

Attachment B- Staff Report



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-55-18-2 October 22, 2018

Paradise Valley [Village Planning Committee](#) Hearing Date November 5, 2018
[Planning Commission](#) Hearing Date December 6, 2018
Request From [CP/BP DVAO](#) (0.71 acres)
Request To [CP/GCP DVAO](#) (0.71 acres)
Proposed Use Landscape contractor storage warehouse and office
Location Approximately 60 feet east of the southeast corner of 22nd Street and Quail Avenue
Owner/Applicant/Representative Emily Fritz, JDEF Holdings, LLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Industrial		
Street Map Classification	Quail Avenue	Local	25-foot south half street
	Rose Garden Loop	Private Access way	14.5-foot north half street
<i>STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i> Rezoning to the Commerce Park/General Commerce Park District will support greater opportunities for compatible new businesses to develop in the area.			
<i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; DESIGN PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i> The site is currently vacant and adjacent to an existing business park and general commerce park development. The site is also located within the Deer Valley Airport Overlay District. The proposal is compatible in scale and character with the surrounding uses, is appropriate within the Deer Valley Airport Overlay, and contributes to the development of an underutilized site.			

CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE:
Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal is near a general commerce park development to the north. The general commerce park uses will not have an adverse impact on the abutting business park uses, and the area is designated for industrial development.

Applicable Plans, Overlays and Initiative

[Deer Valley Airport Overlay](#) – see background item No. 7 below.

[Tree and Shade Master Plan](#) – see background item No. 8 below.

[Bicycle Master Plan](#) – see background item No. 9 below.

[Reimagine Phoenix](#) – see background item No. 16 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant lot	CP/BP
North	General commerce park center (under constructions)	CP/GCP
South	Warehouse building	CP/BP
East	Hot air balloon facility	CP/BP
West	Battery repair establishment	CP/BP

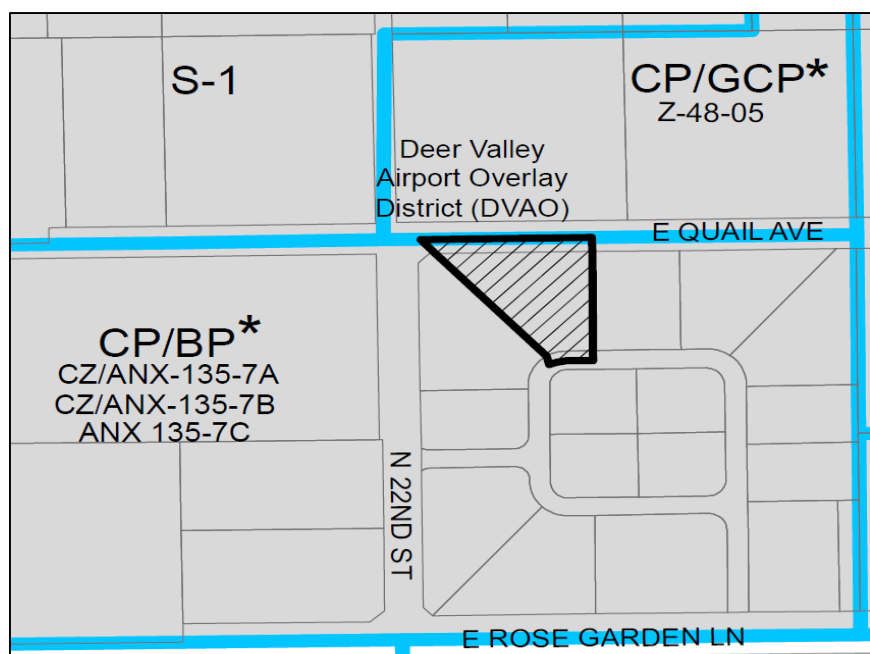
CP/GCP (Commerce Park/General Commerce Park)

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street, North	20 feet (Interior lot line)	30 feet (Exceeds)
Street, South	20 feet (Interior lot line)	80 feet (Exceeds)
Non-street, East	0 feet (Interior lot line)	5 feet (Exceeds)
Non-street, West	0 feet (Interior lot line)	33 feet (Exceeds)
<i>Landscaped Setbacks</i>		
Street, North	20 feet	0 feet (Not Met)
Street, South	20 feet	0 feet (Not Met)
Non-street, East	0 feet	Not provided
Non-street, West	0 feet	Not provided
Lot Coverage	50%	20% (Met)

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
Building Height	Maximum 18 feet within 30 feet of perimeter lot line; 1 foot increase per 3-foot additional setback, Maximum 56 to 80 feet with a Use Permit and site plan	17 feet (met)
Parking	1 space per 2,000 square feet (Warehouse) 1 space per 300 square feet (Administration Office)	17 spaces, dependent on square footage of office. Office space versus warehouse space – not provided.

