



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-33-16-1
 July 11, 2016

Deer Valley Village Planning Committee Hearing Date: July 21, 2016
Planning Commission Hearing Date: August 4, 2016

Request From: C-O (1.74 acres)
Request To: C-1 (1.74 acres)
Proposed Use: Auto Parts and Supplies, Retail
Location: Approximately 435 feet north of the northwest corner of 19th Avenue and Union Hills Drive

Owner: Chitra and Nagesh Gidwani
Applicant’s Representative: Adam Baugh, Withey Morris PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	19 th Avenue	Major Arterial	65-foot west half street
<u>CONNECT PEOPLE AND PLACES CORE VALUE</u>			
<i>OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
It is reasonable to support an increase to C-1 zoning at the subject site. The site has been designed to be respectful of the neighborhood to the north, and stipulations have been proposed to ensure that the site is developed with the proposed building and landscape setbacks, as well as increased landscape requirements along the north property line.			

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.

The proposed zoning will allow the opportunity for a new business to locate in Phoenix, on the subject site.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE

CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

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

The proposed zoning will allow for the site to develop with a neighborhood retail use that is designed to be sensitive to the neighborhood to the north. Appropriate building and landscape setbacks have been proposed and stipulated. Additional landscaping beyond the standard requirements has also been recommended as a stipulation. A spiny cacti variety is recommended to be planted along the north property line to discourage any negative activities from occurring. The proposed new development will also contribute to ongoing enhancements that are occurring in the area.

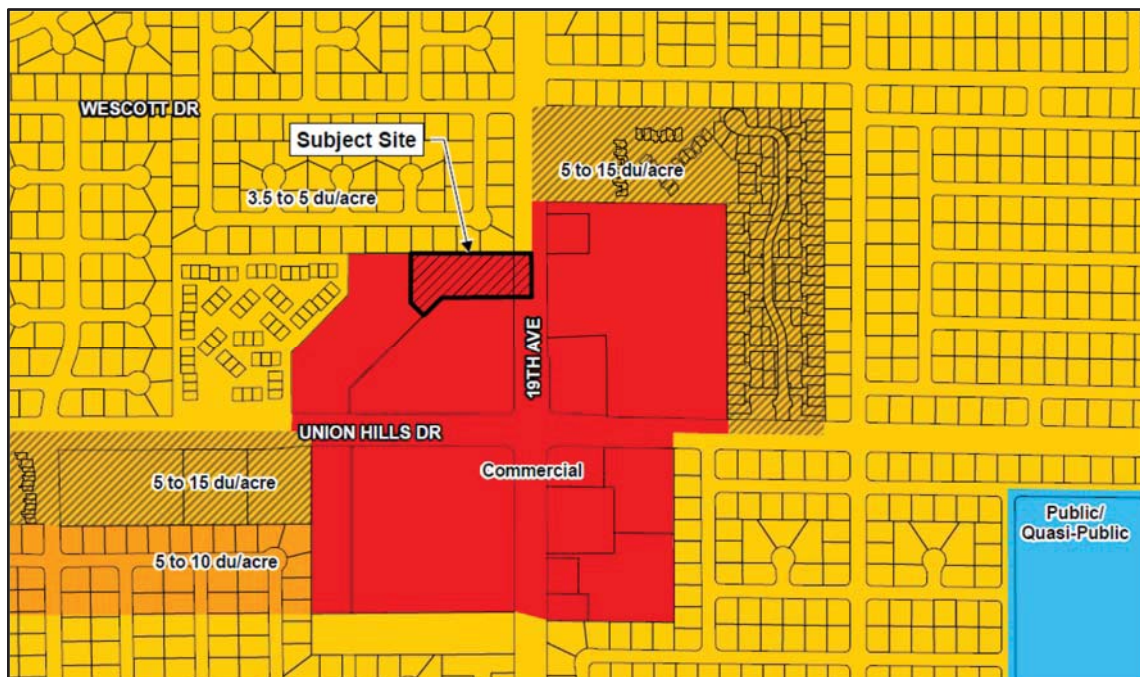
Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-O
North	Single-family residential	R1-8
South	Post office	PSC
East	Shopping center	C-2
West	Self-storage facility	C-O (Approved C-2 SP)

