





# Development Policy Work Session

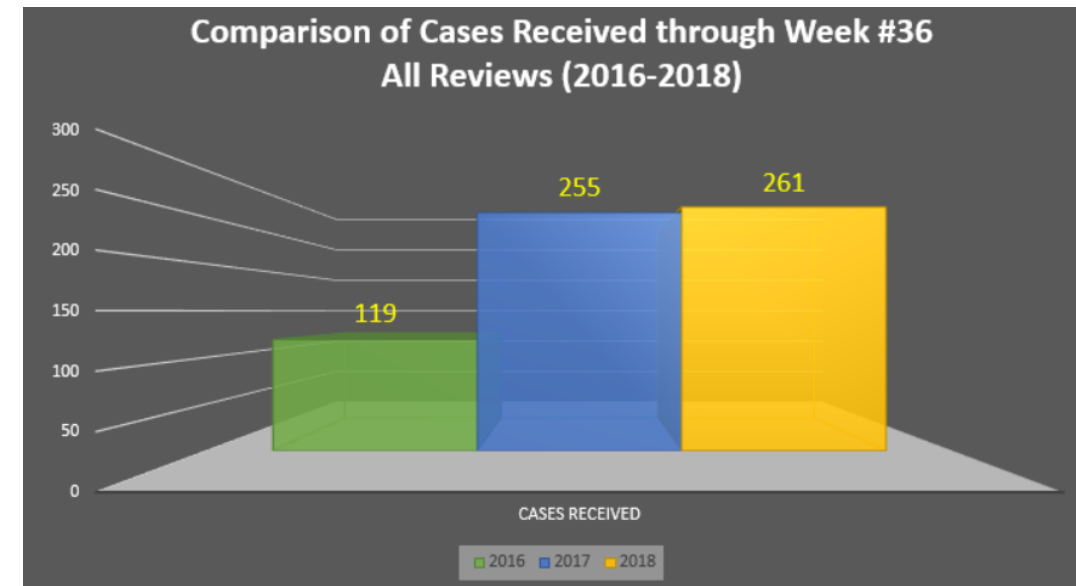
# Development Policy



## INTRODUCTION AND PURPOSE

### Introduction:

- As the national economy improved, local development activity increased.
- Projects have been proposed that staff is unclear on direction to be given.
- Staff's desire is to provide clear, actionable, and certain information.



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## INTRODUCTION AND PURPOSE

Purpose: To seek policy direction on three emerging topics:

1. Industrial development trends
2. Vacant property land use along Freeways
3. Single Family Residential Rental

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## INDUSTRIAL DEVELOPMENT TRENDS

### Industrial Development Trends Policy Question



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## INDUSTRIAL DEVELOPMENT TRENDS

### Activity Recap:

- Since 2015, the City benefited from many large projects that total more than 6.7 million square feet.
- Created more than 3,100 jobs.
- The greater Phoenix market is very strong and we will continue to see industrial projects proposed.

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## INDUSTRIAL DEVELOPMENT TRENDS

### Current State:

- The City has approximately 6,200 acres zoned or planned for industrial activity.
- There are approximately 4,600 acres vacant.
- 2019 projects are expected to absorb 360 acres.

