

## Project Information Form

*This form is used to ensure compliance with the posting requirements for rezoning/special permit cases. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.*

The information required on this form may be provided in an alternative format as long as all items listed are included.

**1. Complete the following table related to General Plan conformity.**

The General Plan is available on <https://www.phoenix.gov/pdd/planning-zoning/phoenix-general-plan>.

<b>General Plan Conformity</b>	
<p><b>General Plan Land Use Designation</b> Provide designation and, if residential, the category (e.g., 3.5 - 5 du/ac traditional lot)</p>	<p>The General Plan Land Use Map designates the subject site as <u>Industrial</u> land use.</p>
<p><b>Community Benefits:</b> How does the request address the community's unique opportunities and challenges related to prosperity, health and the environment? See pages 18-26 in the Phoenix General Plan.</p>	<p>Prosperity. This existing business is located in an area of the City that is General Planned as Industrial. The proposed rezoning request allows for the existing business to remain in its current location. This area of the City has a mix of uses from auto wrecking and savage yards, metal savage yards, auto repair facilities, towing yards, and warehousing. This request is compatible with the area and surrounding uses.</p> <p>Rezoning to A-1 (Light Industrial) will provide opportunities for growth, development, and employment in this area of the City and Estrella.</p> <p>A rezoning request is being filed to rezone the five parcels from R-3 and R-5 to A-1 (Light Industrial) to preserve the existing use that has been on this property since 2014. The existing pallet business sell pallets to wholesales and other businesses. Arizona Pallet makes, fixes, and sells pallets and employs approximately 28 employees. The intent of the rezoning request is to allow a use that is compatible with the surrounding uses, and which conform to the "Industrial" land use designation of the General Plan. While there are properties adjacent to this site that are zoned R-3 and R-5, the site is also adjacent to</p>

	C-3 and C-2 zoned property and other properties that are developed with intense uses.
<p><b>Identify two or more Core Values that the request represents:</b></p> <ol style="list-style-type: none"> <li>1. Indicate how the request contributes to the goals of the Core Value.</li> <li>2. Describe how one or more land use and design principles of the Core Value are expressed in the request.</li> </ol>	<p><i>Connect People and Places Core Value; Opportunity Sites; Land Use Principle: Support, reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The requested rezoning will allow industrial uses including the existing pallet business on this site. The existing use has been on this site for over a decade. Up until now the owners were not aware their business was not in the correct zoning district given all of the existing industrial type use in the area. The scale and character of this existing use is compatible with the existing mix of uses and the surrounding zoning and general plan land use designations. There are a variety of non-residential uses in the area.</p> <p><i>Strengthen Our Local Economy Core Value: Manufacturing/Industrial Development; Design Principles: Design industrial sites to be well screened from adjacent sensitive land uses such as residential.</i></p> <p>Rezoning to A-1 (Light Industrial) will provide opportunities for growth, development, and employment for the existing use within the Estrella Village. The subject site is adjacent to other industrial uses and the proposal is to bring the existing facility into compliance.</p> <p><i>Celebrate Our Diverse Communities And Neighborhoods Core Value; Certainty And Character; Design Principle: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporate adequate development standards to prevent negative impact(s) on the residential properties.</i></p> <p>Approval of the request would allow the</p>

	existing pallet making facility with associated buildings on this site.
<b>Indicate whether the proposal utilizes any of the Tools identified for use in achieving the Core Value.</b>	Yes.
<b>Street Classification Map:</b> Provide name(s) of street(s), classification of street(s), and existing right-of-way widths	<b>28<sup>th</sup> Avenue:</b> Local, existing 50-ft street right-of-way adjacent to this request. <b>29<sup>th</sup> Avenue:</b> Local, 50-ft street right-of-way adjacent to this request.

2. **Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District or are there special design guidelines applicable to the area)? If so, state how the proposed project conforms to the area plan, its goals, and any applicable development standards.**

No, the property is not located in a special designation planning area. The request to rezone the property from R-3 and R-5 to Light Industrial (A-1) is consistent with the goals and objectives of the General Plan as the site and surrounding properties are designated as Industrial. Further there are a variety of heavy commercial and industrial-related uses that are intense uses within the vicinity. Therefore, the application is consistent with the General Plan and the character and development patterns in the area. This intense area is part of the City's designated industrial corridor and is near the I-17 Freeway corridor.

