

COG Public Facilities Campus Rezone



City Council Meeting
May 20, 2018

COG Public Facilities Campus Rezone



LOCATION

- West of Estrella Blvd
- North of BID Canal
- East (800') of Sarival Rd Alignment
- South of Broadway Rd Alignment



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EXISTING LAND USES

- 155 acres
- Eight Parcels
- Existing Land Uses
 - 157th Ave WRF
 - PW Admin. & Yard
 - Fleet Vehicle Mtce.
 - Dog Park
 - BMX Bicycle Race Track



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EXISTING REZONING

- Existing Zoning
 - Riverside Park Preliminary PAD (28.5 ac.)
 - I-2 W/Estrella Commerce Park PAD Overlay (1.01 ac.)
 - AG Agricultural (0.5 ac.)
 - Public Facilities District (125.34)



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PROPOSED REZONING

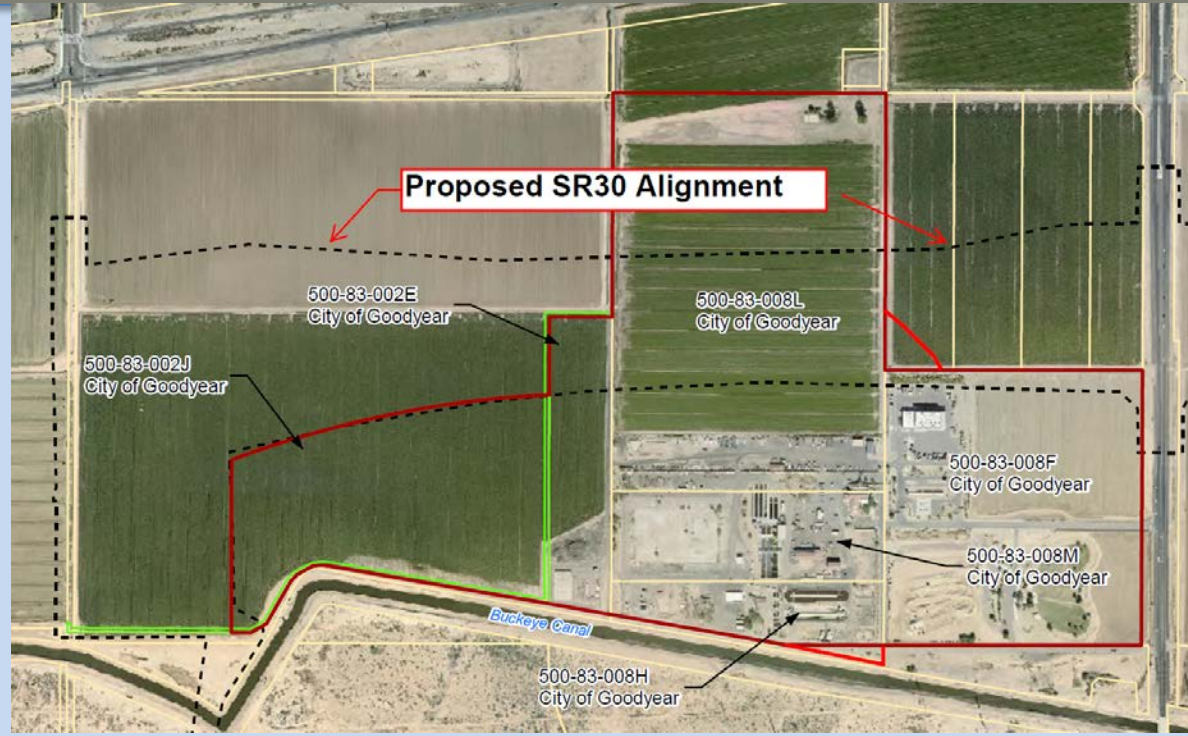
- **Proposed Zoning**
 - Public Facilities District W/PAD Overlay
 - Entire 155 Acres in Same Zoning District
 - PAD Overlay Allows
 - Additional Permitted Uses – Water Treatment Facility & Vehicle Mtce.
 - Increase in height for communications tower and storage tanks
 - Modification of fencing standards to allow chain link where appropriate, but not along street frontages
 - Modification of landscaping standards to limit landscaping to public areas (not within the treatment plants)
 - Allows metal buildings for treatment process buildings

