



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-70-16-7
 February 9, 2017

Estrella Village Planning Committee Hearing Date February 21, 2017
Planning Commission Hearing Date March 2, 2017

Request From R-4 (0.27 acres)
Request To A-1 (0.27 acres)
Proposed Use Car wash, automobile sales
Location Approximately 290 feet east of the northeast corner of 35th Avenue and Adams Street

Owner/Applicant Representative Rush Investments LLC, Janet Rush
 James Day, James M Day & Associates Inc.

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	Adams Street	Local	30-foot north half street
<p><i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed industrial land use is consistent in scale and character with existing properties in the surrounding area.</p>			
<p><i>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.</i></p> <p>The residential property to the east has approved A-1 zoning and houses a construction contractor. Historic aerial photography indicates that this property has been vacant or in commercial use since prior to annexation in 1953. The surrounding area is transitioning to industrial uses, which is consistent with the General Plan Land Use Map.</p>			

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

The subject property is located within the Southwest Phoenix Major Employment Center and will support the development of an employment generating use.

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

The subject property is designated industrial on the General Plan Land Use Map. Surrounding properties include a variety of light industrial uses.

Area Plans

The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Land Uses/Zoning

	<u>Zoning</u>	<u>Land Use</u>
On Site	R-4	Auto sales, auto repair
North	C-3	Auto sales, auto repair
South	A-1	Roofing company
East	R-4 (Approved A-1)	Construction contractor
West	A-1	Auto sales, auto repair

A-1 Light Industrial District

<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street	0 feet	n/a
Side	0 feet	n/a
Rear	0 feet	n/a
<i>Landscaped Setbacks</i>		
Street	0 feet	n/a
Side	0 feet	n/a
Rear	0 feet	n/a
Lot Coverage	n/a	n/a

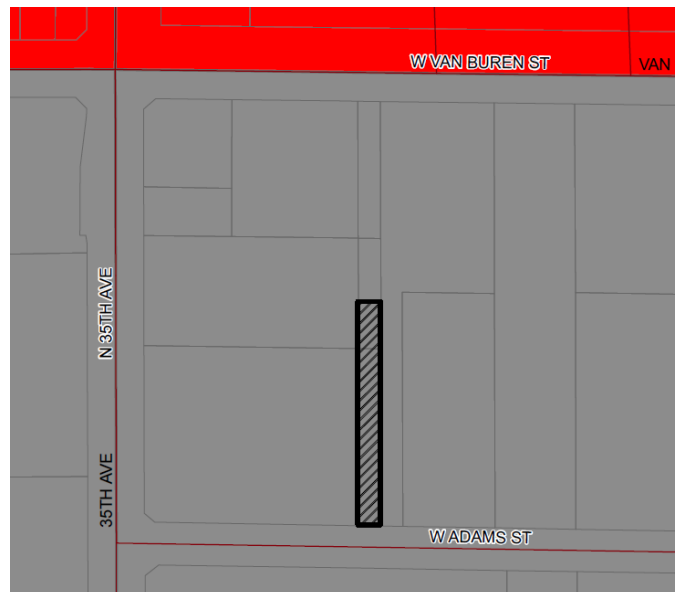
Building Height	56 feet 80 feet with use permit	n/a
Parking	Office: 1 per 300 square feet (112 spaces) Warehouse: 1 per 1000 square feet (190 spaces) Accessible Parking: 10 spaces Total: 312 spaces	n/a
		* See Background Item 5

Background/Issues/Analysis

1. This request is to rezone an approximately 0.27-acre parcel located approximately 290 feet east of the northeast corner of 35th Avenue and Adams Street from R-4 (Multifamily Residence District) to A-1 (Light Industrial District) to allow a car wash and automobile sales.



2. The General Plan Land Use Map designation for the subject property is Industrial. The request is consistent with this designation.



3. The subject property comprises portions of the eastern perimeter of two businesses. These parcels both contain auto sales and auto repair businesses. The applicant intends to redevelop the northern portion of the site as a carwash. The southern portion of the site is intended to remain an auto sales lot.

The northern parcel has split zoning, with C-3 (General Commercial) to the north and A-1 (Light Industrial) and R-4 (Multifamily Residence District) to the south. The southern parcel of the site has split zoning, with A-1 (Light Industrial) to the west and R-4 (Multifamily Residence District) to the east. The request will provide consistency by rezoning the R-4 portions to A-1. The proposed car wash use is permitted in both the C-3 and A-1 zoning districts.

