



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-29-18-1
June 2, 2018

Deer Valley [Village Planning Committee Meeting Date](#) June 21, 2018
[Planning Commission Hearing Date](#) August 2, 2018

Request From: [CP/GCP DVAO](#), 4.13 acres
Request To: [A-1 DVAO](#), 4.13 acres
Proposed Use Granite Finishing Facility
Location Approximately 320 feet north of the northeast corner of 19th Avenue and Park View Lane
Owner/ Applicant Stockett Properties, LLC
Representative Victor E Olson/Phoenix Design Group, LLC
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Commerce / Business Park	
<u>Street Map Classification</u>	19th Avenue	Major Arterial	(48 feet east half street + 7 feet right-of-way easement)
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The subject site is designated Commerce / Business Park on the General Plan Land Use Map, and is within the Deer Valley Employment Center and the Deer Valley Airport Overlay. It is reasonable to allow an increased level of intensity to industrial zoning to allow for a granite finishing facility, with appropriate screening and landscaping along the streets and adjacent to the vacant properties. The overall area is intended for industrial and commerce park uses.</p>			
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.</i></p> <p>The proposed zoning also allows for the expansion of industrial uses in a targeted industrial area.</p> <p><i>AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses</i></p>			

surrounding the city's airports.

The subject site is in close proximity to the Phoenix Deer Valley Airport and the proposed use is complimentary to and compatible with airport operations.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.

Although the vacant property to the east and north of the proposed development is zoned for residential use, it is highly unlikely to develop with residential uses due to the utility corridor to the north, the General Plan Land Use map designation of Commerce Park and the area is within the DVAO. In the event that a residential use establish the proposed site plan provides impact-mitigating features such as sufficient setbacks and buffering in order to protect any potential residential use from any negative impacts that may be imposed by the industrial use. The proposed development, as stipulated, is compatible with adopted plans and the general land use pattern in the area.

Applicable Plans, Overlays and Initiatives

Tree & Shade Master Plan

See Background Item #9.

Complete Streets Guiding Principles

See Background Item #9.

Reimagine Phoenix

See Background Item #17.

Surrounding Land Uses/Zoning

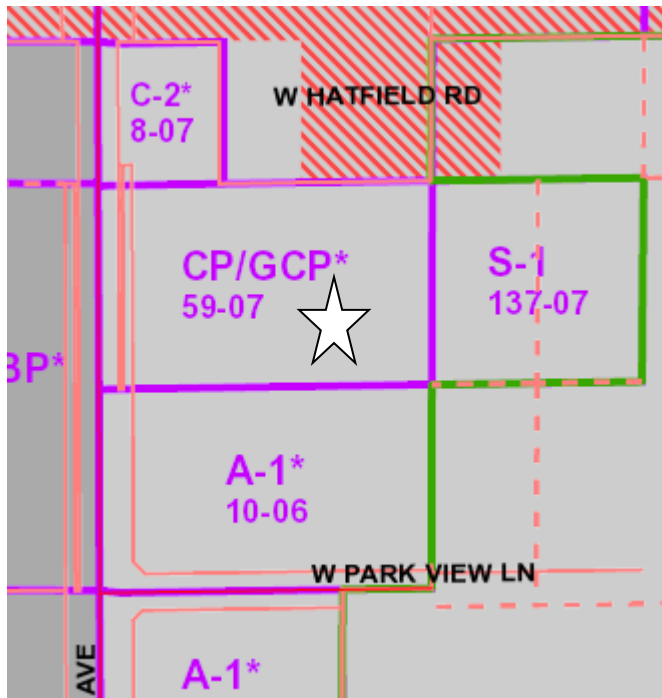
	Land Use	Zoning
On Site	Ranch	CP/GCP DVAO
North	Vacant/ Utility Corridor	C-2 and S-1 DVAO
South	Office and warehouse for tile/granite company	A-1 DVAO
East	Vacant	S-1 DVAO
West (across 19th Avenue)	Business Park	CP/BP DVAO

A-1 District – Light Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		4.13 gross acres
<i>Building Setbacks</i>		
North (adjacent to S-1)	25 feet closed building; 75 feet open buildings / uses	Met – 51 feet
North (adjacent to C-2)	0	Met- 51 feet
West (19th Avenue)	25 feet closed building; 75 feet open buildings / uses	Met – 76 feet
South	0 feet	Met- 66 feet
East	30 feet closed building; 150 feet open buildings / uses	Met – 57 feet
<i>Landscape Setbacks</i>		
North	0 feet	Met – 0 feet
West (19th Avenue)	25 feet	Met – 25+ feet
South	0 feet	Met – 0 feet
East	0	Not identified
Lot Coverage	No maximum	Met – Approximately 19.2% , Phase 1
Building Height	56 feet, 80 feet with use permit	Met – 30 feet
* Not met per Zoning Ordinance Standard. The plan must be revised or variance approval is required in order to vary from the minimum requirements.		

Background/Issues/Analysis

1. The request is to rezone 4.13 gross acres from CP/GCP DVAO, (Commerce Park/General Commerce Park option, Deer Valley Airport Overlay) to A-1 DVAO (Light Industrial, Deer Valley Airport Overlay) to allow a granite finishing facility.

2.



