



City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-6-16-5
 September 12, 2016

Alhambra Village Planning Committee Hearing Date	September 27, 2016
Planning Commission Hearing Date	October 6, 2016
Request from:	R-5 (Pending C-2) (0.18 Acres), C-2 (0.17 acres)
Request to:	C-2 SP (0.35 acres)
Proposed Use	Special Permit to allow a new and used motor vehicle dealership and all underlying C-2 uses.
Location	Approximately 107 feet south of the southeast corner of Black Canyon Highway (I-17) and Glendale Avenue.
Owner	Lola K Rifley Trustee
Applicant	Jessi Thornton, Withey Morris PLC
Representative	Jessi Thornton, Withey Morris PLC
Staff Recommendation	Approval

General Plan Conformity	
General Plan Land Use Designation	Residential 3.5 - 5 du/acre
<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 properties are located adjacent to the North Black Canyon Highway (I-17) and Glendale Avenue, a major arterial street, thereby warranting reasonable levels of increased intensity required to bring the existing land uses into conformance.</p>	

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.

The subject properties are remnant parcels on the perimeter of an existing residential neighborhood previously bisected by the construction of the Black Canyon Highway (I-17). Commercial uses on the subject properties have buffered the existing residential to the east since the 1960s due to the difficulty of establishing residential uses along the Black Canyon Highway (I-17) frontage road. The request is consistent with the adopted Black Canyon/Maricopa Freeway Specific Plan which shows the site designated as Neighborhood Retail per the Maricopa Association of Governments (MAG) land use designations.

Area Plan

Black Canyon/Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. The Plan covers the following elements: Existing Zoning and Land Use, Circulation, Noise, Neighborhood Safety and Stabilization, Landscape Enhancement, Neighborhood Enhancement, and Bicycle Paths and Recreational Trails. The Black Canyon/Maricopa Freeway Specific Plan designates the subject site as Neighborhood Retail land use. See discussion in number 5 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Used Car Dealership	C-2 and R-5 (Pending C-2)
North	Vacant	C-2
South	Office Uses	R-5 (Pending C-2)
East	Single-Family Residential	R1-6
West	Black Canyon Highway (I-17)	Not Applicable

Intermediate Commercial (C-2) Special Permit		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Landscaped Setbacks</i>		
Streetscape – Black Canyon Highway Frontage	Average 25 feet	Not Met – Existing 0 feet
Property lines not adjacent to street – Rear	Minimum 10 feet	Not Met – Existing 0 feet
<i>Building Setbacks</i>		
Adjacent to Streets - Black Canyon Highway Frontage	Average 25 feet	Met - Existing 38 feet
Not Adjacent to Street	10 feet	Met - 20 feet
Lot Coverage	50% maximum	Existing Not Shown
Building Height	30 feet maximum	Existing Not Shown

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

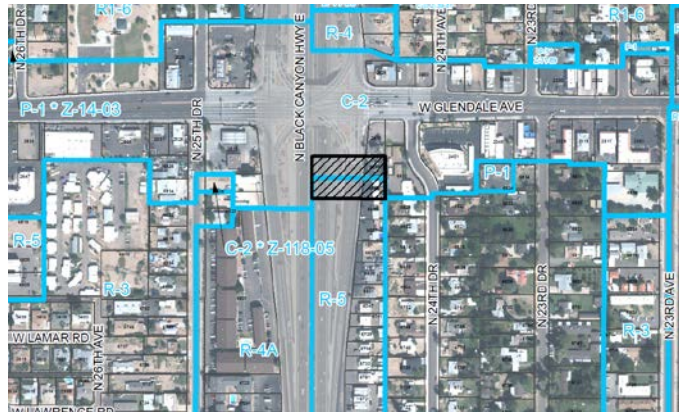
1. This is a request to rezone 0.35 acres located approximately 107 feet south of the southeast corner of Black Canyon Highway (I-17) and Glendale Avenue. The request would rezone the subject parcel from C-2 (Intermediate Commercial) and R-5 (Multiple Family Residence), pending C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) for a special permit to allow a new and used motor vehicle dealership and all underlying C-2 uses. The proposal will utilize the existing buildings on the site.
2. Rezoning case Z-45-16-5 is a companion case running concurrently with this request. Z-45-16-5 is a request to rezone the south half of the subject site along with the 5 parcels (Lots 4 through 9) directly south from R-5 to C-2 to allow commercial, office, and retail uses.