Background/Issues/Analysis

1. This request is to rezone 0.71-acres located approximately 60 feet east of the southeast corner of 22nd Street and Quail Avenue from CP/BP (Commerce Park/Business Park District) to CP/GCP (Commerce Park/General Commerce Park District) to allow a landscape contractor storage warehouse and office.



Source: City of Phoenix Planning & Development Department

2. The subject site consists of one parcel under the ownership of JDEF Holdings, LLC. The subject site was annexed into the City of Phoenix in 1988 through Annexation No. 135. At that time, the majority of the area was vacant with a few residential homes near Cave Creek Road and Lone Cactus Drive. Maricopa County Historical Aerial photographs illustrate that the adjoining parcels began to develop in 1998.



1986



1998

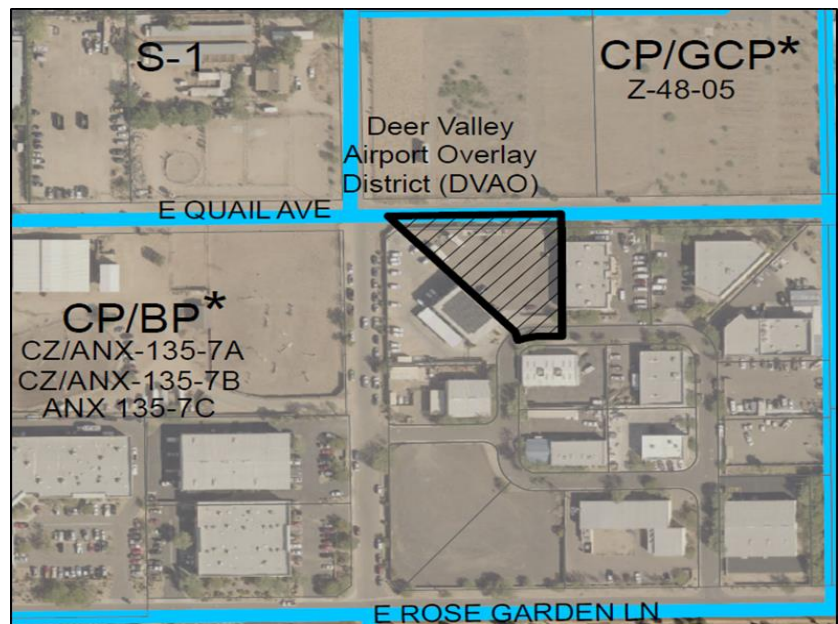
Source: Maricopa County Historical Aerials

SURROUNDING ZONING AND USES

3. **North**
Directly to the north of the subject site is a CP/GCP development that is currently under construction for office/warehouse condominiums.

South, East and West:

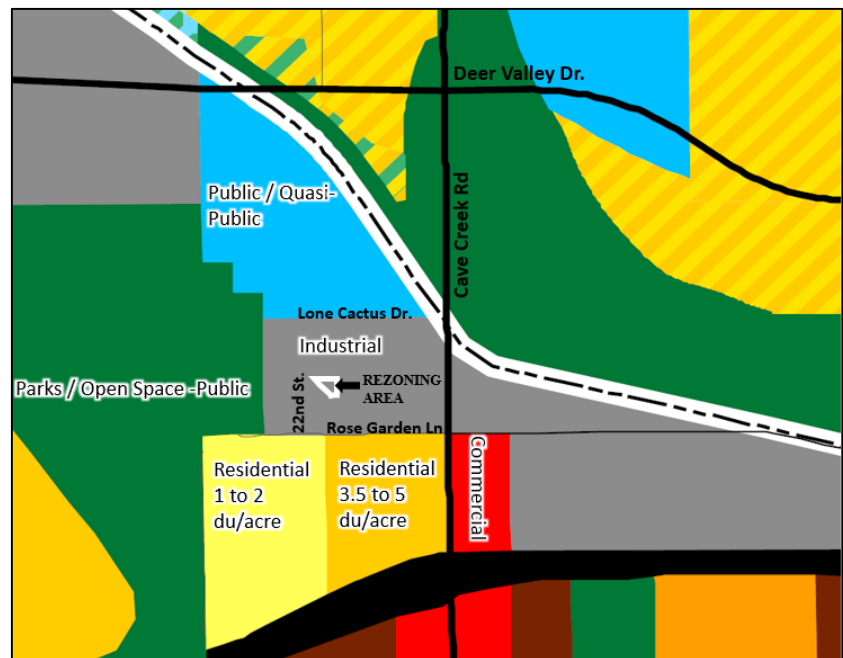
Directly to the south, east and west of the subject site are business park establishments zoned CP/BP per Annexation No. 135.



