



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-49-15-7
October 29, 2015

Maryvale Village Planning Committee Meeting Date: November 4, 2015

Planning Commission Hearing Date: November 10, 2015

Request From: RE-43 (Large Lot Residential)
(3.50 acres)

Request To: C-2 (Intermediate Commercial)
(3.50 acres)

Proposed Use: Gas Station

Location: Southeast corner of 83rd Avenue and McDowell Road

Owner: Rousseau Sons, LLC

Applicant/Representative: Juan Romero, Quiktrip Corporation;
Charles Huellmantel, Huellmantel & Affiliates

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ du/acre (companion case GPA-MV-3-15-7)	
Street Map Classification	83rd Avenue	Arterial	55-foot east half street
	McDowell Road	Arterial	65-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>Currently the subject site is vacant and is within an area that is designated as medium density residential on the General Plan Land Use Map. The proposed amendment (GPA-MV-3-15-7) will allow a new development that is better suited for the area. This</p>			

investment into the area also has the potential to stimulate additional re-investment into the area.

CONNECT PEOPLE & PLACES CORE VALUE; PUBLIC TRANSIT; DESIGN PRINCIPLE: *Development should be designed or retrofitted, as feasible to facilitate safe and convenient access to transit facilities by all existing and potential users.*

The subject site is within close proximity to Interstate-10 freeway, McDowell Road and the 79th Avenue bus rapid transit park-and-ride to downtown Phoenix. Also, there are bus transportation options available along McDowell Road and the area has been identified to potentially have additional bus rapid transit in the future. The proposal will dedicate and construct a new bus bay pad along McDowell Road to provide safe and convenient access for all existing and potential users.

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: *Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.*

The subject site is located in the Southwest Phoenix Major Employment Center area. The subject site is also in close proximity to the Agua Fria Major Employment Center and the Maryvale Village Primary Core area.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-43
North	Vacant	PSC
Northwest	Wholesale Club	C-2 PCD
South	Extended Stay Hotel	C-2 HGT/WVR
East	Extended Stay Hotel	C-2 HGT/WVR
West	Gas Station	City of Tolleson

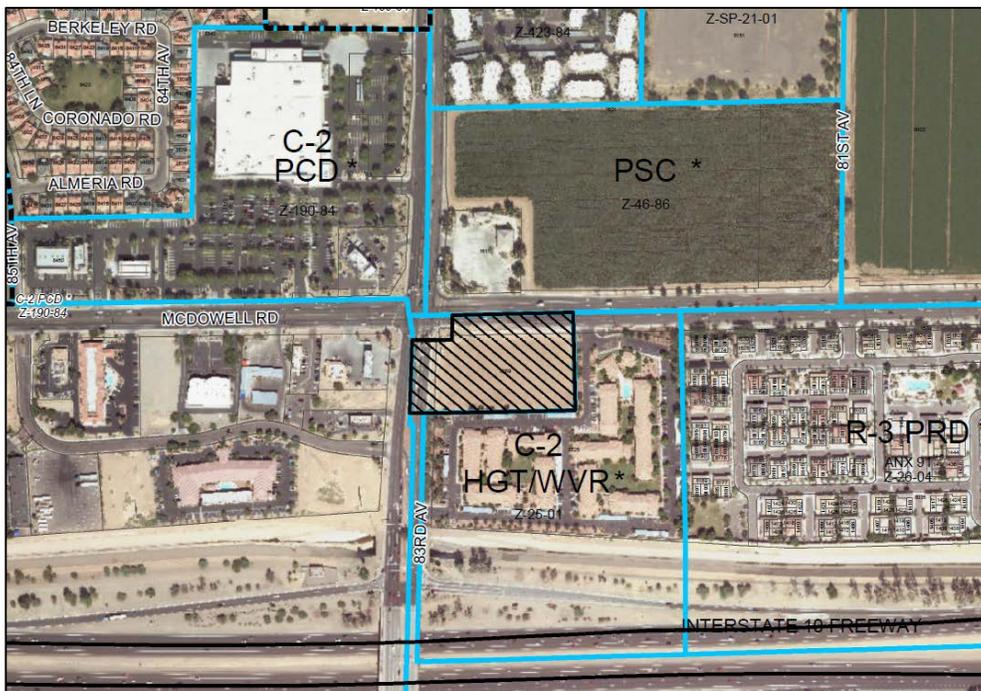
C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street	Average 25'	More than 25' (Met)
Side	When adjacent to C-2 – 0'	More than 25' (Met)
Rear	When adjacent to C-2 – 0'	More than 25' (Met)
<i>Landscaped Setbacks</i>		

