



City of Phoenix

Planning Department

Staff Report: Z-58-09-5

February 12, 2010

Alhambra Village Planning Committee Meeting Date February 23, 2010

Planning Commission Hearing Date March 10, 2010

Request From: C-2 SP (self-storage warehouse) (8.18 acres) and R-3 (0.75 acres)

Request To: C-2 SP (automobile sales) (2.56 acres) and A-1 (6.37 acres)

Proposed Use Outdoor auction and storage of automobiles, machinery and miscellaneous auction items and automobile sales

Location Approximately 1000 feet north of the NWC of Grand and 35th Avenues

Owner Sierra Auction

Applicant/Representative Beus Gilbert PLLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10 to 15 du / acre	
Street Map Classification	35th Avenue	Major Arterial	40 foot west half
	35th Drive	Local	40 foot total
<p>LAND USE ELEMENT, GOAL 3, POLICY 5. ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF THE AREA OR WITH THE AREA'S TRANSITIONAL OBJECTIVES.</p> <p>Development of the auction site, consistent with all the standards of the C-2 and A-1 districts, will develop vacant land near three major streets in Phoenix.</p>			
<p>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.</p> <p>The proposed land use, developed with the setback and landscape standards required in the A-1 and C-2 district will help protect nearby residential uses from the concentration of commercial uses in this area.</p>			

LAND USE ELEMENT, GOAL 3. INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.

The site is in an older part of the community and is predominantly vacant. The proposed development is consistent with adjacent land uses along the Grand Avenue industrial/commercial corridor to the west, and mitigating measures of screening and landscaping assist with the transition to the existing residential to the east and north.

Area Plan

West Phoenix Revitalization Area Economic Development One Year Action Plan – consistent, see Background item #10.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Open storage/vacant	C-2 SP, R-3
North	Multi-family residential	R-3
South	Commercial	C-2, C-3
East	Single and multi-family residential	R1-6, R-5
West	Commercial	C-3

Commercial/Industrial

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street (C-2 SP)	25 feet	NA
Street (A-1)	25 feet	Met – 80 feet
North Side (C-2 SP)	25 feet	Met – no building proposed
Sides (A-1)	0 feet	Met – 47 feet perimeter
Sides (A-1)	0 feet	Met – 275 feet interior
Rear	0 feet	Met – 286 feet
<i>Open Storage Setbacks</i>		
Street	75 feet	Met – >75 feet
Sides – interior	0 feet	NA
Sides – perimeter	0 feet	NA
Rear	0 feet	NA

<i>Landscaped Setbacks</i>		
Street (C-2 SP) Street (A-1)	Average 25 feet 8 sq. ft x lot frontage (5379 sq. ft.)	Met – 25 feet Met – 12 sq. ft x lot frontage (8068 sq. ft.)
Side adjacent to R-3 Side adjacent to C-3 Rear	10 feet 0 feet 0 feet	Met – 15 feet N/A N/A
Lot Coverage (A-1)	100% allowed	Met – 10.6%
Building Height (A-1)	56 maximum	Met – 30 feet, 1 story
Parking in A-1	120	Met – 121
Parking in C-2 SP	8	Met – 8
Wall height (C-2 SP)	Minimum 8 foot wall along north (residential) property line.	Not Met – existing wall on north side is not 8 feet high.
	Minimum 10-inch wall for areas where cars will be displayed.	Not Met – wrought iron fence for the majority of the street frontage.
Wall height (A-1)	4 to 6 foot solid wall or landscape berm, within 150 feet of a residence district for employee and customer parking.	Not met – site plan shows wrought iron fencing.

