



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-8-16-3
January 11, 2017

Deer Valley Village Planning Committee Meeting Date	January 19, 2017
Planning Commission Hearing Date	February 2, 2017
Request From	C-2 (0.07 Acres)
Request To	C-2 SP (0.07 Acres)
Proposed Use	Special Permit to allow a household moving center (truck rental) and all underlying C-2 uses.
Location	Approximately 620 feet north and 380 feet east of the northeast corner of 19th Avenue and Union Hills Drive
Owner	E.C. Union Foundation LLC
Applicant/Representative	Avis Budget Group, Carlene Johnson
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification (The rezoning area will not have abutting access to right-of-way)	19th Avenue	Major arterial	55 to 65 feet right-of-way (east half)
	Union Hills Drive	Arterial	55 to 65 feet right-of-way (north half)
<p><u>CONNECT PEOPLE AND PLACES CORE VALUE</u></p> <p><i>CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</i></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 within an existing commercial shopping center that is designed to have appropriate buffers and has the potential for additional screening material adjacent to residential development. The proposal allows a use that is compatible with surrounding uses and offers a service to both residents and businesses in the area.</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.
- **DESIGN PRINCIPLES:**
 - *Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.*
 - *Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.*
 - *Require appropriate transitions/buffers between neighborhoods and adjacent uses.*

The proposed development, as stipulated, is designed to be compatible with the adjacent residential uses. The proposed expansion of the rental car business will have a relatively low level of traffic, noise and activity. However, a stipulation is recommended to add some additional landscape screening material on the north portion of the site. This will enhance the buffer area between the back of the commercial development and the adjacent residential development.

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.

Rezoning the site will allow the opportunity to expand the uses in an existing shopping center in a way that will be compatible with the adjacent residential development and takes advantage of access parking spaces within the shopping center.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE

TREES AND SHADE; DESIGN PRINCIPLE: Plant drought tolerant vegetation and preserve existing mature trees in new development and redevelopment.

The proposed rezoning area includes mature landscaping. A stipulation is proposed to add additional drought tolerant trees and shrubs, and also to maintain any existing healthy vegetation.

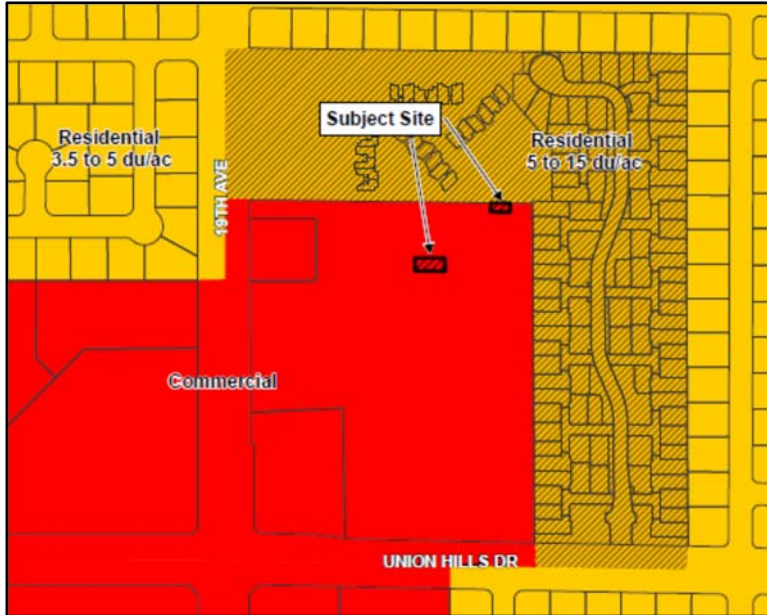
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Existing auto rental facility and parking spaces within a shopping center	C-2
North	Residential condominiums	R-4
South	Restaurant, Library, Single-family homes	C-2 R1-8
East	Single-family cluster homes	R-4
West	Single-family homes, Vacant lot (pending retail auto parts store), Post office	R1-8 C-1 PSC

