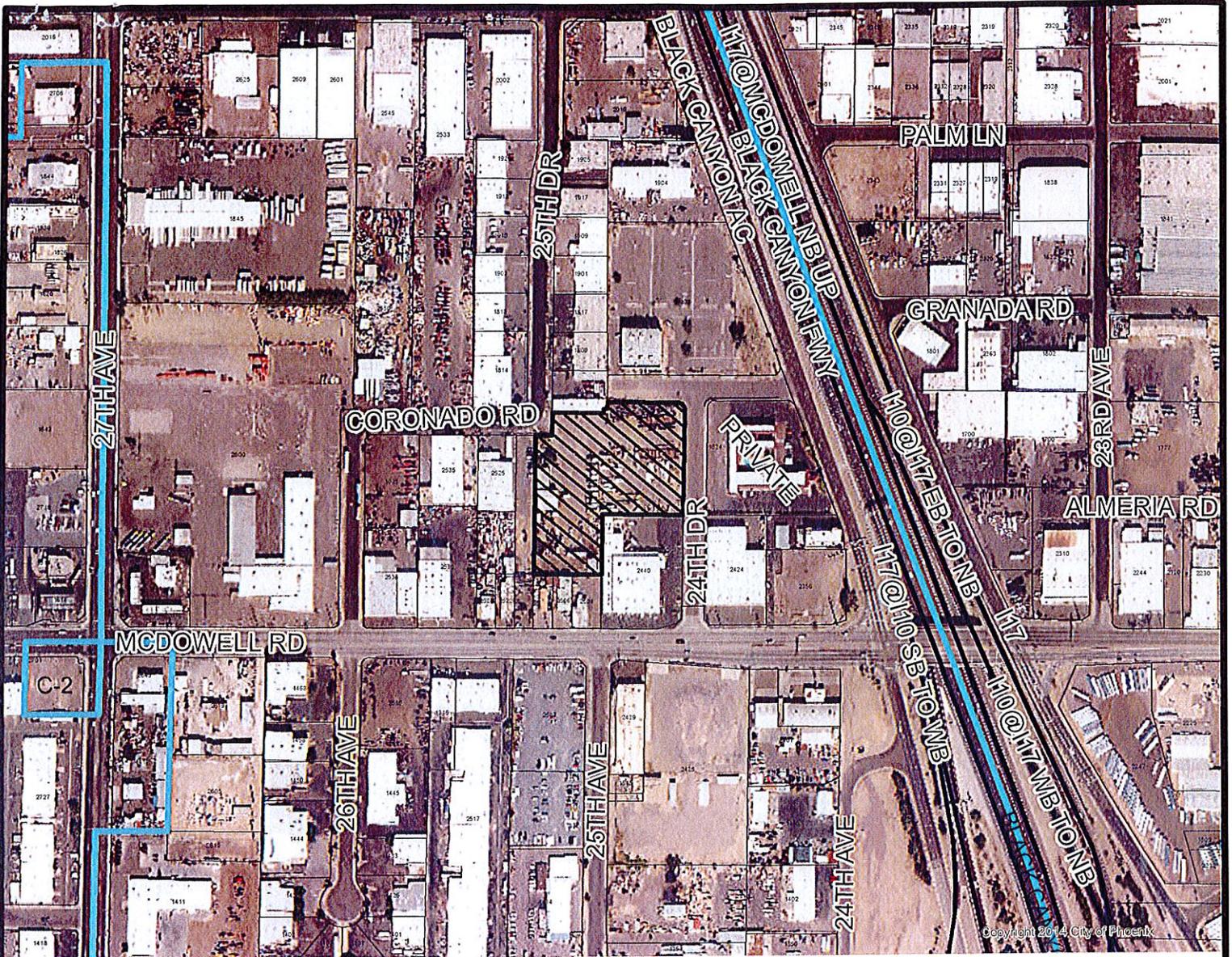


CITY OF PHOENIX PLANNING DEPARTMENT
MARYVALE VILLAGE
 CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Jenifer Corey		REQUESTED CHANGE: FROM: A-1 (3.05 a.c.) TO: A-1 SP (3.05 a.c.)	
APPLICATION NO. Z-SP-3-15	DATE: 8/11/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.05 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 13-23	ZONING MAP G-7	
MULTIPLES PERMITTED A-1 A-1 SP	CONVENTIONAL OPTION N/A N/A		* UNITS P.R.D. OPTION N/A N/A

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



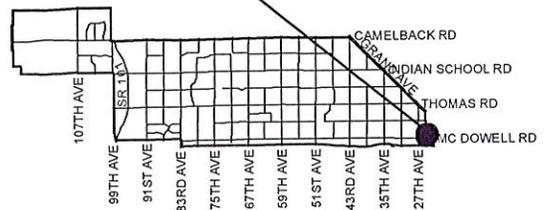
400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 7

Z-SP-3-15



APPLICANT'S NAME: **Jenifer Corey**

REQUESTED CHANGE:

FROM: A-1 (3.05 a.c.)

APPLICATION NO. **Z-SP-3-15**

DATE: **8/11/15**
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3.05 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 13-23**

ZONING MAP **G-7**

TO: A-1 SP (3.05 a.c.)

