

### Staff Report: Z-SP-9-15-6 February 18, 2016

Camelback East Village Planning Committee Hearing Date	March 1, 2016
Planning Commission Hearing Date	April 7, 2016
Request From:	C-2 (1.53 acres)
Request To:	C-2 SP (1.53 acres)
Proposed Use	Special Permit to allow more than 15 rental cars at a single automobile rental location and all underlying C-2 uses
Location	Approximately 83 feet west of the southwest corner of 50th Street and McDowell Road
Owner	Clayton Companies
Applicant's Representative	Dustin Chisum, Deutsch Architecture Group
Staff Recommendation	Approval, subject to stipulations

CELEBRATE OUR DIVERSE COMMUNITIES AND CLEAN NEIGHBORHOODS; LAND USE PRINCIPL vacant, underutilized and blighted parcels for ap with the adjacent neighborhood character and ad The proposal facilitates reuse of a property with	Major Arterial D NEIGHBORHO PLE: Facilitate to propriate rede dopted area pla	he acquisition of velopment, compatible ans.			
CELEBRATE OUR DIVERSE COMMUNITIES AND CLEAN NEIGHBORHOODS; LAND USE PRINCIPL vacant, underutilized and blighted parcels for ap with the adjacent neighborhood character and ac The proposal facilitates reuse of a property with	D NEIGHBORH PLE: Facilitate t ppropriate rede dopted area pla	OODS CORE VALUE; he acquisition of velopment, compatible ans.			
CLEAN NEIGHBORHOODS; LAND USE PRINCIPL vacant, underutilized and blighted parcels for ap with the adjacent neighborhood character and ad The proposal facilitates reuse of a property with	PLE: Facilitate t opropriate rede dopted area pla	he acquisition of velopment, compatible ans.			
The proposal facilitates reuse of a property with a use that that is consistent with the surrounding development pattern.					
CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.					
The proposed Special Permit supports the addition of a specialized service for local residents that is compatible with the surrounding uses.					
STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.					

Staff Report: Z-SP-9-15-6 February 18, 2016 Page 2 of 6

The proposed rezoning allows for creation of a neighborhood rental car facility in an appropriate location adjacent to an arterial street.

Surrounding Land Uses/Zoning			
	Land Use	Zoning	
On Site	Vacant	C-2	
North	Office, Day care facility	Ind. Pk., C-2	
South	Single-family Residential	R-3	
East	Auto repair facility	C-2	
West	Retail	C-2	

C-2 (Intermediate Commercial)				
Standards	<u>Requirements</u>	Proposed		
Building Setbacks				
Street	Average 25 feet	Existing – 66 feet		
Interior – adjacent to multifamily residential	25 feet	Existing – 0 feet (south)		
Interior – adjacent to commercial	0 feet	Existing – 0 feet (east and west)		
Landscape Setbacks				
Street	Average 25 feet	Varies from 8 feet to 15 feet		
Interior – adjacent to multifamily residential	10 feet	Existing – 0 feet (south)		
Interior – adjacent to commercial	0 feet	Existing – 0 feet (east and west)		
Lot Coverage	Maximum 50%	Met – 14%		
Building Height	Maximum 30 feet	Existing		
Parking	Minimum 28 required	Met – 28 provided		

#### **Background/Issues/Analysis**

- This is a request to rezone a 1.53 acre parcel from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow for more than 15 rental cars at an automobile rental location and all underlying C-2 uses.
- 2. The General Plan Land Use Map designation for this property is Commercial. The proposed rental car facility is consistent with this designation.
- 3. The site is currently vacant, but was previously utilized as a boat sales and repair facility. Properties to the east and west are zoned C-2 (Intermediate Commercial) and developed as retail florist and an auto repair facility,

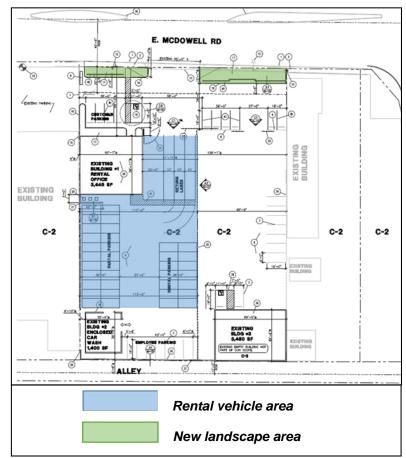
respectively. Properties to the north, across McDowell Road are developed as an office complex and day care facility. These properties are zoned Ind. Pk. (Industrial Park) and C-2 (Intermediate Commercial), as are the properties along McDowell Road in the immediate vicinity. Existing single-family residential development, zoned R-3 (Multifamily Residential), is located to the south and is separated from the subject site by a 20-foot alley.