C-2 SP (Intermediate Commercial with a Special Permit for household moving center) Figures below represent overall site requirements and existing conditions and are not specific to the requested rezoning area. No additions are planned.		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	N/A	N/A
Interior sides		
<u>North</u>	10 feet	Met – Approx. 60 feet
<u>East</u>	10 feet	Met – Approx. 76 feet
<i>Landscape Setbacks</i>		
Street	N/A	N/A
Interior sides		
<u>North</u>	10 feet	Met – Approx. 10 feet
<u>East</u>	10 feet	Met – Approx. 30 feet
Lot Coverage	Maximum 50%	Met – 25%
Building Height	Maximum 2 stories or 30 feet	Met – 1 story
Parking	Overall parking spaces required: 460	Met – 579 provided (15 spaces for proposed use)

Background/Issues/Analysis

1. This request is to rezone 0.07-acre site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a household moving center (truck rental) and all underlying C-2 uses. The request is located approximately 620 feet north and 380 feet east of the northeast corner of 19th Avenue and Union Hills Drive.

- The General Plan Land Use Map designation for the subject site is Commercial. The proposed rezoning is consistent with the General Plan Land Use Map designation.



The following General Plan Land Use Map designations are surrounding the site:

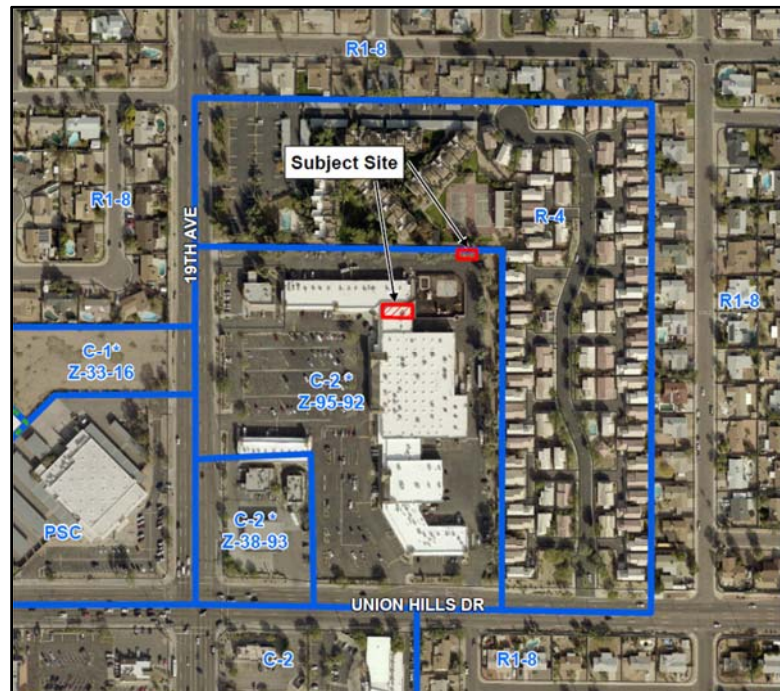
North: Residential 5 to 15 dwelling units per acre