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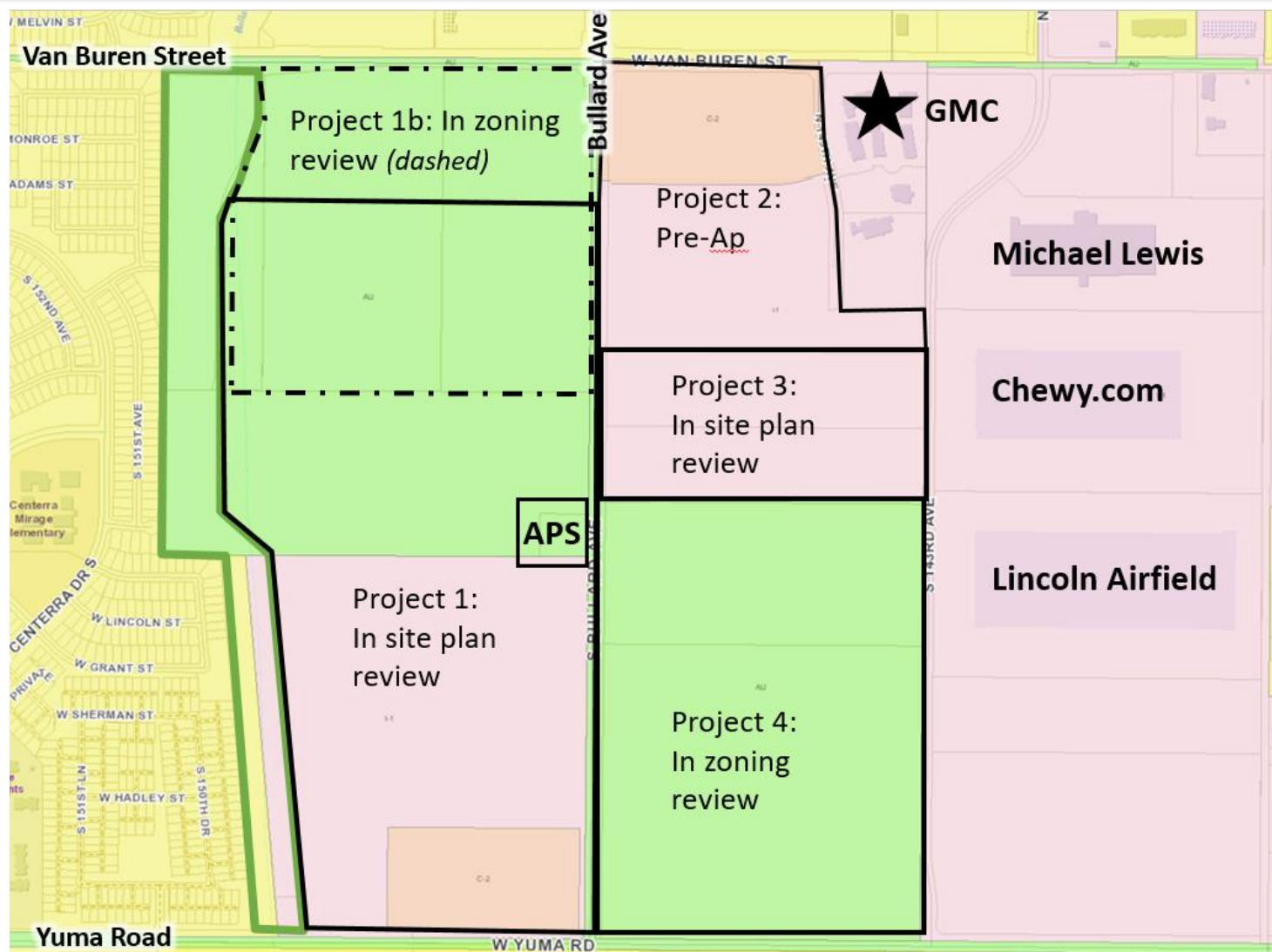


## INDUSTRIAL DEVELOPMENT TRENDS

### Summary of Issue:

Pre-apps have been held with potential projects seeking to rezone property to industrial and staff is not clear on Council desires.

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## INDUSTRIAL DEVELOPMENT TRENDS