- 4. The C-2 zoning district allows automobile rental as a permitted use so long as the number of rental vehicles does not exceed 15 vehicles at one location. Because the current proposal intends to provide up to 45 rental vehicles at this location, a Special Permit is required.
- 5. The site is currently developed with three small buildings totaling approximately 8,300 square feet, in addition to a large metal canopy at the rear of the site. The northernmost building will be retained and utilized as the rental vehicle office. The building located in the southwestern portion of the site will also be retained and used as an enclosed car wash for the rental facility. The building located in the southeastern portion of the site, along with the remainder of the eastern half of the property, is intended to be utilized by a separate tenant. The large metal canopy at the rear of the site will be removed in order to provide employee parking for the rental facility.

Staff Report: Z-SP-9-15-6 February 18, 2016 Page 4 of 6

6. The conceptual site plan for the rental facility depicts customer parking to the north of the site with employee parking provided along the southern property line. Rental vehicle parking is provided in the middle section of the property. In order to ensure that the majority of the activity is concentrated away from the existing residential property to the south, stipulations for general conformance to the site plan in addition to a limit on the number of rental vehicles are included.



- 7. Access to the site is currently provided via two curb-cuts along McDowell Road. The proposed site plan depicts closing the western drive and providing new landscape areas along the northern property line, adjacent to the street. A stipulation has been provided requiring the placement of 2-inch caliper trees within these landscape areas.
- 8. In addition to new landscaping, façade improvements are proposed for the rental office building. The conceptual elevations indicate new storefront glazing and multiple exterior materials will be installed. A stipulation regarding general conformance to the elevations is proposed to ensure the exterior enhancements are provided. The landscaping, in addition to the façade improvements, will serve to enhance the view of the property from the street.
- 9. The Street Transportation Department is requesting that all off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project be updated to current ADA guidelines. A stipulation addressing this request has been included.
- 10. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.

- The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
- 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 abandonment me be required.

#### **Findings**

- 1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
- 2. The proposal includes reuse of a vacant site that will allow for an additional specialized service for the surrounding community.
- 3. The proposal includes several improvements to enhance the streetscape including new landscaping and façade improvements.

#### **Stipulations**

- 1. The development shall be in general conformance with the site plan and elevations date stamped December 3, 2015 with specific regard to the northern landscape setbacks, as approved by the Planning and Development Department.
- 2. The property owner shall provide minimum 2-inch caliper trees placed 20-feet on center, or in equivalent groupings, along the north property line, as approved by the Planning and Development Department.
- 3. The number of rental cars onsite shall not exceed 45 vehicles.
- 4. The property owner shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.