GENERAL PLAN

3. The General Plan land use designation for the subject site is Commercial and Residential 3.5-5 du/acre. The south half of the request is not in conformance with the General Plan designation however, the subject site is less than 10 acres and therefore does not require a General Plan Amendment.

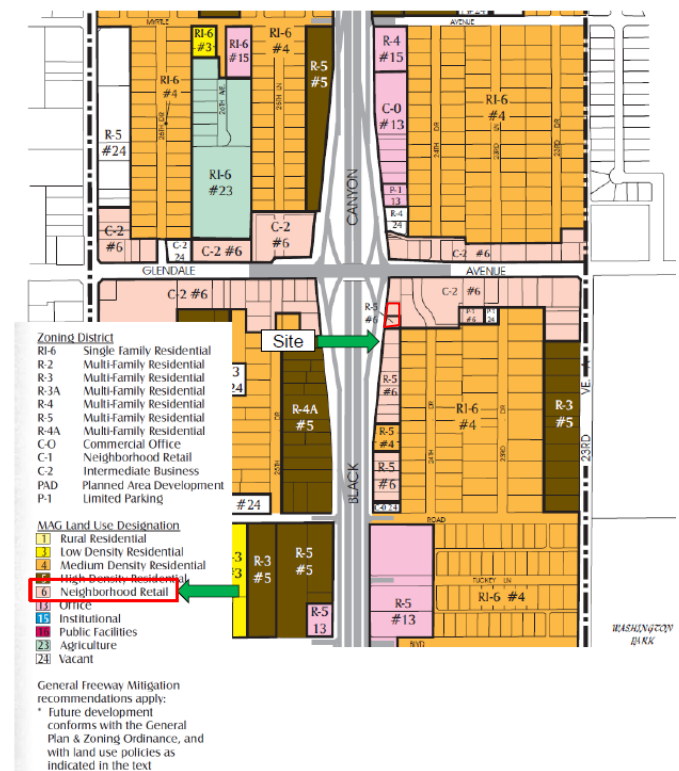
SURROUNDING ZONING AND LAND USE

- The subject site is currently developed and utilized with a used car dealership. To the north is an undeveloped property along Glendale Avenue. To the south are office and multifamily residential uses. To the east are single family residential uses and to the west is the North Black Canyon Highway (I-17).



ADOPTED AREA PLANS

- The Black Canyon/Maricopa Freeway Specific Plan designates the subject site for Neighborhood Retail land use. The subject site is within segment 8: Northern Avenue to Maryland Avenue (Map 8). The physical features of this segment include a variety of residential and commercial uses, more specifically a “blend of residential zoning and uses in the interior portions between the arterials and collector streets, while commercial areas are found near the major arterials and the I-17 freeway.” The request for a Special Permit at this location is consistent with the Black Canyon/Maricopa Freeway Specific Plan.