Background/Issues/Analysis

1. The site is located approximately 1000 feet north of the northwest corner of 35th Avenue and Indian School Road, and east of Grand Avenue. The commercially zoned portion of the site is presently being used for the auction of vehicles and equipment, and the R-3 portion contains open storage of equipment. The site incorporates an R-3 zoned parcel, which contains a house. Existing zoning on the majority of the property of C-2 SP (Intermediate Commercial with a Special Permit) was approved in 2007 to allow development of a self storage facility.
2. The zoning case, which recommended approval of the self storage facility (C-2 SP), had several stipulations associated with the approval. The stipulations were crafted to address the transition from the nearby residential development to the more intense commercial development to the west along Grand Avenue. Primarily, the stipulations address the screen wall for the site, requiring that it be decorative where facing or adjacent to residential zoning. Enhanced landscaping in those areas was required as well.
3. The General Plan Land Use map designation is Residential 10-15 dwelling units per acre. The subject site is less than 10 acres in size and, therefore, does not require a General Plan Amendment. The project supports General Plan goals to develop vacant land in older areas of the city in a manner compatible with existing neighborhoods.
4. High density residential is the primary development north and east of the subject site. C-3 commercial uses, which front on Grand Avenue, are adjacent to the west of the site. C-2 commercial uses, including a gas station and an adult cabaret, are located to the south.

5. The site plan submitted for the development proposes rezoning the site to A-1 for an auction use with open storage and C-2 SP to allow automobile sales along the northern portion of the site. One building (a closed use) is proposed near the southern boundary of the property in the A-1 portion. The open storage area (A-1) for the site is located beyond the 150 foot distance requirement for open storage when adjacent to residential zoning. The plan shows an existing wall along the northern boundary. This wall appears to be part of the multi-family development and does not meet the minimum height requirement to separate a commercial use from a residential use. The proposed development will need to provide the required screen wall along the north property line. The site plan shows the street frontage as varying between a 6-foot high CMU wall and wrought iron fencing. The Ordinance requirement for the street frontage is for a solid screen wall with a maximum height of 40-inches. As the frontage is directly across the street from residential development, the solid screen wall should be constructed with a finished face to comply with the 40-inch screening requirement.
6. A landscape plan has been submitted that depicts landscaping adjacent to the residential zoning on the north (15-foot setback), landscaping along 35th Avenue for the C-2 SP portion (25-foot setback) and along the 35th Avenue portion of the A-1 (12-foot setback). Over the last few years, the subject site has been in a transition in terms of its land use entitlement. Prior to the 2006 rezoning request, the site was zoned R-3, consistent with the multi-family residential designation on the General Plan map. The earlier request for C-2 Special Permit to allow the self service storage facility was a departure from the existing zoning; however it was considered a land use that would serve as a transition from the multi-family residential on the east side of 35th Avenue to the more intense, open land uses adjacent to the site along Grand Avenue to the west. The current request for A-1 and C-2 SP for automobile sales can be appropriate at this location, subject to adherence to the required setbacks for the open land use, mitigating landscape standards and the provision of a solid masonry wall where facing or adjacent to residential zoning. The landscape areas depicted along the 35th Avenue frontage are not consistent in terms of size/depth as there are varying requirements between the two zoning categories. It is appropriate, however, that the landscaping provided along this 35th Avenue frontage be consistent for plant type and size. Therefore the site should develop along the entire 35th Avenue frontage and R-3 perimeter according to the C-2 landscape standards for plant type and size.
7. Elevations submitted for the proposed building indicate construction of a metal building with an overall height of 34 feet. The design guidelines in the Zoning Ordinance require that pre-engineered metal buildings that are visible from public streets or residential areas have at least 30% of the exterior elevations composed of alternative building materials such as glass, brick, masonry, stone and stucco. The elevations submitted lack these alternative building materials. The elevations will need to be amended for submission to the Development Services Department review process, prior to final approval.