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PROPOSED DEVELOPMENT

- Portion of Site To Be Future SR30

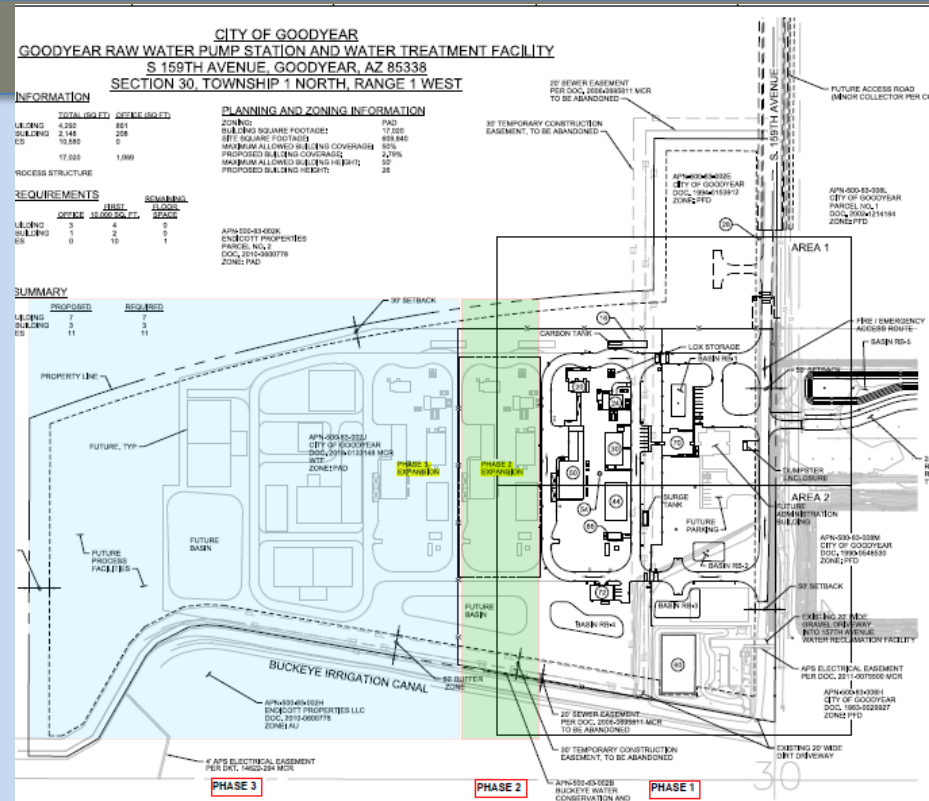


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PROPOSED DEVELOPMENT

- Surface Water Treatment Facility on Westerly 40 Acres
- Phase 1 – 8 mgd
- Phase 2 – 16 mgd (green)
- Phase 3 – 22.4 mgd (blue)

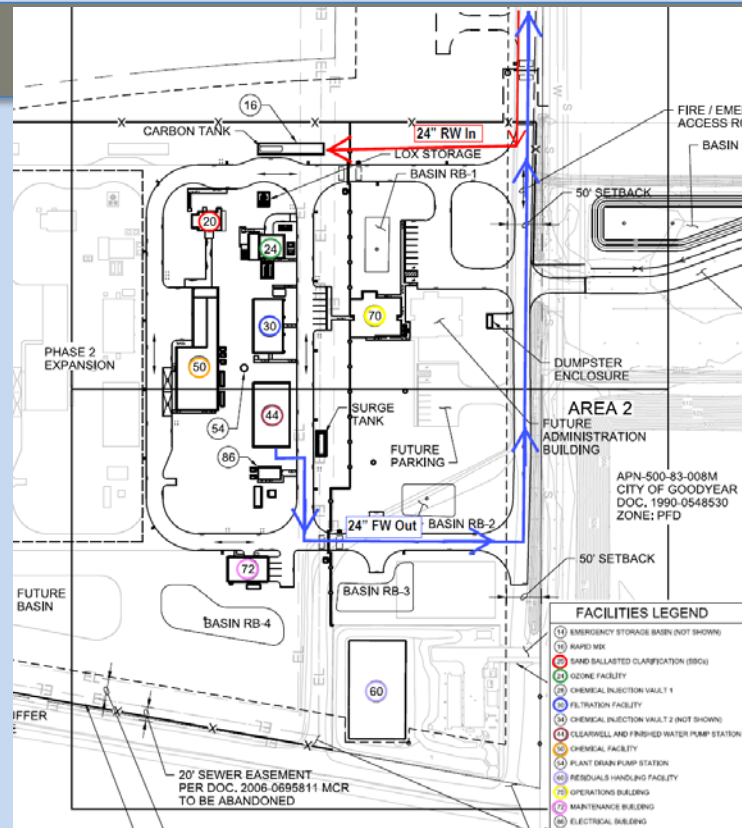


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PROPOSED DEVELOPMENT

- Surface Water Treatment Facility on Westerly 40 Acres
 - Phase 1 – 8 mgd
 - Phase 2 – 16 mgd (green)
 - Phase 3 – 22.4 mgd (blue)
- 24" Raw Water Pipeline Delivers CAP Water to Plant (red line)
- 24" Finished Water Line Delivers Potable Water to Distribution System (blue line)