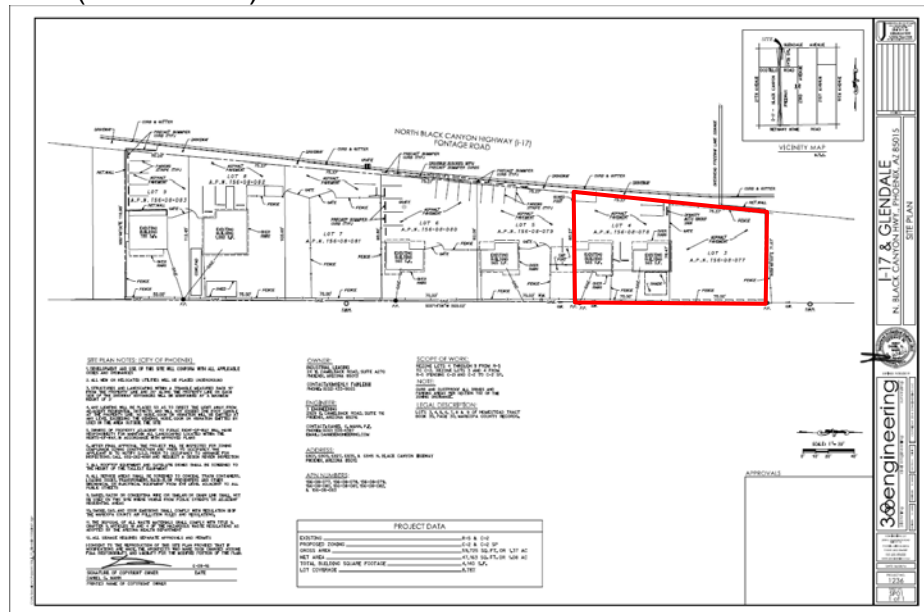


ANALYSIS OF PROPOSAL (USE)

- The proposal seeks to bring the existing Used Car Dealership use into conformity with the Phoenix Zoning Ordinance. The proposal will allow the existing use to continue to provide specialized commercial services adjacent to the North Black Canyon Highway (I-17).

ANALYSIS OF PROPOSAL (SITE PLAN)

7. The Site plan depicts all existing buildings, parking areas, fences, signs, and utility locations to remain. Ingress and egress will continue to be provided via the North Black Canyon Highway (I-17) frontage road.



8. Future development and/or redevelopment of the subject properties shall conform to section 623 Commercial C-2 District standards of the Phoenix Zoning Ordinance. Buildings with a maximum height of two (2) stories (or 30') shall have an average 25-foot setback adjacent to streets and a 50-foot setback when adjacent to R1-6. The subject properties' proximity to single family residential limits their ability to develop at the maximum height allowable while conforming to the building setbacks established in the C-2 District of the Phoenix Zoning Ordinance. These standards ensure that development will be compatible in scale and intensity to adjacent zoning districts. As a result of these standards staff has no recommended stipulations.
9. The subject properties shall conform to the parking requirements outlined in Section 702 of the Phoenix Zoning Ordinance thereby limiting the amount of display parking allowable on site.
10. The subject properties shall conform to the Automobile retail sales provisions in Section 647 Special Permit Uses of the Phoenix Zoning Ordinance regarding body repair and painting in a closed building, dust-proofing of display parking, properly enclosed wall/fencing, and artificial lighting.

WATER

11. The City of Phoenix Water Services Department has noted the potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

12. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

FLOODPLAIN

13. 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 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

ARCHAEOLOGY

14. No known archaeological work is necessary for this project. In the event 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.

OTHER

15. 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 proposal is compatible with the existing commercial uses along Glendale Avenue.
2. The request is consistent with the Maricopa Association of Governments (MAG) land use designation of Neighborhood Retail in the adopted Black Canyon/Maricopa Freeway Specific Plan.
3. The proposal will bring existing uses into conformance and continue to allow specialized commercial services adjacent to the Black Canyon Highway (I-17).

Stipulations

Staff has no recommended stipulations.