Street – 83rd Avenue	Average 25'	50' (Met)
Street – McDowell Road	Average 25'	25' (Met)
Side	When adjacent to C-2 – 0'	0' (Met)
Rear	When adjacent to C-2 – 0'	0' (Met)
Lot Coverage	Not to exceed 50%	38% (Met)
Building Height	2 stories, 30'	1 story, 22' (Met)
Parking	1 per 300 s.f. floor area (20 spaces)	83 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 3.50 acre site located at the southeast corner of 83rd Avenue and McDowell Road from RE-43 (Large Lot Residential) to C-2 (Intermediate Commercial) to allow a gas station.



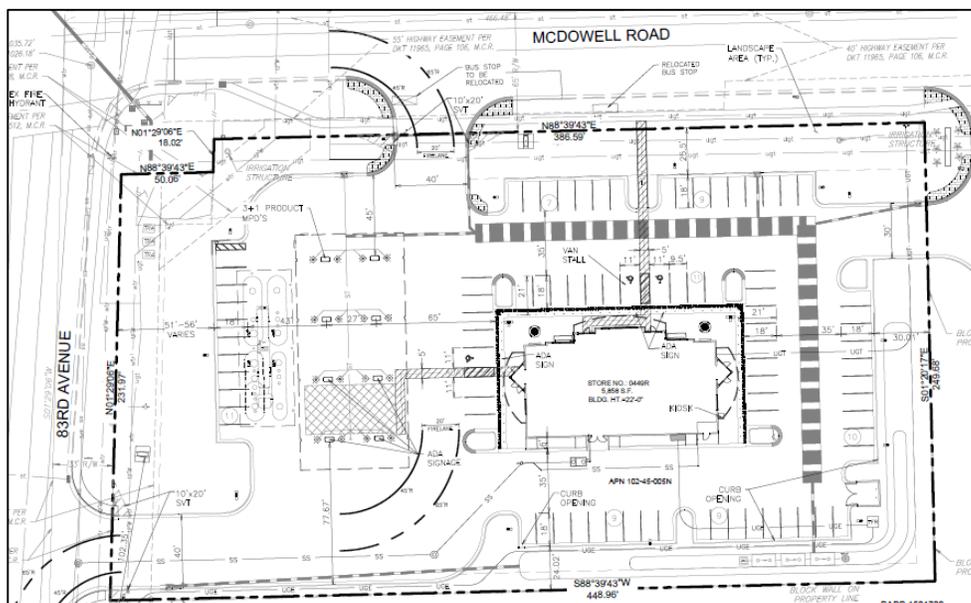
2. GPA-MV-3-15-7 is a companion case running concurrently with this request. GPA-MV-3-15-7 is a request to amend the existing General Plan Land Use Map designation for the subject parcel and the existing developed parcel to the south and east from Residential 15+ du/acre to Commercial. A total of 14.06 acres to be amended.

SURROUNDING USES & ZONING

- The subject site is currently vacant undeveloped land. To the north across McDowell Road is an underutilized site with an unoccupied building previously used as a gas station and currently zoned Planned Shopping Center (PSC); to the south and east is an Extended Stay Hotel zoned C-2 with Height Waiver; to the west across 83rd Avenue is an existing Gas Station use in the City of Tolleson.

PROPOSAL

- The site plan depicts a new single story building and fuel pumps on the property that will be used for the proposed Gas station. Ingress and egress will be provided from 83rd Avenue and from McDowell Road; a shared access drive connecting to the property on west has been provided for additional access and connectivity to the site. Staff is proposing a stipulation to general conformance of the site plan date stamped August 28, 2015 to ensure the proposed development matches the character of the immediate neighborhood.



- The site plan depicts a 15 foot landscape setback along the north property line adjacent to McDowell Road. Staff is recommending the property owner provide a 25 foot landscape setback along the north property line to match the development to the east.
- The site plan depicts a 25 foot landscape setback along the west property line adjacent to 83rd Avenue. Staff is recommending the property owner provide a 50 foot landscape setback along the west property line to provide continuity with the existing landscape setback provided by the property directly south along 83rd Avenue.