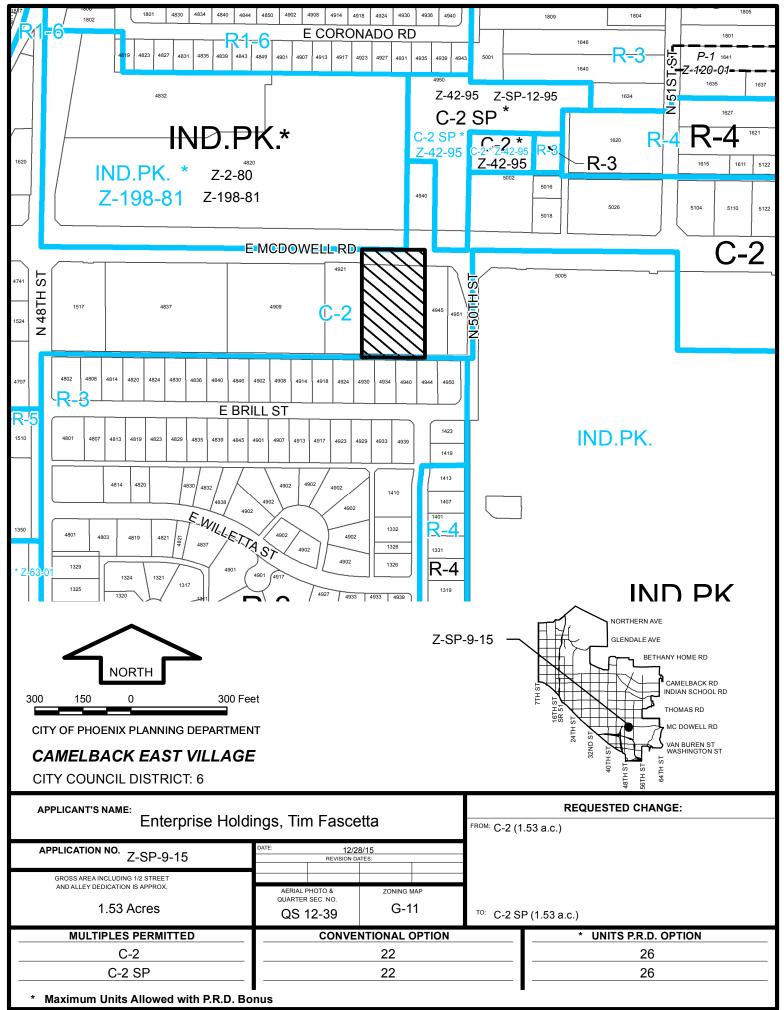
<u>Writer</u> Samantha Keating 2/12/2016

