



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-61-16-1
November 29, 2016

Deer Valley Village Planning Committee Meeting Date December 15, 2016

Planning Commission Hearing Date January 5, 2017

Request From: S-1 DVAO (Approved CP/GCP), 2.99 acres

Request To: A-1 DVAO (Light Industrial, Deer Valley Airport Overlay), 2.99 acres

Proposed Use Auto and truck rental facility

Location Southeast corner of 19th Avenue and Park View Lane

Owner Parkview LLC, James Keeley

Applicant/Representative Enterprise Holdings, Inc, Tim Fascetta / Deutsch Architecture Group, Dustin Chisum

Staff Recommendation Approval, subject to stipulations

General Plan Conformity		
General Plan Land Use Designation		Commerce / Business Park
Street Map Classification	19th Avenue	Major Arterial (48 feet east half street + 7 feet right-of-way easement)
	Park View Lane	Local (0 feet south half street, except at immediate corner 30 feet south half street)
<p><u>CONNECT PEOPLE AND PLACES CORE VALUE</u></p> <p><i>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 an auto and truck rental facility, with appropriate screening and landscaping along the streets and adjacent to the vacant county land to the east and south. The overall area is intended for industrial and commerce park uses.</p>		

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.

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.

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.

The proposed zoning to A-1 rather than C-2 with a Special Permit, allows for the proposed use without the risk of potential residential development in the future which would not be compatible in the area. The proposed zoning also allows for the expansion of industrial uses in a targeted industrial area. 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.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

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: Require appropriate transitions/buffers between neighborhoods and adjacent uses.

Although the vacant property to the south and east of the proposed development is in the county jurisdiction and is zoned for residential use, it is highly unlikely to develop with residential uses. In the event that a residential use establish the proposed site plan provides impact-mitigating features such as sufficient setbacks and buffering with C-2 commercial landscaping standards 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.

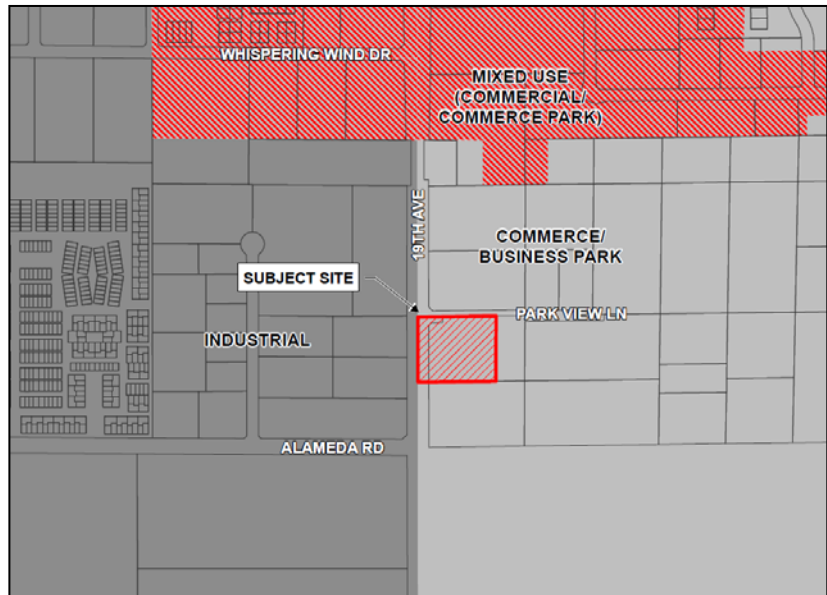
Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant	S-1 DVAO (Approved CP/GCP)
North	Office and warehouse for tile/granite company	A-1 DVAO
South	Vacant	County RU-43
East	Vacant	County RU-43
West	Vacant	CP/BP DVAO