Source: Phoenix Planning and Development

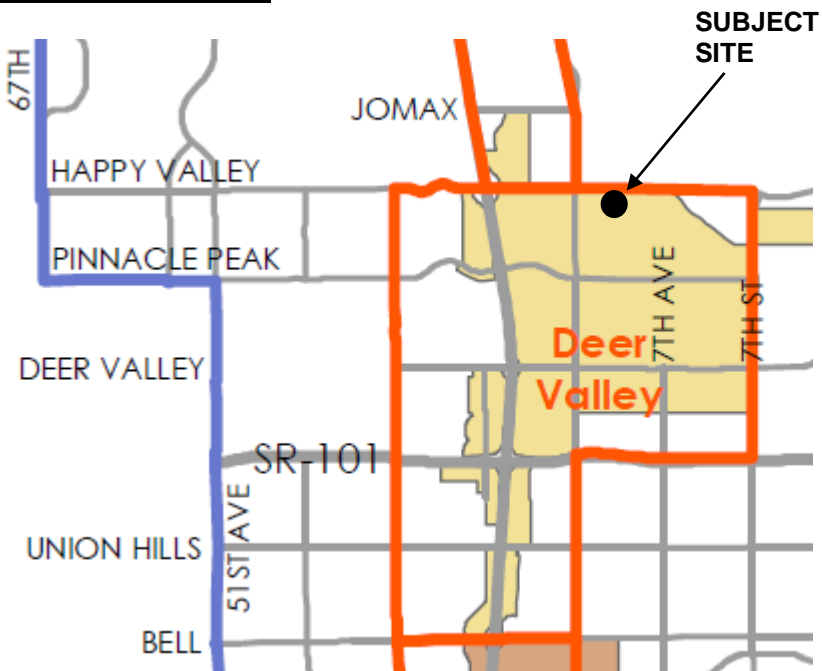
The General Plan Land Use Map depicts the site as Commerce / Business Park. The proposed zoning does not conform to the General Plan Land Use designation. However, a general plan amendment is not required because the rezoning request is for less than 10 acres. The area west of the site is designated Industrial and there is some Mixed Use (Commercial/ Commerce Park) further to the north and along Happy Valley Road.

3.

DEER VALLEY EMPLOYMENT CENTER

The site is located in the Deer Valley Employment Center, and is in an area predominantly planned for commerce park and industrial uses.

The site is also part of a limited amount of property remaining in the area, under private ownership, that has employment zoning.