Source: City of Phoenix Planning & Development Department

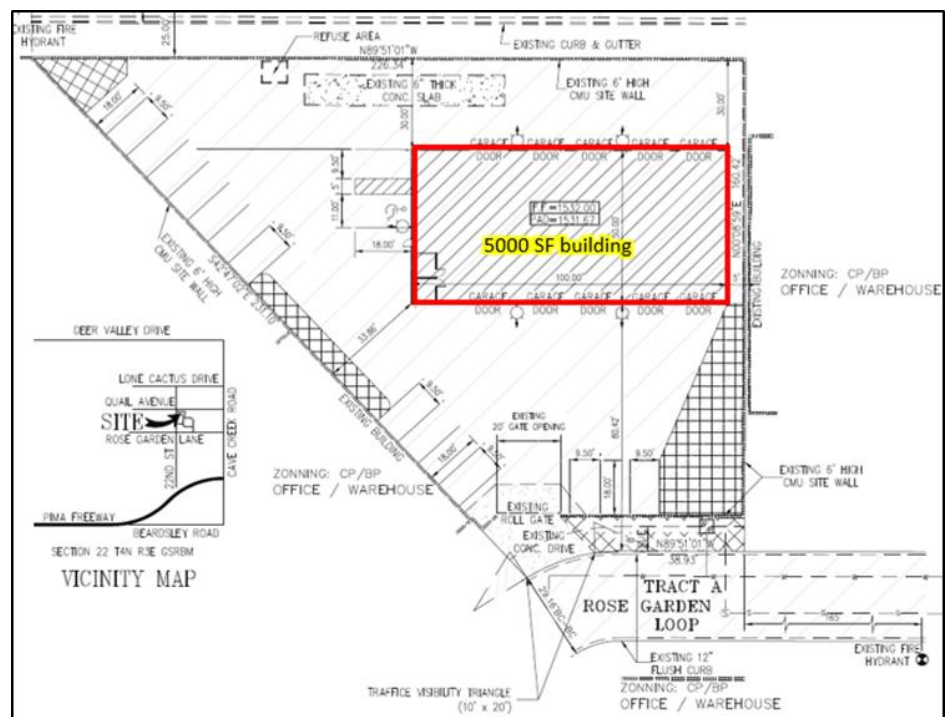
4. The General Plan Land Use Map designation for the subject parcel is Industrial. The proposed rezoning is not consistent with the General Plan Land Use Map designation; however, an amendment is not required as the subject site is less than 10 acres. Commerce park zoning uses are typically less intense than industrial uses.

The General Plan Land Use Map designation surrounding the site is industrial.



Source: City of Phoenix Planning & Development Department

5. The conceptual site plan depicts one, 17-foot tall, 5,000 square foot building with garage doors on the north and south. Access onto the site is located along Rose Garden Loop with a rolling gate and parking along the southwest property line.



Source: Berryman Engineering

6. The conceptual elevations depict a metal building with garage doors and split-face CMU block at the corners. The site plan also depicts that an office will be located on site. Staff is requesting that the building contain additional architectural embellishments such as offsets, recesses and windows to ensure that the development is compatible with the surrounding buildings and that the building provides visual interest. This provision is addressed in Stipulation No. 2.

STUDIES, POLICIES, PLANS AND OVERLAYS

7. The subject site falls within the Deer Valley Airport Overlay District. The overlay district was created to protect the health, safety and welfare of persons in the vicinity of the Deer Valley Airport by ensuring that property owners are provided notice of flight operations, that navigable airspace is protected from physical encroachment and that non-compatible land uses are restricted. The proposed use of the site is not a prohibited land use within the overlay. The Aviation Department has requested that the applicant record documents that disclose the existence and operational characteristics of the Deer Valley Airport. This provision is addressed in Stipulation No. 6.
8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 1 has been added to request that the developer provide minimum 2-inch caliper trees within the required landscape setbacks.
9. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. While the conceptual site plan does not depict bicycle parking on-site, staff recommends that a minimum of two inverted-U bicycle rack be provided and located near the entrance to the building. The bicycle racks should be an inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code in Chapter 13 of the Phoenix Zoning Ordinance. This provision is addressed in Stipulation No. 3.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, staff had not received any public correspondence regarding the request.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department has indicated that the developer shall dedicate a 5-foot wide sidewalk along Quail Avenue and to update all existing off-street improvements to current ADA guidelines. This is addressed in Stipulation Nos. 4 and 5.
12. 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 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development, however there is 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.
14. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 7.

