



**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report SP-6-15-7**  
**October 12, 2015**

**Estrella Village Planning Committee Meeting Date:** October 20, 2015  
**Planning Commission Hearing Date:** November 10, 2015  
**Request From:** A-2 (6.13 Acres)  
**Request To:** A-2 SP (6.13 Acres)  
**Proposed Use:** Waste Transfer Station  
**Location:** Southwest corner of 19th Avenue and Lower Buckeye Road  
**Owner:** 19th & Lower Buckeye LLC  
**Applicant/Representative:** Jenifer Corey, Zoning Strategies LLC  
**Staff Recommendation:** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>	Industrial		
<b>Street Map Classification</b>	19th Avenue	Arterial	50-foot half street
	Lower Buckeye Road	Major Arterial	50-foot half street
<p><b><i>CONSERVATION, REHABILITATION &amp; 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></b></p> <p>As stipulated, the proposed development will provide an 8-foot high screen wall along 19th Avenue. Also, the applicant will provide increased landscaping in the required 12 foot landscape setback along the east property line and the existing 20 foot landscape setback along the north property line. The addition of a screen wall and increased landscaping will prevent and eliminate deterioration and blight conditions and promote reinvestment in the Estrella Village area.</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, historically developed with industrial uses, and currently designated Industrial on the General Plan.

**Area Plan**

This request is consistent with the Estrella Village Plan. The Estrella Village Plan focuses on two key growth concepts for this part of Phoenix: encouraging the development of new residential neighborhoods and industrial areas, and the collection of impact fees to provide for future city services. The plan addresses land use policies and design guidelines that encourage new development to be compatible with the surrounding character of the area.

- Goal 3: Objective H: Industrial Activity: Industrial development will be designed to route truck traffic away from and avoid conflicts with residential areas.

The subject property is within the Estrella Village Plan and the proposed Waste Transfer Station is consistent with the intent of the above policy by locating industrial activity and development away from residential areas.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Trash Hauler with administrative offices, maintenance facility and open storage	A-2

<b>North</b>	Rail yard & Open Storage Lots	A-2
<b>South</b>	Industrial Open Storage	A-2
<b>East</b>	Closed Landfill	A-2
<b>West</b>	Rail yard & Cement Batch Plant	A-2

<b>A-2 (Industrial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provided</u></b>
<i>Building Setbacks</i>		
Street – 19th Avenue	25 feet when on an arterial or collector street, may be reduced to not less than 12 feet.	31 feet to proposed scale house – (Met)
Street – Lower Buckeye Road	25 feet when on an arterial or collector street, may be reduced to not less than 12 feet.	20 feet to existing Office building – (Met)
<i>Landscaped Setbacks</i>		
19th Avenue - Where parking is established between property line and principal building or structure, a total landscape area not less than 8 feet times the lot frontage shall be provided.	Total area not less than 4,520 square feet. (8'x565')	6,300 square feet - (Met)
Lower Buckeye Road - Where parking is established between property line and principal building or structure, a total landscape area not less than 8 feet times the lot frontage shall be provided.	Total area not less than 2,400 square feet. (8'x300')	5,200 square feet - (Met)
Building Height	56 feet, up to 80 feet with use permit	48 feet – (Met)
Parking	Office: 22 spaces Warehouse: 21 spaces Accessible: 2 spaces Total: 45 spaces	45 spaces provided – (Met)

## **Background/Issues/Analysis**

### SUBJECT SITE

1. This request is to rezone a 6.13 acre site located at the southeast corner of 19th Avenue and Lower Buckeye Road from A-2 (Heavy Industrial) to A-2 SP (Heavy Industrial Special Permit) to allow a Multi-Stream Waste Transfer Station.
2. The General Plan Land Use designation for this site is Industrial.

