



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-9-17-3

July 31, 2017

Deer Valley Village Planning Committee Meeting Date August 17, 2017

Planning Commission Hearing Date September 7, 2017

Request From: C-2 SP (8.95 acres)

Request To: C-2 SP (8.95 acres)

Proposed Use Special Permit for automobile and travel trailer/camper (recreational vehicle) retail sales and rental, and all underlying C-2 uses

Location Southeast corner of 17th Avenue and Bell Road

Owner 1645 Bell Road, LLC

Applicant/Representative Withey Morris, PLC, William F. Allison

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Bell Road	Major Arterial	50-foot south half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS, & CORRIDORS; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</p> <p>The subject site is currently a vacant automobile dealership. The requested rezoning application to allow underlying C-2 uses will give the site flexibility in land uses to potentially redevelop to a higher and better use. The subject site is also located on a future Bus Rapid Transit line along Bell Road which will allow alternative modes of transportation for both employees and customers.</p>			
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; 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.</p> <p>The proposal will allow the development of a commercial business with employment</p>			

opportunities that are currently restricted by the existing special permit on the property that only allows automobile sales.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject site contains a vacant automobile sales building and excess parking. The proposal would allow flexibility in future development opportunities that are consistent with the surrounding area.

Area Plans

The subject site is not located within an area plan.

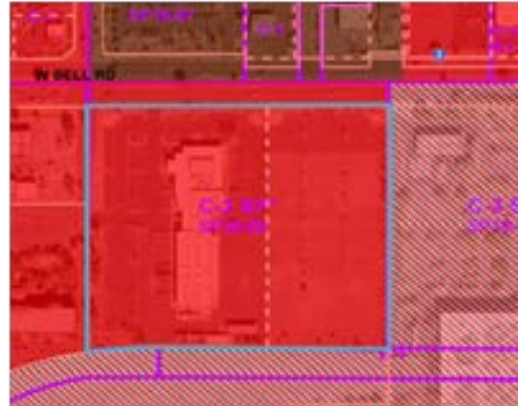
Surrounding Land Uses/Zoning

	<u>Zoning</u>	<u>Land Use</u>
On Site	C-2 SP	Vacant commercial building
North	C-1, C-2	Discount Tire Shop and retail
South	S-1, S-1 SP (Approved C-2)	Turf Paradise
East	C-3 SP (Approved C-2 SP)	Sam's Club
West	C-2	QuikTrip Gas Station and Comfort Inn hotel

Background/Issues/Analysis

1. This request is to rezone approximately 8.95 acres located at the southeast corner of 17th Avenue and Bell Road from C-2 SP (Intermediate Commercial, Special Permit) to C-2 SP (Intermediate Commercial, Special Permit). The existing Special Permit (Z-SP-30-85) only allows the property to be used for automobile sales. The request constitutes the reestablishment of the Special Permit to allow for automobile and travel trailer/camper (recreational vehicle) retail sales and rental and all underlying C-2 uses.

2. The General Plan Land Use Map designation for the subject site is Commercial. The underlying C-2 zoning designation is consistent with the land use designation.



3. The site plan submitted depicts the buildings that are currently on the property. At this time, the applicant is not requesting to modify any of the structures on the site. Any new development will be subject to all of the development standards for the C-2 zoning district.
4. Over time, the landscaping on the property has become sparse and does not comply with current landscaping minimums for the C-2 zoning district. Upon the issuance of a tenant improvement permit or redevelopment, the site will have to comply with landscaping minimums listed in the Zoning Ordinance. A stipulation (#1) has been proposed to address this issue.
5. The subject site is on a future line of Bus Rapid Transit along Bell Road. There is an existing bus stop in front of the site along Bell Road. To ensure the ease of use of the bus stop, a stipulation to construct a pedestrian connection from the bus stop to the entry of the building and any other buildings that may be constructed on the site has been recommended. This condition will only come into effect if there is a tenant improvement permit issued or if the site redevelops. This is addressed in stipulation #2.

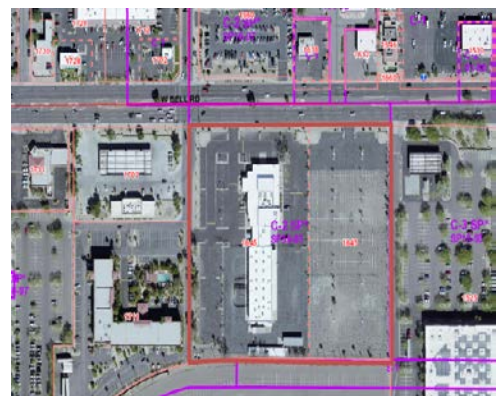
SURROUNDING USES AND ZONING

6. The subject site currently contains a vacant automobile sales building and excess parking.

North (across Bell Road) of the subject site is a Discount Tire Shop, zoned C-2 and a retail center which is zoned C-1.