OTHER

16. 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 Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling is not addressed in the rezoning request.
17. 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 not consistent with the Industrial General Plan Land Use Map designation; however, the proposal is less intense than industrial uses and activates a vacant lot.
2. The proposal is compatible with the surrounding land uses.
3. The proposed land use is appropriate within the Deer Valley Airport Overlay District.

Stipulations

1. Trees located within the required landscape setback shall be a minimum of two inches in caliper.
2. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, offsets, recesses and variation in window size and location, as approved by the Planning and development Department.
3. A minimum of two inverted-U bicycle racks (4 spaces) for guests or employees shall be provided on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The developer shall provide a 5-foot wide sidewalk along Quail Avenue, as approved by the Planning and Development Department.
5. 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.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVL) 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.
7. In the event archeological 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

Maja Brkovic

October 22, 2018

Team Leader

Samantha Keating

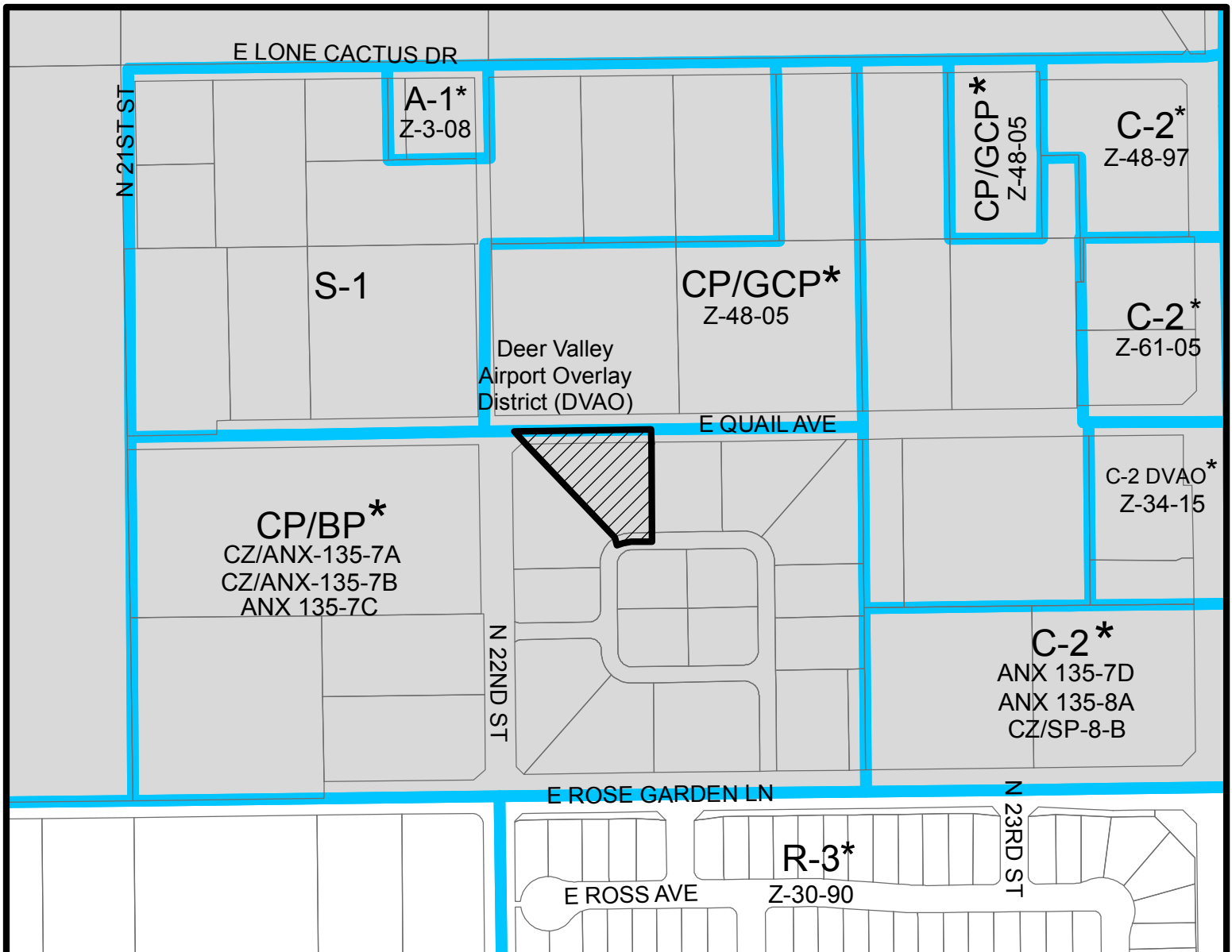
Exhibits

Sketch Map

Aerial

Conceptual Site Plan date stamped August 14, 2018

Conceptual Elevations date stamped August 14, 2018 (2 pages)