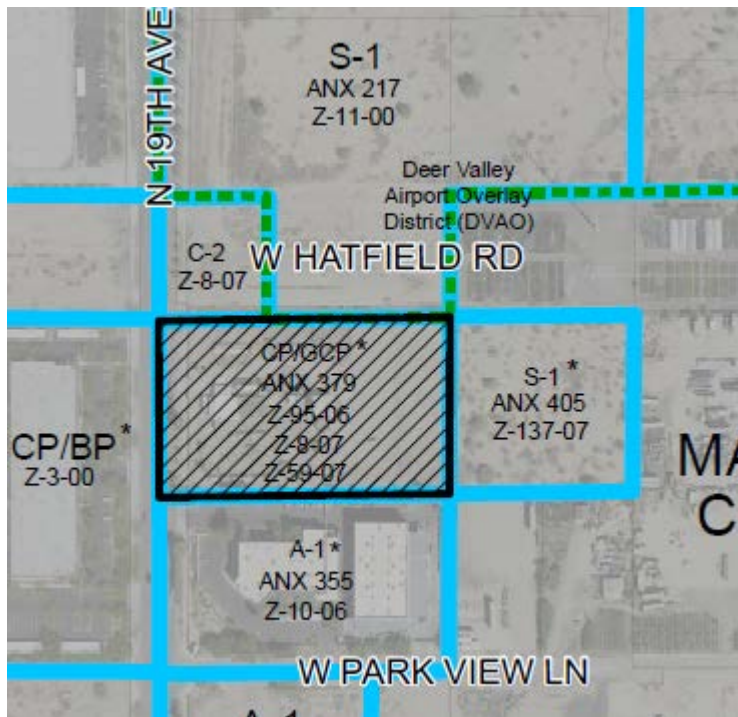


Source: City of Phoenix

MAJOR EMPLOYMENT CENTERS

 Phoenix Designated Employment Centers

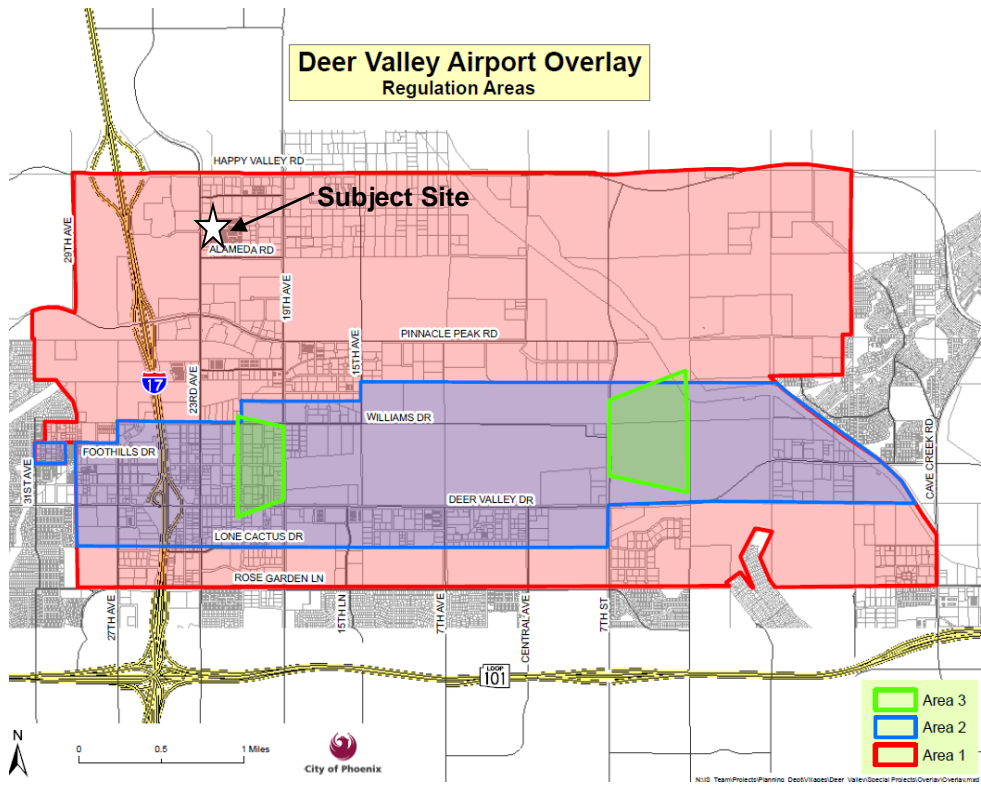
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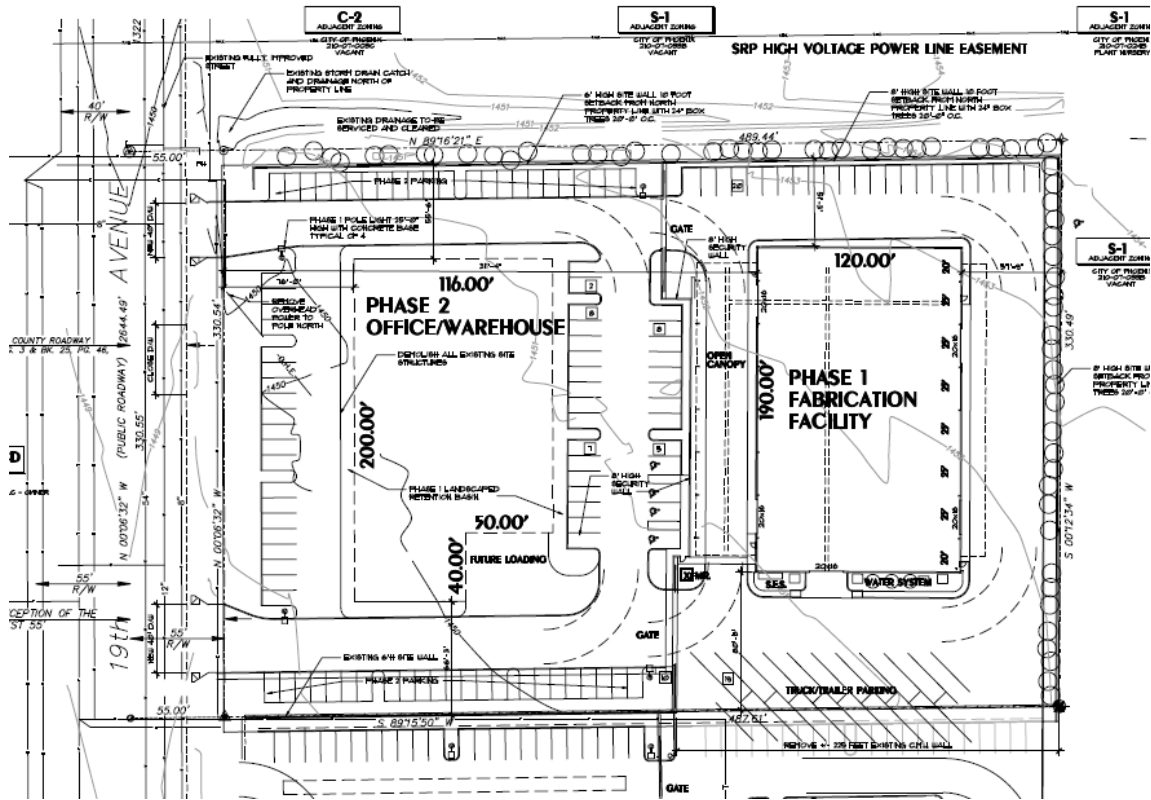
The property to the south is developed with an office and warehouse for a tile/granite company and is zoned A-1. The properties to the north and east are vacant and are zoned C-2 and S-1. The property to the west across 19th Avenue is zoned CP/BP and is developed as a commerce park.

Source: Phoenix Planning and Development

All properties in the vicinity are also within the Deer Valley Airport Overlay District (DVAO), Area 1. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is complimentary to and compatible with airport operations.

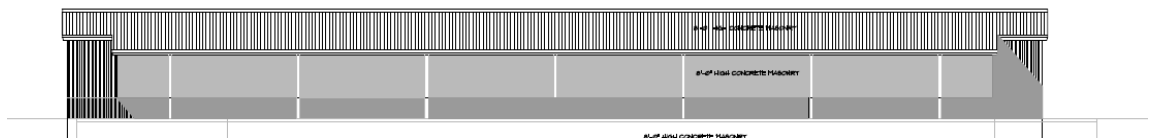


5.



The conceptual site plan depicts two phases of construction. The first phase of construction includes a fabrication facility that will be incorporated into the business to the south. At a later date, the business to the south will relocate to the subject site and construct the office and warehouse as phase two. The proposed site plan depicts cross access into the property to the south.

6. The conceptual building elevations provided are for the phase one fabrication building. As proposed, the elevations depict a metal pre-fabrication building. There are concerns about the visibility of this building from 19th Avenue until the phase 2 building is constructed. The proposed elevations of the metal building are not consistent with the building materials utilized on the existing site to the south. In order to ensure continuity between the two sites and enhanced building elevations, Stipulation #1 has been recommended to ensure high quality building elevations.



Source: Phoenix Design Group

7. Several additional stipulations have been recommended in order to provide an enhanced streetscape, and buffering and screening of the site. Stipulation #4 requires that the streetscape setbacks be planted per the C-2 commercial zoning standards. Similarly, Stipulation #3 and #5 require that the site meet the C-2 commercial zoning landscape standards within the customer and employee parking areas.

Since the site is within close proximity to Happy Valley Road, staff is also recommending that the development adhere to the plant list within the *Sonoran Boulevard Development Standards for Happy Valley Road*, which is typical for rezoning cases in the area. This is addressed in Stipulation #6.

8. The Tree & Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and development process. Toward that end, staff stipulations require that sidewalks along 19th Avenue, be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk.
9. The proposed design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. The stipulations are intended to provide a safe and inviting pedestrian environment that encourages walkability and thermal comfort. These provisions are addressed in Stipulation #2.