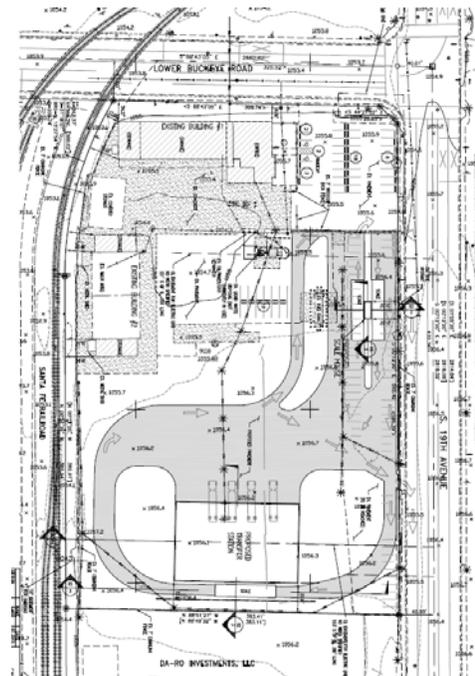
### SURROUNDING USES & ZONING

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 Right Away Disposal and formally for Waste Management. To the north is a rail yard and open storage lot zoned A-2; to the west is a rail yard and cement batch plant zoned A-2; to the east is a closed landfill and future park site zoned A-2; to the south are industrial open storage uses zoned A-2.



### PROPOSAL

4. The site plan depicts a new building on the south half of the property that will be used as a solid waste transfer station (WTS) in order to facilitate waste transfer to landfill locations. The new three-sided metal building will have an opening on the north and be one story in height. The existing buildings are to remain on the north and west half of the property which will continue to operate as administrative offices, storage and employee parking areas. Ingress and egress are provided along 19th Avenue utilizing two existing driveways. A proposed scale house is along the east property line. All recycled material will be sorted and contained, litter patrol personnel will collect any loose or windblown materials, and sprinkler/mister system will be used to reduce odor and dust. The facility will accept waste 24 hours a day, 7 days a week.



5. A 20 foot landscape setback exists along Lower Buckeye Road. Staff is recommending the property owner utilize the C-2 streetscape landscape standards for planting type and spacing along Lower Buckeye Road to shade the sidewalk within the existing 20 foot landscape setback.
6. Yard setbacks within the A-2 zoning district adjacent to an arterial or collector street shall comply with section 701.D.3 of the Phoenix Zoning Ordinance. Section 701.D.3 requires yard setbacks to be not less than 25 feet in depth. The setback may be reduced to not less than 12 feet where no parking spaces are established in the front yard. The proposal shows improvement only being made to the south half of the property. A stipulation has been recommended that the minimum 12 foot landscape setback be provided for the southern 440 feet of frontage along 19th Avenue.
7. The development has an existing chain link fence topped with razor, concertina, or barbed wire along the east property line. Staff is recommending stipulations to remove the existing fence and provide an 8 foot high screen wall behind the recommended minimum 12 foot landscape setback to secure the property and screen uses.

#### STREETS

8. The Street Transportation Department has indicated that the developer will be required to dedicate 10 foot sidewalk easements along Lower Buckeye and 19th Avenue. A stipulation has been recommended to address the 10 foot sidewalk easements.

#### PUBLIC WORKS

9. The Public Works Department has indicated that no trash should ever be stored outside. A stipulation has been recommended to address loose storage, loading and sorting of material within an enclosed building.

#### OTHER

10. 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 and elevations date stamped August 4, 2015, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum 20-foot landscape setback shall be provided along Lower Buckeye Road and the development shall utilize the C-2 streetscape landscape standards for planting type and spacing with the intent to shade the sidewalk as approved by the Planning and Development Department.
3. A minimum 12-foot landscape setback shall be provided for the south 450 feet of 19th Avenue and a 10-foot landscape setback shall be provided along the north 125 feet of 19th Avenue, exclusive of any driveway, and shall utilize the C-2 streetscape landscape standards for planting type and spacing with the intent to shade the sidewalk, as approved by the Planning and Development Department.
4. An 8-foot high screen wall shall be constructed and setback behind the required minimum 12-foot landscape setback along 19th Avenue or as otherwise approved by the Planning and Development Department.
5. All loose storage, loading and sorting of collected waste or any materials shall be conducted within an enclosed building, as approved by the Planning and Development Department.
6. The developer shall dedicate 10 foot sidewalk easements along Lower Buckeye Road and 19th Avenue, as approved by the Planning and Development Department.
7. 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