4. To the north and west of the subject property are the remainder of the parcels owned by the applicant, which are currently operating as auto sales and auto repair businesses. Property to the north is zoned C-3. Property to the west is zoned A-1. To the south, across Adams Street, is a roofing company zoned A-1.

To the east is a construction contractor's yard zoned R-4 (Approved A-1). This property was rezoned in 1995 through Rezoning Case No. Z-135-95. The stipulation in this case indicated that the approved zoning would vest with approval of a landscape plan for the site. There is a final approved landscape plan (KIVA 06-4895) on file, however the plan only accounts for a portion of the site and does not include the western perimeter, which is adjacent to the subject property. The approved A-1 zoning has not been vested on any portion of the site. Evaluation of historic aerials suggests that this property has been vacant or contained commercial land uses since prior to annexation in 1953.

SITE PLAN, ELEVATIONS, LANDSCAPING

5. The northern portion of rezoning area, proposed to redevelop as a car wash, is approximately 3,100 square feet and contains portions of a drive aisle and landscaping. The southern portion of rezoning area, part of an existing auto sales lot, is approximately 9,500 square feet with no new development proposed.

Because the submitted site plan contains no structures in the proposed rezoning area, staff stipulations do not include conformance to the site plan or elevations submitted by the applicant. The proposed site layout and land uses are consistent with the scale and character of adjacent properties. Staff believes the A-1 zoning standards are adequate to mitigate impacts of the proposed uses within the rezoning area.

ARCHAEOLOGY

6. The City of Phoenix Archaeology Office did not note any required archaeological work for the subject property. However, in the event that any archaeological materials are encountered, ground-disturbing activities must cease within 10-meters and notification and time to assess materials must be provided.

AVIATION

7. Staff stipulations require the property owner to record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX).

FIRE

8. 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.

FLOODPLAIN

9. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2185 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

STREET TRANSPORTATION

10. Staff stipulations require the developer to update all existing off-site street improvements, including sidewalks, curb ramps, driveways, and other features adjacent to the project to current ADA guidelines, as approved by the Street Transportation and Planning and Development Departments.

OTHER

11. The Parks and Recreation, Transit, and Water Services Departments have no concerns regarding the request.
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 proposal is consistent with the General Plan Land Use Map designation of Industrial.
2. The proposal is consistent in scale and character with the land use pattern in the surrounding area.
3. The proposal will apply a zoning designation that is consistent with the existing land uses and eliminate non-conformities.

Stipulations

1. 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 Street Transportation and Planning and Development Departments. All improvements shall comply with all ADA accessibility standards.
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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