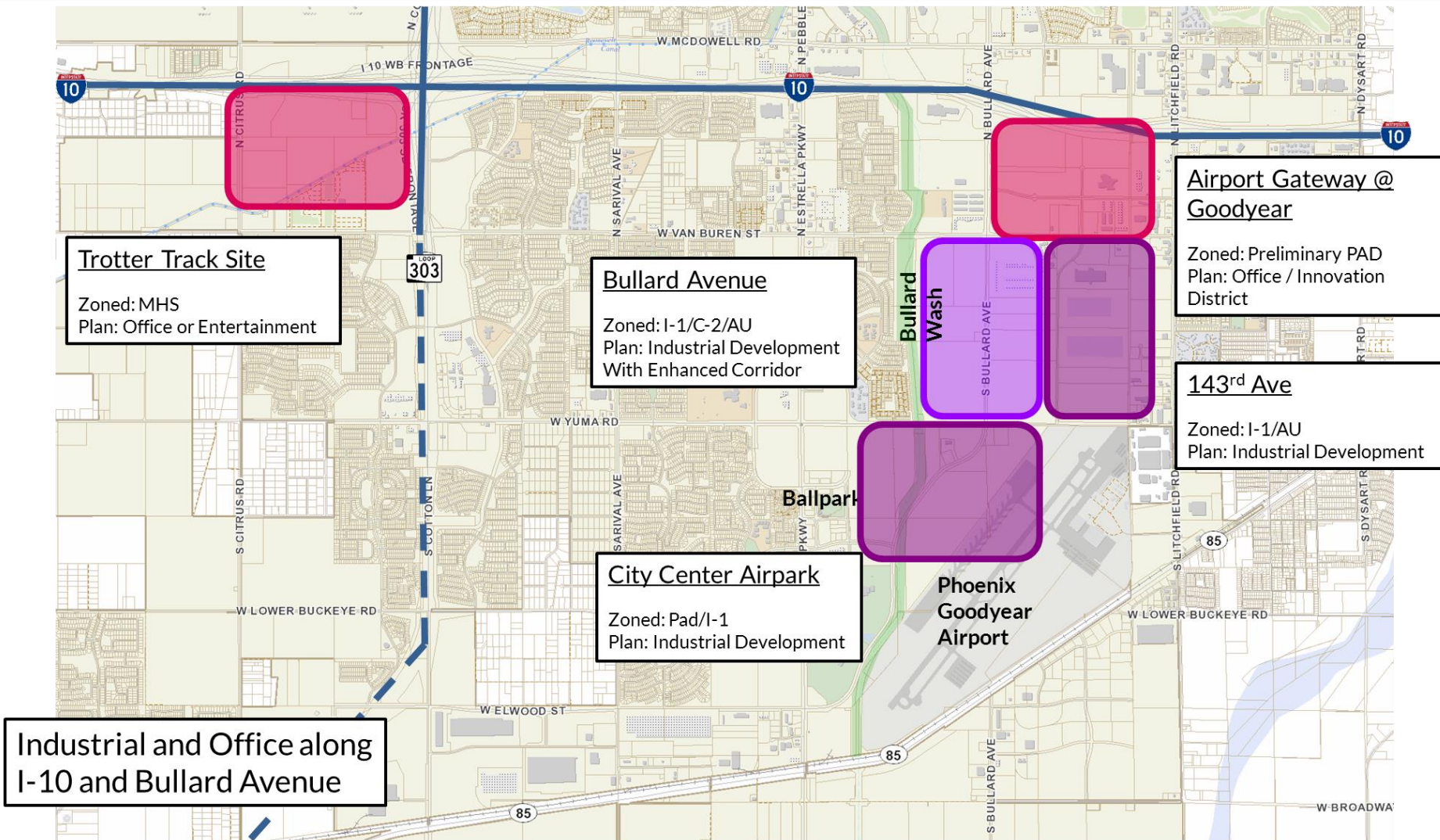
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## INDUSTRIAL DEVELOPMENT TRENDS



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## INDUSTRIAL DEVELOPMENT TRENDS