October 10, 2015

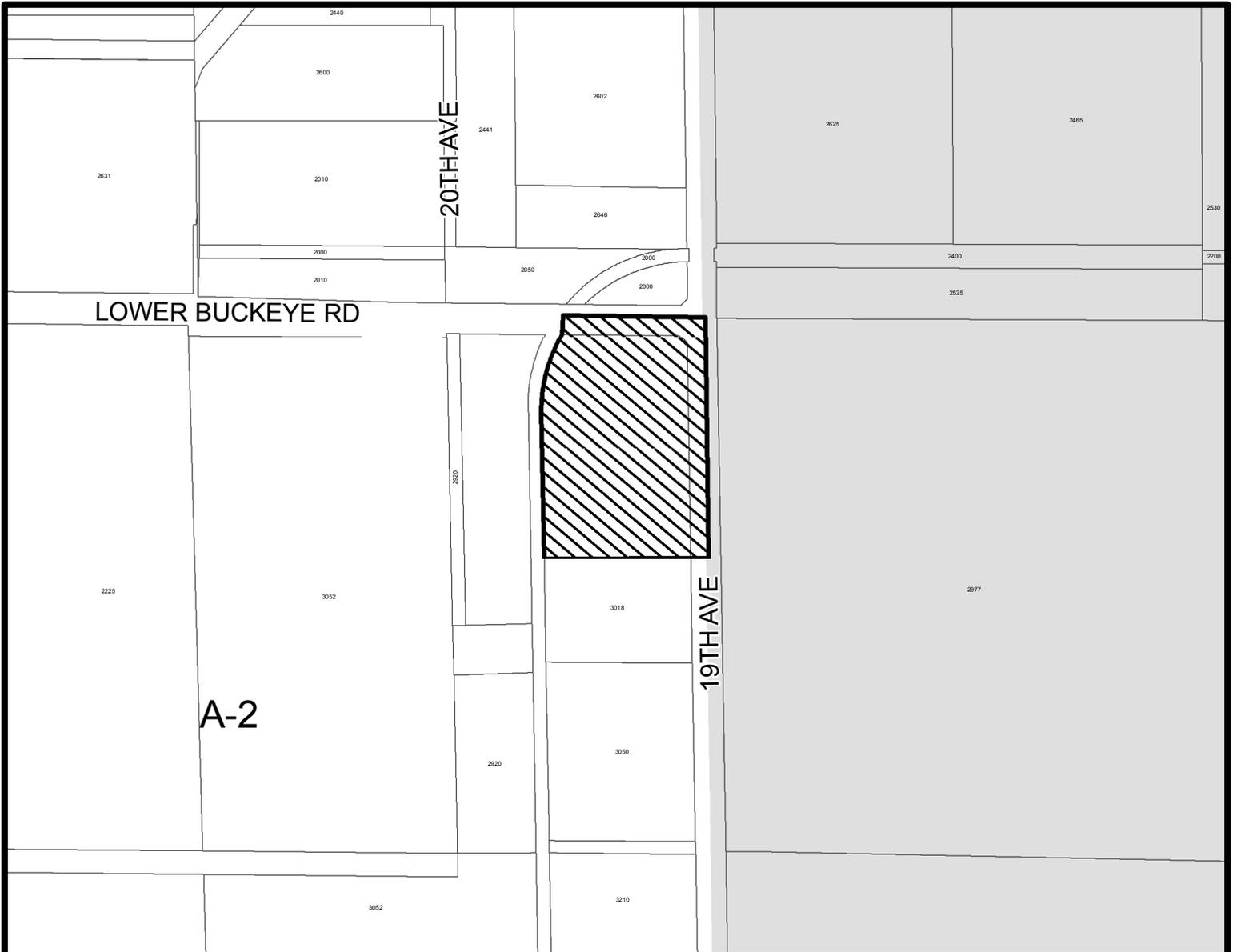
Joshua Bednarek

### **Attachments**

Zoning sketch

Aerial

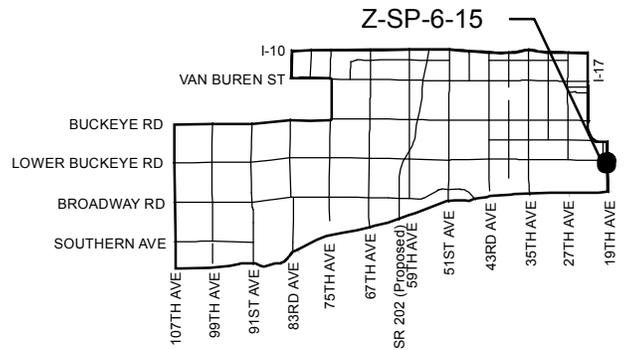
Site plan and Elevations (date stamped August 4, 2015)



CITY OF PHOENIX PLANNING DEPARTMENT

**ESTRELLA VILLAGE**

CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Jenifer Corey		<b>REQUESTED CHANGE:</b> FROM: A-2 (6.13 a.c.) TO: A-2 SP (6.13 a.c.)	
<b>APPLICATION NO.</b> Z-SP-6-15	<b>DATE:</b> 8/12/15	<b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 6.13 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 6-24	<small>ZONING MAP</small> E-7	
<b>MULTIPLES PERMITTED</b> A-2 A-2 SP	<b>CONVENTIONAL OPTION</b> N/A N/A		<b>* UNITS P.R.D. OPTION</b> N/A N/A

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



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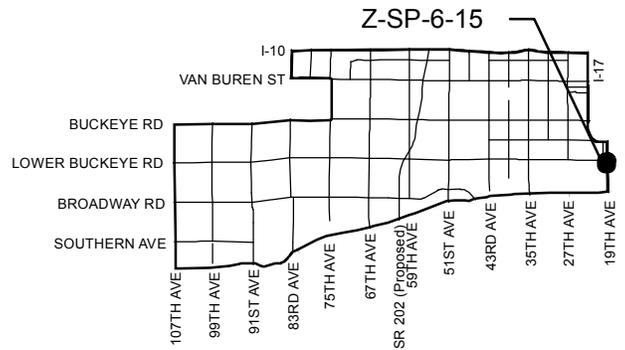