COMMUNITY INPUT

10. At the time the staff report was written, no community input has been received.

INTERDEPARTMENTAL COMMENTS

11. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
13. The Floodplain Management indicated that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.
14. The Parks and Recreation Department has indicated that the property owner shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the east side of 19th Avenue and construct a multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement. This requirement can be found in Stipulation #7.
15. The Street Transportation Department is requesting all off-site improvements comply with ADA guidelines. This requirement can be found in Stipulation #8.
16. The Aviation Department has determined that the site is located within the Deer Valley Airport traffic pattern airspace and requires a notice be provided to future owners or tenants of the property regarding the distance and operational characteristics of the airport. Their requirement can be found in Stipulation #9.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #14.
18. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.
19. 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 may be required.

Findings

1. The proposed zoning is not in conformance with the Commerce / Business Park designation of the General Plan Land Use Map, however a general plan amendment is not required because the rezoning request is for less than 10 acres.
2. The proposed zoning is consistent with several goals and policies of the General Plan and Deer Valley Airport Overlay.
3. The proposed development is compatible with the general land use pattern in the area.

Stipulations

1. All buildings on the site shall be similar and incorporate architectural styles, materials, forms, features, colors and compatible elements from the same site and the site to the south. These should include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment of the buildings to the south, as approved by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum two inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings between the sidewalk and back of curb, as approved by the Planning and Development Department
3. A minimum landscape setback of 10-feet shall be required along the eastern property line and shall include a minimum two inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department
4. The landscape setback along 19th Avenue shall be planted with a minimum 50% two-inch caliper trees, minimum 25% three-inch caliper trees, and a minimum 25% four-inch caliper trees, planted at a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department. A minimum of five 5-gallon shrubs shall be planted per tree.
5. There shall be a minimum 10 percent landscaping in the parking lot, as approved by the Planning and Development Department.
6. All landscaping provided shall be from the Plant List provided in the *Sonoran Boulevard Development Standards for Happy Valley Road* adopted by City Council on December 18, 1996, as approved by the Planning and Development Department.

7. A 10-foot wide multi-use trail shall be constructed within a 30-foot easement per the detail in accordance with the MAG supplemental detail 429 along the east side of 19th Avenue, as approved by the Planning and Development Department.
8. 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.
9. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
10. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33 -foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Kaelee Wilson

June 2, 2018

Team Leader

Samantha Keating

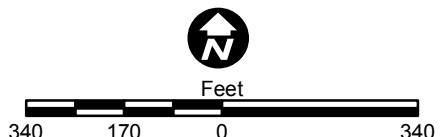
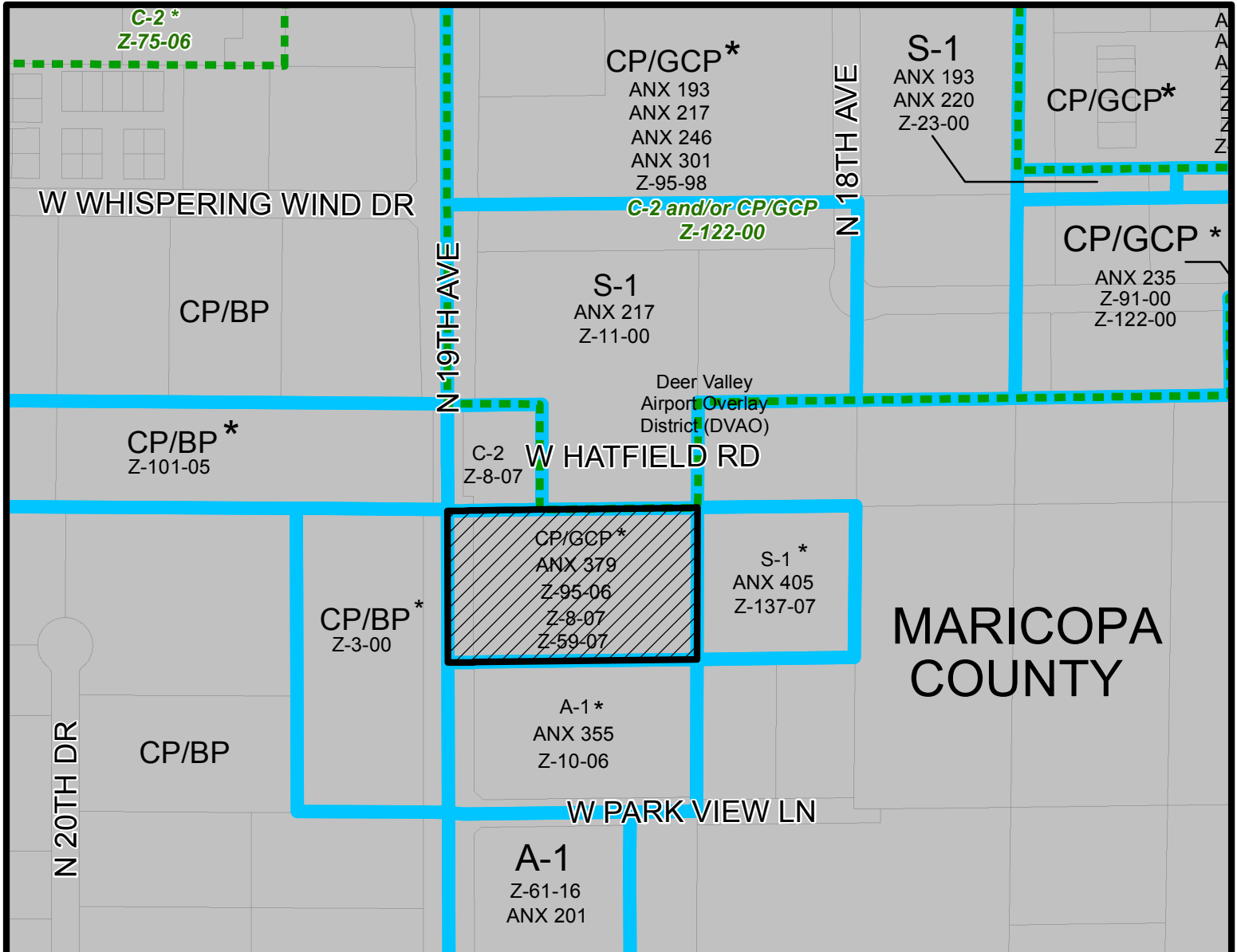
Exhibits