### Policy Questions:

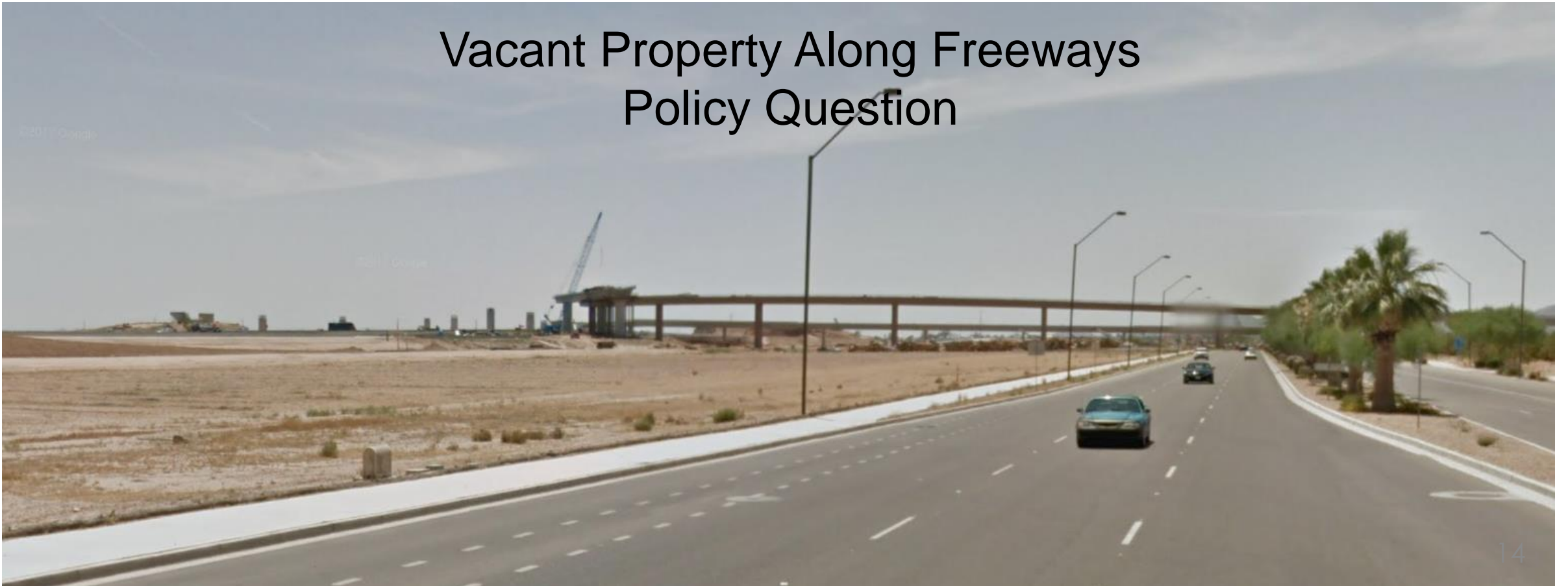
- Is Council supportive of the staff development concept?
- Is Council supportive of office and commercial development taking place at: CTCA and 1-10/ 303

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## VACANT PROPERTY ALONG FREEWAYS

Vacant Property Along Freeways  
Policy Question



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## VACANT PROPERTY ALONG FREEWAYS

### Current State:

- Along the I-10 and Loop 303 there are approximately 869 acres of vacant commercial property
- The General Plan indicates land use should be business and commerce.