Writer

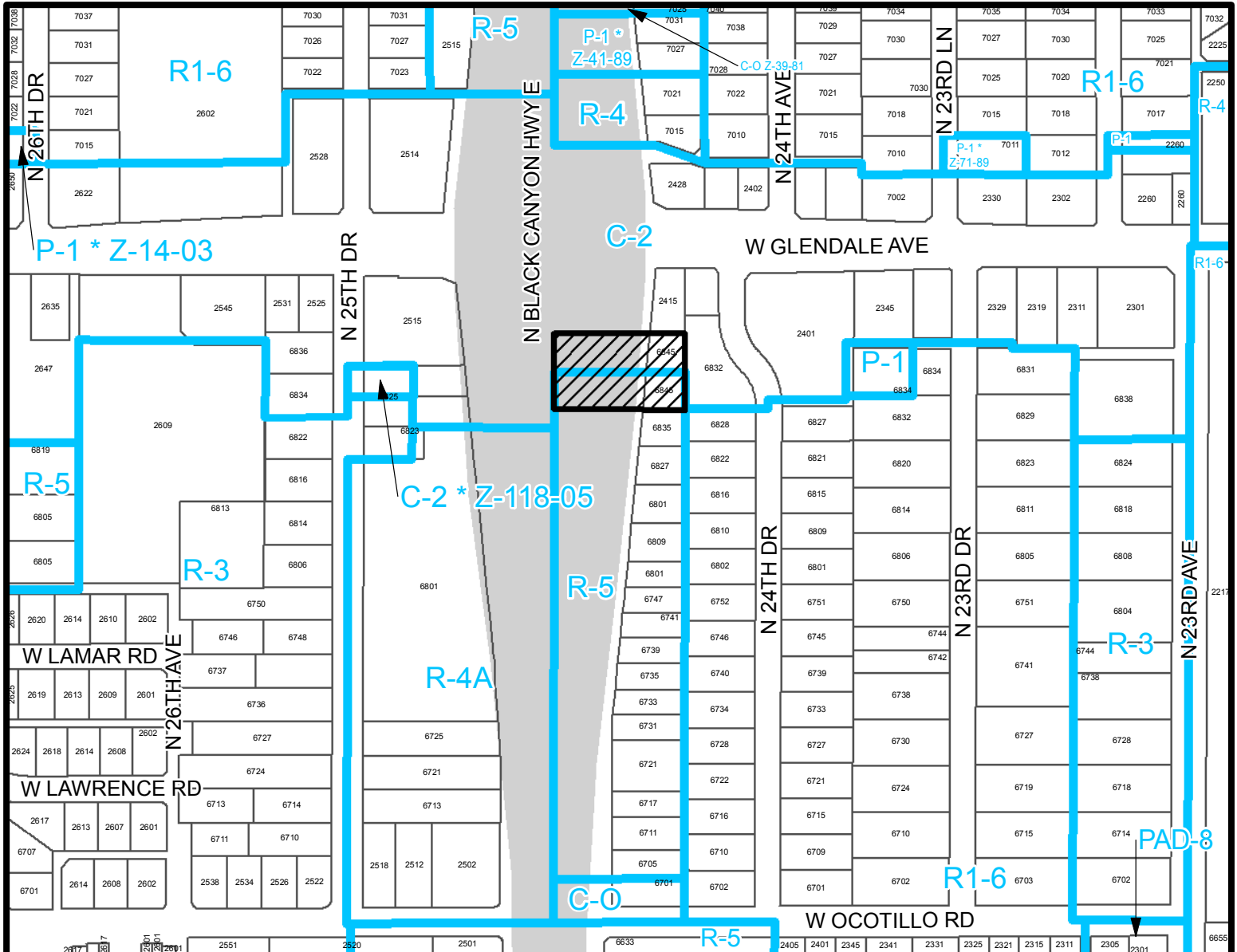
Joél Carrasco
September 12, 2016

Team Leader

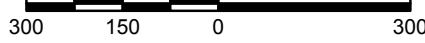
Joshua Bednarek

Attachments

Zoning sketch
Aerial
Site plan dated September 09, 2016



Feet



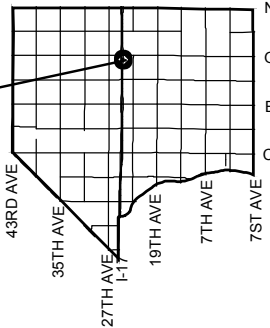
ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