C-1 (Neighborhood Retail)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Minimum 20', Average 25'	Met – 103'
Interior sides		
<u>North</u>	50'	Met – 64'
<u>South</u>	10'	Met – 10'
<u>West</u>	0'	Met – 188'
<i>Landscape Setbacks</i>		
Street	Minimum 20', Average 25'	Met – 25'
Interior sides		
<u>North</u>	10'	Met – 10'
<u>South</u>	10'	Met – 10'
<u>West</u>	0'	Met – 10'
Lot Coverage	Maximum 50%	Met – 16%
Building Height	Maximum 30'	Met – 21'
Parking	Minimum 23 spaces	Met – 43 spaces

Background/Issues/Analysis

1. This is a request to rezone a 1.74-acre site from C-O (Commercial Office) to C-1 (Neighborhood Retail) to allow for retail sales of auto parts and supplies.
2. The property has a General Plan Land Use Map designation of Commercial, as do properties to the south, east, and west. The adjacent properties to the north have a land use designation of Residential 3.5 to 5 dwelling units per acre. The



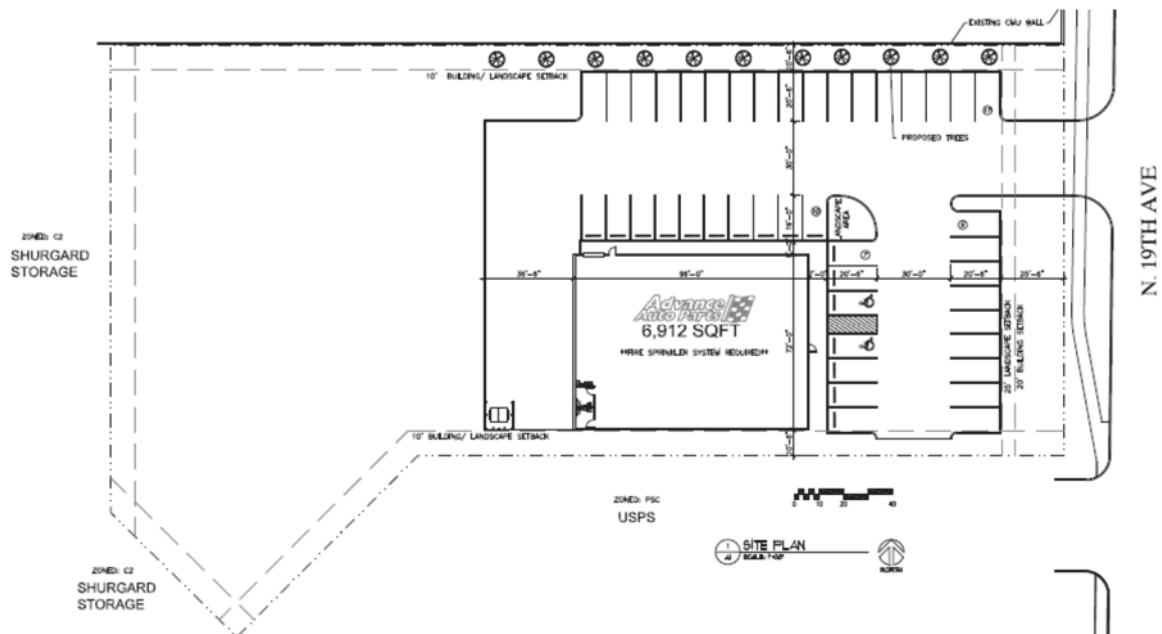
rezoning proposal is consistent with the current General Plan land use designation.

3. Currently, the subject site is vacant. The properties immediately to the north are single-family residences zoned R1-8 (Single-Family Residence District). Properties to the west, across 19th Avenue, are occupied by commercial uses and zoned C-2 (Intermediate Commercial). The commercial uses include general retail, convenience market and fuel station, child care, and restaurants. The property to the south is a post office that is zoned PSC (Planned Shopping Center). The property to the west is a self-storage facility zoned C-O (Commercial Office), with approved C-2 SP (Intermediate Commercial, Special Permit) zoning specifically for a mini-storage facility.