TRANSIT

7. The Public Transit Department has indicated that the developer shall dedicate and construct a bus bay (detail # P1256) along the north property line, 95 to 145 feet east of the signalized intersection. A stipulation has been recommended to address dedication and construction of a bus bay.

STREETS

8. The Streets Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.

OTHER

9. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The request is not consistent with the General Plan land use designation of Residential 15+ du/acre. Companion case GPA-MV-3-15-7 is running concurrently with this case to amend the land use map designation to Commercial.
2. The development will dedicate and construct a new bus bay pad along McDowell Road to provide safe and convenient access for all existing and potential users.
3. The development will facilitate the location of employment generating uses in the Southwest Phoenix Major Employment Center area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped August 28, 2015, as modified by the following stipulations and approved by the Planning and Development Department.
2. A landscape setback of 25 feet shall be required along the north property line, as approved by the Planning and Development Department
3. A landscape setback of 50 feet shall be required along the west property line, as approved by the Planning and Development Department

4. The right-of-way shall be dedicated and a bus bay (detail # P1256) constructed along the north property line, 95 to 145 feet east of the signalized intersection, as approved by the Planning and Development Department.
5. The developer shall update and construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

Writer

Joél Carrasco

October 28, 2015

Joshua Bednarek

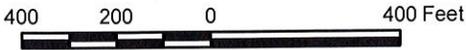
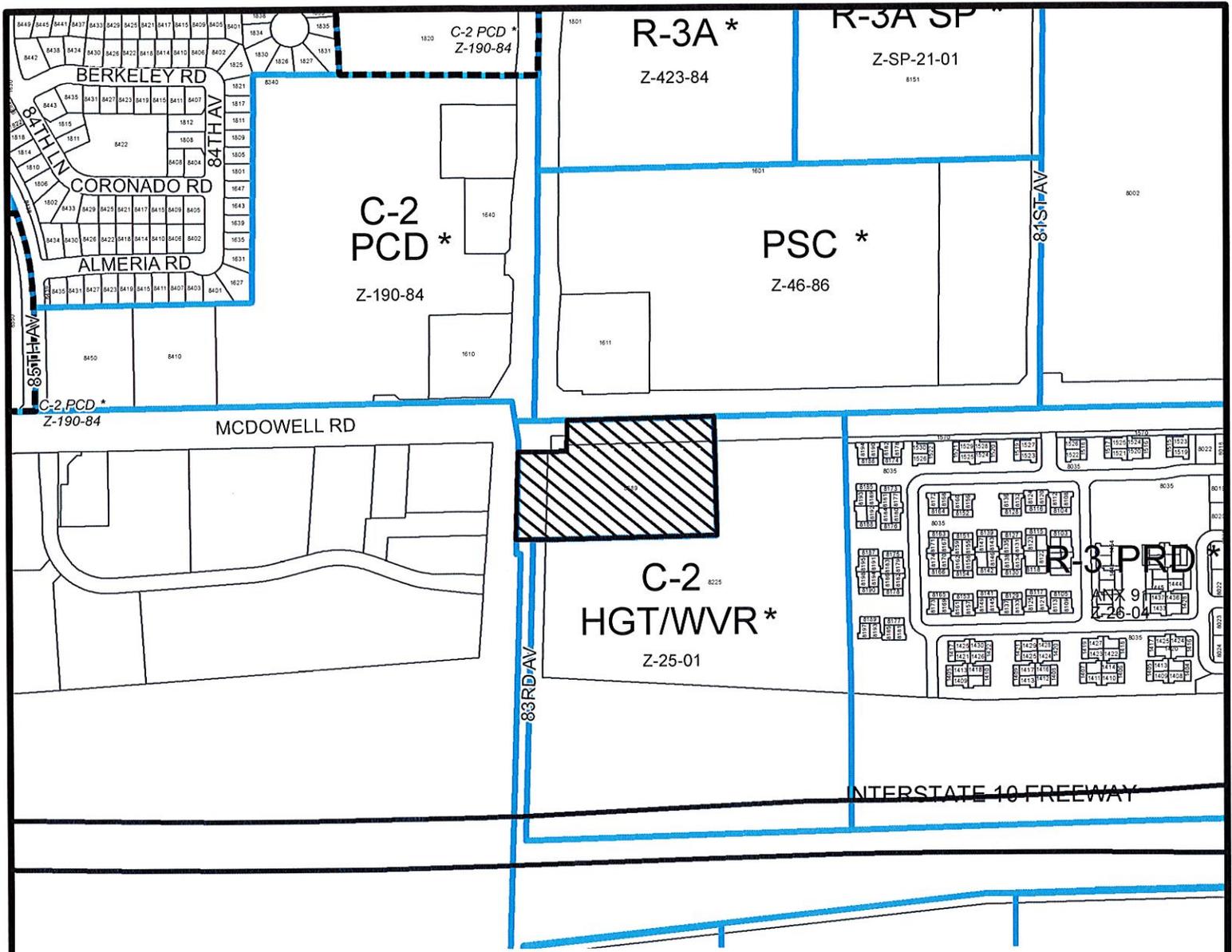
Attachments