A-1 District – Light Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		2.99 gross acres
Off-Street Parking	Office: 1 space/300 sq. ft. (10 required)	Met – 15+ spaces
<i>Building Setbacks</i>		
North (Park View Lane)	25 feet closed building; 75 feet open buildings / uses	Met – 27 feet; Met – 218+ feet
West (19th Avenue)	25 feet closed building; 75 feet open buildings / uses	Met – 108+ feet; Met – 204+ feet
South	30 feet closed building; 150 feet open buildings / uses	Met – 128+ feet; * Not met – 25 feet open buildings / uses
East	30 feet closed building; 150 feet open buildings / uses	Met – 204+ feet; * Not met – 84+ feet open buildings / uses
<i>Landscape Setbacks</i>		
North (Park View Lane)	8 feet x lineal frontage, Minimum 5 feet wide	Met – 25+ feet
West (19th Avenue)	8 feet x lineal frontage, Minimum 5 feet wide	Met – 25+ feet
South	0 feet <u>Stipulated:</u> 10 feet	Met – 25 feet
East	0 feet <u>Stipulated:</u> 10 feet	Met – 10 feet
Lot Coverage	N/A	Met – Approximately 7%
Building Height	56 feet, 80 feet with use permit	Met – 24 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 2.99 gross acres from S-1 DVAO (Approved CP/GCP) (Ranch or Farm Residence, Deer Valley Airport Overlay (Approved Commerce Park/General Commerce Park option)) to A-1 DVAO (Light Industrial, Deer Valley Airport Overlay) to allow an auto and truck rental facility.

2. 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.



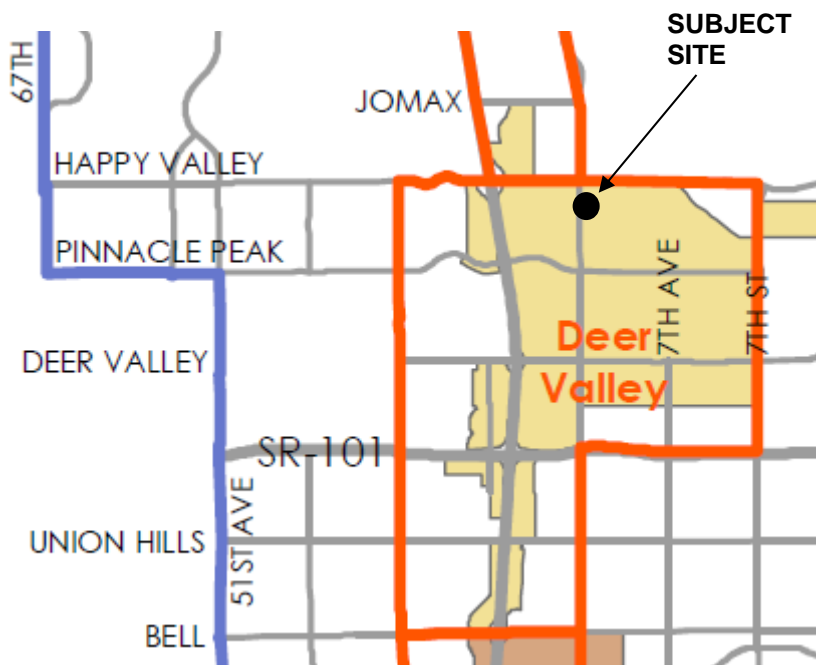
3. **DEER VALLEY EMPLOYMENT CENTER**

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.