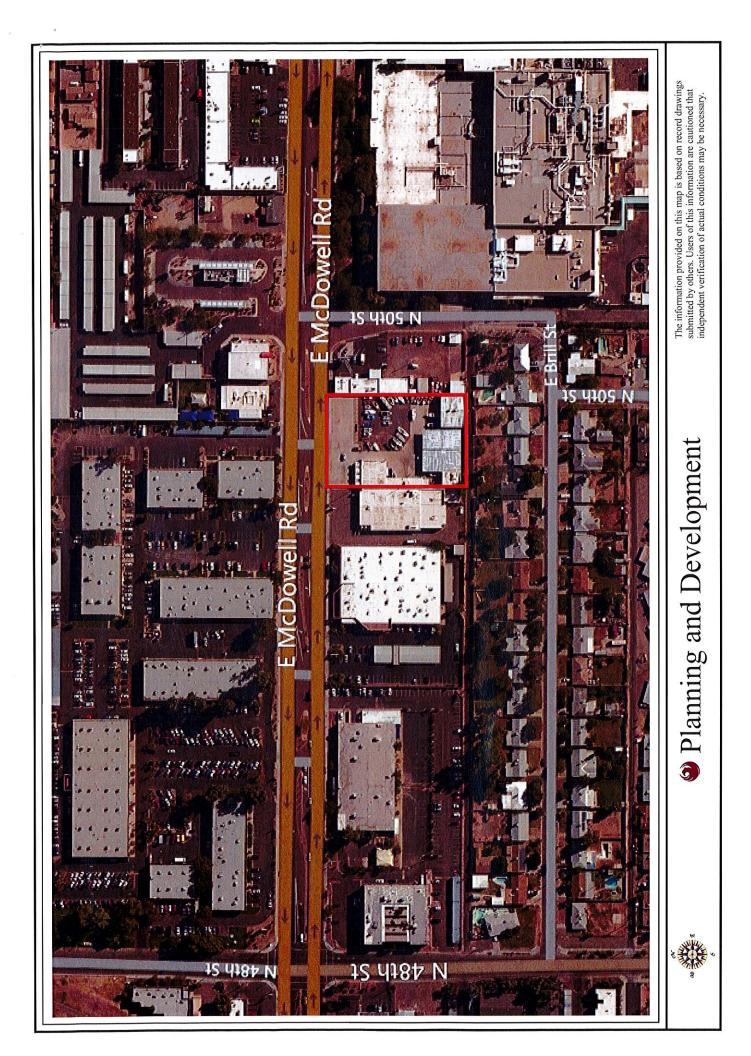
<u>Team Leader</u> Joshua Bednarek

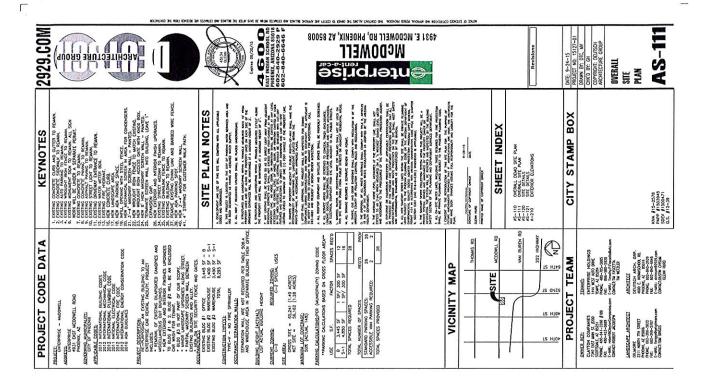
#### **Attachments**

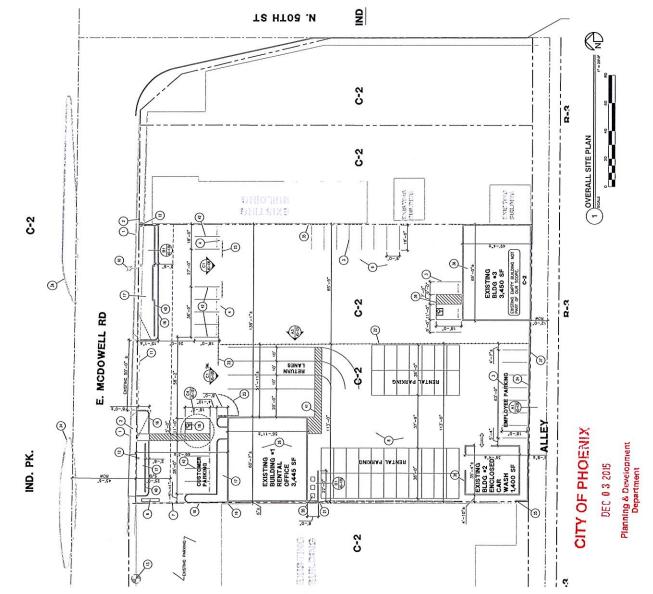
Sketch Map Aerial Staff Report: Z-SP-9-15-6 February 18, 2016 Page 6 of 6

Site Plan date stamped 12/9/2015 (4 pages) Elevations date stamped 12/9/2015 (2 pages)