Zoning sketch

Aerial

Site plan date stamped August 28, 2015 (1 page)

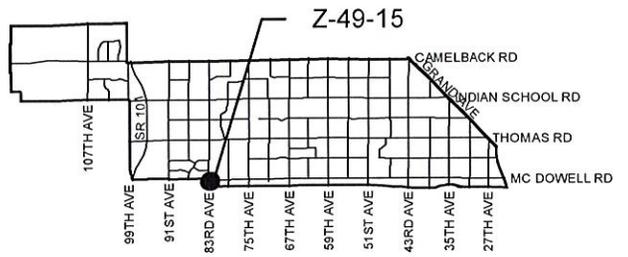
Elevations dated stamped August 28, 2015 (2 pages)



CITY OF PHOENIX PLANNING DEPARTMENT

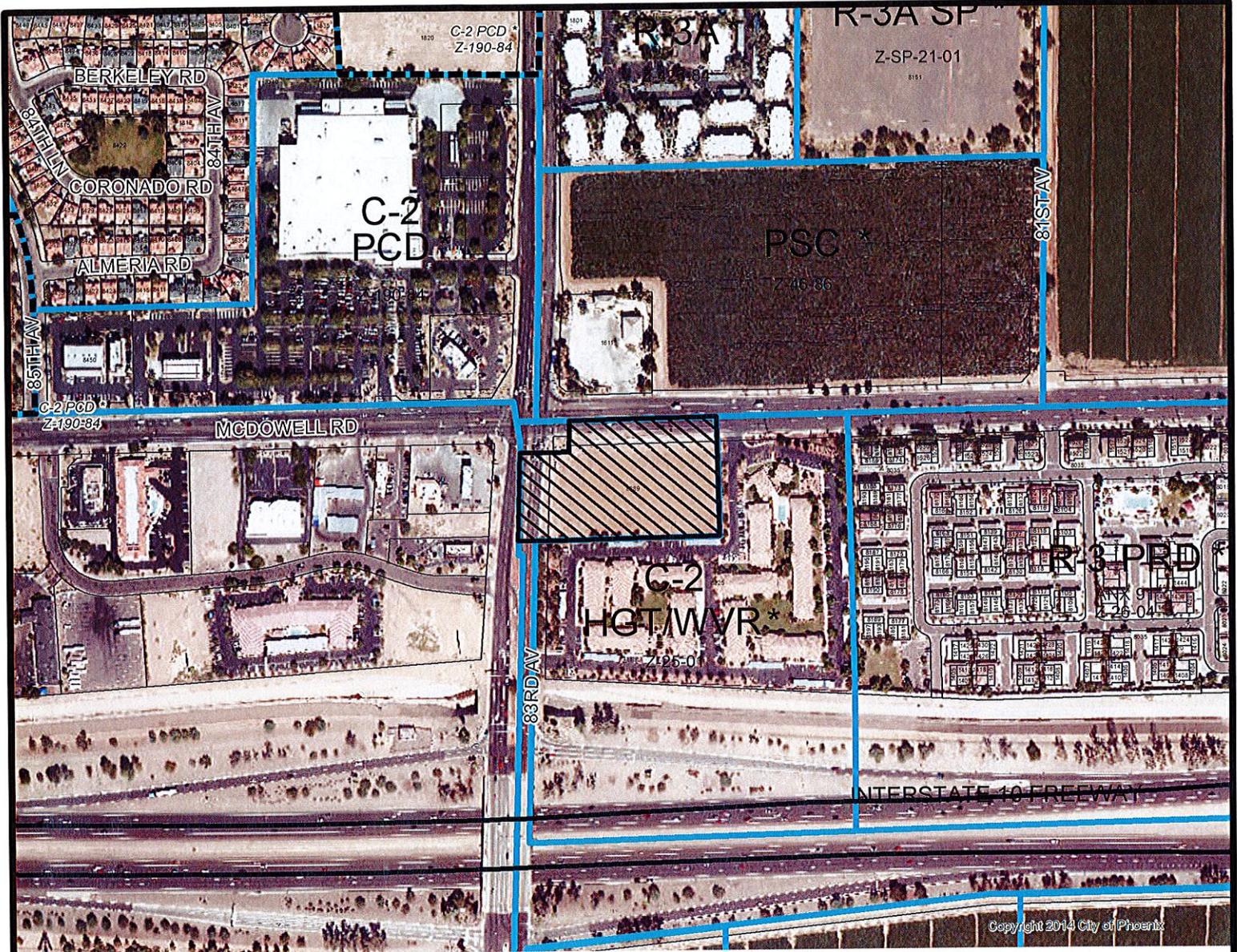
MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Quiktrip Corporation, c/o Juan Romero		REQUESTED CHANGE: FROM: RE-43 (3.50 a.c.) TO: C-2 (3.50 a.c.)	
APPLICATION NO. Z-49-15	DATE: 9/17/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.50 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 12-9		ZONING MAP G-3
	MULTIPLES PERMITTED RE-43 C-2		CONVENTIONAL OPTION 2 51
			* UNITS P.R.D. OPTION N/A 60