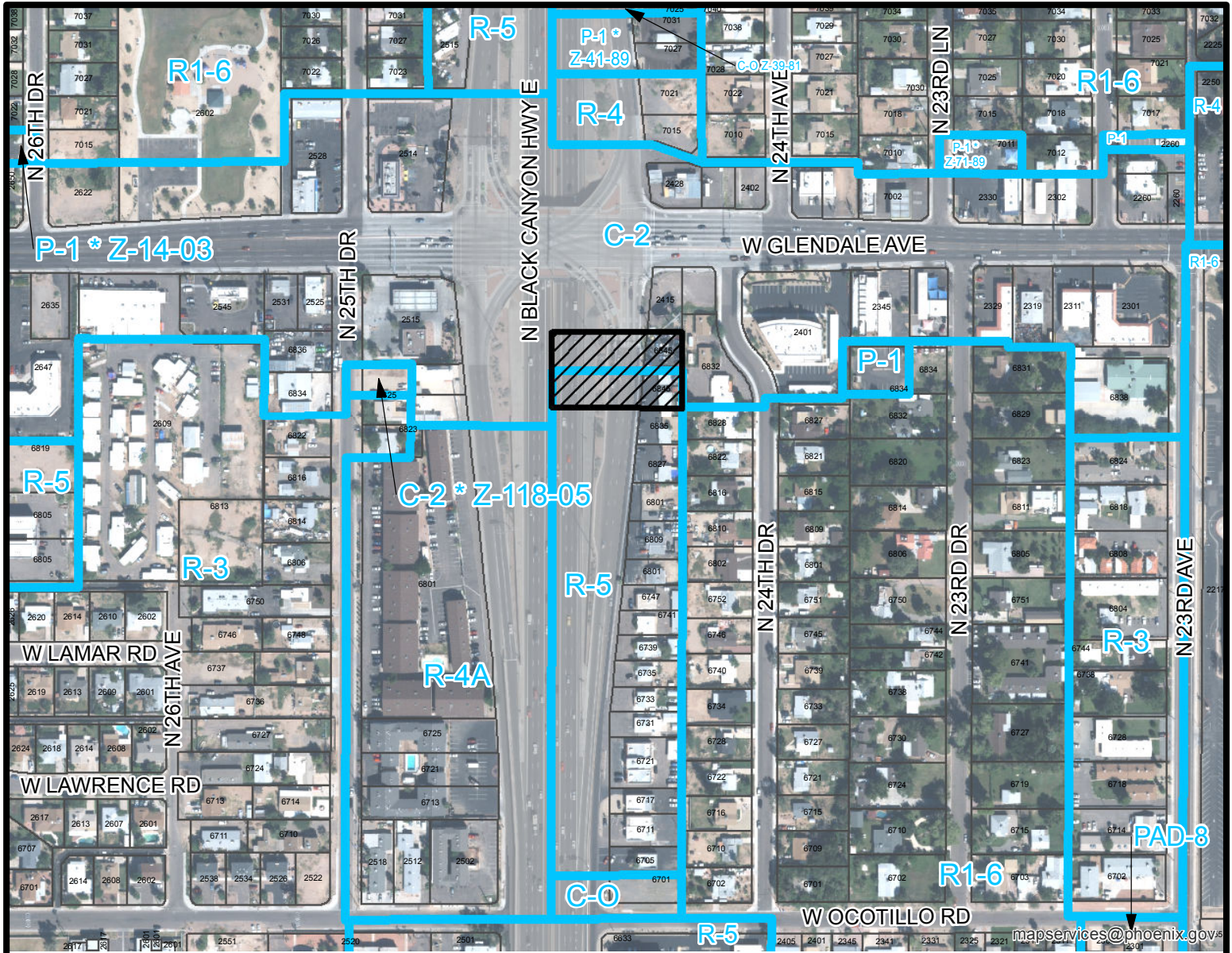
City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