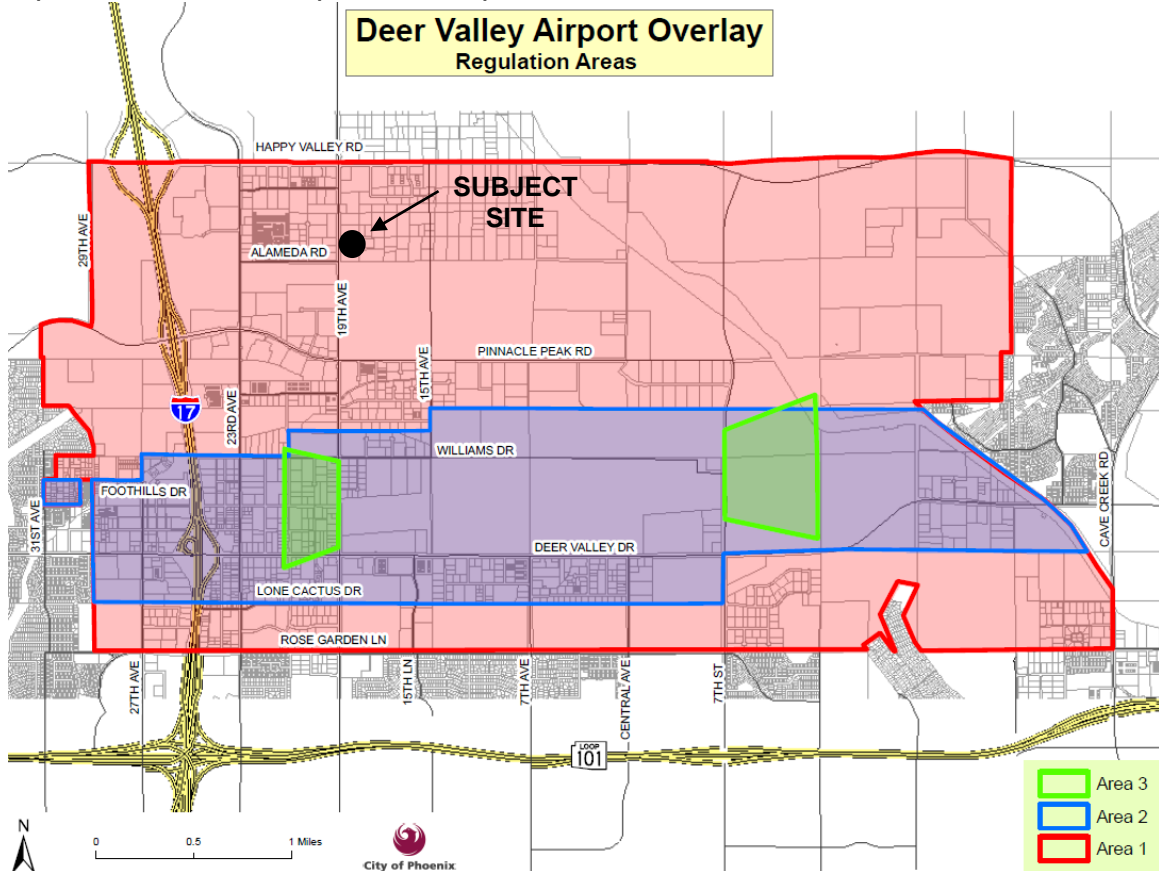
MAJOR EMPLOYMENT CENTERS

 Phoenix Designated Employment Centers



- The subject site is located at the southeast corner of 19th Avenue and Park View Lane. The site is currently vacant and zoned S-1 (Approved CP/GCP).

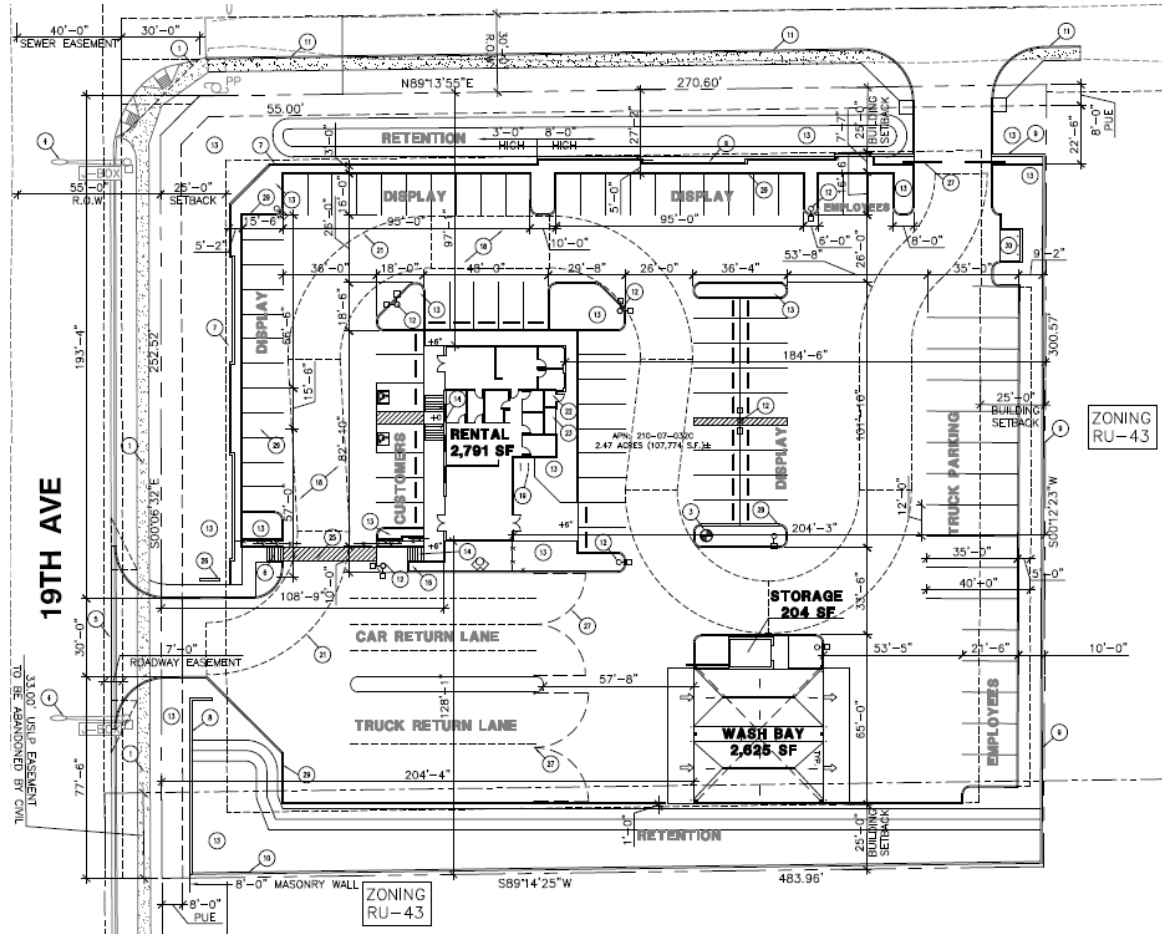
The property to the north is developed with an office and warehouse for a tile/granite company and zoned A-1. The properties to the south and east are vacant and are within the county jurisdiction, with RU-43 (Rural) zoning. The properties to the west are also vacant and zoned CP/BP and is part of a planned commerce park 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.