400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

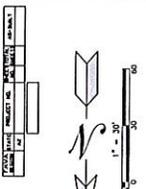
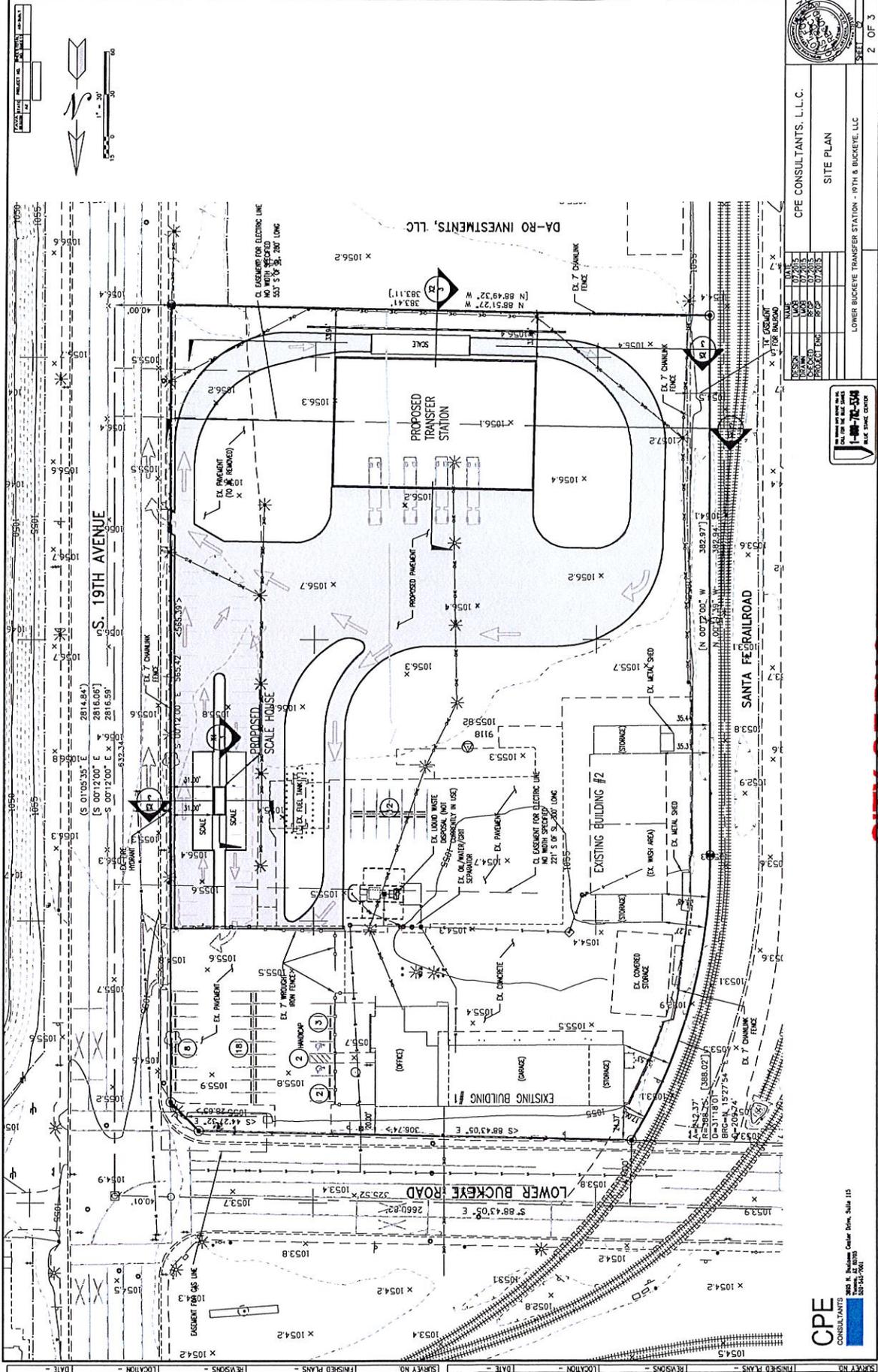
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CITY COUNCIL DISTRICT: 7



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DATE	DESCRIPTION
07/20/15	ISSUED FOR PERMITS