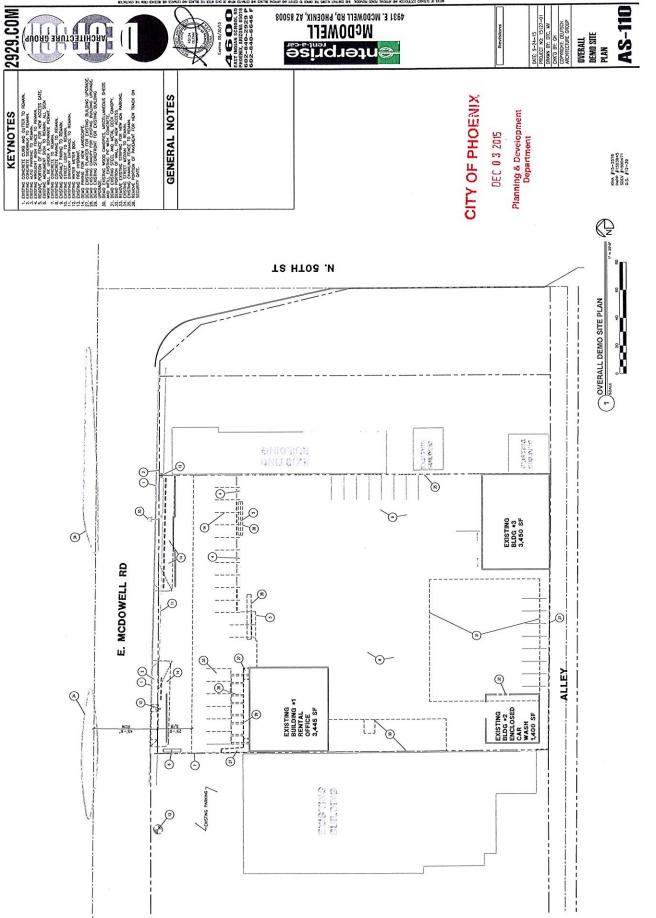






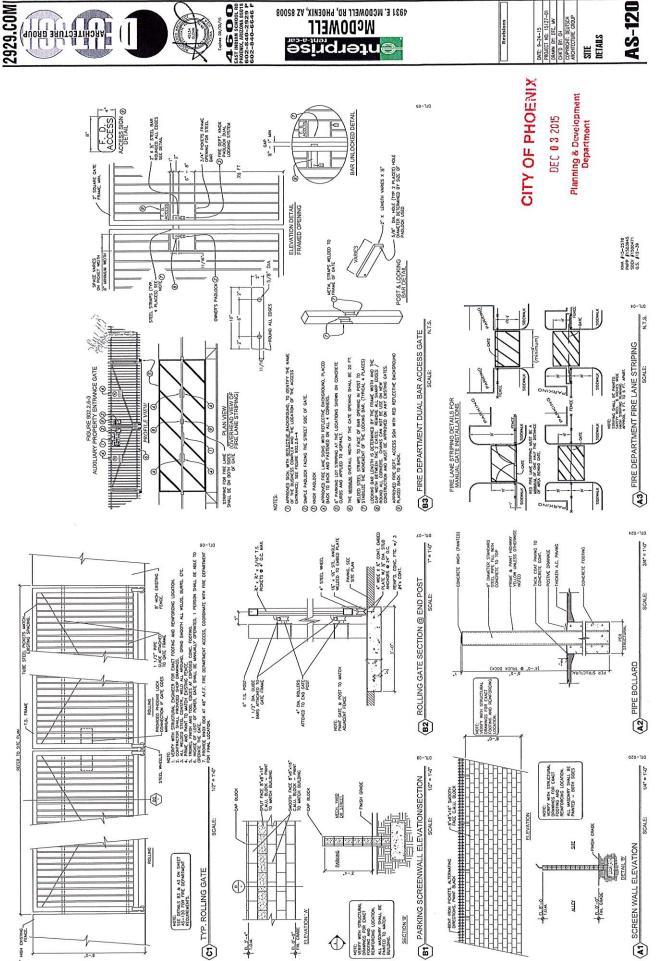


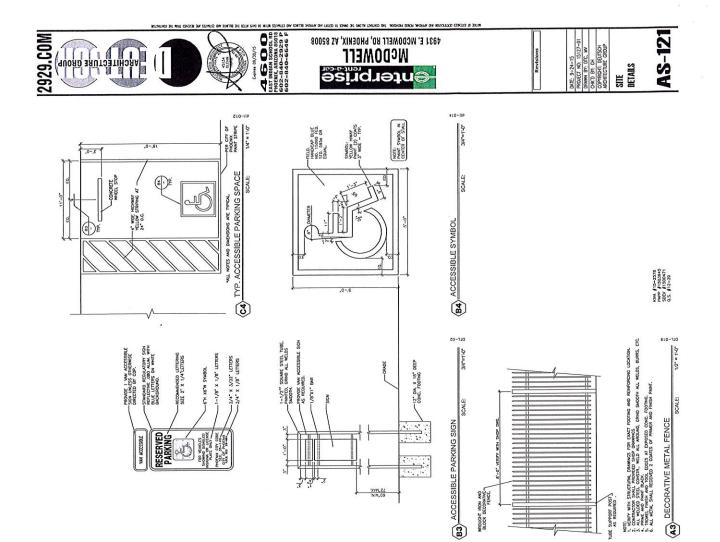
L



Г

I

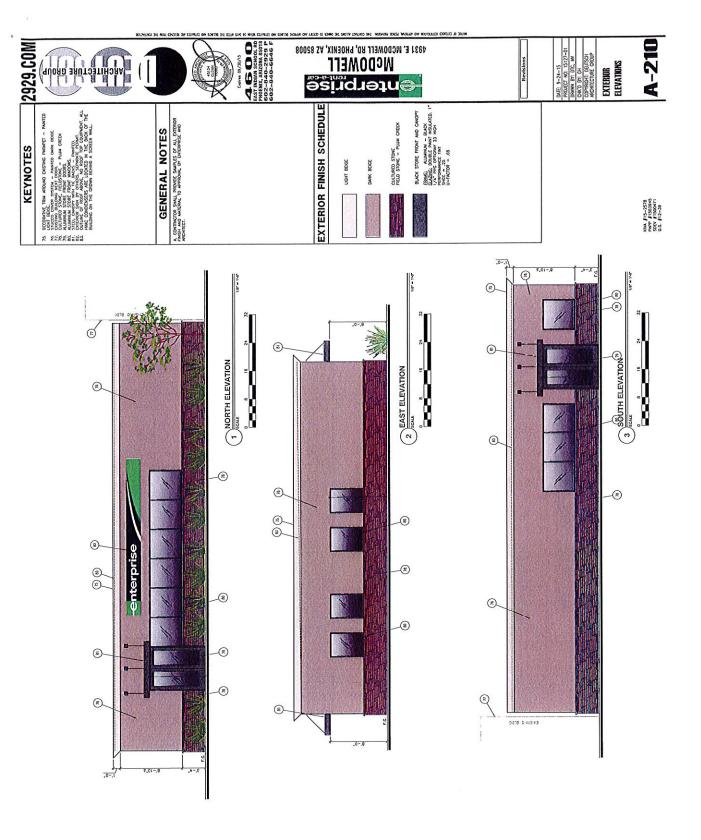