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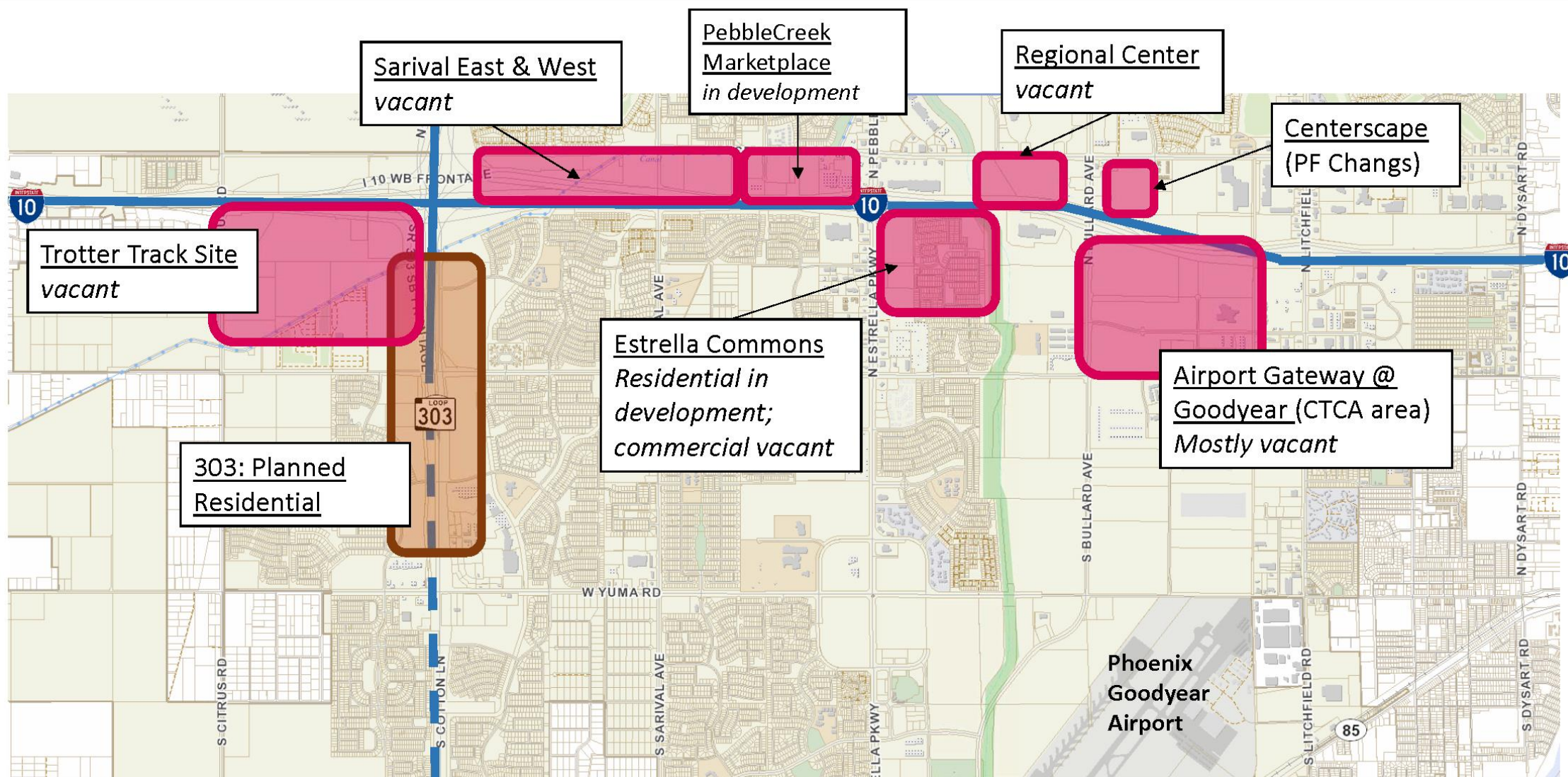


## VACANT PROPERTY ALONG FREEWAYS

### Summary of Issue:

Pre-apps have been held with potential projects seeking to rezone property to multi-family or single family residential.

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## VACANT PROPERTY ALONG FREEWAYS

### Policy Question:

- Is Council supportive of the staff development concept?
- Does Council support the conversion of commercial property to conventional multi-family and/ or single family along freeways?

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## SINGLE FAMILY RESIDENTIAL RENTAL