South: Commercial

East: Commercial, Residential 5 to 15 dwelling units per acre

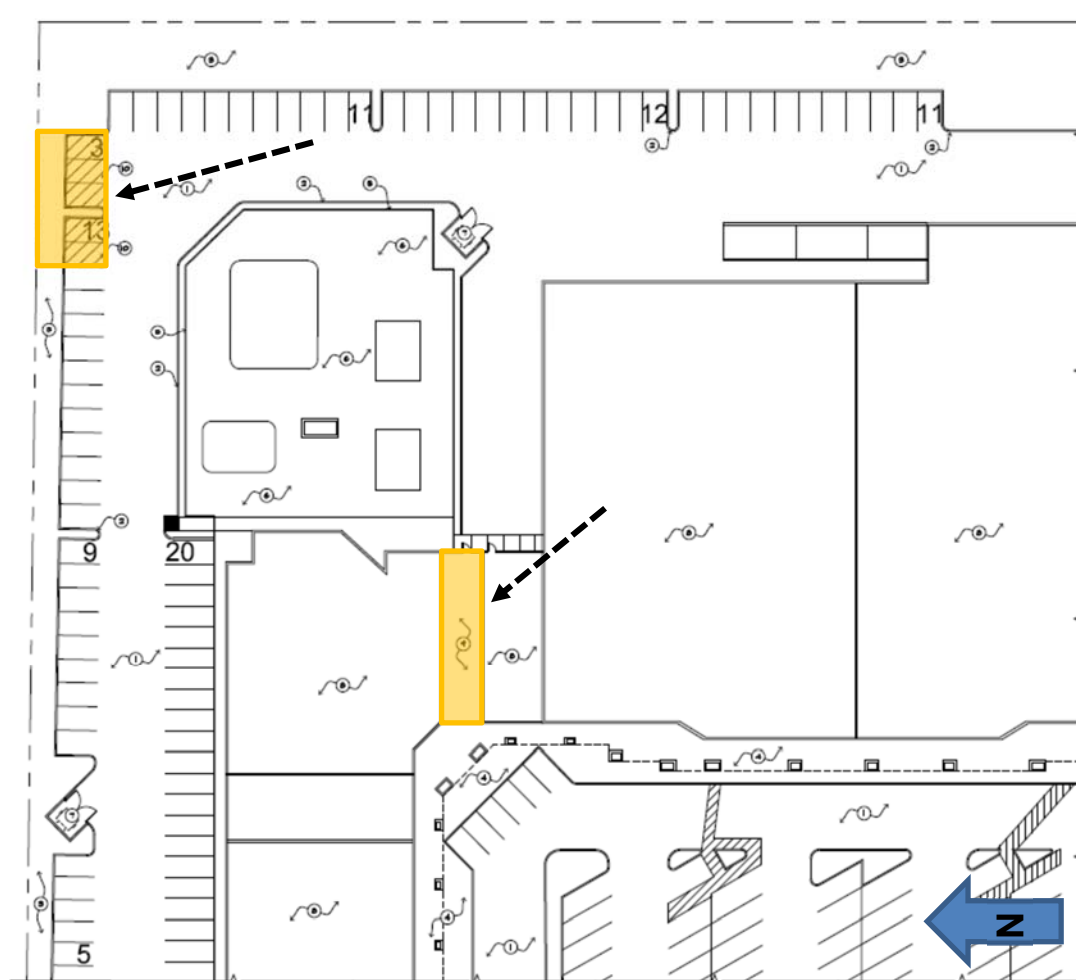
West: Commercial

- The subject site is zoned C-2 and part of an existing shopping center. The properties to the north and east are zoned R-4 and developed with residential condominiums and single-family cluster homes, respectively. The properties on the south side of Union Hills Drive are zoned C-2 and R1-8 and developed with a fast food restaurant, the Juniper Library, and single-family homes that back and side onto Union Hills Drive. The properties on the west side of 19th Avenue are zoned PSC, C-1, and R1-8; and developed with a post office, vacant land, and single-family homes that back onto 19th Avenue. The vacant lot was recently rezoned to C-1 and is pending construction of a retail auto parts store.



- There are two rezoning areas proposed on the property. One rezoning area covers the existing rental car office suite. The rental car business will remain

and is proposing to expand to include truck rental. The additional rezoning area on the northeast portion of the property is for the storage of the rental cars or trucks. The current C-2 zoning is limited to a maximum of 15 rental cars. The Special Permit is required to have additional rental vehicles or truck rental



(household moving center per the Zoning Ordinance). The site plan depicts the two rezoning areas, one covering the rental office suite and the other covering the five parking spaces at the northeast corner of the property. No building additions or site improvements are planned as part of the business expansion. The overall site has sufficient parking spaces to accommodate the addition of rental trucks.

5. The C-2 zoning on the site was established by Rezoning Case No. Z-95-92 with three stipulations - one is regarding landscaping along the perimeter streets, two is regarding vesting of the zoning, and three is regarding development review and the addition of interior site landscaping.

The only stipulation that is feasible to remain due to the limited rezoning area is landscape enhancements within the existing landscape area on the northeast portion of the site. There is one large tree and possibly some shrubs within this area which is approximately 21 by 45 feet. Staff is recommending that this area

be landscaped with a minimum of two, two-inch caliper drought tolerant trees and a minimum of ten, 5-gallon shrubs. Any existing healthy shrubs may be utilized to meet this recommended stipulation.

6. The subject site is located in proximity to the Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
7. The City of Phoenix Archaeology Office commented that there is no known archaeological sites located within the project area. The Archaeology Office has recommended that 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.
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 1290 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. The Water Services Department has commented that the proposed rezoning property has existing water and sewer mains. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.
10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

Findings

1. The proposed development conforms to the General Plan Land Use Map designation of Commercial.
2. The proposed zoning allows a compatible land use within an existing commercial shopping center that is designed to accommodate the addition of truck rental.
3. The proposal will provide additional car and truck rental options for residents and businesses in the area.

