

## Project Information Form

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

<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>Industrial</p>
<p><b>Community Benefits:</b> How does the request address the community’s unique opportunities and challenges related to prosperity, health and environment</p>	<p>See below for discussion of goals and principles that the approval of the density waiver request will further.</p>
<p><b><u>Prosperity Statement / Goal</u></b> Providing for a robust and healthy climate for both large and small businesses, enhancing the skills of our workforce, and ensuring that the costs associated with building and maintaining our great city do not place an economic burden on our residents, are just some of the challenges we face in becoming a more prosperous city. Phoenix has made strategic investments in transportation and education over the last decade that have already begun to provide for more job growth and educational opportunities for its residents. Continuing to build on these investments provides for a more prosperous future for the city.</p>	<p>The proposed development will contribute to ensuring costs associated with building and maintaining Phoenix will not place an economic burden on the residents. The primary facility is located in northern Arizona. Currently, trucks are hauling materials from this facility and bringing them to the Phoenix area. This proposal will eliminate more than 2000 roadway miles per day providing faster delivery of concrete materials for our booming city, which means more jobs and continued employment for Phoenix’s construction industry. With the current delays in material supply, the proposed project will ease the strain for concrete cement materials, helping with economic and job growth.</p>
<p><b><u>Health Statement / Goal</u></b> Phoenix’s beautiful desert setting provides tremendous amenities that allow residents to live an active and healthy lifestyle. Few cities in the world can have the combination of climate and open space that Phoenix enjoys. Protecting and enhancing Phoenix’s natural elements will not only provide recreational opportunities but improve residents’ health with cleaner air, soil and water. Phoenix also serves as the medical epicenter for the state of Arizona. Its hospital and health care education infrastructure contribute to helping make the city healthier.</p>	<p>Although this in an industrial site, Drake Switching will work closely with ADEQ to ensure zero air emissions. By taking advantage of existing rail line, the proposal will eliminate 2000 roadway miles per day for delivery of concrete materials, which will contribute to creating a cleaner environment for Phoenix residents.</p>

<p><b><u>Environment Statement / Goal</u></b></p> <p>Creating a thriving city in the desert has taken centuries of ingenuity and innovation by generations of Phoenix residents. We will need to continue to call upon this ingenuity and innovation if we are to address the challenges we face regarding our natural resources. Phoenix has long been a leader in the environmental movement. From its commitment to having new facilities meet or exceed Leadership in Energy and Environmental Design (LEED) standards, to its ongoing efforts to acquire and preserve thousands of acres of desert and mountain areas. By continuing to celebrate and harness its natural assets, Phoenix will continue to build a sustainable future.</p>	<p>As stated above, Drake Switching will work closely with ADEQ to ensure zero air emissions. This new operational location will eliminate 2000 roadway miles per day for delivery of concrete materials, which will contribute to creating a cleaner environment for Phoenix residents.</p>
<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>See below for discussion of goals and principles that the approval of the density waiver request will further.</p>
<p><b><u>Core Value: Connect People and Places</u></b></p> <p><u>Infill</u> Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with the viable existing development and long-term character and goals for the area.</p> <p><u>Opportunity Sites Goal</u> To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area’s transitional objectives.</p>	<p>The Property is currently vacant with two small office structures. This proposal will redevelop the site while taking advantage of its long, narrow shape and proximity to the existing BNSR rail line. This proposal is compatible with the existing development and character of the area.</p> <p>Again, this extremely small and odd shaped parcel is currently vacant. Due to the site constraints, there are limits to the uses that can occupy the site, making it a very underutilized parcel. The proposed development takes advantage of the long narrow shape and proximity to the existing rail line while being consistent with the industrial character of the area.</p>

<p><b><u>Core Value – Strengthen Our Local Economy</u></b></p> <p><u>Manufacturing/Industrial Development Goal:</u> Protect and strengthen Phoenix’s industrial sector, with a focus on Phoenix’s Manufacturing Base.</p>	<p>Proposal is providing benefit to Phoenix’s greater housing and construction industry by providing access to materials where there has been recent shortages and delays in delivery.</p>
<p><b>Street Classification Map</b> Provide name(s) of street(s), classification of street(s), and existing right-of-way widths</p>	<p>Grand Avenue (east perimeter) – major arterial street – 52-foot half-street</p>

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.**

The Property is not located within a special designation area.

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

**Industrial**

Standards	Requirements for the District/Land Use	Provisions on the Proposed Site
Building Setbacks Street Side Rear	0’	0’
Lot Coverage	100%	4 %
Building Height	56’	110’
Parking	1 space per 1.5 workers	1 space per 1.5 workers

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?**

The Property is currently developed with a small, vacant office building and covered storage structures that were previously used for building supplies. The existing structures will be used as an office and workshop. The Property is very narrow, only 91’ in width and is sandwiched between the BNSF rail line and Grand Avenue. With these site restrictions, there are only a small number of uses that can occupy the site.

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

There would be no impact on the current or future surroundings. The Property is currently zoned A-2 and has operated as an industrial site for years. The surrounding area is predominantly A-2 industrial uses. The addition of the height to accommodate the silos will not impact the current or future land uses and zoning.

**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.**

As stated above, the proposal is solely for additional height to accommodate the height of the proposed silos. The proposed use is compatible with adjacent properties.

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

The Property is very narrow and located in between the BNSR rail line and Grand Avenue, limiting development that can take place on the Property. Additionally, the drainage patterns on site make build-out of the site extremely challenging as on-site retention must be designed within the narrow confines of the parcel. Although zoned correctly for the use, since the proposed development will utilize the existing rail line a height waiver is required to provide clearance.

**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.?**

No other approval processes are required to accomplish the project.

**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?**

This request is not applicable to this proposal.