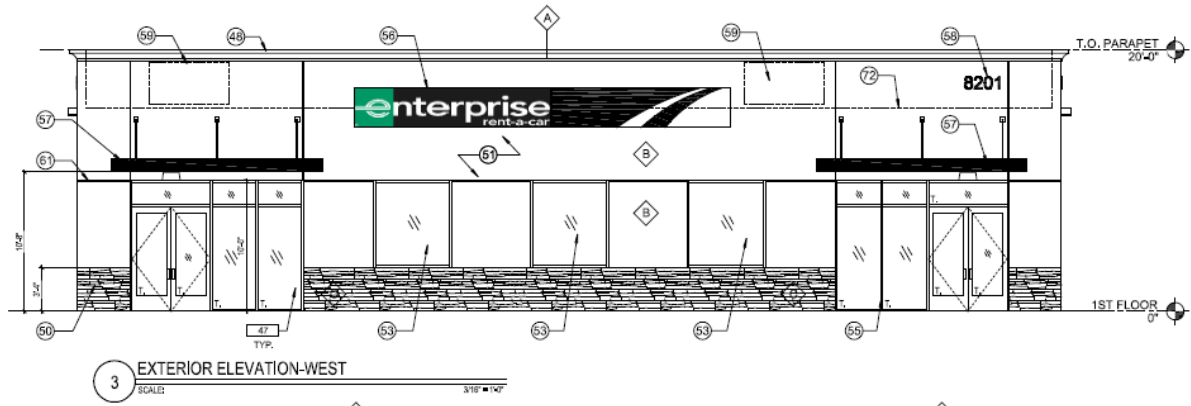


The conceptual site plan depicts an auto and truck rental facility with a 2,791-square foot office building, 2,625-square foot wash bay, and 204-square foot storage building. Customer parking is proposed on the west side of the office building, employee parking is on the north and east sides of the site, rental vehicle parking is dispersed along the north, east and west sides of the site, and rental truck parking is shown along the east side of the site. There is also additional non-dedicated parking areas shown along the north and east sides of the office building. Two access points are proposed one off of each street. Ample landscape setbacks are also proposed along the perimeters of the site.

The site plan, as proposed, does not meet the setback requirements for outdoor storage/uses where adjacent to a residential district. The Zoning Ordinance requires that no outdoor uses, outdoor storage, or open buildings shall be located within 150 feet of a residential district. The proposed wash bay is considered an outdoor use and would have to be relocated to allow sufficient setbacks or alternatively a variance will need to be obtained. The residential districts along the south and east sides of the site are within the county jurisdiction. When or if these adjacent properties are annexed into the city, staff would support commerce park or clean/light industrial uses rather than residential uses. It is not likely that

residential uses would be established on these properties.