8. Access to the site is provided from both 35th Avenue and 35th Drive. 35th Drive is a local street that ends at the property line of the subject parcel. The applicant is working with the Development Services Department to accommodate a hammerhead style turnaround for the stub end of 35th Drive.
9. A transit shelter exists at the bus stop on 35th Avenue. The design of the pad on which the shelter is situated does not meet the current city standard for transit pads. The developer will be required to remove the transit shelter, bench and refuse container, arrange for their storage, construct a new pad and re-install the transit shelter/furniture per the updated detail provided by the Transit Department.
10. The site is within the West Phoenix Revitalization Area (WPRA) Economic Development One Year Action Plan area. Priorities of the WPRA that are met by this proposal include encouraging investment and improvement of sites. At present the site is predominantly vacant and otherwise used for open storage. Development of and investment in the site will include a new building, additional landscaping, and perimeter wall improvements along the street frontage and existing multi-family residential located to the north.
11. The city of Phoenix Archaeology Section has commented that there are no known archaeological sites in this area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 30 feet of the discovery and the city of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposed project, developed with the standards of the A-1 and C-2 SP districts and enhanced landscape standards, will develop a vacant site in a central part of Phoenix in a manner compatible with the existing development.
2. The proposal is consistent with the priorities of the West Phoenix Revitalization Area Economic Development One Year Action Plan.

Stipulations

1. That the development shall be in general conformance with the site plan date stamped January 8, 2010, as approved by the Development Services Department.
2. That solid, masonry walls adjacent to 35th Avenue shall have a finished face, as approved by the Development Services Department.

3. That the landscape setbacks on 35th Avenue and along the north property line shall be planted with a minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper or multi-trunk and minimum 25% 4-inch caliper or multi-trunk trees, as approved by the Development Services Department.
4. That right-of-way totaling 50 feet shall be dedicated for the west half of 35th Avenue, or as otherwise approved by the Development Services Department at time of site plan review.
5. That the developer shall dedicate a terminus at 35th Drive at the time of development, as approved by the Development Services Department.
6. That the applicant shall complete the street improvements at the north end of 35th Drive as per plans approved by the Development Services Department.
7. That the developer shall construct a transit pad (Detail P1261 – 8' x 40') along 35th Ave. The contractor shall be responsible for the transfer, removal, and storage of Public Transit furniture. Please contact Public Transit Department Facilities Division prior to removal and installation of furniture.
8. That the developer shall construct all streets adjacent to the development with sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