Feet

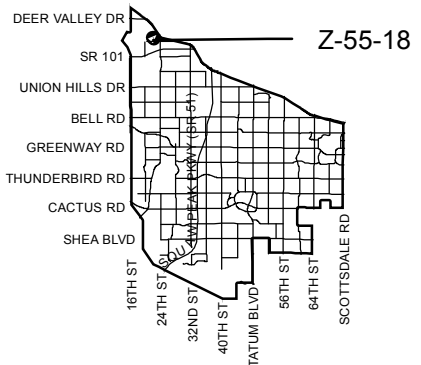
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PARADISE VALLEY VILLAGE

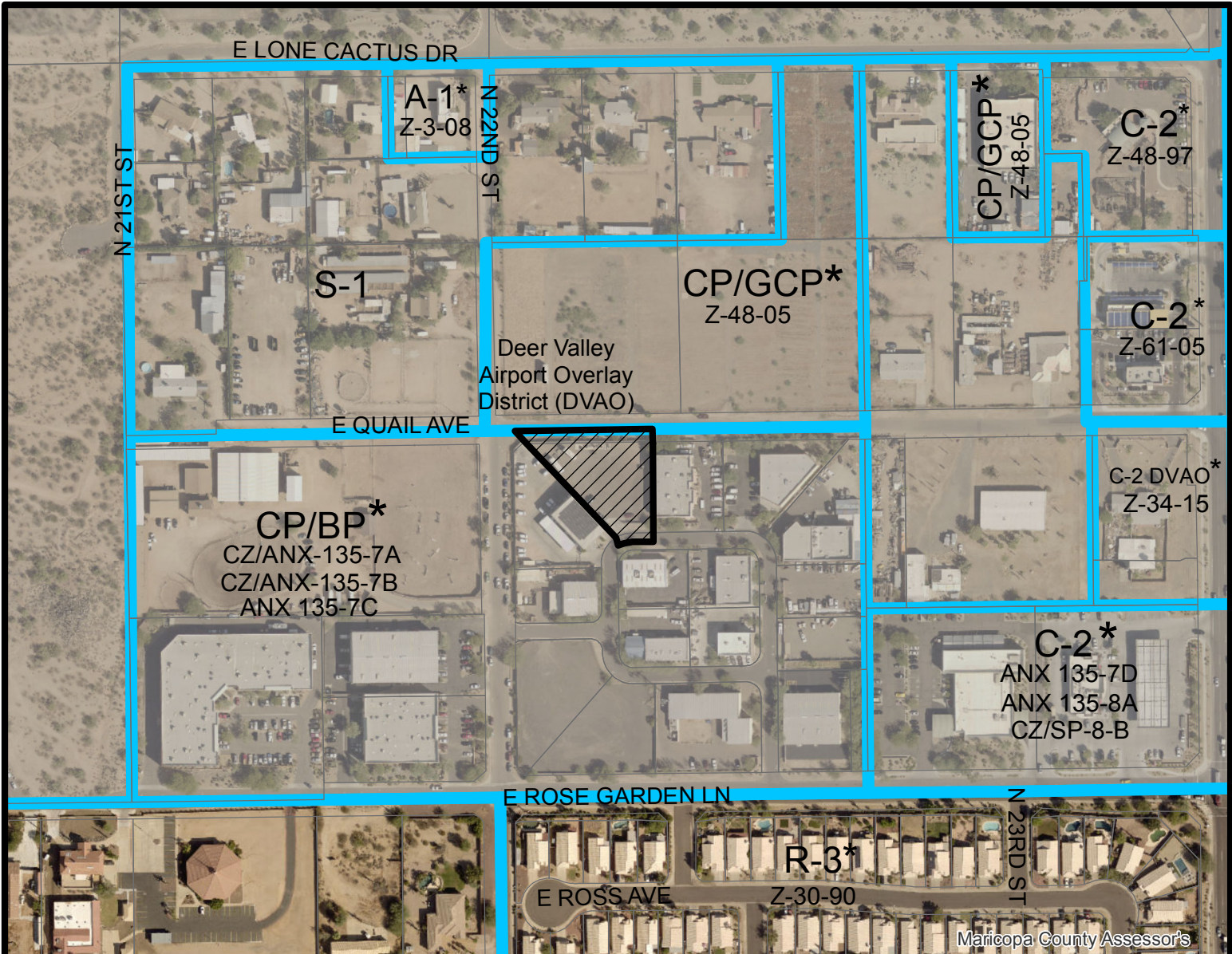
CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Emily Fritz, JDEF Holdings, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-55-18		FROM: CP/BP DVAO (0.71 a.c.)	
DATE: 8/21/2018 REVISION DATES:		TO: CP/GCP DVAO (0.71 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.71 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 42-32 ZONING MAP N-9	
MULTIPLES PERMITTED CP/BP DVAO CP/GCP DVAO		CONVENTIONAL OPTION N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION N/A N/A	