- The conceptual building elevations depict a modern style stucco building with stone detail and metal shade canopies over the entryways.



Staff is recommending general conformance to the elevations and requiring that that the stone detail be provided on the storage building, where visible from the street or by customers.

- Several additional stipulations have been recommended in order to provide an enhanced streetscape, and buffering and screening should residential uses establish along the south and east sides of the site. Stipulation No. 3 requires that the streetscape setbacks be planted per the C-2 commercial zoning standards. Similarly, Stipulation Nos. 4 and 5 require that the site meet the C-2 commercial zoning landscape standards adjacent to residential properties and 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. The remainder of the stipulations have been requested per other city departments.

8. Archaeology Office

No archaeological work is necessary for this project. However, if any 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.

9. Fire Department

The water supply is not known for the site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

10. Floodplain Management

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.

11. Parks and Recreation Department

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.

12. Street Transportation Department

The Street Transportation Department staff is requesting two stipulations of approval for this request:

- 1) Right-of-way totaling 30 feet shall be dedicated for the south half of Park View Lane.
- 2) 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 City. All improvements shall comply with all ADA accessibility standards.

13. Water Services Department

The subject site has existing water and sewer mains to serve this property.

14. 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 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. The development shall be in general conformance with the elevations date stamped September 15, 2016, as approved by the Planning and Development Department.
2. The stone detail provided on the rental office building shall also be provided on the west and north elevations of the storage building, as approved by the Planning and Development Department.

3. The landscape setbacks along 19th Avenue and Park View Lane 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.
4. The landscape setbacks along the east and south property lines shall be a minimum of 10 feet wide and planted with a minimum 60% two-inch caliper trees and minimum 40% one-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. The customer and employee parking area shall be landscaped in accordance with the C-2 zoning standards for planting type, size and quantity, as approved by the Planning and Development Department.
6. The applicant shall adhere to 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 429.2 along the east side of 19th Avenue, as approved by the Planning and Development Department.
8. Right-of-way totaling 30 feet shall be dedicated for the south half of Park View Lane.
9. 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.
10. 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

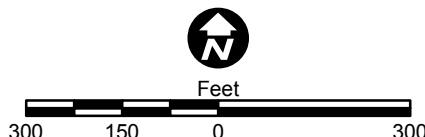
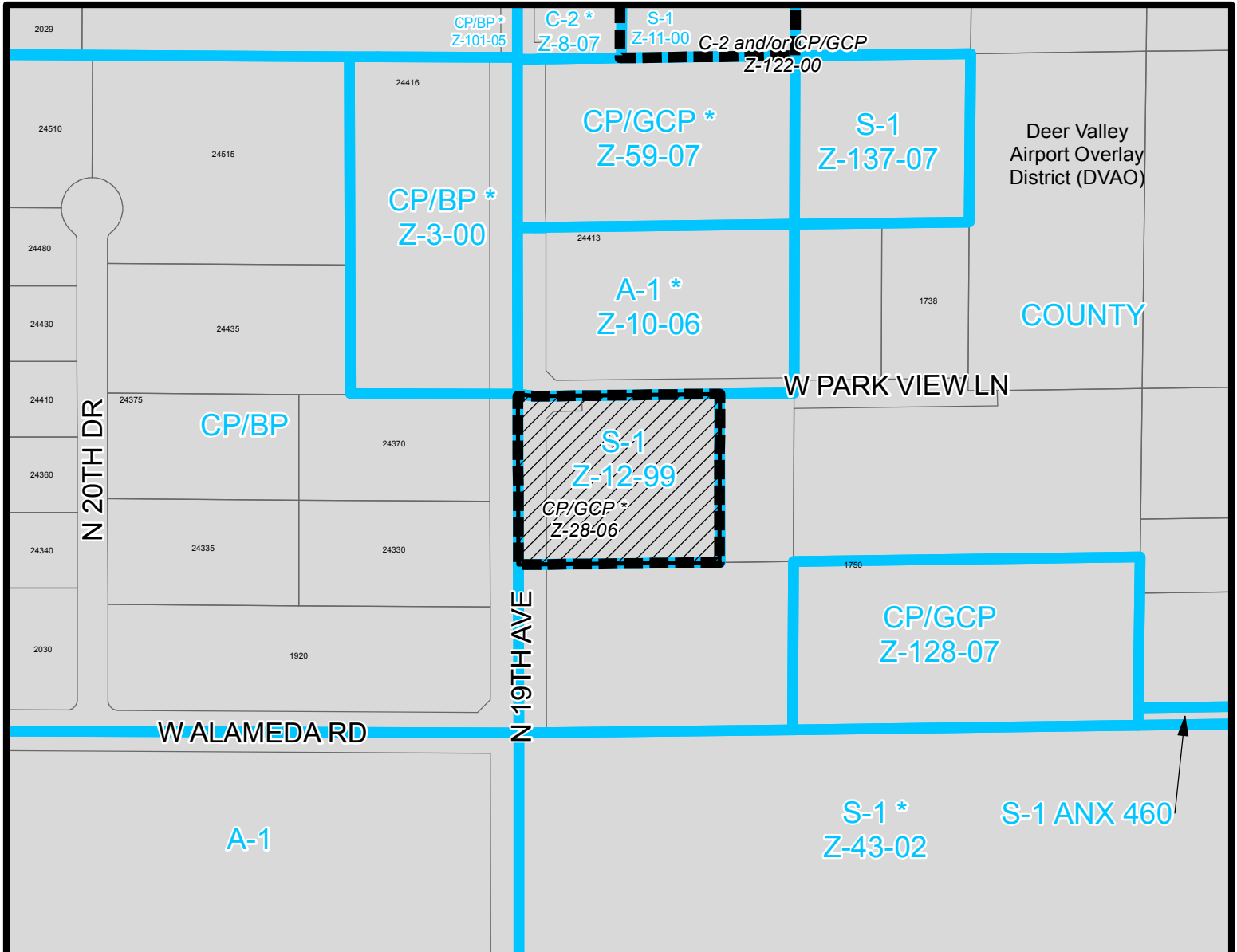
Racelle Escolar
11/29/2016