LOWER BUCKEYE TRANSFER STATION - 19TH & BUCKEYE, LLC  
 CPE CONSULTANTS, L.L.C.  
 SITE PLAN  
 SHEET NO. 2 OF 3

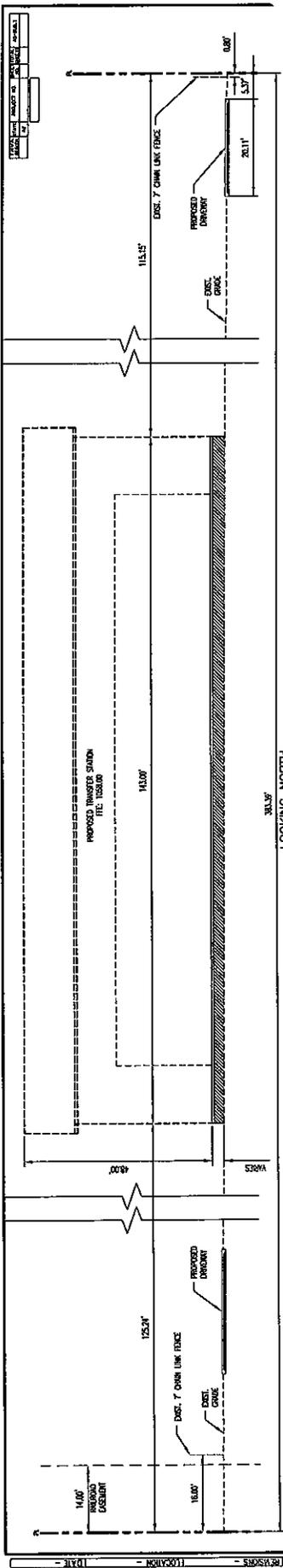


**CITY OF PHOENIX**

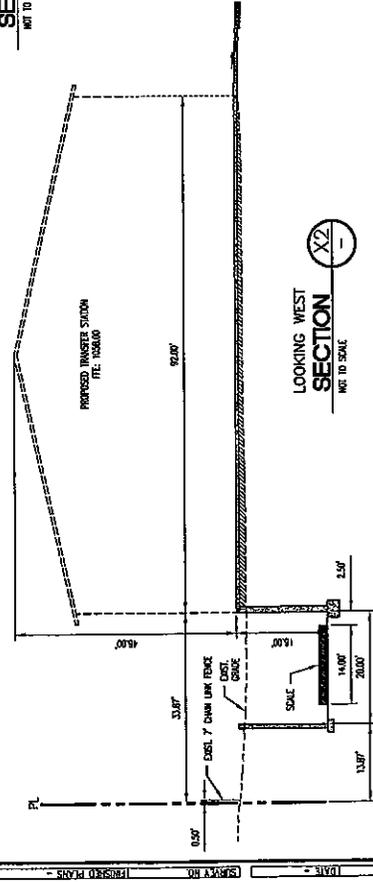
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Planning & Development  
 Department

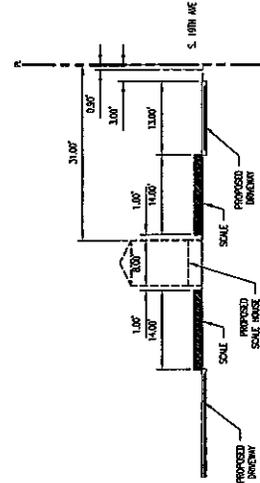
**CPE**  
 CONSULTANTS  
 280 N. Indiana Center Drive, Suite 115  
 Phoenix, AZ 85004  
 602.955.8800



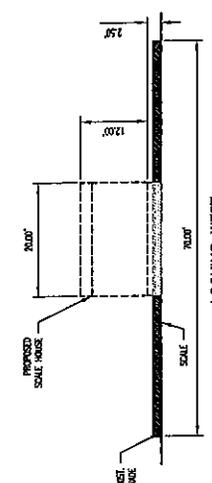
LOOKING NORTH  
SECTION XI  
NOT TO SCALE



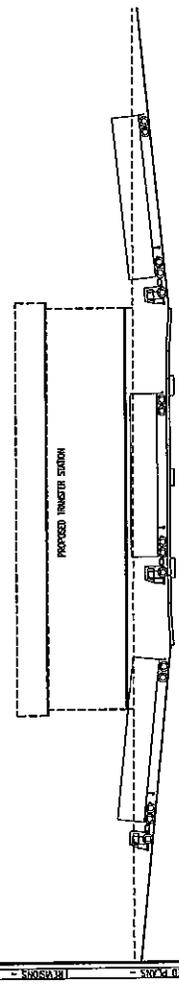
LOOKING WEST  
SECTION X2  
NOT TO SCALE



LOOKING NORTH  
SECTION X3  
NOT TO SCALE



LOOKING WEST  
SECTION X4  
NOT TO SCALE



LOOKING NORTH  
RAMP SECTION X5  
NOT TO SCALE

DATE	BY	CHKD	APP'D
08/04/15	JL	ML	ML
DESIGNED	DRAWN	CHECKED	IN CHARGE
JL	JL	ML	ML

LOWER BUCKEYE TRANSFER STATION - RTM & BUCKEYE, LLC

CPE CONSULTANTS, L.L.C.

BUILDING SECTIONS

3 OF 3

CITY OF PHOENIX

AUG 04 2015

Planning & Development  
Department

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