Writer

K Coles

10/02/2009

J. Hatmaker

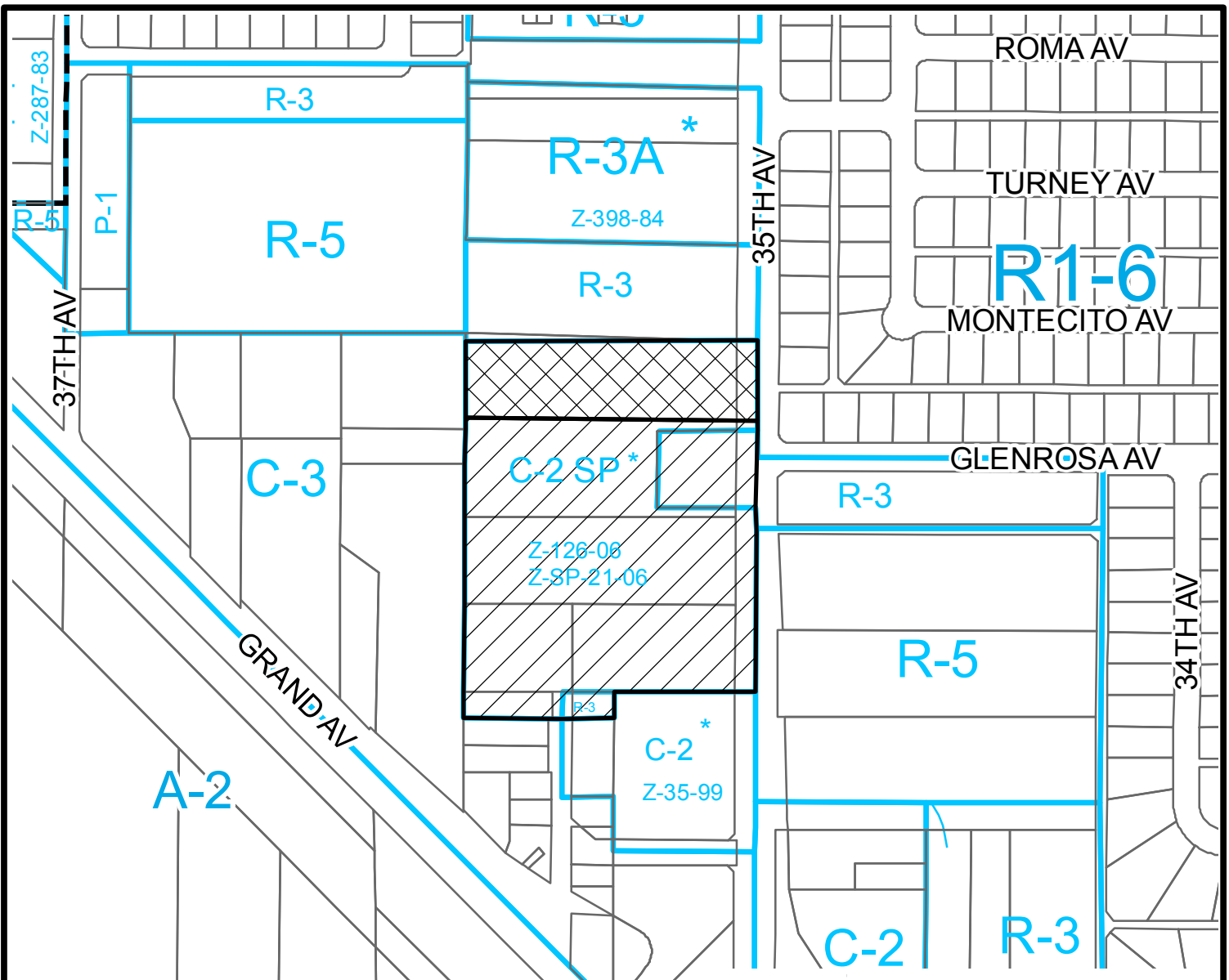
Attachments

Zoning sketch

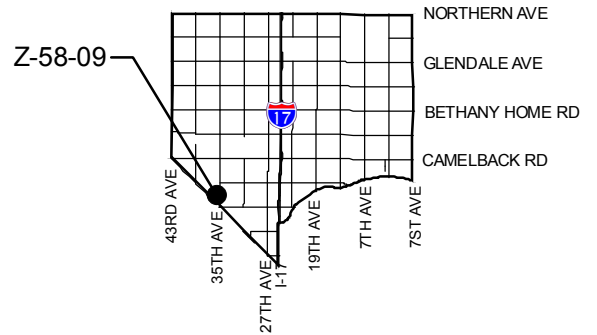
Aerial

Site plan dated January 8, 2010



Elevations dated January 8, 2010



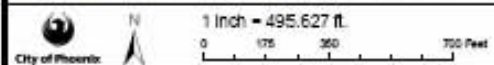
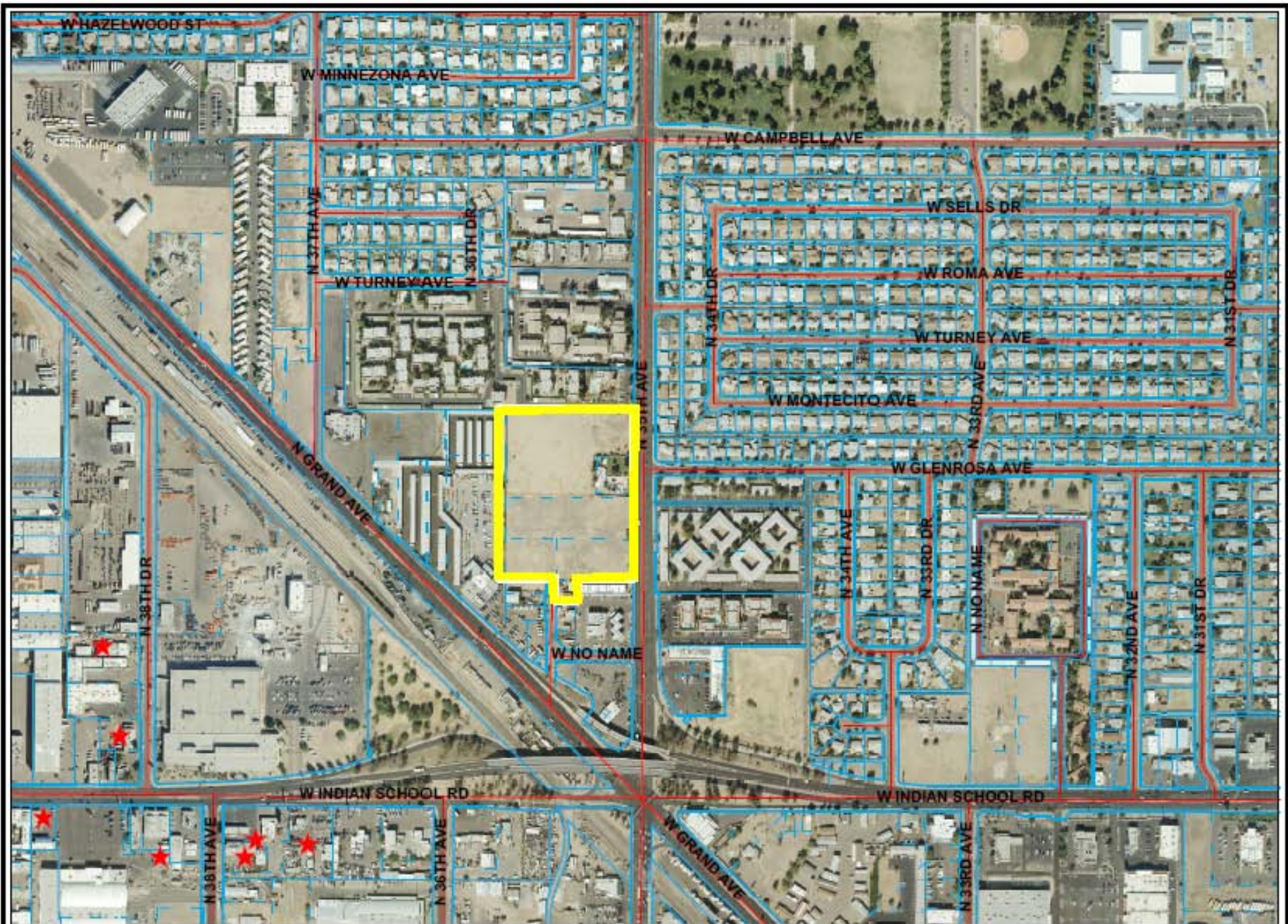
300 150 0 300 Feet



CITY OF PHOENIX PLANNING DEPARTMENT
ALHAMBRA VILLAGE
 CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME: Beus Gilbert PLLC		REQUESTED CHANGE:	
APPLICATION NO. Z-58-09	DATE: 10/29/09 REVISION DATES: 01/15/10	FROM: C-2 SP (8.18 a. c.) R-3, (0.75 a. c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 8.93 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q12-29 ZONING MAP G-8	TO: C-2 SP (2.56 a. c.) A-1, (6.37 a. c.)	 
MULTIPLES PERMITTED C-2, R-3 C-2, A-1	CONVENTIONAL OPTION 118, 11 37, N/A	* UNITS P.R.D. OPTION 142, 13 44, N/A	