Team Leader

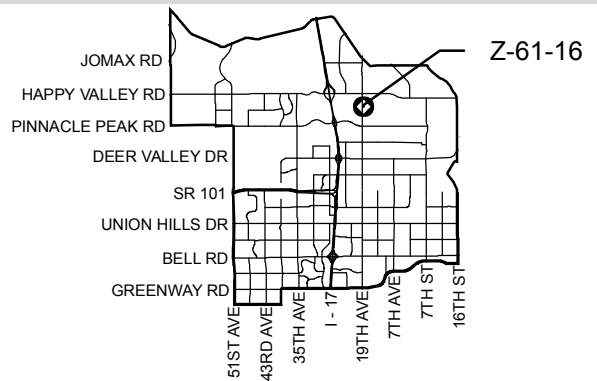
Josh Bednarek

Attachments

Sketch Map
Aerial Map
Conceptual Site Plan date stamped 9/15/2016
Conceptual Elevations date stamped 9/15/2016



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Enterprise Holdings, Inc. Tim Fascetta		REQUESTED CHANGE: FROM: S-1 DVAO (Approved CP/GCP), (2.99 ac) TO: A-1 DVAO, (2.99 ac)	
APPLICATION NO. Z-61-16	DATE: 11/2/2016 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.99 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS46-25	ZONING MAP O-7	
MULTIPLES PERMITTED S-1 DVAO (Approved CP/GCP) A-1 DVAO	CONVENTIONAL OPTION 3, N/A N/A	* UNITS P.R.D. OPTION 3, N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus			