Stipulations

1. The landscape setback and island along the north property line of the rezoning area, shall be planted with a minimum of two, two-inch caliper drought tolerant trees and a minimum of ten, 5-gallon shrubs, as approved by the Planning and Development Department. Existing healthy shrubs may be utilized to meet the minimum number of shrubs required.
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 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

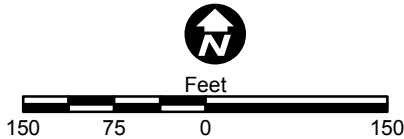
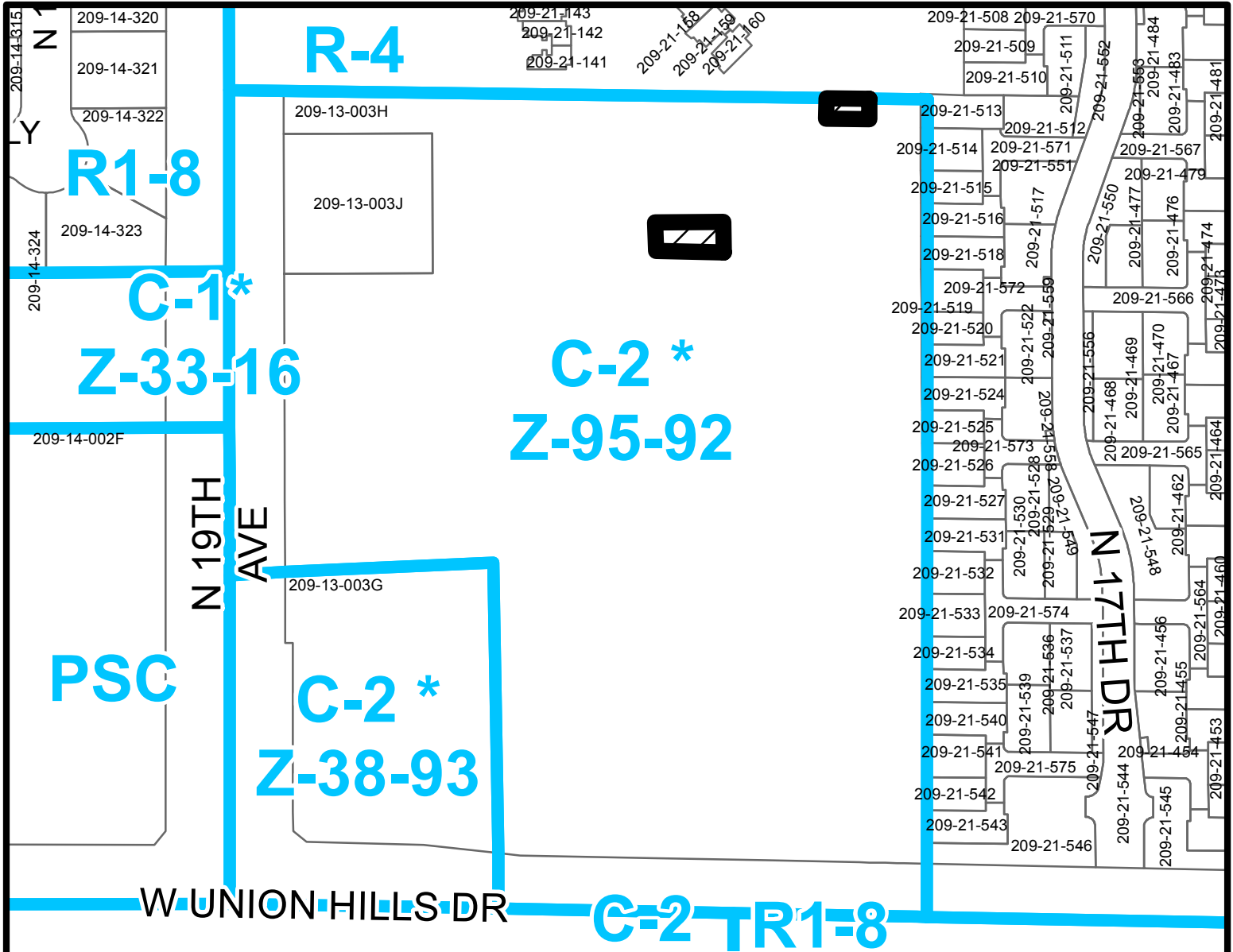
Racelle Escolar
January 11, 2017

