



City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-48-15-1
 December 4, 2015

Deer Valley Village Planning Committee Meeting Date December 17, 2015
Planning Commission Hearing Date January 14, 2016
Request From: C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay), (4.81 acres)
Request To: A-1 DVAO (Light Industrial, Deer Valley Airport Overlay), (4.81 acres)
Proposed Use Industrial Office/Warehouse
Location Approximately 300 feet south of the southeast corner of North Black Canyon Freeway and Williams Road
Owner Deer Valley Corporate Center LLC (Anton Rimsza) and Williams Deer Valley LLC (Vernon F. Lewis)
Representative James Elson
Staff Recommendation Approval, subject to stipulations

General Plan Conformity		
General Plan Land Use Designation		Industrial Transportation (within the ADOT right-of-way)
Street Map Classification	Black Canyon Highway	ADOT right-of-way
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The subject site is designated Industrial on the General Plan Land Use Map and adjacent to other properties with Industrial zoning. It is reasonable to allow an increased level of intensity to Industrial zoning, with appropriate screening and landscaping along the freeway frontage road.</p>		
<p>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.</p>		

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Continue to carefully monitor and evaluate all future land uses around the airports, protecting the airport from incompatible development that could pose a safety hazard to aircraft passengers, or to individuals living or residing in those areas. Additionally, ensure that future land uses within the Sky Harbor Center area will be compatible with the safe operation of Sky Harbor International Airport.

The proposed development provides opportunities for growth of entrepreneurs and/or new businesses in diverse industries such as general offices, high tech, and industrial trades. The subject site is in close proximity to the Phoenix Deer Valley Airport and the proposed uses and building scale and character are compatible with the airport. The proposed development will enhance the aesthetics of the area and has the potential to encourage other properties in the area to improve.

Area Plan

DEER VALLEY AIRPORT OVERLAY

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Areas 1 and 2 and the proposed uses and height are consistent with the provisions of the overlay district. 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 consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions, and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport.

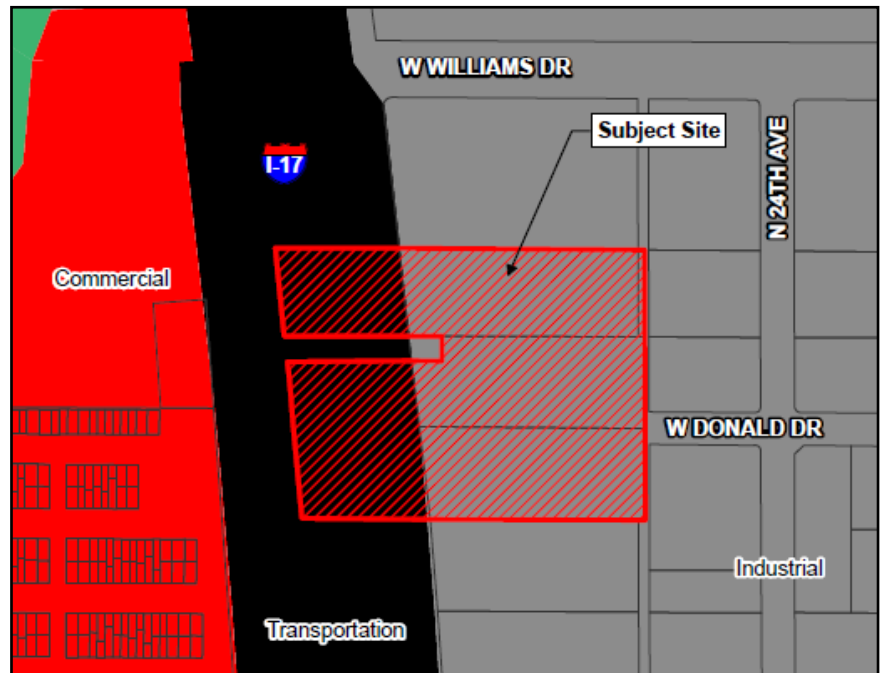
Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant	C-2 DVAO
North	Vacant	A-1 DVAO
South	Vacant	C-2 DVAO
East	Industrial, auto related uses	A-1 DVAO
West	I-17 freeway and access road	C-2 DVAO
West of the Freeway	Vacant Self-storage	Ind. Pk. DVAO C-2 SP DVAO