Sketch Map

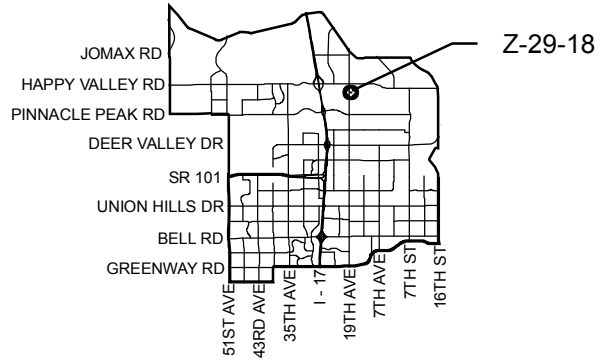
Aerial Map

Conceptual Site Plan date stamped 4/23/2018

Conceptual Elevations date stamped 4/23/2018

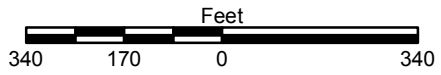
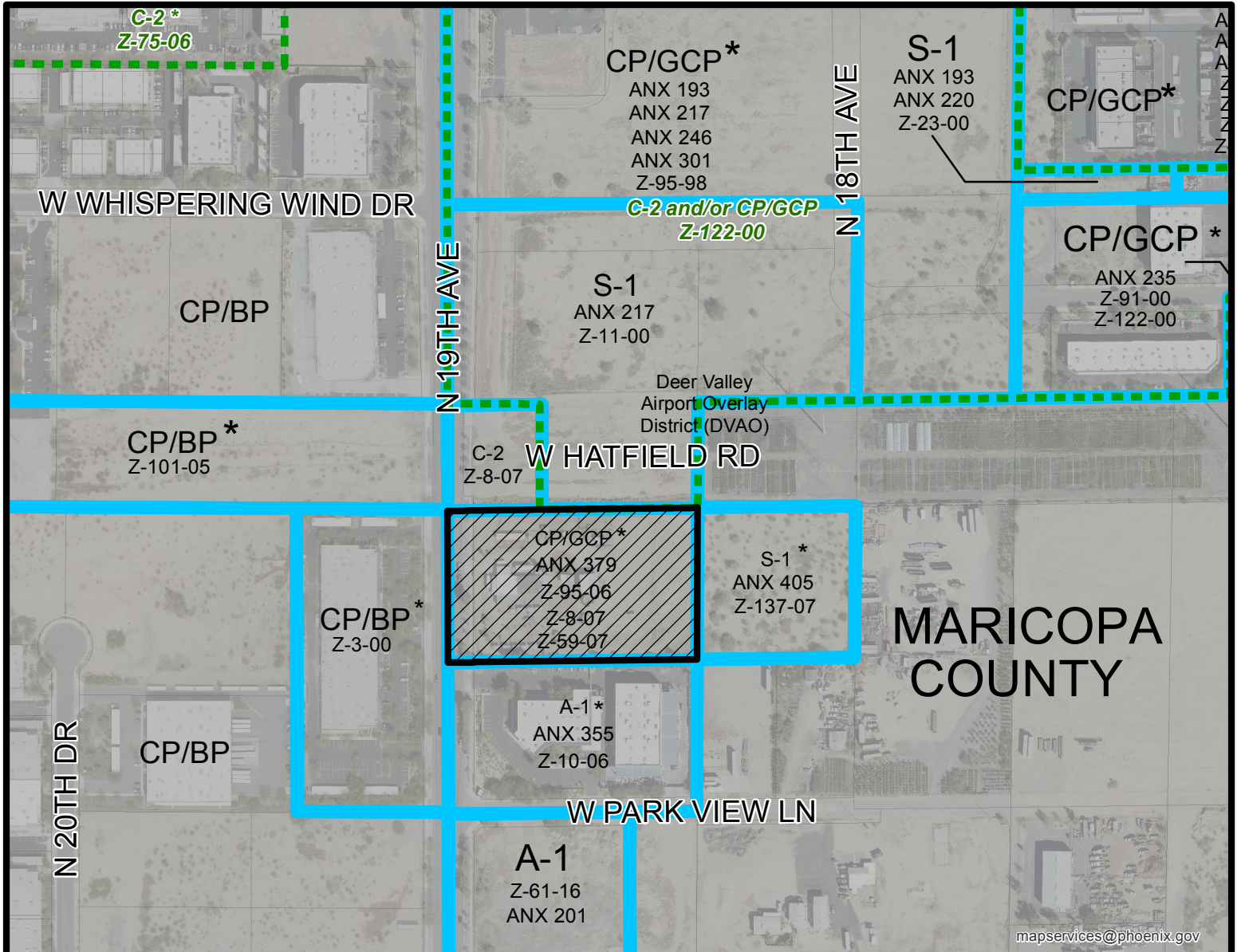


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1

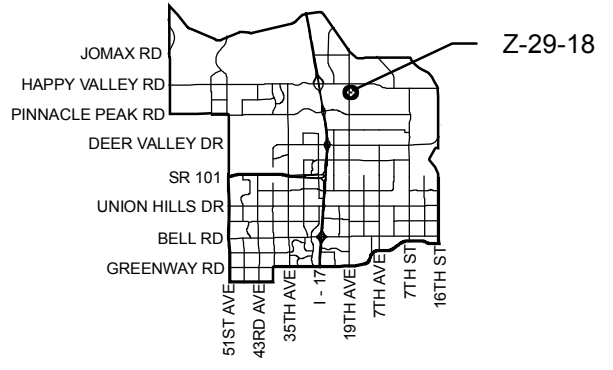


APPLICANT'S NAME: Stockett Properties, LLC		REQUESTED CHANGE: FROM: CP/GCP DVAO (4.13 a.c.) TO: A-1 DVAO (4.13 a.c.)	
APPLICATION NO. Z-29-18	DATE: 4/30/2018 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.13 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 46-25	ZONING MAP O-7	
MULTIPLES PERMITTED CP/GCP DVAO A-1 DVAO	CONVENTIONAL OPTION N/A N/A	* UNITS P.R.D. OPTION N/A N/A	