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



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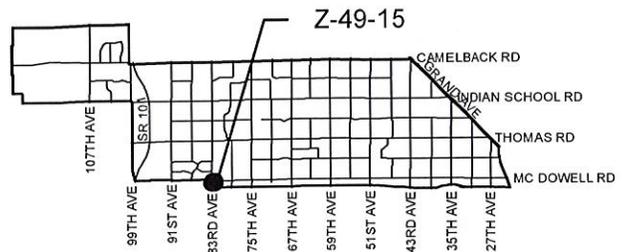


400 200 0 400 Feet

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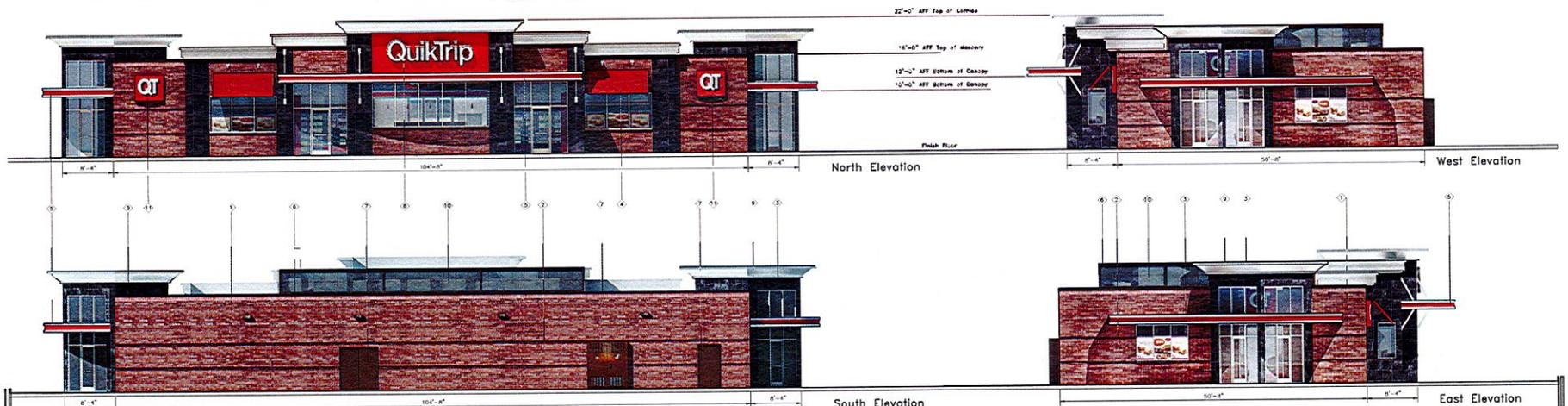
MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 7