A-1 District – Light Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		4.81 gross acres
Off-Street Parking	Office: 1 space/300 sq. ft. Unspecified warehouse use: 1 space/1,000 sq. ft.	*45 spaces (not met)
<i>Building Setbacks</i>		
North	0 feet	Approximately 4 feet (met)
South	0 feet	Approximately 35 feet (met)
East	0 feet	Approximately 52 feet (met)
West (Street Side)	25 feet	Approximately 42 – 66 feet (met)
<i>Landscape Setbacks</i>		
North	0 feet	0 feet (met)
South	0 feet	Approximately 4 feet (met)
East	0 feet	0 feet (met)
West (Street Side)	8 feet x lineal frontage, Minimum 5 feet wide (Approximately 3,576 sq. ft.)	Varies 14 - 74 feet (met)
Lot Coverage	N/A	Approximately 34% (met)
Building Height	56 feet, 80 feet with use permit	1 story (met)
* The site layout/building square footage may need to be modified to accommodate the required Zoning Ordinance Standard or a variance must be obtained.		

Background/Issues/Analysis

1. The request is to rezone 4.81 gross acres from C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay), to A-1 DVAO (Light Industrial, Deer Valley Airport Overlay) to construct an industrial office/warehouse development.

2. The General Plan Land Use Map depicts the site as Industrial on the lots and Transportation within the ADOT right-of-way. The proposed rezoning conforms to the General Plan Land Use designation.



3. The subject site is located approximately 300 feet south of Williams Drive, just east of the Interstate-17 freeway. The site consists of three (3) vacant lots.

The property to the north is vacant and zoned A-1. The property to the south is also vacant and zoned C-2. The properties to the east



are developed with industrial uses and are zoned A-1. The properties on the west side of the freeway are zoned Industrial Park and C-2 with a special permit for a self-storage facility. There is a separate small property developed with a billboard in-between the north and center lot of the subject site that is not part of the rezoning request. The billboard property is zoned C-2. All properties in the vicinity are also within the Deer Valley Airport Overlay District.

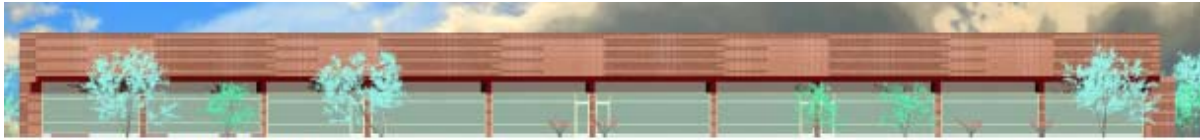
4. The site plan depicts two (2) separate parcels, A and B. Parcel A to the south includes three (3) buildings totaling 47,625 square feet. Parcel B to the north includes two (2) buildings totaling 20,625 square feet. There are outdoor storage yards proposed along the east portion of the site and in the center of Parcel B.



The site plan as proposed does not meet the minimum number of required parking spaces as calculated per the square footage of the buildings. The proposed site plan may need to be reconfigured to allow sufficient parking, as well as fire and trash truck turnaround access on the site, therefore staff is not recommending a stipulation to require general conformance to the proposed site plan.

The landscaping proposed along the freeway frontage road will enhance the appearance of the frontage road, and the location and screening of the outdoor storage yards provides substantial screening which is desired in such close proximity to both the freeway and the airport. Stipulations have been recommended to require these complementary features.

5. Building elevations and a rendering have been submitted. The combination of the two have been stipulated to ensure that the buildings will have four-sided elevations with pop-outs as proposed in the rendering.



FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



6. The Aviation Department has reviewed the Rezoning application submittal and requests that the following item should 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.

7. The Fire Department has noted that the water supply (gpm and psi) is not known for the site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
8. It has been determined 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 October 16, 2013.
9. The Street Transportation Department has stated that the developer shall construct all streets and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City and the Arizona Department of Transportation. All improvements shall comply with all ADA accessibility standards.
10. The Water Services Department will require water and sewer main extensions and fire hydrants on the freeway frontage road to meet city codes. The water mains shall be big enough to meet domestic and fire flow demands. Per City Code Chapter 37-33 all bounding streets must have water main frontage to the proposed development. There are no water/sewer service or meters going to any of the properties.
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 proposed land use is in conformance with the Industrial designation of the General Plan Land Use Map.
2. The subject property is located adjacent to industrial land uses. The proposed development, as stipulated will complement the surrounding area.
3. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities in the village.