Z-61-16-1 AERIAL MAP



RE 11/22/2016 Aerial Date: 2016



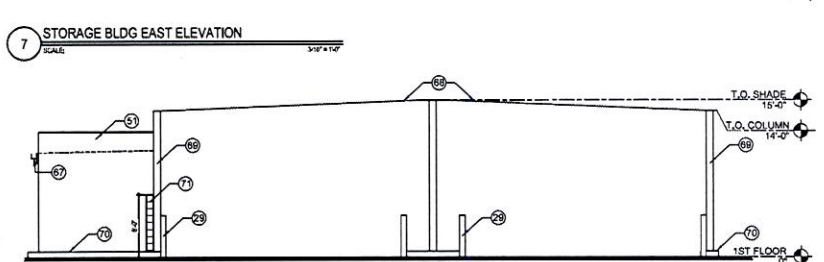
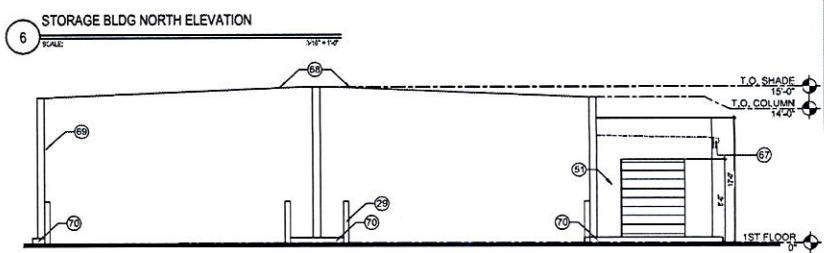
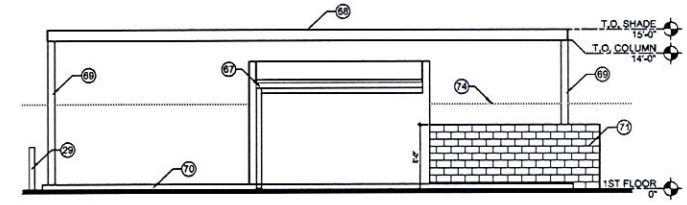
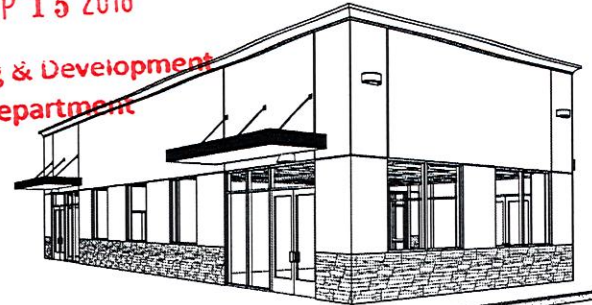
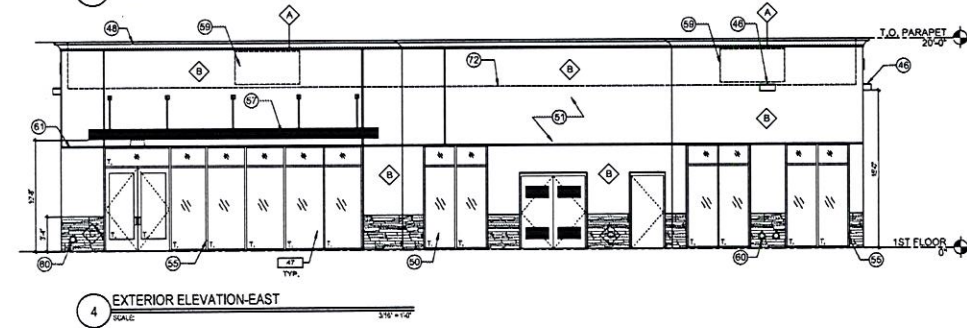
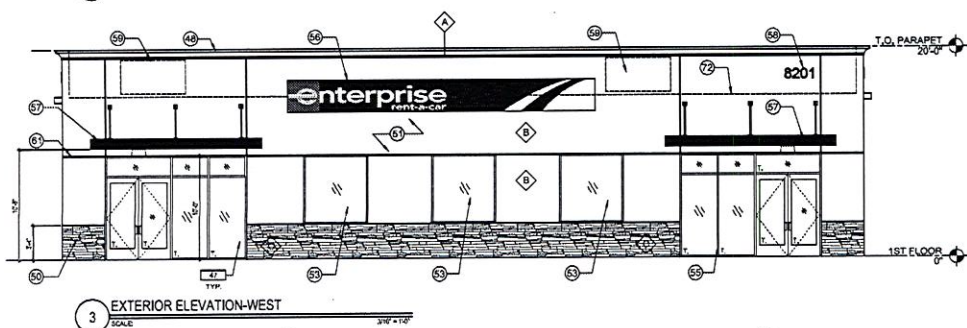
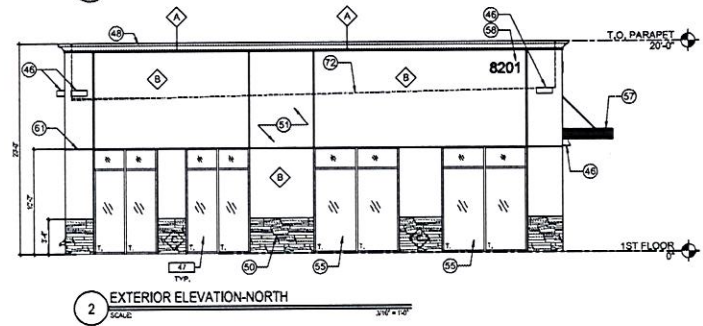
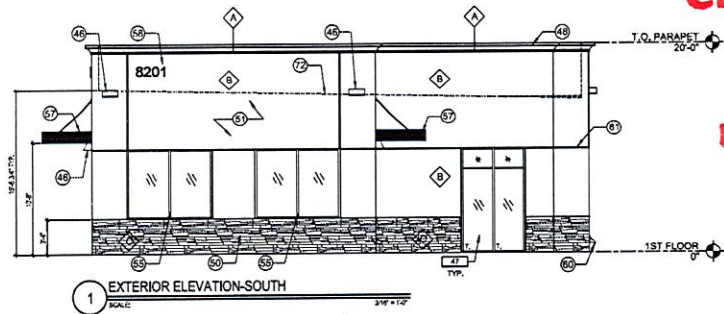
0 400 800 Feet