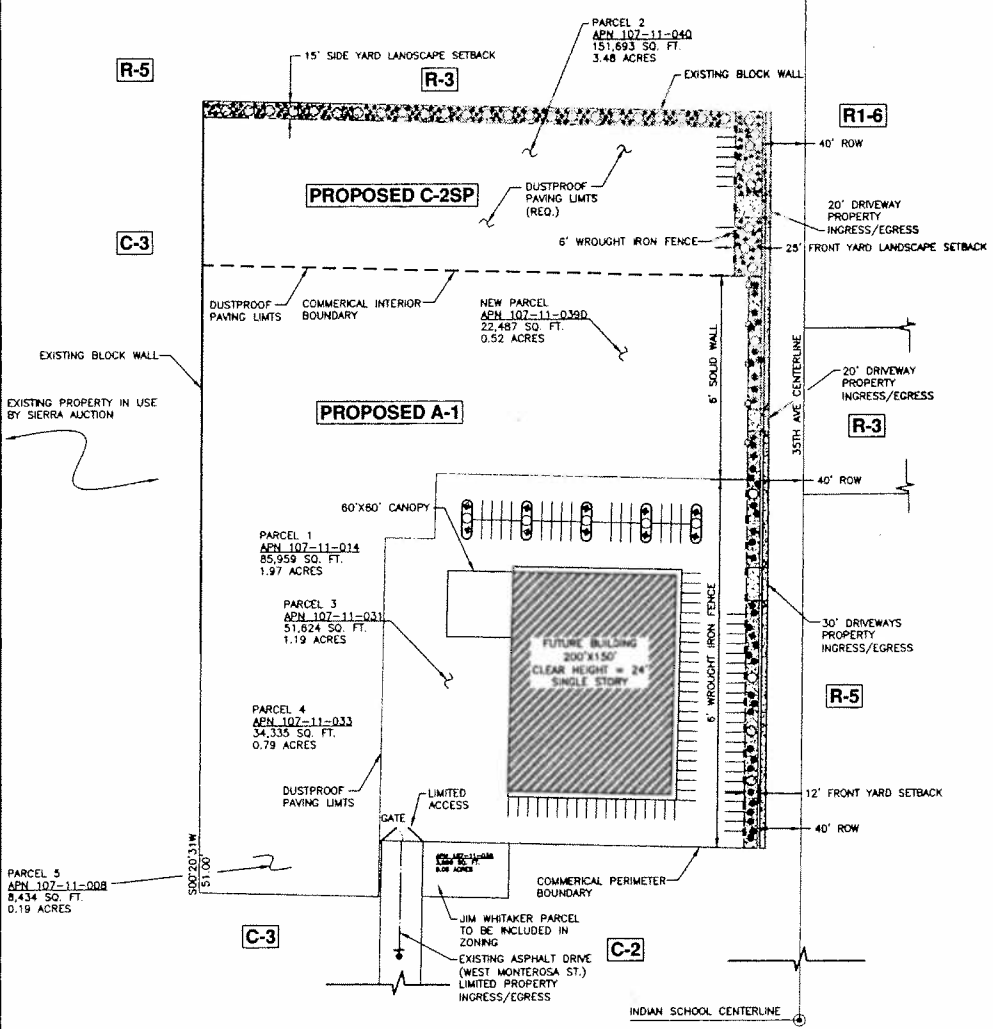
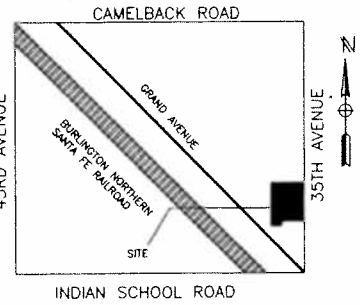
* Maximum Units Allowed with P.R.D. Bonus



Development Services

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

SIERRA AUCTION SITE PLAN 35TH AVE & INDIAN SCHOOL PHOENIX, AZ



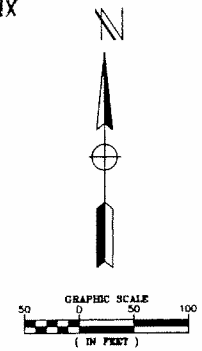
LANDSCAPE LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
○	ACACIA SPECIES	ACACIA	15 GAL PER PLAN	
○	EUCLAYPTUS SCOPULORUM	EUCLAYPTUS	15 GAL PER PLAN	
○	PARKINSONIA HYBRID	DESERT MUSEUM PALO VERDE	15 GAL PER PLAN	
●	DASYLIRION WHEELERI	DESERT SPOON	5 GAL PER PLAN	
◆	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL PER PLAN	
◆	MULHENBERGIA C. 'REGAL MIST'	REGAL MIST	5 GAL PER PLAN	

HARDSCAPE LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	GRAVEL - MATCH COLOR & GRADATION OF SURROUNDING PROPERTY