Stipulations

1. The development shall be in general conformance with the landscape plan and building rendering date stamped August 26, 2015, and the building elevations date stamped September 14, 2015, as approved by the Planning and Development Department.

2. Outdoor storage areas shall be screened from the street and freeway by a combination of buildings and a minimum eight (8)-foot high solid screen wall.
3. 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 City and the Arizona Department of Transportation. All improvements shall comply with all ADA accessibility standards.
4. The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of 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

12/4/2015

Team Leader

Josh Bednarek

Attachments

Sketch Map

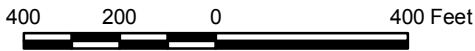
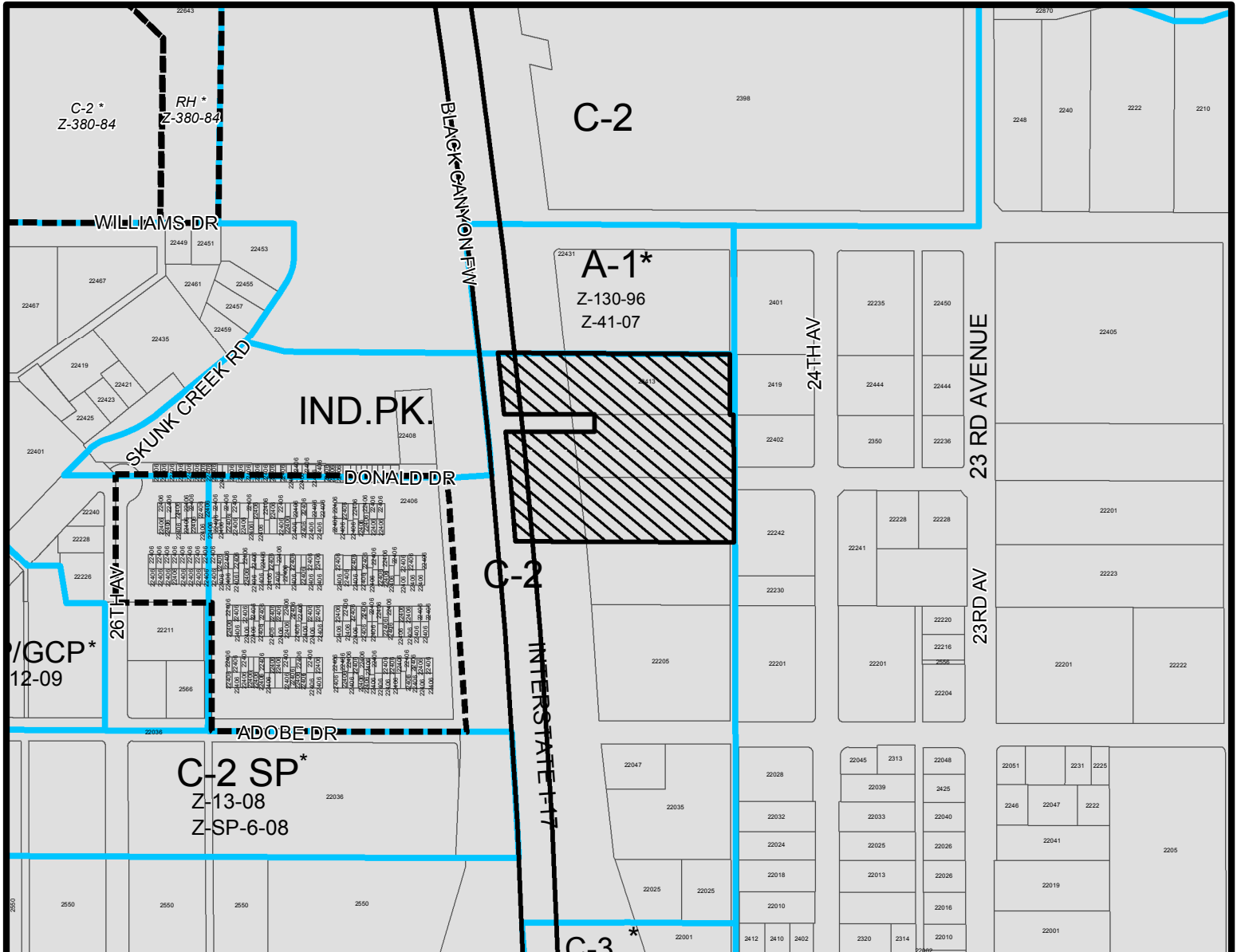
Aerial