CITY OF PHOENIX

SEP 15 2016

Planning & Development
Department



KEYNOTES	
29	1/2" x 1/2" PIPER SQUARE - PAINTED SAFETY YELLOW
40	EXTERIOR FINISH
41	1/4" OPTICALLY CLEAR PERFORMANCE TINT, SINGLES UNIFORMOUS
48	BLACK METAL CAP FLASHING
53	CORNGRASS STORE FRONT - CHANNEL MASONRY
51	WESTERN WHITE STUCCO - CLASSIQUE FRESH - K90 THERMASEN PAINTED SWIND
52	WESTERN WHITE STUCCO - CLASSIQUE FRESH - K90 THERMASEN PAINTED SWIND
53	EXTERIOR WINDOW ALUMINUM FRAME WITH INSULATED GLAZING
56	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING
58	ALL EXTERIOR FINISHES UNDER SEPARATE SUBMITTALS
57	SUPPLY LUMBERIA HANDICAP ACCESS - MAPES - SLICKA - UNEXPOSED CONCRETE IN LANDSCAPE
59	PRELIMINARY ACCESSIBLE LOCATION - BLUMINATED METAL REVERSE PARALLELS - 1/2" TALL OF BRUSH FINISH
66	ROOF DRAINNOZZLES - COPPER LAMB TONGUE
61	1/2" x 1/2" METAL CHANNEL STUCCO REVEAL - PAINTED TO MATCH STUCCO
67	EXTERIOR AND CORNERPOST - PAINTED TO MATCH STUCCO
68	HEAVY DUTY PROFIBERGLASS BRIDGE AND STRUCTURAL SHADY FABRIC FOR TENSILE STRUCTURES WITH LOAD RITCH - 1/2" x 1/2" x 1/2" - 100 YEAR MANUFACTURER'S LIMITED WARRANTY AGAINST UV DEGRADATION - COLOR TIE
69	1/2" x 1/2" LUMBER SUPPORTS - POWDER COATED GALV. CR. TRD
70	CONCRETE CURB
71	MASONRY SCREED WALL - PAINTED
72	ROOF BEYOND
73	FOR ROOF PAINTED TO MATCH BUILDING
74	1/2" MASONRY WALL BEYOND

EXTERIOR FINISH LEGEND	
(A)	WESTERN WHITE SYNTHETIC STUCCO - CLASSIQUE FRESH - K90 THERMASEN PAINTED SWIND PURE WHITE
(B)	WESTERN WHITE SYNTHETIC STUCCO - CLASSIQUE FRESH - K90 THERMASEN PAINTED SWIND MODERATE WHITE
(C)	CORNGRASS STORE FRONT - CHANNEL MASONRY

2929.COM



Expires 09/30/17
4600 EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929
602-840-8848 F

enterprise
RENTALS & CONSTRUCTION
DEER VALLEY
19TH AVE AND PARK VIEW LANE

Revisions	

PROJECT NO: 15127-04
DRAWN BY: DTC, ET
CHK'D BY: GH
COPYRIGHT: DEUTSCH ARCHITECTURE GROUP

EXTERIOR ELEVATIONS

A-210

N:\15127-04 Enterprise - Deer Valley\15127-04.dwg, 18/09/2016 10:27 AM, R. K. P. - P.03.dwg

RVA 05-2227
SUD 0001773
PAPP 1002259