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



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1

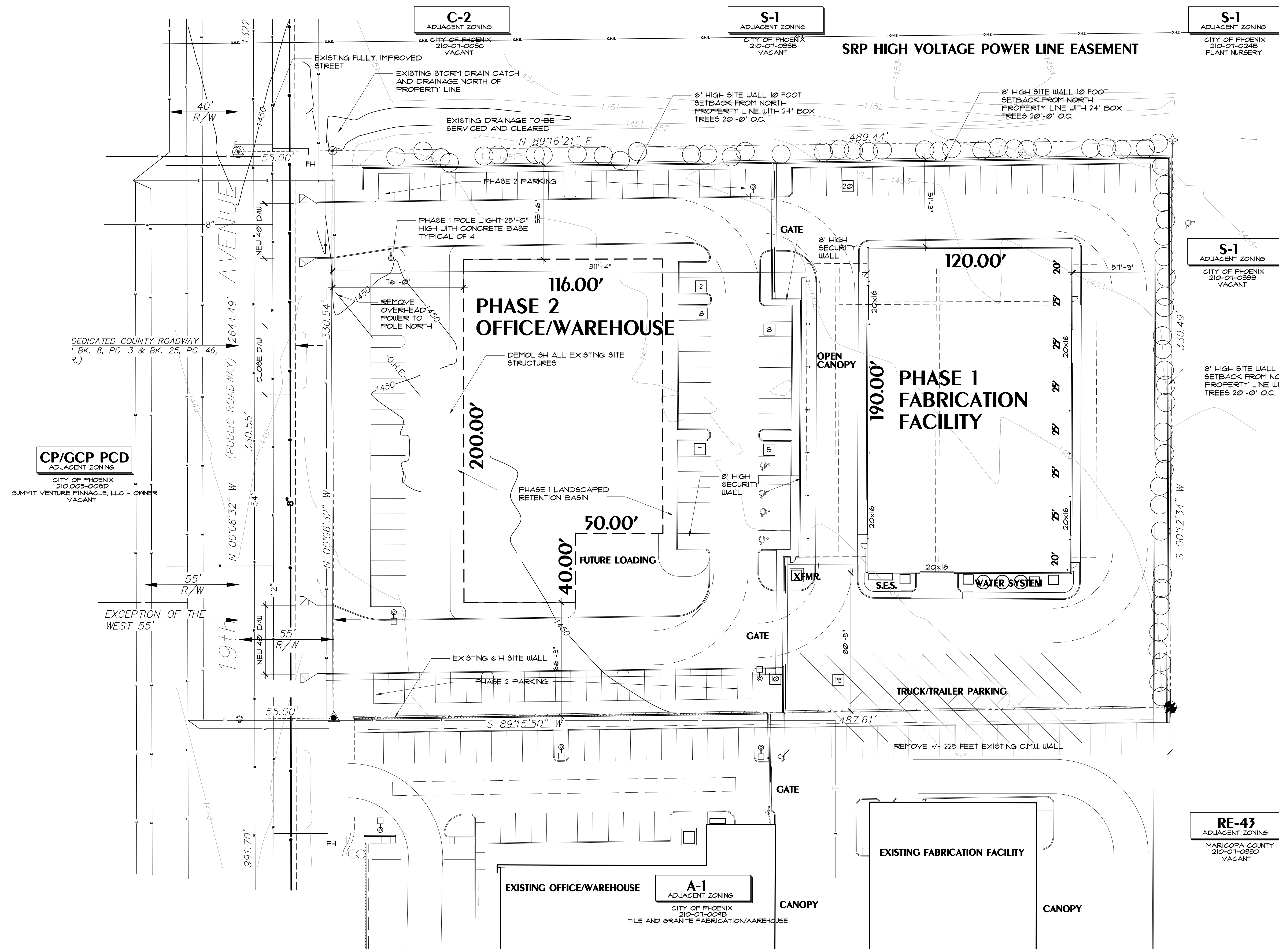


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MULTIPLES PERMITTED CP/GCP DVAO A-1 DVAO	CONVENTIONAL OPTION N/A N/A	* UNITS P.R.D. OPTION N/A N/A	