Team Leader

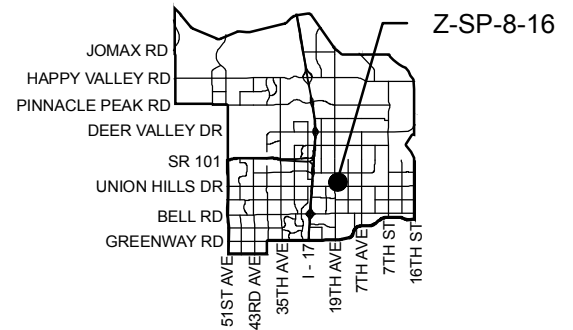
Joshua Bednarek

Exhibits

Zoning Sketch Map
Aerial Photo Map
Site Plan date stamped October 26, 2016



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Avis Budget Group		REQUESTED CHANGE: FROM: C-2, (0.07 a.c.) TO: C-2 SP, (0.07 a.c.)	
APPLICATION NO. Z-SP-8-16	DATE: 11/23/2016 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.07 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 39-25 ZONING MAP M-7		
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 1 1	* UNITS P.R.D. OPTION 1 1	

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

Z-SP-8-16-3 AERIAL MAP



RE 12/29/2016 Aerial Date: 2016

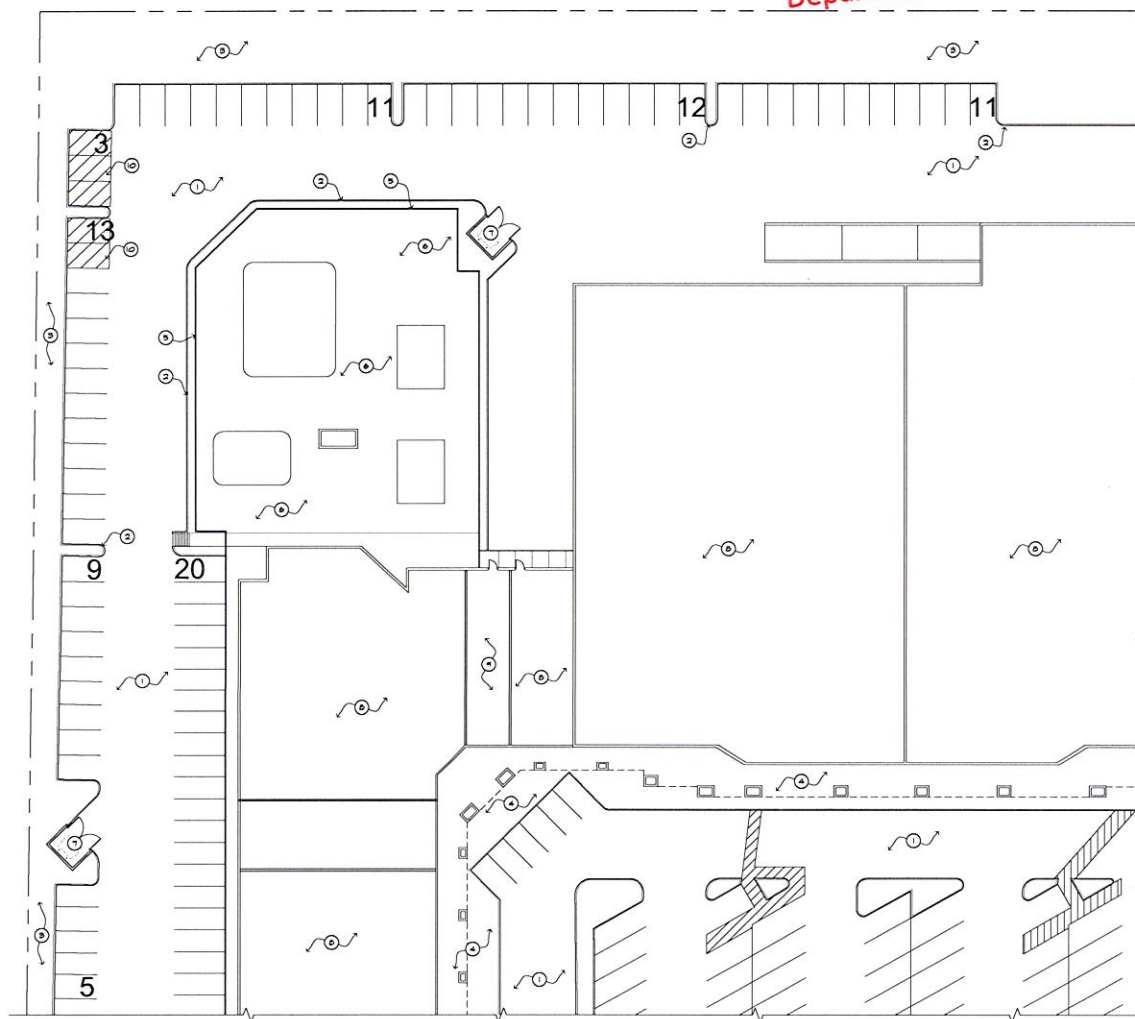
CITY OF PHOENIX

OCT 26 2016

Planning & Development
Department

EXISTING
ZONING: R-4
USE: RESIDENTIAL

EXISTING
ZONING: R-4
USE: RESIDENTIAL



PROJECT TEAM:

OWNER: AVIS/BUDGET GROUP, INC.

3855 WEST RAY ROAD, SUITE 1
CHANDLER, AZ 85226
CONTACT: CARLINE JOHNSON
(480) 994-0180 OFFICE
(480) 994-0493 FAX

ARCHITECT: LEVEL4 STUDIO, LLC.

4848 N. 7TH AVE., STE. 209
PHOENIX, ARIZONA 85013
CONTACT: MIKE HILLS
(602) 374-4922 OFFICE
(602) 374-4922 FAX

KSQUARED CONSULTING:

40 EAST ROYAL PALM ROAD
PHOENIX, ARIZONA 85020
CONTACT: KELLY EVERCO
(602) 717-8875 OFFICE

PROJECT DESCRIPTION:

MINOR AMENDMENT TO UNION HILLS VILLAGE TO IDENTIFY AREA OF SPECIAL PERMIT TRUCK PARKING.