3. **Complete the following table(s) related to specific project information.**

**Industrial**

Standards	Requirements for the District/Land Use	Provisions on the Proposed Site Plan
Building Setbacks		
Street	25 feet	10 feet
Side	0 feet	0 feet
Rear	0 feet	0 feet
Landscape Setbacks		
Street	Minimum 5 feet and no less than 8 times the lot frontage, measured in square feet.	0 feet
Side	0 feet	0 feet
Rear	0 feet	0 feet
Lot Coverage	No maximum	No maximum
Building Height	56-foot maximum height; up to 80-feet allowable with Use Permit wide site plan.	56-foot maximum height; up to 80-feet allowable with Use Permit wide site plan.
Parking	Manufacturing wholesale, including but not limited to	Manufacturing wholesale, including but not limited to

	warehouse, is 1 space per 1.5 warehouse or production workers. If the facility runs more than one day, shift employee count. Will be based on two largest shift and one space per 300 square feet of administrative office.	warehouse, is 1 space per 1.5 warehouse or production workers. If the facility runs more than one day, shift employee count. Will be based on two largest shift and one space per 300 square feet of administrative office.
Other		

As mentioned, the A-1 zoning request includes an existing condition “site plan” which illustrates the current building setbacks and approximate building locations.

**4. Are there any unusual physical characteristics of the site that may restrict or affect development? If so, explain. What improvements and uses currently exist on the property?**

Yes. A 60-wide power line easement that runs in an east/west orientation bisects the property. This power line severely limits development of the property. Furthermore, while the property has R-3 and R-5 zoning many of the properties in the area are being used as intense uses. The topography of this property is relatively flat. This subject site is currently developed with buildings, canopies, surface parking, and exterior storage from the existing use that has been on this property since 2014.

**5. What impact will the proposed project have on current or future surrounding land use and zoning patterns?**

The subject request seeks to preserve the existing use that has been on this property since 2014 and to allow a use that is compatible with the surrounding uses, and which conform to the Industrial land use designation of the General Plan. The existing pallet business sell pallets to wholesales and other businesses. Arizona Pallet makes, fixes, and sells pallets and employs approximately 28 employees. The intent of the rezoning request is to allow a use that is compatible with the surrounding uses, and which conform to the “Industrial” land use designation of the General Plan. While there are properties adjacent to this site that are zoned R-3 and R-5, the site is also adjacent to C-3 and C-2 zoned property and other properties that are developed with intense uses. The area is not developed with residential; the area has been developed with more industrial and commercial uses. The R-3 and R-5 zoning is not in character with the actual uses of the area. We believe the existing use is compatible with the existing surrounding area and uses and the request will not have any impact on the current and/or future surrounding land uses or zoning patterns. We believe more properties in this area within the R-3 and R-5 district will also convert to A-1 zoning to comply with the City of Phoenix General Plan designation of “Industrial” for this area. This area should be zoned A-1.

**6. Are there unique design considerations proposed, beyond Zoning Ordinance requirements, that reduce development impacts or would further compatibility with adjacent properties? If so, explain.**

When consideration is given to the area and the existing uses, we believe this request will be compatible with the surrounding properties. There are no proposed improvements as the site is currently developed, as a result there are no unique design considerations that may impact adjacent properties.

**7. Why is the subject property not suitable for development as currently zoned?**

The overall existing pallet business extends from 27th Avenue, on the east, to 29th Avenue, on the west, and includes several properties. The overall property is bisected by 28th Avenue. Property is also encumbered by a 60-foot wide Power line easement that bisects the property in an east/west orientation. The properties located along 27th Avenue are not part of this request as they are zoned C-3 which allows exterior storage. Over time, the success of our client's business has afforded him the ability to purchase additional property to expand. Unfortunately, the new additional properties are not zoned to allow his existing use. While many of the surrounding uses would be deemed industrial in nature, they too may not be in the correct zoning district. It's important to note most of the pallet facility use is located between 27th Avenue and 28th Avenue.

A rezoning request is being filed to rezone the five parcels from R-3 and R-5 to A-1 (Light Industrial) to preserve the existing use that has been on this property since 2014. The existing pallet business sell pallets to wholesales and other businesses. Arizona Pallet makes, fixes, and sells pallets and employs approximately 28 employees. The intent of the rezoning request is to allow a use that is compatible with the surrounding uses, and which conform to the "Industrial" land use designation of the General Plan. As mentioned, the existing R-3 and R-5 zoning category does not permit the existing use that has been on this property since 2014. The Industrial General Plan land use classification encourages a mixture of intense, employment-related uses. This proposal seeks to establish comparable zoning in order to adhere to the long-term goals/policies of the General Plan and Estrella Village.

**8. Other than the development review process, what other approval processes are required to accomplish the development proposed, i.e., abandonments, variances, use permits, state or county licenses or permits, etc.?**

Use of the developed site is subject to all applicable codes and ordinances. Zoning approval does not negate other requirements and other formal actions such as, but not limited to, zoning adjustments or use permits that may be required in the future. Potential variances may be needed.

**9. 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. Will the proposed development incorporate recycling? If so, how?**

The waste product from this property is not the type of waste that would be recycled.