MULTIPLES PERMITTED

A-1

A-1 SP

CONVENTIONAL OPTION

N/A

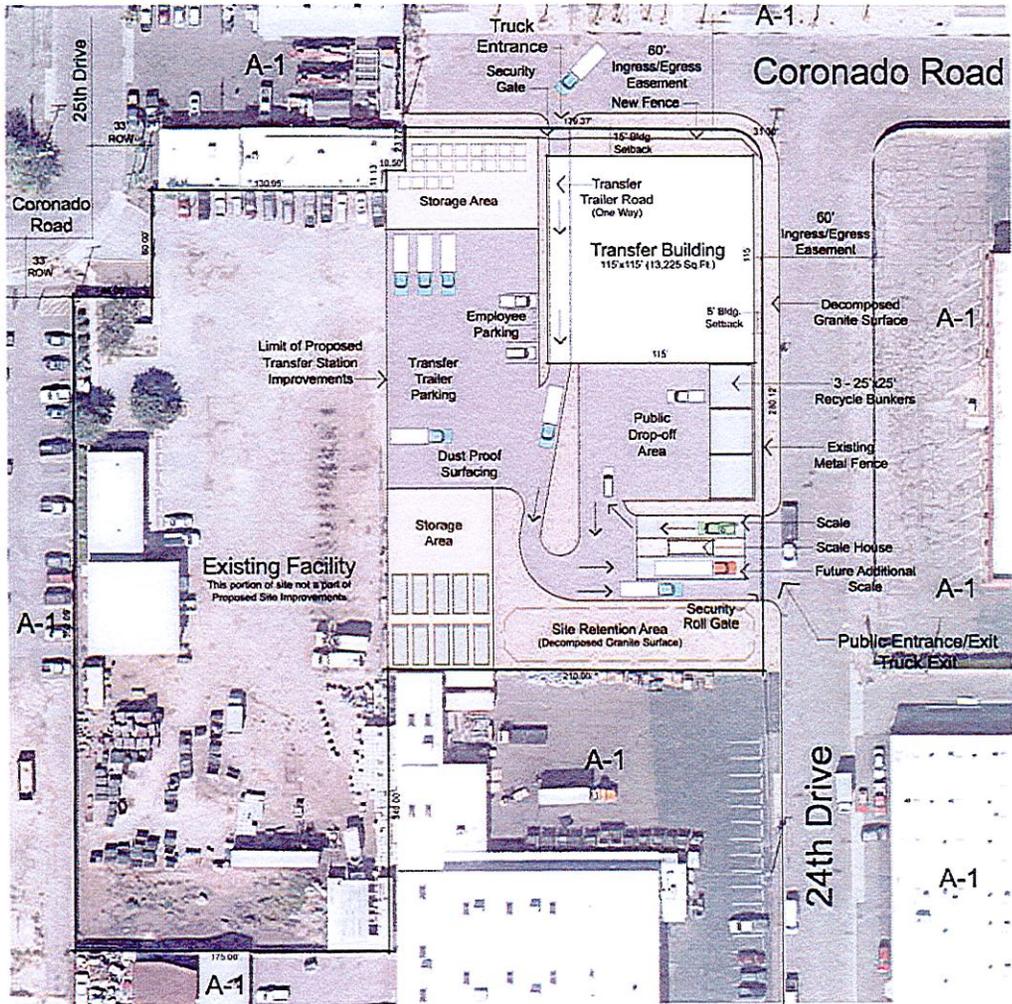
N/A

* UNITS P.R.D. OPTION

N/A

N/A

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



Conceptual Plan Data:

A.P.N.: 110-59-039A
 Overall Parcel Area: 3.07 Net Acres
 Parcel Area to be Improved (East Portion): +/-1.38 Acres
 Parcel Area not part of Improvements (West Portion): +/-1.69 Acres
 Existing Zoning: A-1
 Request: Special Permit for a Solid Waste Transfer Station
 Proposed Transfer Station Bluiding Area: 13,425 Sq.Ft.
 Transfer Building 13,225 Sq.Ft.
 Scale House 200 Sq.Ft.
 Proposed Transfer Station Lot Coverage (East Portion): 22.33%
 Proposed Transfer Building Height: 1 Story, 35'
 Proposed Transfer Building Setbacks:
 East Side (along 24th Drive): 5'
 North Side (along Coronado Road): 15'
 Proposed Transfer Station Parking Required/Provided: 4 Spaces
 1 Space/1.5 Warehouse Worker = 4 Spaces (6 Workers)

Project Description:

Build a Solid Waste Transfer Station on an Existing A-1 Zoned Parcel (See Project Narrative)

Notes:

1. All calculations are approximate and subject to revision.
2. This concept plan was prepared based on information from a survey by Superior Surveying Services, Inc. dated 11/5/2005 and is subject to change based on findings from new survey.

Vicinity Map: Not to Scale



Owner:
 Goat 180 LLC
 3219 E. Camelback Road, No. 399
 Phoenix, AZ 85018
 Applicant:
 Zoning Strategies LLC
 4120 E. Thistle Landing Dr.
 Phoenix, AZ 85044
 480-628-1499
 Contact: Jenifer Corey
 Prepared by:
 Drifting Sands Design, Inc.
 P.O. Box 24261
 Tempe, AZ 85285
 480-927-9208

Conceptual Site Plan for:

Proposed Transfer Station

1641 N. 25th Drive, Phoenix, Arizona

Date: 6/18/2015

Approximate Scale:



CITY OF PHOENIX

JUN 24 2015

Planning & Development
 Department