4. The approval of Rezoning Case No. Z-156-80 established the C-O zoning on the site, subject to stipulations on July 7, 1980. The site never developed for commercial office use. Subsequently, a rezoning request to C-1 zoning was requested in 2003 through Rezoning Case No. Z-42-03-1. At the time, staff was not supportive of the request because C-O zoning is a more appropriate buffer adjacent to residential uses and there were adequate neighborhood and general commercial services in the vicinity. The rezoning case was ultimately withdrawn after the Planning Commission hearing. The site has still not developed and recently there has been more interest to develop and locate commercial uses in the area. Some of the newer developments and businesses in the area include Dunkin Donuts, and the rental car facility on the east side of 19th Avenue is seeking an expansion of their services. C-1 zoning is a neighborhood commercial zoning district and restrictions can be placed through stipulations to ensure that development occurring on the site will be compatible with the adjacent residential uses.
5. The proposed site plan depicts the addition of a 6,912-square foot building for retail sales of auto parts. The proposed building and landscape setbacks are both meeting and exceeding the minimum setback requirements. Parking is proposed on the north and east sides of the building. The refuse collection is

proposed on the south end of the site behind the proposed building. A large vacant area is proposed to remain on the west portion of the site. Part of this vacant area will be used for retention and landscaping. There may be an opportunity to develop another C-1 use on the vacant portion of the site. Sufficient building and landscape setbacks are proposed adjacent to the single-family residential development to the north, however additional stipulations have been recommended to ensure that adequate buffering is provided.



6. Staff is recommending stipulations to ensure that specific building and landscape setbacks are maintained. Since there is a possibility that the site may be developed in phases, a stipulation is recommend to require that all landscape improvements be provided at the first phase of development. Additionally, staff is recommending a stipulation to require that prickly pear cactus, or some other spiny cacti variety, be planted in a continuous row and semi continuous row along the north property line. This will provide additional screening and security for the residential properties north of the subject site.

Stipulations have not been recommended regarding the proposed building elevations (attached). The standard building design review requirements will apply.

7. The Street Transportation Department does not require any specific right-of-way dedications or improvements, however any improvements related to ADA accessibility standards shall be completed.
8. The Archaeology Office has stated that no archaeological work is necessary, however if any materials are encountered then ground-disturbing activities shall cease and the Archaeology Office must immediately be notified.

9. The Aviation Department has reviewed the rezoning application submittal and requests that the following item be completed prior to approval:
 - That the property owner 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. 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 1290 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The Water Services Department has noted that there are no water infrastructure concerns with the proposed zoning, however a sewer main extension shall be required.
12. 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 request is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposed zoning, as stipulated, is consistent with the commercial development in the area and will allow for the site to develop with a neighborhood retail use that serves the surrounding community and is designed to be sensitive to the adjacent neighborhood.

Stipulations

1. A minimum 60-foot building setback shall be provided from the single-family residential zoning district to the north for the building proposed on the site plan date stamped May 19, 2016.
2. A minimum 25-foot building and landscape setback shall be provided along the street side.
3. All perimeter landscaping within the rezoning area shall be installed in the first phase of development.

4. In addition to the required landscape material along the north side of the site, a variety of prickly pear cactus, or similar spiny cacti variety, as approved by the Planning and Development Department, shall be planted per the following specifications:
 - a. The west 200 feet of the north landscape setback shall include a variety of minimum 5 (five)-gallon prickly pear cactus, planted three (3) feet from the north wall and three (3) feet on center to grow into a continuous row at full maturity.
 - b. The remaining north landscape setback shall include a variety of minimum 5 (five)-gallon prickly pear cactus, planted three (3) feet from the north wall and 10 feet on center or equivalent groupings.
5. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. 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.