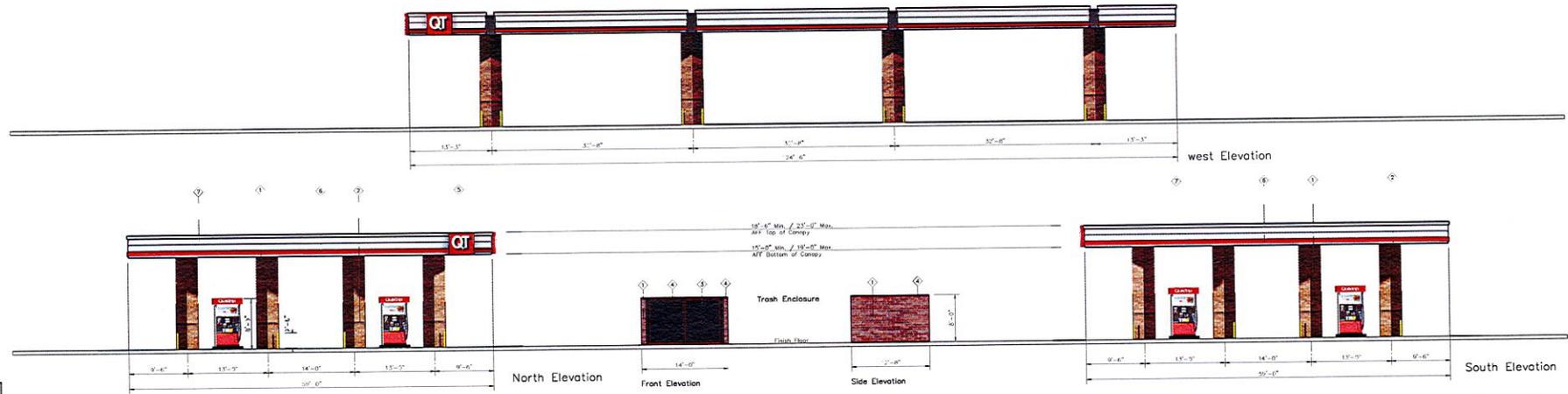
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* Maximum Units Allowed with P.R.D. Bonus



Store #	0449	Angle Entry Building Elevations	Address:	SEC of 83rd Ave & McDowell	City, State:	Phoenix, AZ	
Serial #	05-0449-BST1	Scale:	1/8"=1'-0"	Issue Date:	04.22.15	Drawn By:	JK
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#	FINISH	MANUFACTURER	SPECIFICATION
1	CONCRETE	INTERSTATE BRICK	ATLAS INTERMEDIATE BRICK
2	BRICK	INTERSTATE BRICK	ATLAS INTERMEDIATE BRICK
3	ALUMINUM	ALUMINUM	ALUMINUM BRICK
4	PAINT	BEHR	BEHR MARQUEE
5	GLASS	GLASS	GLASS
6	GLASS	GLASS	GLASS
7	GLASS	GLASS	GLASS
8	GLASS	GLASS	GLASS
9	GLASS	GLASS	GLASS
10	GLASS	GLASS	GLASS
11	GLASS	GLASS	GLASS
12	GLASS	GLASS	GLASS
13	GLASS	GLASS	GLASS
14	GLASS	GLASS	GLASS
15	GLASS	GLASS	GLASS
16	GLASS	GLASS	GLASS
17	GLASS	GLASS	GLASS
18	GLASS	GLASS	GLASS
19	GLASS	GLASS	GLASS
20	GLASS	GLASS	GLASS



Store # 0449 Double Stack 8 Canopy Elevations
 Serial # 05-0449-GD08
 Scale: 1/8" = 1'-0"
 Issue Date: 04.22.15

Address: SEC of 83rd Ave & McDowell
 City, State: Phoenix, AZ
 Drawn By: JK
 Rev/Notes:

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Q	FINISH	MANUFACTURER	SPECIFICATION
1	CONCRETE	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK
2	BRICK	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK
3	BRICK	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK
4	BRICK	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK
5	BRICK	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK
6	BRICK	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK
7	BRICK	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK
8	BRICK	INTERSTATE BRICK	ALTA-STRUCTURAL BRICK