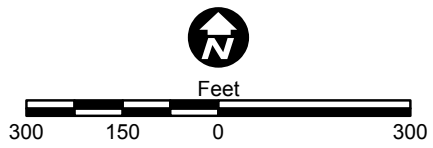
Z-SP-6-16



APPLICANT'S NAME: Withey Morris PLC		REQUESTED CHANGE: FROM: R-5 (Pending C-2) (0.18 a.c.) C-2, (0.17 a.c.) TO: C-2 SP, (0.35 a.c.)	
APPLICATION NO. Z-SP-6-16	DATE: 8/4/16	REVISION DATES: 8/22/16	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. or 25 feet into freeway R.O.W. 0.35 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 22-23	ZONING MAP I-7	
MULTIPLES PERMITTED R-5 (Pend C-2), C-2 C-2 SP	CONVENTIONAL OPTION 8 (2), 2 5	* UNITS P.R.D. OPTION 9 (3), 3 6	
* Maximum Units Allowed with P.R.D. Bonus			



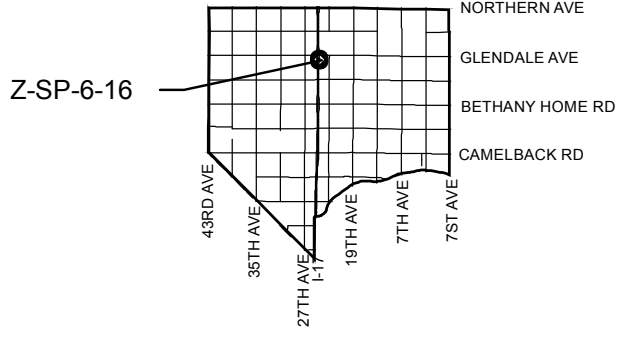
mapservices@phoenix.gov



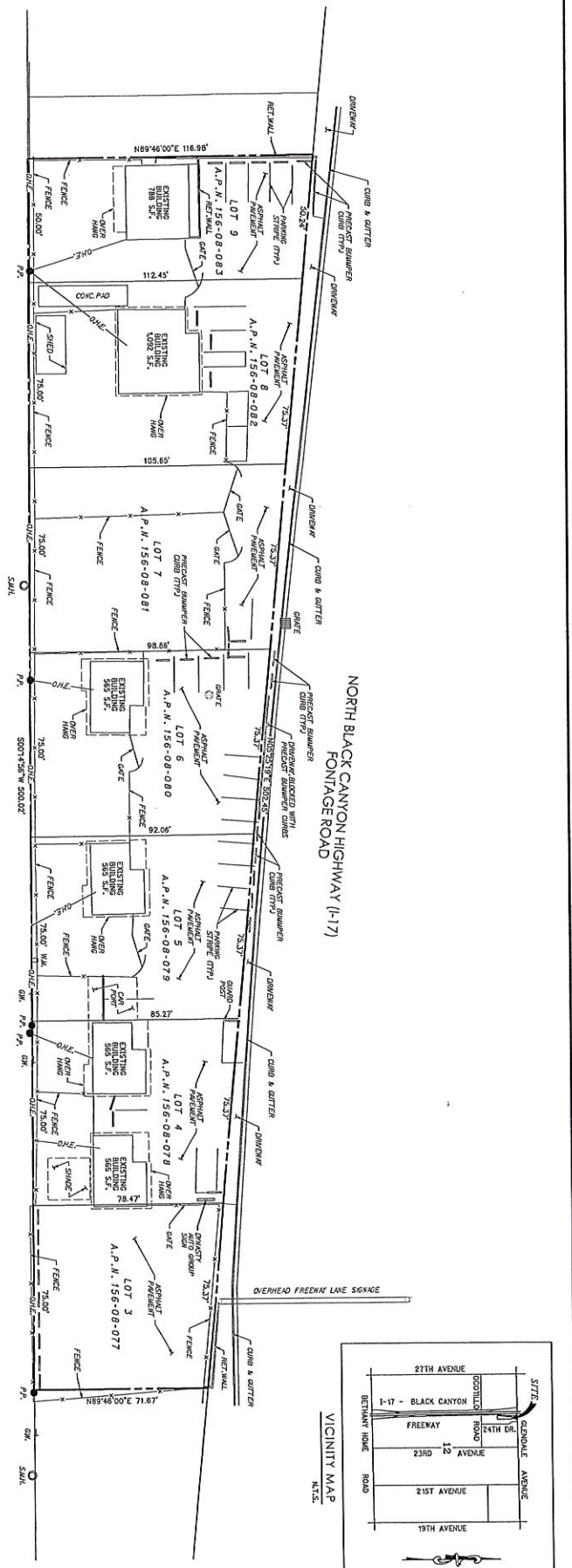
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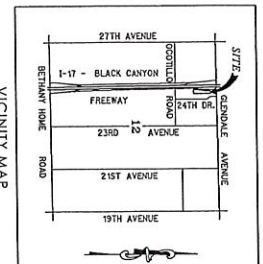
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NORTH BLACK CANYON HIGHWAY (I-17)
FOUNTAIN ROAD