Writer

Racelle Escolar

7/11/2016

Team Leader

Joshua Bednarek

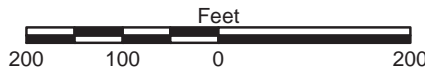
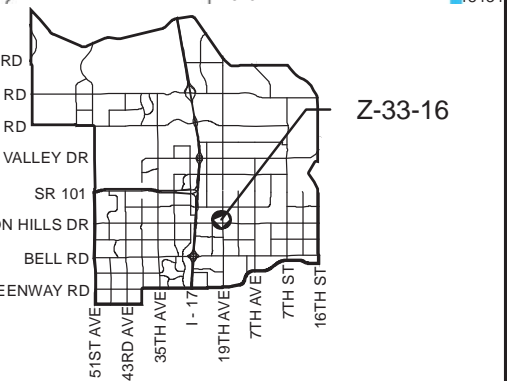
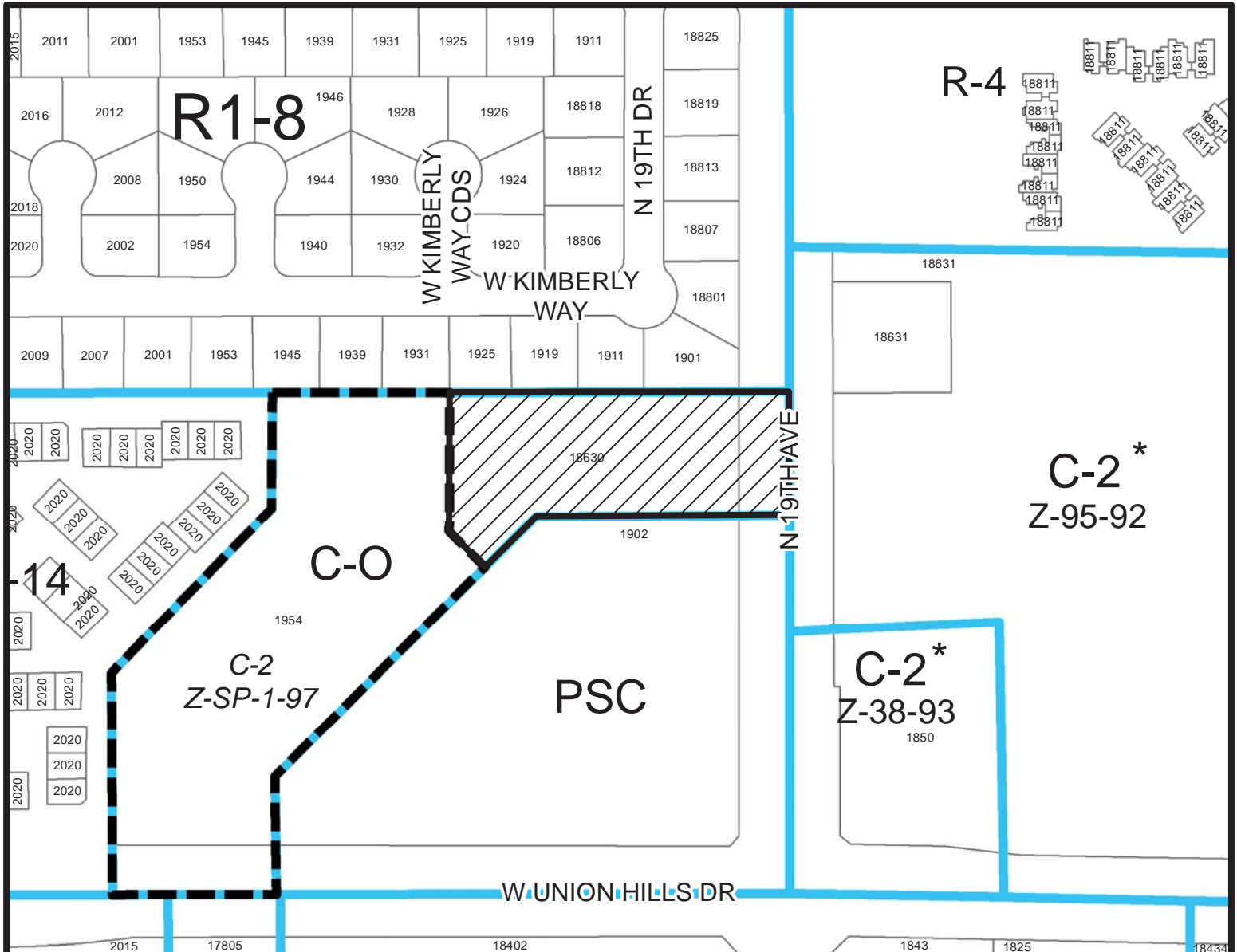
Attachments

Sketch Map

Aerial

Site Plan date stamped May 19, 2016

Elevations date stamped May 19, 2016



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Adam Baugh		REQUESTED CHANGE: FROM: C-O, 1.74 Acres TO: C-1, (1.74 Acres)	
APPLICATION NO. Z-33-16	DATE: 6/6/2016 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.74 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 39-24	ZONING MAP M-7	
MULTIPLES PERMITTED C-O C-1	CONVENTIONAL OPTION N/A 24	* UNITS P.R.D. OPTION N/A 30	

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

Z-33-16-1 Aerial Map