CITY OF PHOENIX
JAN 08 2010
PLANNING DEPT
RECEPTION

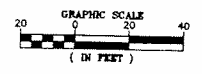
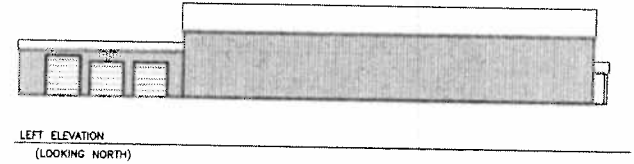
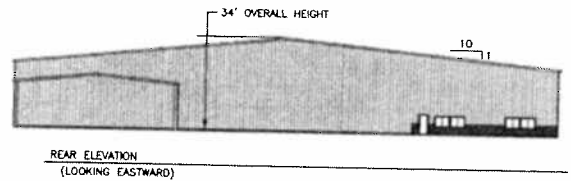
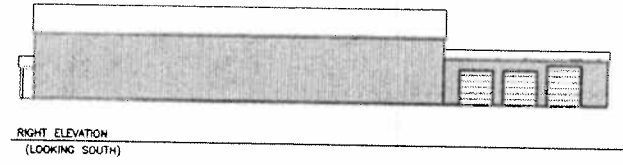
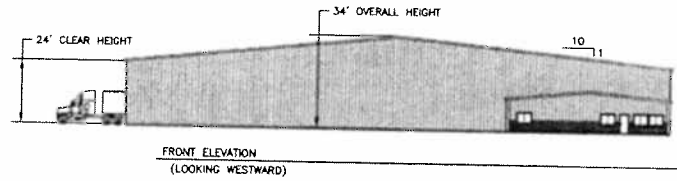
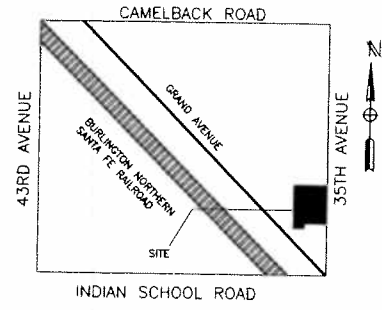
BASIS OF BEARING
THE BASIS OF BEARING IS THE MONUMENT LINE OF 35TH AVENUE BETWEEN INDIAN SCHOOL ROAD AND CAMPBELL AVENUE BEING S00°20'31"W

BENCH MARK
FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 35TH AVE. AND CAMPBELL, ELEV.=1125.82 (CITY OF PHOENIX DATUM)



APPROVED FOR CONSTRUCTION	DATE: JAN 20 2010
DESIGNED BY: [Signature]	PROJECT NO: [Number]
CHECKED BY: [Signature]	SCALE: [Scale]
DATE: [Date]	BY: [Name]
JACOBS INCORPORATED PHOENIX, ARIZONA 85004	
SIERRA AUCTION 35TH AVE & INDIAN SCHOOL	
Sheet reference number:	Sheet OF

SIERRA AUCTION BUILDING ELEVATIONS 35TH AVE & INDIAN SCHOOL PHOENIX, AZ



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Project Name</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">Drawing No.</td> <td style="font-size: 8px;">Scale</td> </tr> <tr> <td style="font-size: 8px;">Author</td> <td style="font-size: 8px;">Check by</td> </tr> <tr> <td style="font-size: 8px;">Designer</td> <td style="font-size: 8px;">Reviewed by</td> </tr> <tr> <td style="font-size: 8px;">Project Manager</td> <td style="font-size: 8px;">Date</td> </tr> </table>	Project Name	Date	Drawing No.	Scale	Author	Check by	Designer	Reviewed by	Project Manager	Date	
Project Name	Date										
Drawing No.	Scale										
Author	Check by										
Designer	Reviewed by										
Project Manager	Date										
<p style="font-weight: bold; font-size: 12px;">JACOBS</p> <p style="font-size: 8px;">1000 North Central Expressway, Suite 3000 Phoenix, Arizona 85004</p>											
<p style="font-size: 8px;">SIERRA AUCTIONS 35TH AVE & INDIAN SCHOOL</p>											

CITY OF PHOENIX
JAN 08 2010
PLANNING DEPT.
RECEPTION

Sheet
reference
number:

Sheet
OF