SITE PLAN NOTES: (CITY OF PHOENIX)

1. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIMLINE DESIGNATED BACK TO FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK SHALL BE RELOCATED AT A MINIMUM OF 3' FROM THE PROPERTY LINE.
4. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK. LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK. LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL HAVE RESPONSIBILITY FOR ACCORDANCE WITH APPROVED PLANS.
6. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY.
7. ALL ROOF TOP EQUIPMENT AND EXHAUSTIBLE DEVICES SHALL BE SPECIFIED TO THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK. EXHAUSTIBLE DEVICES SHALL BE SPECIFIED TO THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK.
8. ALL SIGNS SHALL BE SPECIFIED TO THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK. ALL SIGNS SHALL BE SPECIFIED TO THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK.
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11. THE DESIGN OF ALL WASTE UTILITIES SHALL COMPLY WITH THE CITY OF PHOENIX HEALTH DEPARTMENT WASTE UTILITIES REGULATIONS AS ADOPTED BY THE MARICOPA COUNTY HEALTH DEPARTMENT.
12. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

OWNER:
INDUSTRIAL LEASING
24 W. CAMELBACK ROAD, SUITE A270
PHOENIX, ARIZONA 85016
PHONE: (602) 433-9655
FAX: (602) 433-9655

ENGINEER:
3 ENGINEERING
1000 N. GAVEL ROAD, SUITE 118
PHOENIX, ARIZONA 85016
CONTACT: DANIEL G. WILSON, P.E.
PHONE: (602) 237-4387
EMAIL: DWILSON@3ENGINEERING.COM

ADDRESS:
3007 S. W. 30TH AVENUE, SUITE 100
PHOENIX, ARIZONA 85018

APN NUMBERS:
85-08-017, 85-08-018, 85-08-019,
85-08-020, 85-08-021, 85-08-022,
& 85-08-023

SCOPE OF WORK:
DESIGN LOTS 3 THROUGH 9 FROM R-5
ZONING. THE PROJECT IS TO BE
PHOENIX, ARIZONA 85016
NOTE:
OWNER AND DESIGNER SHALL BE RESPONSIBLE FOR THE
CITY AND DISTRICT SECTION TOB OF THE
ZONING ORDINANCE.

LEGAL DESCRIPTION:
LOTS 3, 4, 5, 6, 7, 8 & 9 OF
PHOENIX, ARIZONA 85016
BLOCK 35, PAGE 30, MARICOPA COUNTY RECORDS.

CITY OF PHOENIX
SEP 09 2016
Planning & Development
Department

APPROVALS

SCALE: 1" = 20'

PROJECT DATA	
EXISTING ZONING	R-5 & C-2
PROPOSED ZONING	C-2
GROSS AREA	57,725 SQ. FT. OR 1.37 AC
TOTAL BUILDING SQUARE FOOTAGE	47,163 SQ. FT. OR 1.08 AC
LOT COVERAGE	8.18%

3e engineering
planning civil engineering surveying

DATE: 09/09/16
DRAWN: DWILSON
CHECKED: DWILSON
DATE: 09/09/16

1236
101

I-17 & GLENDALE
N. BLACK CANYON HWY., PHOENIX, AZ 85015

SITE PLAN

PHOENIX, ARIZONA