### Single Family Residential Rental Policy Question



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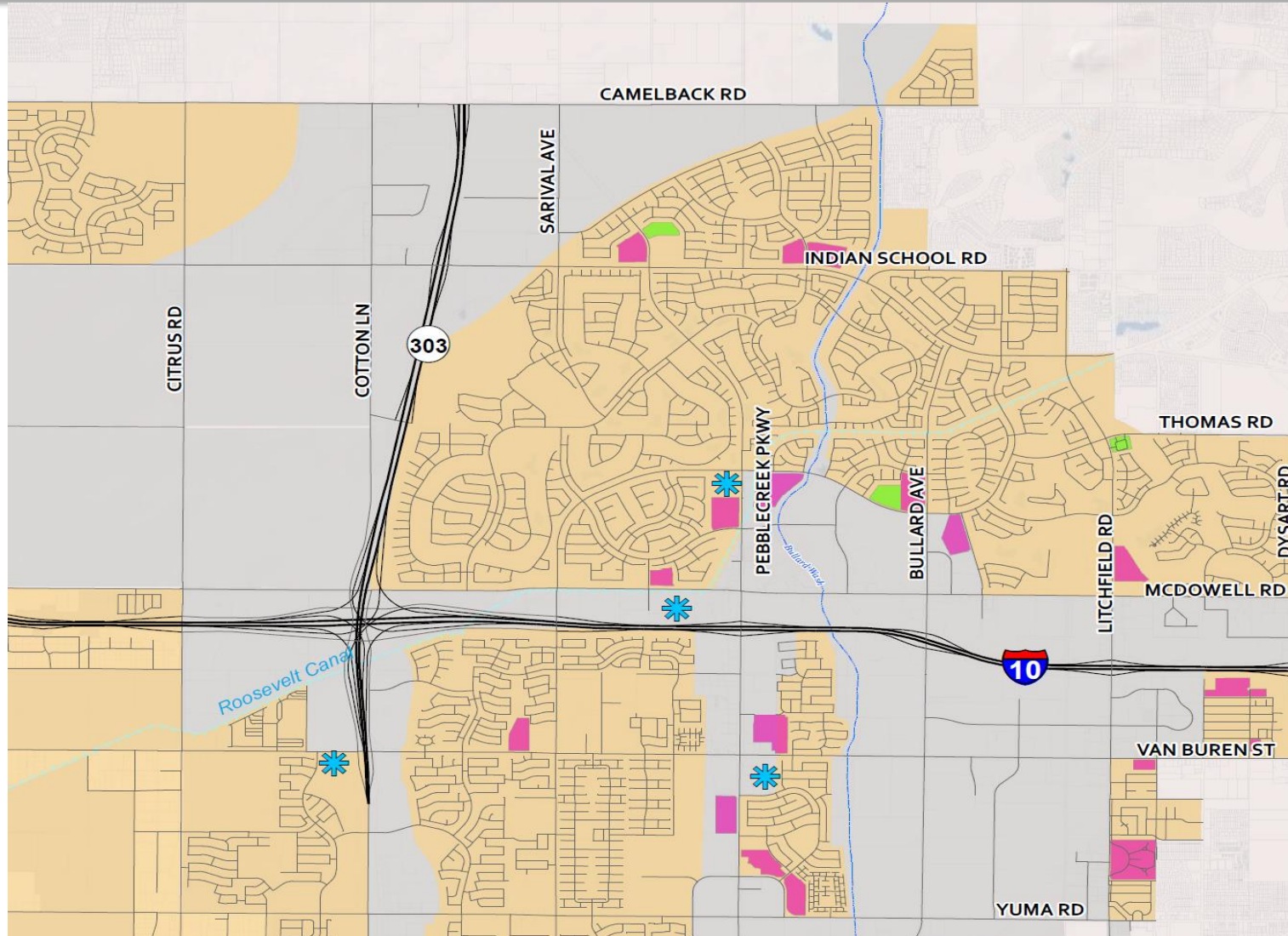


## SINGLE FAMILY RESIDENTIAL RENTAL

### Current State:

- Since 2015, the City has considered 7 single family residential rental communities
- 1 community is built and 2 others under construction
- Single Family Rental tends to be located where conventional multi-family would go

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## Zoning & Current Land Use

### MultiFamily Housing as of 10/1/2018

Apartment/Single Family Rentals

Condominium

Recently Approved Rentals

### Land Use Type

Scenic Neighborhood

Traditional Neighborhood

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## SINGLE FAMILY RESIDENTIAL RENTAL

### Summary of Issue:

- Single family residential rental is typically 12 units per acre; COG MF density is either 18 or 24 units per acre
- The City, therefore, is not achieving the desired density
- Since 2014 there have been approximately 1,500 units built and considered by the City

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## SINGLE FAMILY RESIDENTIAL RENTAL

### Policy Question:

- Does Council have concerns with using multi-family sites for this type of development?
- Would Council support the creation of a zoning district that establishes standards for these types of projects, instead of creating PADs?