Conceptual Site Plan (date stamped 8/26/2015)

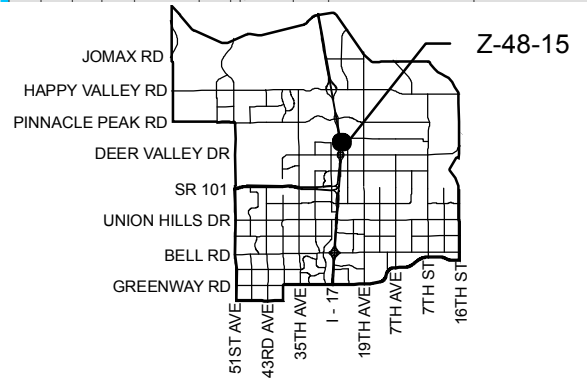
Conceptual Landscape Plan (date stamped 8/26/2015)

Conceptual Building Rendering (date stamped 8/26/2015)

Conceptual Elevations (date stamped 9/14/2015)



CITY OF PHOENIX PLANNING DEPARTMENT
DEER VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 1

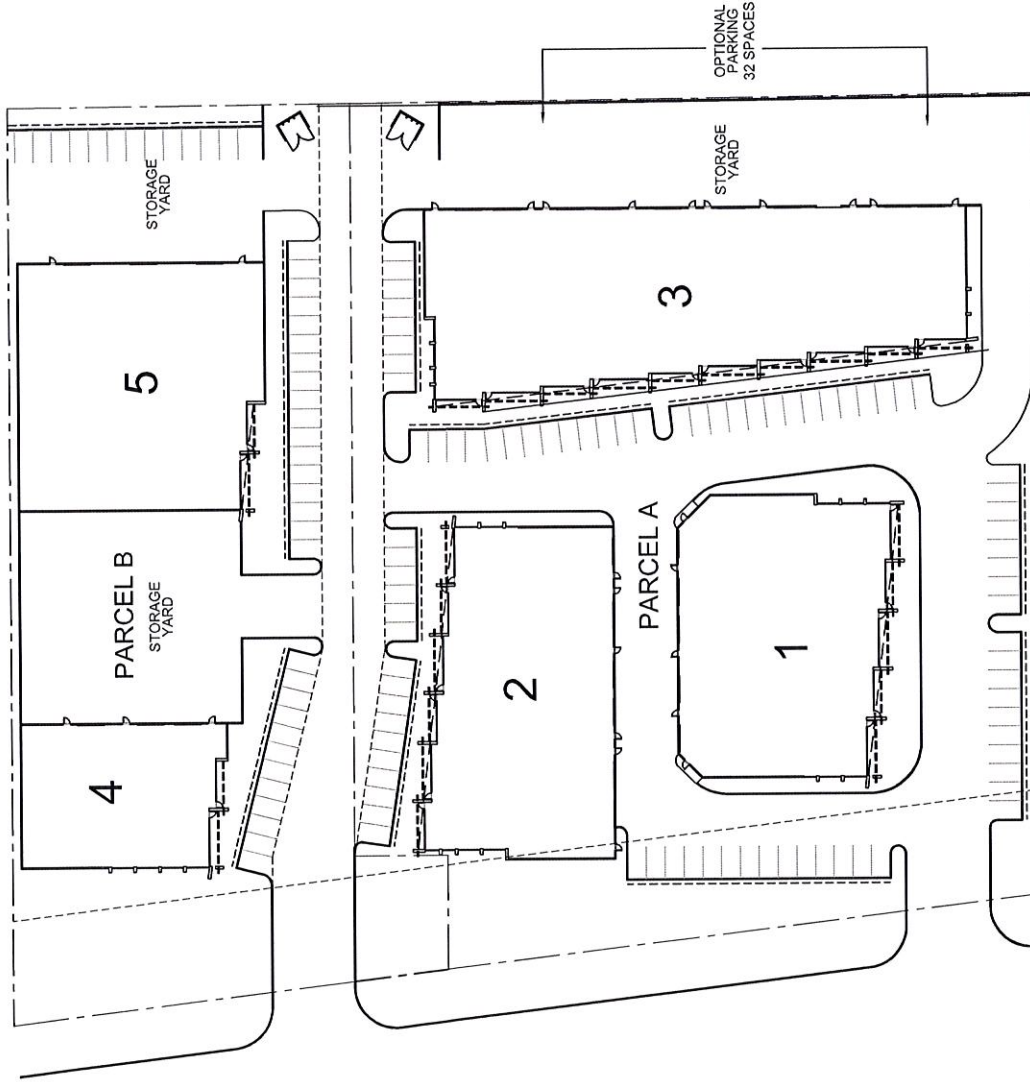


APPLICANT'S NAME: James Elson		REQUESTED CHANGE: FROM: C-2 DVAO (4.81 a.c.) TO: A-1 DVAO (4.81 a.c.)	
APPLICATION NO. Z-48-15	DATE: 9/21/15	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.81 Acres	10/27/15	AERIAL PHOTO & QUARTER SEC. NO. QS 43-23	ZONING MAP N-7
MULTIPLES PERMITTED C-2 DVAO A-1 DVAO	CONVENTIONAL OPTION 69 N/A	* UNITS P.R.D. OPTION 83 N/A	

