

Desert View Village Planning

Committee Meeting Date:

Planning Commission Hearing Date: April 6, 2017

Request From: County RU-43 (Pending S-1)

(5.04 acres)

March 7, 2017

Request To: S-2 (5.04 acres)

Proposed Use: Expansion of existing Chaparral

Animal Hospital

Location: Approximately 550 feet west of the

southwest corner of Ashler Hills Drive

and Cave Creek Road

Owner: Ashler Hills Investment Group LLC

Applicant/Representative: Andrew J. Armstrong and Paul E.

Gilbert, Beus Gilbert PLLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity				
General Plan Land Use Designation		Residential 0-2 du/acre		
Street Map Classification	Ashler Hills Drive	Local	30-foot south half street	

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The proposal to utilize the subject property as an expansion of the existing veterinary hospital to the east is compatible with the equestrian character and large estate lots in the area.

Page 2 of 6

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.

The utilization of existing buildings and equestrian related structures with minimal addition of accessory structures (i.e. barn, storage, fencing) allows the redevelopment and reuse of a site compatible with the rural neighborhood character and adopted area plans.

Area Plan

The North Land Use Plan designates this area as Residential 0-2 du/ac. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposal is consistent with the North Land Use Plan density cap of 1.5 du/acre and meets the intent of the North Land Use Plan Rural Desert Character area which has horse properties, scenic corridors, open spaces, washes and trails. The proposed expansion of the veterinary hospital at this location reinforces the character and identity of the Desert View Village.

Surrounding Land Uses/Zoning				
	Land Use	Zoning		
On Site	Single Family Residential	County RU-43 (Pending S-1)		
North	Single Family Residential	R1-18		
South	Vacant	County RU-43		
East	Veterinary Hospital	S-2		
West	Single Family Residential	County RU-43		

Page 3 of 6

	*if variance required	
<u>Standards</u>	<u>Requirements</u>	Proposed site Plan
Gross Acreage	-	5.04 acres
Typical Lot Size	Not less than 3 acres	Met – 5.04 acres
Lot Coverage	10%	Met – 6.54%
Building Height	2 stories and 30 feet	Met - 1 story or 30 feet
Sales stands and accessory buildings	50 feet from side or rear property line; 40 feet from the front property line	Met – 50 feet minimum from the side and rear property lines; 40 feet minimum from the front property line
Veterinary hospitals	100 feet from residential district or residence, hotel, motel or restaurant in any district	Met – 100 feet minimum

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

This request is to rezone 5.04 acres located approximately 550 feet west of the southwest corner of Ashler Hills Drive and Cave Creek Road from County RU-43 (Pending S-1) (Farm Residence) to S-2 (Ranch or Farm Commercial) to allow expansion of the existing Chaparral Animal Hospital to the east.



Page 4 of 6

SURROUNDING ZONING AND LAND USE

2. The subject site is currently a large lot single family residential use. To the north is large lot single family residential uses. To the west is a large lot single family residential use and to the south is a vacant lot, both located outside of the city limits. To the east is an existing veterinary hospital.

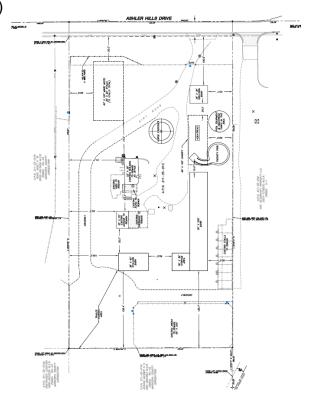
In 2006, a request to rezone 6.25 acres approximately 235 feet west of the southwest corner of Cave Creek Road and Ashler Hills Drive from S-1 to S-2 to allow a veterinary hospital use was approved by the City Council. This request is to allow the expansion of that veterinary hospital use.

GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 0-2 du/acre. The request is consistent with the General Plan designation of 0-2 du/acre and the land uses in the area.

ANALYSIS OF PROPOSAL (SITE PLAN)

The site plan depicts the integration of existing buildings and equestrian facilities to remain. The site plan proposes the addition of minimal equestrian facilities. Ingress and egress will be provided from Ashler Hills Drive with a driveway connection to the existing veterinary hospital site to the east. The site plan depicts proposed accessory buildings to be in conformance with the separation requirements in the S-2 (Ranch or Farm Commercial) District. Staff is recommending a stipulation of general conformance to the site plan to ensure compatibility with the existing character of the area.



STREETS

5. The Street Transportation Department has indicated that the developer shall dedicate 30 feet of right-of-way for the south half of Ashler Hills Drive. Staff is recommending a stipulation to address this request.

Page 5 of 6

6. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements and construct all streets within and adjacent to the development to meet current ADA guidelines. Two stipulations have been recommended to address these requests.

WATER

7. The City of Phoenix Water Services Department has noted the potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

ARCHAEOLOGY

8. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

FIRE

9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

FLOOD

10. It has been determined that this parcel/location is within a Special Flood Hazard Area (SFHA), called Zone AO as designated by the Federal Emergency Management Agency (FEMA). SFHA's are areas subject to inundation by a 100 year flood as shown on panel 0890 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

OTHER

11. 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 expansion of the veterinary hospital is a complementary land use in an area that is predominantly rural and equestrian in character.
- The proximity of the proposed veterinary hospital expansion will provide a larger and more accessible location for residents in the area to bring their horses and domestic animals to utilize the hospital services.

Page 6 of 6

Stipulations

 The development shall be in general conformance with the site plan date stamped October 11, 2016, as modified by the following stipulations and approved by the Planning and Development Department.

STREETS

- 2. Right-of-way totaling 30 feet shall be dedicated for the south half of Ashler Hills Drive, as approved by the Planning and Development Department.
- 3. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.
- 4. The developer shall 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 by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

Joél Carrasco February 17, 2017 Joshua Bednarek

Attachments

Zoning sketch Aerial Site plan dated October 11, 2016 (1 pages)