Adam Stranieri

February 9, 2017

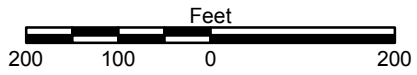
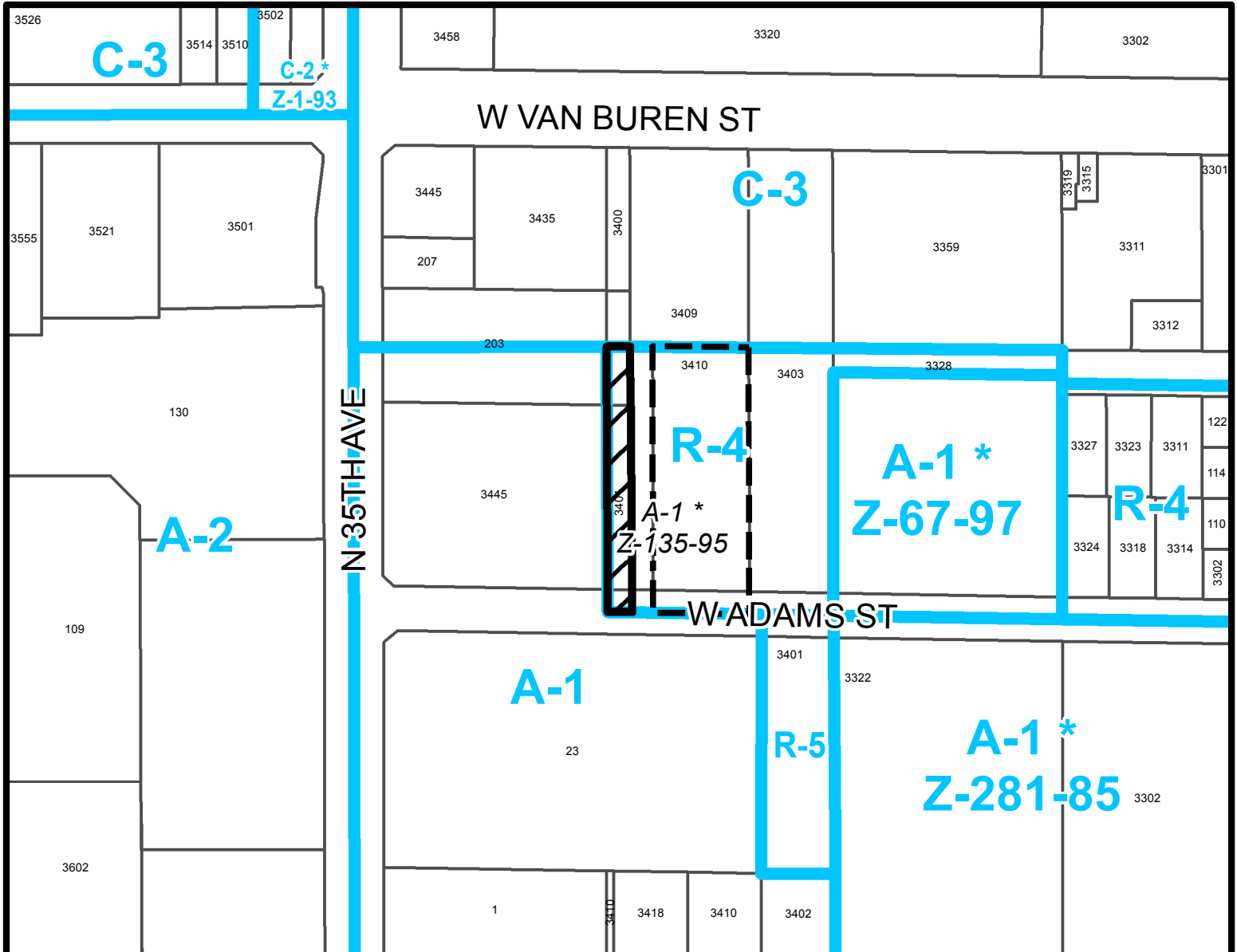
Team Leader

Joshua Bednarek

Attachments

Sketch Map

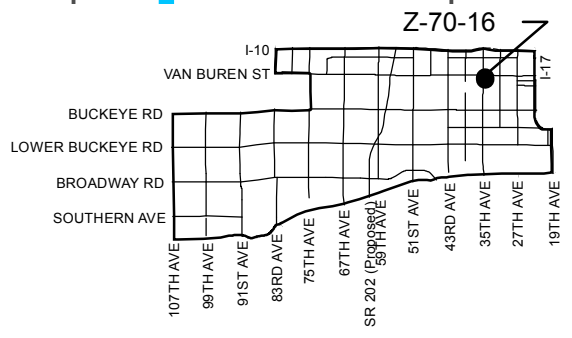
Aerial



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Rush Investments LLC, Janet Rush		REQUESTED CHANGE: FROM: R-4, (0.27 a.c.) TO: A-1 (0.27 a.c.)	
APPLICATION NO. Z-70-16	DATE: 10/4/16 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.27 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-21	<small>ZONING MAP</small> F-6	
MULTIPLES PERMITTED R-4 A-1	CONVENTIONAL OPTION 8 N/A	* UNITS P.R.D. OPTION 9 N/A	
* Maximum Units Allowed with P.R.D. Bonus			



Feet

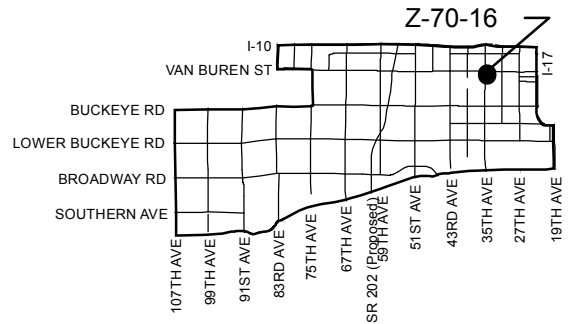
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ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



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GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

0.27 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 10-21

ZONING MAP
F-6

TO: A-1 (0.27 a.c.)

MULTIPLES PERMITTED

R-4

A-1

CONVENTIONAL OPTION

8

N/A

* UNITS P.R.D. OPTION

9

N/A

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