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

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SITE PLAN

DEVELOPMENT DATA
SITE AREAS

PARCEL A 131,498 sf
 3.02 acres

PARCEL B 71,690 sf
 1.65 acres

PARCEL A
BUILDING AREAS

BUILDING 1 12,800 sf

BUILDING 2 13,825 sf

BUILDING 3 21,000 sf

TOTAL 47,625 sf

LOT COVERAGE 36.2%

PARKING PROVIDED 82 SPACES 1/580 sf

OPTIONAL 1/415 sf

114 SPACES

PARCEL B
BUILDING AREAS

BUILDING 4 6,300 sf

BUILDING 5 13,325 sf

TOTAL 20,625 sf

LOT COVERAGE 28.8%

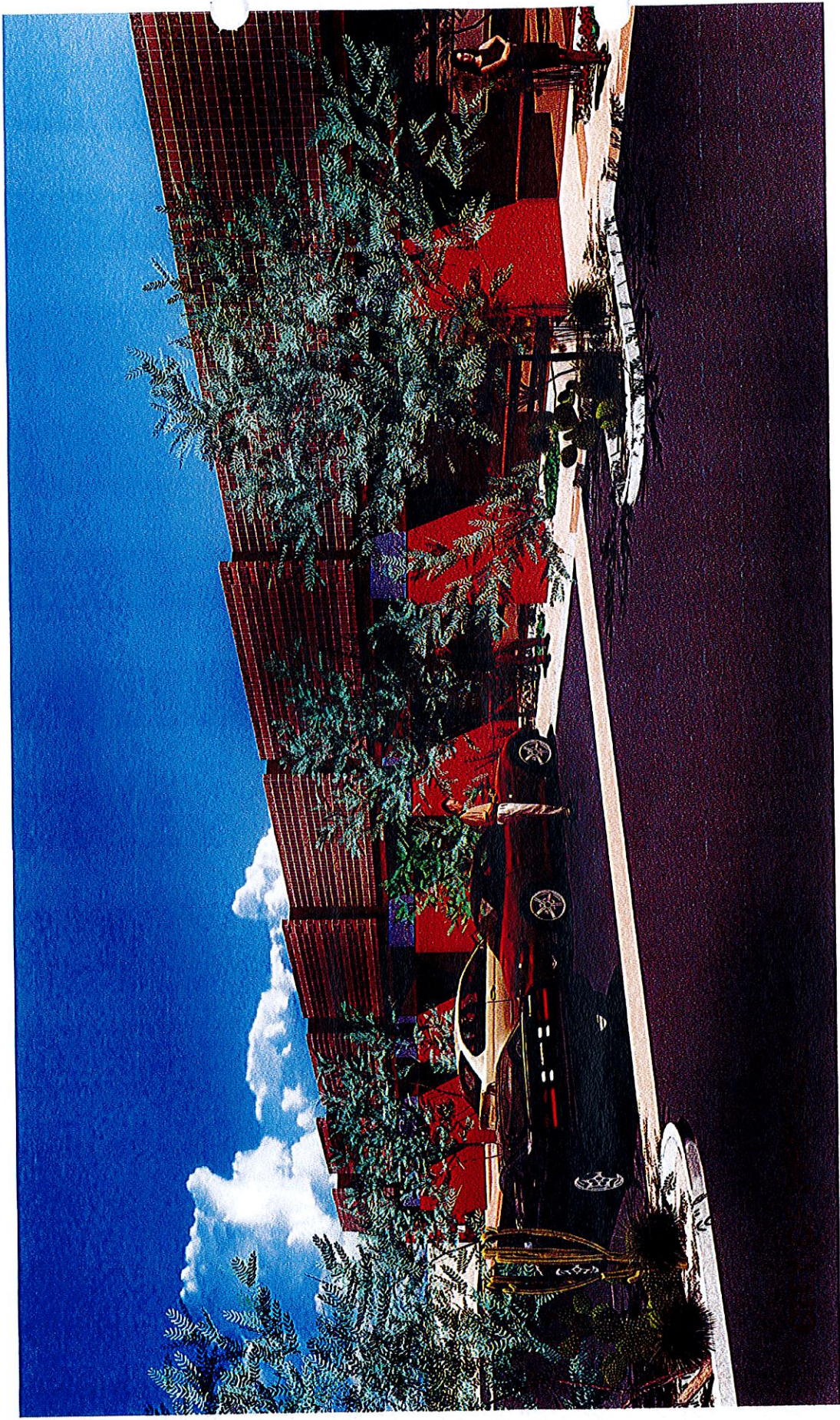
PARKING PROVIDED 1/491 sf

45 SPACES

CITY OF PHOENIX

AUG 26 2015

Planning & Development
 Department

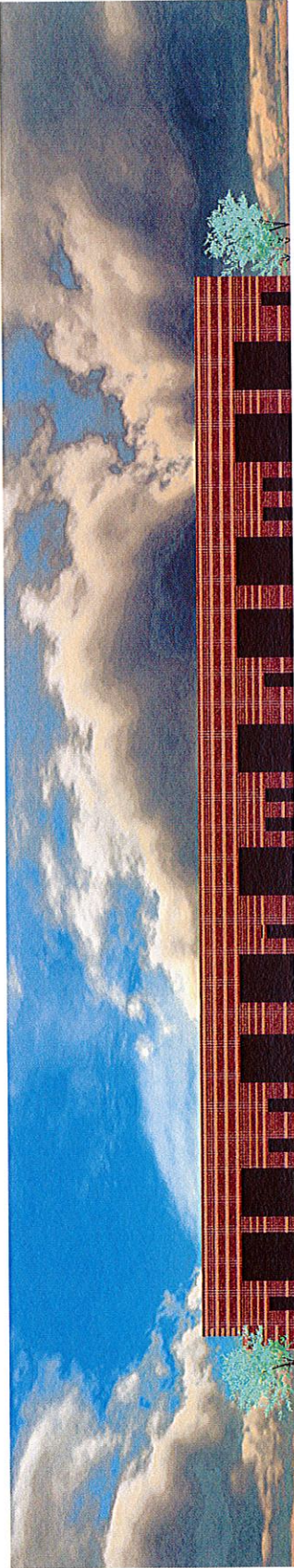


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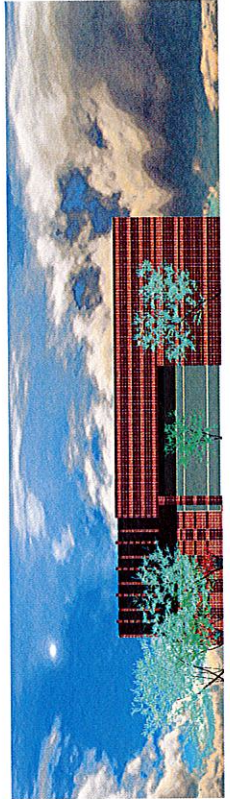
FRONT ELEVATION



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LEFT ELEVATION



RIGHT ELEVATION

CITY OF PHOENIX

SEP 14 2015

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