TYP. SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING ASSIGNED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ANY LIGHTING WILL BE PLACED 90' AWAY TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED 5' FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EXISTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EXISTING BY USES IN AREA OUTSIDE OF THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
6. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6401 AND REQUEST A DESIGN REVIEW INSPECTION.
7. ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSPORTERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. GROSS ACCESS, GROSS PARKING AGREEMENTS TO BE PROVIDED.

SITE KEYNOTES:

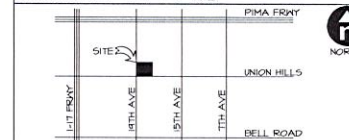
1. EXISTING ASPHALT DRIVE TO REMAIN.
2. EXISTING CURB TO REMAIN.
3. EXISTING LANDSCAPE TO REMAIN.
4. EXISTING CONCRETE SIDEWALK TO REMAIN.
5. EXISTING FENCE TO REMAIN.
6. EXISTING OUTDOOR DAY CARE PLAY-GROUND.
7. EXISTING TRASH ENCLOSURE TO REMAIN.
8. EXISTING BUILDING TO REMAIN.
9. EXISTING AVIS BUDGET CAR RENTAL SUITE.
10. HATCHED AREA INDICATED PROPOSED BUDGET TRUCK PARKING SPACES.

SITE DATA:

EXISTING ZONING: G-2
EXISTING SITE AREA: 435,431 SQ. FT. (10.00 ACRES)

EXISTING PARKING:
15 ADDITIONAL PARKING CURRENTLY AVAILABLE

VICINITY MAP: SCALE: N.T.S.



SPECIAL PERMIT NUMBER: SP 16-46

1 SITE PLAN

SCALE: 1" = 20'-0"



UNION HILLS VILLAGE
AVIS CAR RENTAL
18631 NORTH 19TH AVE. SUITE 128
PHOENIX, ARIZONA 85027

PROPOSED SITE PLAN

A1.0

REVISION

DATE

LAST NAME