South of the subject site is Turf Paradise, which is zoned S-1 and S-1 SP (approved C-2 SP).

West of the subject site is a QuikTrip gas station and a Comfort Inn hotel, both zoned C-2.



East of the subject site is a Sam's Club with an associated fueling center which is zoned C-3 SP (approved C-2).

7. Rezoning case no. Z-SP-30-85 established the Special Permit zoning to only allow automobile sales. The site has been vacant for several years.

The reestablishment of the special permit with all underlying C-2 uses would allow the site to be redeveloped with intermediate commercial land uses consistent with the underlying C-2 zoning. The C-2 zoning district is consistent with the scale and character of existing development in the surrounding area.

DEPARTMENT COMMENTS

8. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code and additional water supply may be needed to meet required fire flow.
9. The Floodplain Management division indicated that the 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.
10. The Aviation Department indicated that the subject property is located within the Phoenix Deer Valley Airport traffic pattern airspace and that the developer 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 (DVT) to future owners or tenants of the property.
11. The Streets, Parks and Recreation, Public Transit, and Water Services Departments had no comments regarding the request.

MISCELLANEOUS

12. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
13. 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.
14. While the subject property does not fall within the boundaries of an archaeological significant area, a stipulation has been included that requires the City Archaeologist be notified should archaeological materials be discovered during construction.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The C-2 SP zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The request would support the potential redevelopment of a vacant, underutilized parcel located on a future Bus Rapid Transit line.

Stipulations

1. Prior to the issuance of a permit for tenant improvements, the landscaping along the Bell Road frontage and the parking lot planters shall be replenished to meet the Zoning Ordinance minimum standards, as approved by the Planning and Development Department.
2. Prior to the issuance of a permit for tenant improvements, pedestrian connection(s) (stamped concrete, stamped asphalt or pavers) shall be installed from the bus stop on Bell Road to the entry of the existing building and any future building(s). The final location of the pedestrian connection(s) shall be approved by Planning and Development Department.
3. 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
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Kaelee Wilson

July 31, 2017

Team Leader

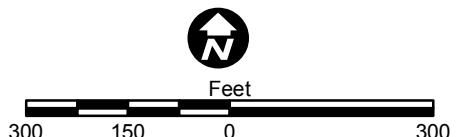
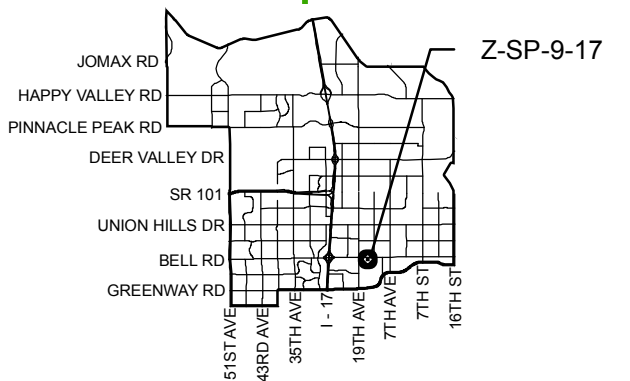
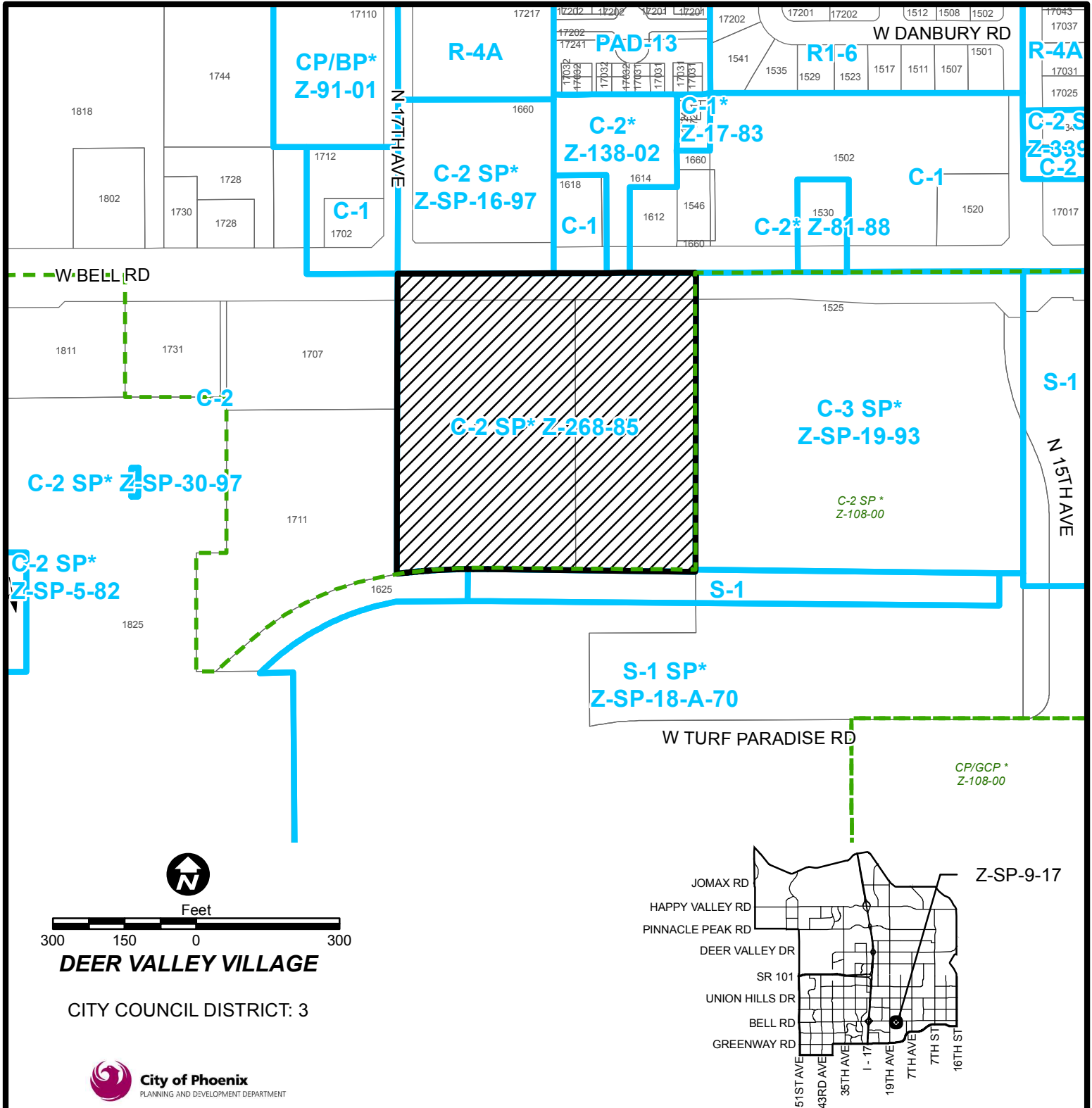
Joshua Bednarek