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PROPOSED DEVELOPMENT

RENDERING OF PROPOSED COG SURFACE WATER TREATMENT PLANT LOOKING SOUTH



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FUTURE OPERATIONS BUILDING ELEVATION

OPERATIONS BUILDING

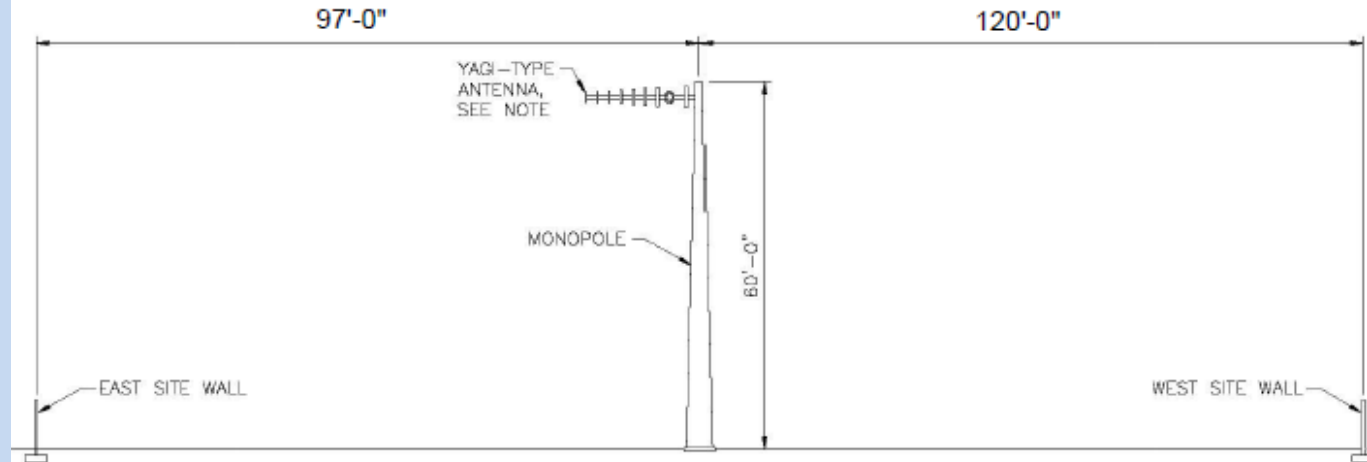


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FUTURE COMMUNICATIONS TOWER

- Monopole for SCADA System Communication



SITE 12 MONOPOLE ELEVATION
NTS

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PUBLIC PARTICIPATION

- An Alternate Citizen Review Process was used with notice sent to adjoining owners on April 9.
- A Notice of Public Hearings was mailed to all owners within 500'; published in the newspaper and a sign posted on the property.
- No objections received from adjoining owners, but comments received from City of Phoenix Aviation Department (COPAD) for Phoenix Goodyear Airport requesting three additional stipulations:
 - Compliance with FAA guidance on Hazardous Wildlife Attractants;
 - Obtaining a Determination of No Hazard from FAA for future construction;
 - Execution of an Avigation Easement limiting future uses and maximum height.

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PUBLIC PARTICIPATION

- Planning & Zoning Commission held public hearing May 8, 2019 and COPAD comments were shared with Commission.
- City Staff recommended approval of the rezoning as presented without the additional stipulations requested by COPAD.
- One person appeared with a question about operation of the WTF.
- A motion to approve rezoning was passed by the Planning and Zoning Commission by a vote of 6-0.

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FINDINGS

- Proposed rezoning is consistent with the General Plan's Business and Commerce land use designation for the subject property;
- Proposed rezoning is compatible with the existing land uses and will be compatible with the future industrial land uses on adjacent properties;
- The public uses proposed will serve the larger community and provide services needed to support growth of the city;
- The proposed rezoning will not adversely impact the general health, safety and welfare of the citizens of the city and general public since this site is separated from residential uses.

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RECOMMENDATION

- City staff recommends:
 - Approval of Resolution No. 2019-1970 declaring as public records certain documents identified in the resolution related to Ordinance No. 2019-1433; and,
 - Approval of Ordinance No. 2019-1433 rezoning approximately 155 acres located at and around the 157th Avenue Water Reclamation Facility to the Public Facilities District with a Final PAD Overlay as presented.

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CONCLUSION

QUESTIONS?