Maricopa County Assessor's



Feet

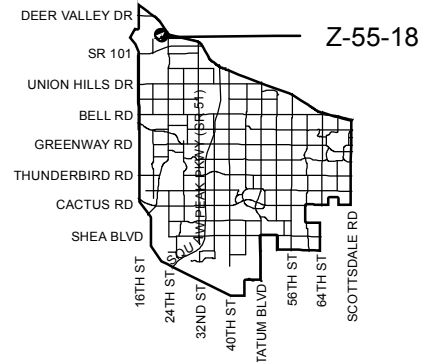
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PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



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APPLICATION NO. Z-55-18

DATE: 8/21/2018
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GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

0.71 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 42-32

ZONING MAP

N-9

TO: CP/GCP DVAO (0.71 a.c.)

MULTIPLES PERMITTED

CP/BP DVAO

CP/GCP DVAO

CONVENTIONAL OPTION

N/A

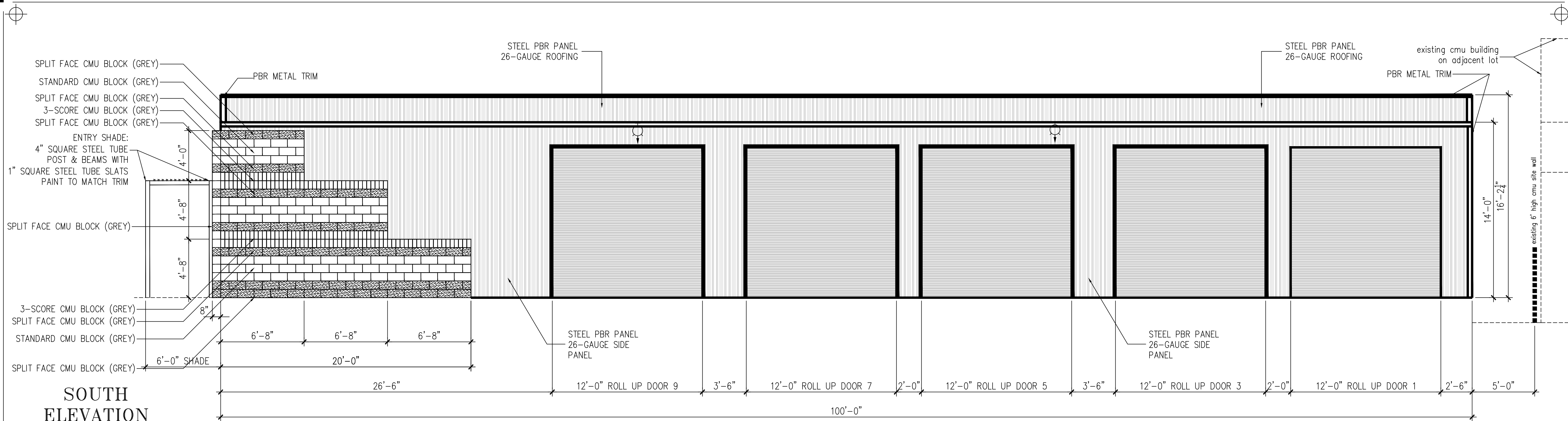
N/A

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

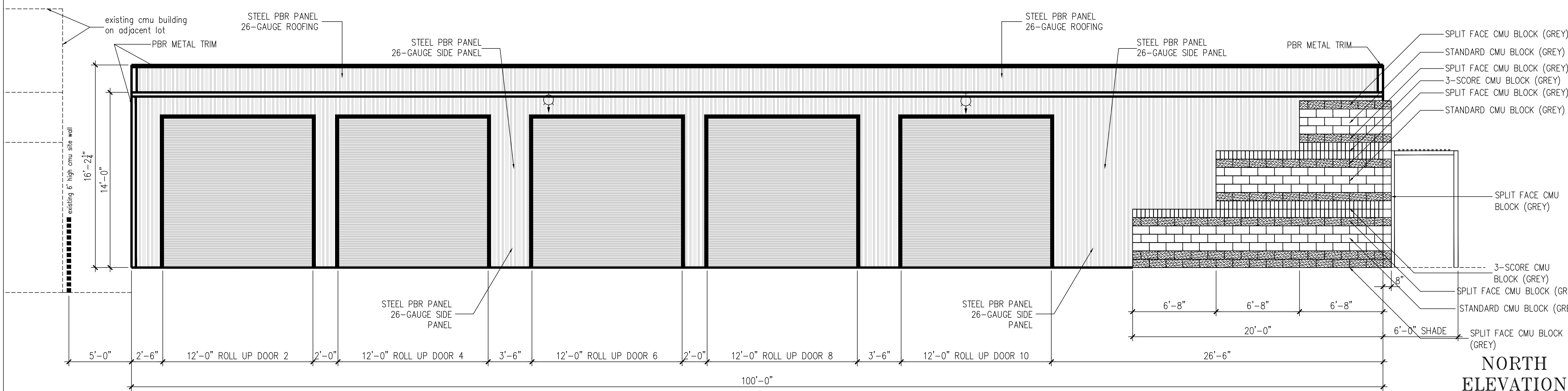
N/A

N/A

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



**SOUTH
ELEVATION**
SCALE: 1/4" = 1'-0"
0 2 4 8



**NORTH
ELEVATION**
SCALE: 1/4" = 1'-0"
0 2 4 8

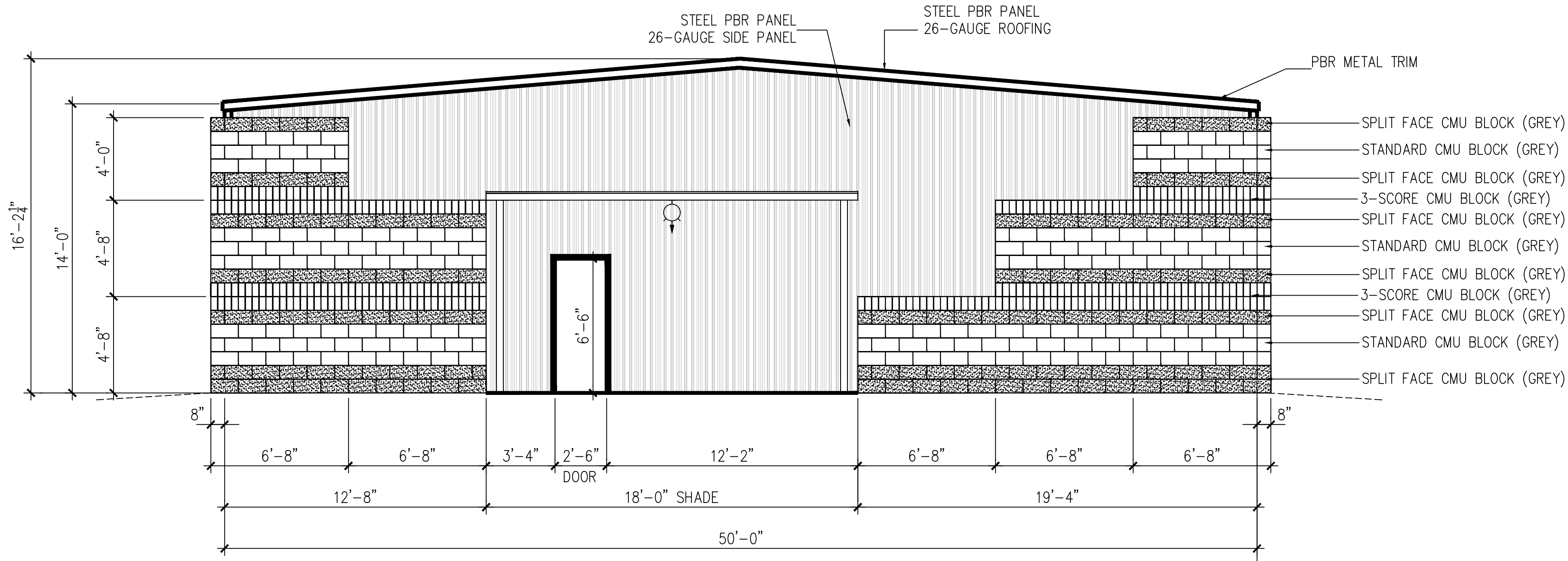
CITY OF PHOENIX
AUG 14 2018
Planning & Development
Department