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

PROJECT INFORMATION

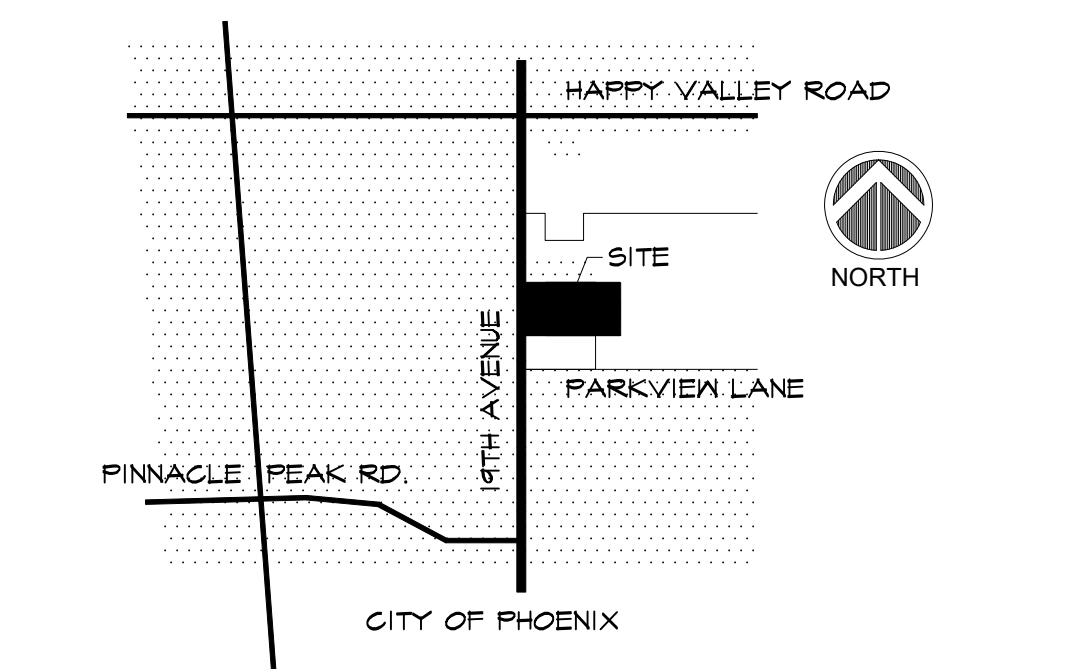
PROPERTY ADDRESS	24415 N 19TH AVENUE
COUNTY ASSESSOR'S PARCEL NUMBER	210-07-031A
EXISTING ZONING	CP-GCP
PROPOSED ZONING	A-1
GROSS SITE AREA	174,933 S.F. (4.13 AC.)
NET SITE AREA	161,755 S.F. (3.71 AC.)
BUILDING DATA	BUILDING AREAS PARKING REQ'D
PHASE I FABRICATION BUILDING	
FABRICATION AREA	22,800 S.F.
EXTERIOR COVERED AREA	8,361 S.F.
BUILDING TOTAL:	31,161 S.F.
PARKING REQUIRED @1/3 EMPLOYEES (33/2=11)	11 SPACES
REPLACE REMOVED PARKING	22 SPACES
TOTAL PARKING REQUIRED	33 SPACES
PARKING PROVIDED	64 SPACES
PHASE I LOT COVERAGE	19.2%
HANDICAP PARKING REQ'D/PRV'D.	4/4 SPACES



OWNER
 STOCKETT PROPERTIES LLC
 24119 N 19TH AVENUE
 PHOENIX, AZ 85085
 CONTACT: DAVE STOCKETT
 T: (480) 443-1988
 F: (480) 546-1612
 EMAIL: dave@stockett.com

ARCHITECT
 PHOENIX DESIGN GROUP LLC
 8222 S 48TH STREET #236
 PHOENIX, AZ 85044
 CONTACT: VIC OLSON
 T: (480) 451-1113
 F: (480) 451-9246
 EMAIL: vic@pdgoffice.com

VICINITY MAP



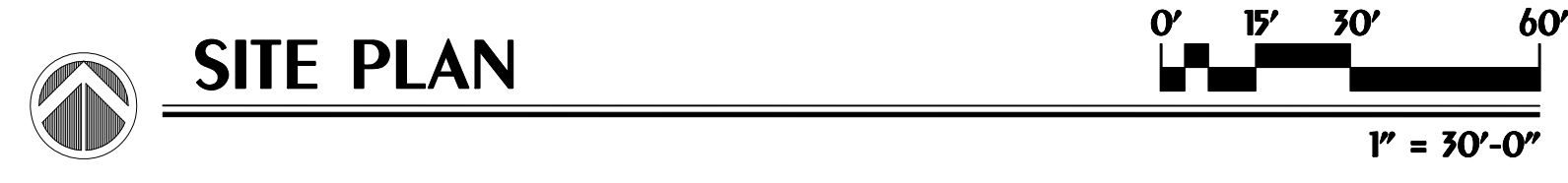
CITY OF PHOENIX
 APR 2 8 2018
 Planning & Development
 Department

STOCKETT TILE AND GRANITE
 N. 19TH AVENUE

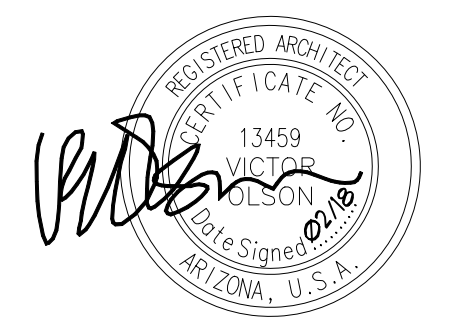
phoenix design group

JOB NO.: PDG-1782
 DATE: 1/31/18
 REVISION:

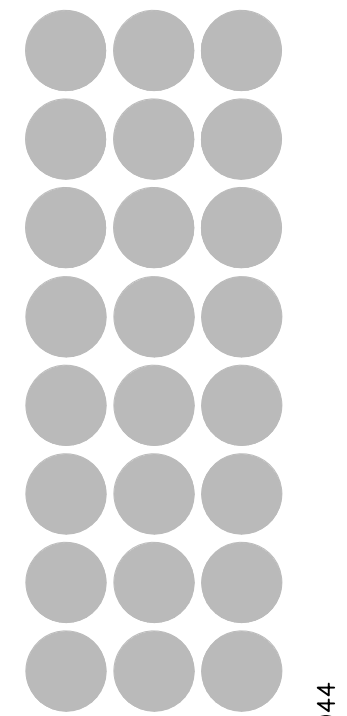
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 CHECKED BY: V.E.O.
 SHEET NO.