Attachments

Sketch Map

Aerial

Site Plan (date stamped June 21, 2017)



DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: William F. Allison		REQUESTED CHANGE: FROM: C-2 SP (8.95 a.c.) TO: C-2 SP (8.95 a.c.)	
APPLICATION NO. Z-SP-9-17	DATE: 06/27/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 8.95 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 36-25	ZONING MAP M-7	
MULTIPLES PERMITTED C-2 SP C-2 SP	CONVENTIONAL OPTION 130 130	* UNITS P.R.D. OPTION 155 155	

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

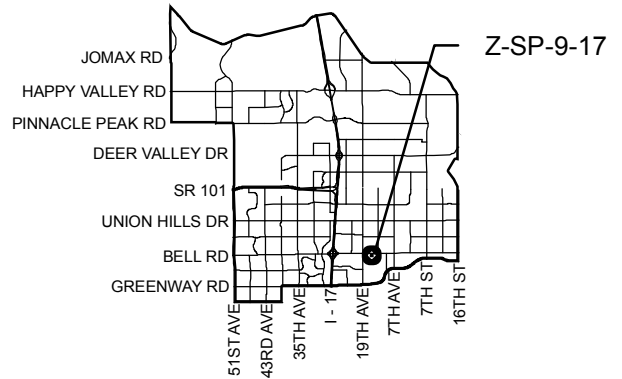


Feet

300 150 0 300

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ZONING MAP M-7

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TO: C-2 SP (8.95 a.c.)

MULTIPLES PERMITTED

C-2 SP
C-2 SP

CONVENTIONAL OPTION

130
130

*** UNITS P.R.D. OPTION**

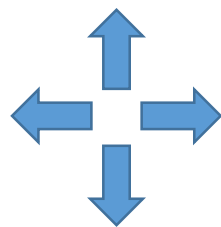
155
155

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

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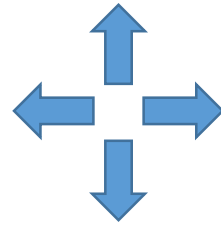
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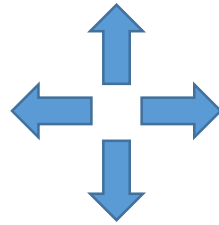


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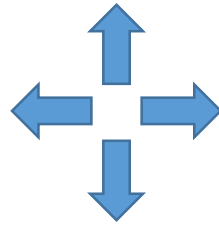
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