## DEC 0 3 2015

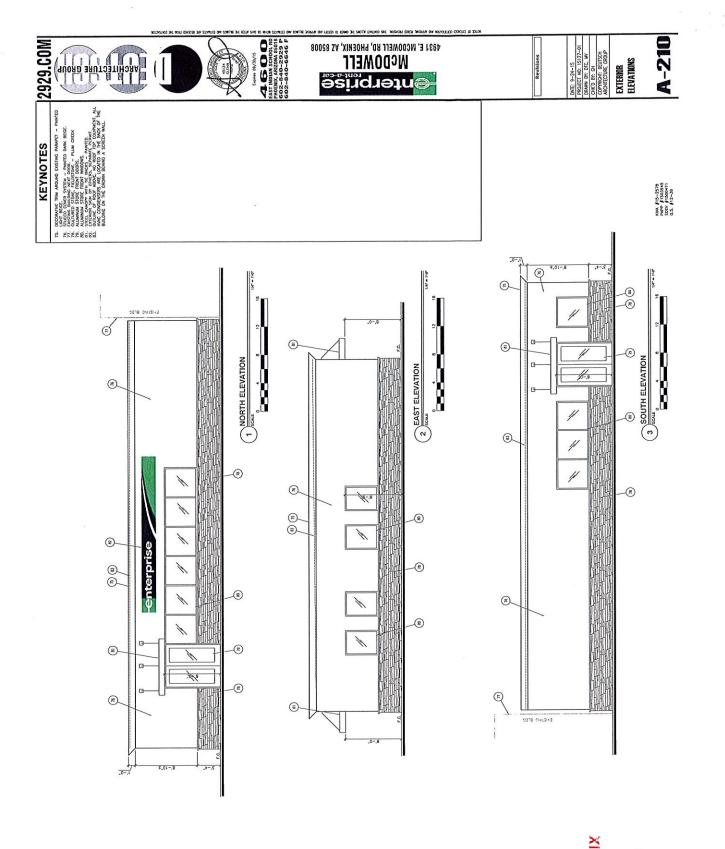
Planning & Development Department

CITY OF PHOENIX



# CITY OF PHOENIX

Planning & Development Department



CITY OF PHOENIX

Planning & Development Department consideration of an US