SITE PLAN

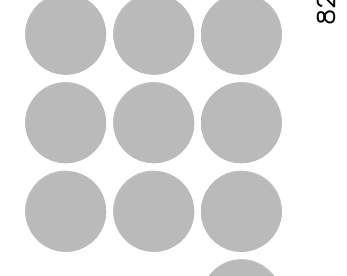


EXPIRES 12/31/2018

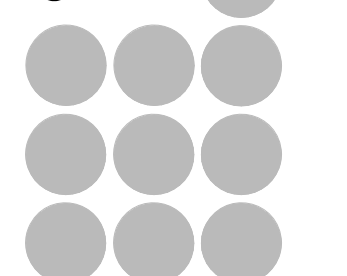


phoenix design group

8222 S 48th Street South lobby suite 236 Phoenix Arizona 85044

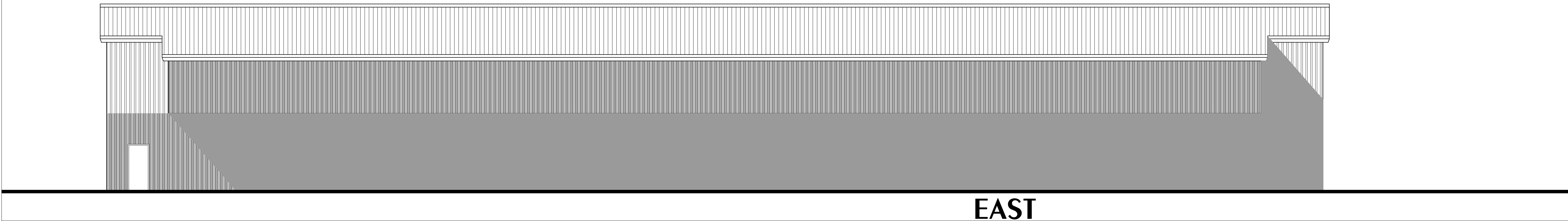


STOCKETT TILE AND GRANITE
N. 19TH AVENUE

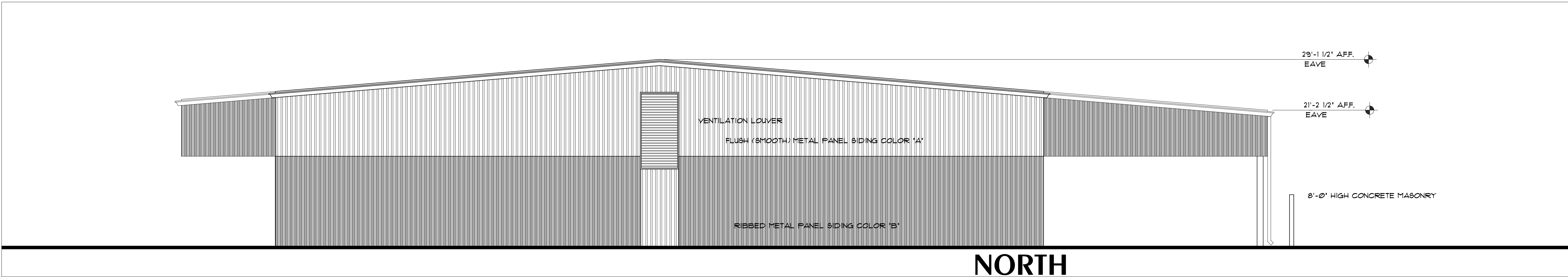


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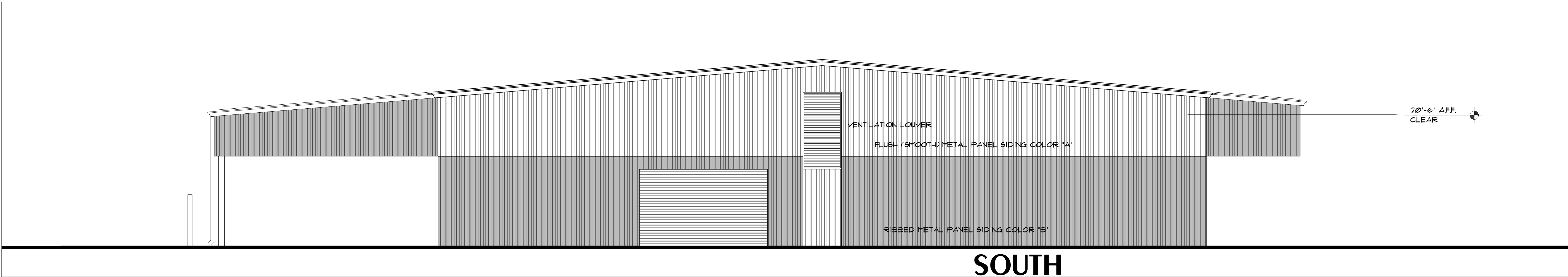
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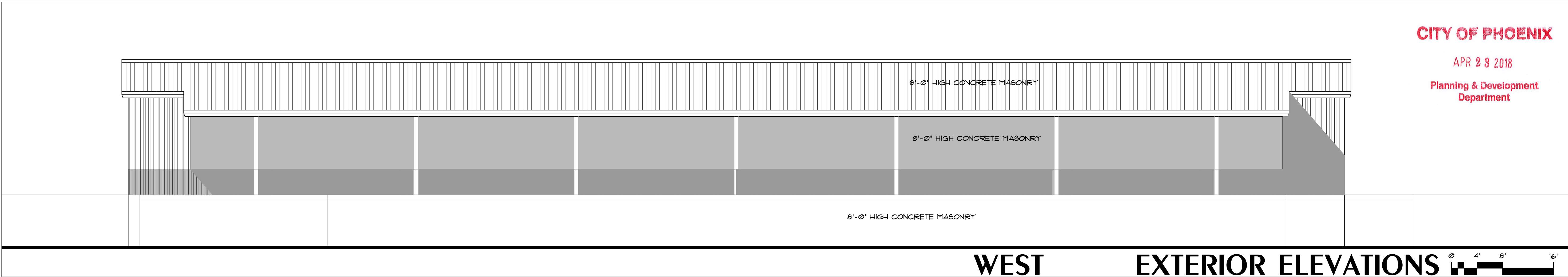
EAST



NORTH



SOUTH



WEST

EXTERIOR ELEVATIONS



1/8" = 1'-0"

CITY OF PHOENIX

APR 23 2018

Planning & Development Department