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(480) 678-4368

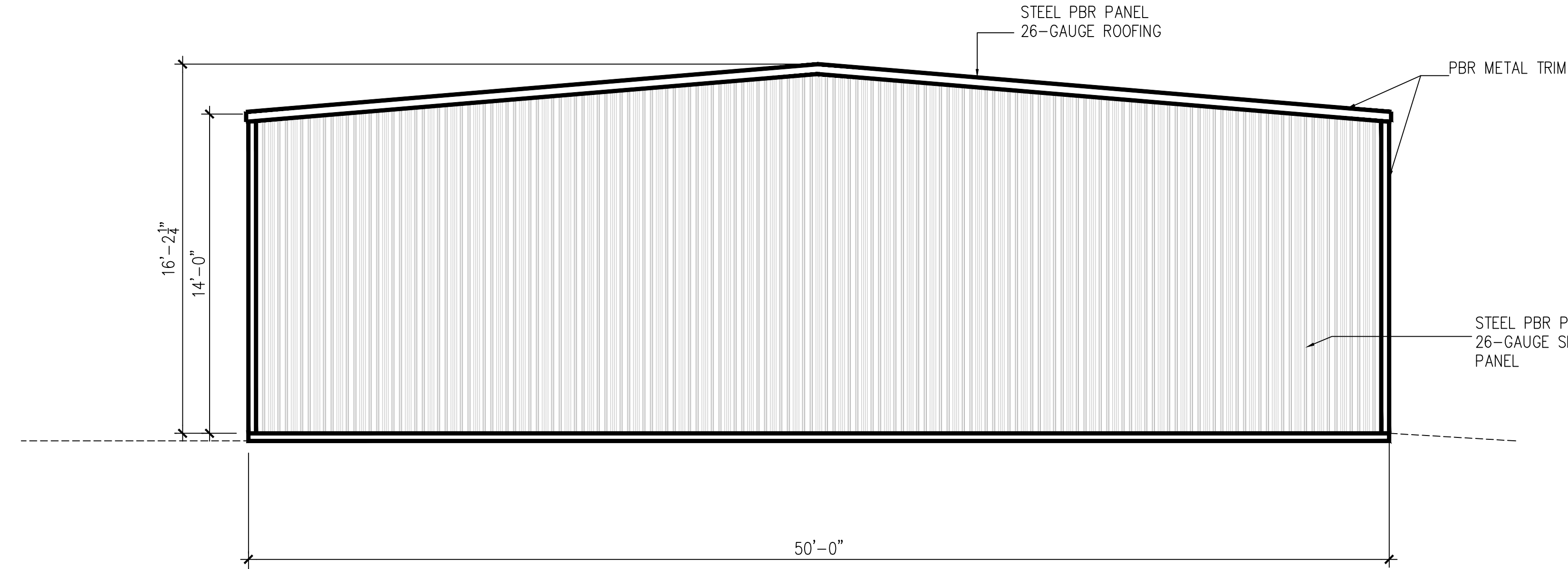
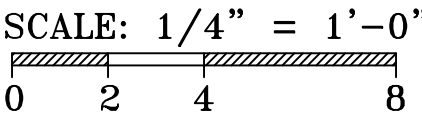
BIM'S LAWN & LANDSCAPING SERVICE
2245 E. ROSE GARDEN LOOP
PHOENIX, ARIZONA 85024
APN 213-09-017

PROJECT NUMBER
SHEET SCALE 1/4"=1'
DWG-#
DRAWN/CHECKED DRB
DATE 05/04/2018
REVISIONS
SHEET TITLE NORTH - SOUTH ELEVATIONS
SHEET NUMBER EL-1

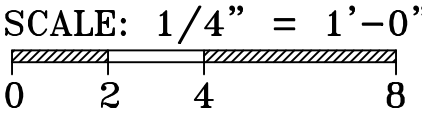
B E R R Y M A N E N G I N E E R I N G



WEST ELEVATION



EAST ELEVATION



CITY OF PHOENIX

AUG 14 2018

Planning & Development
Department

4007 N. 34th Street
Phoenix, Arizona 85018
(480) 678-4368

BIM'S LAWN & LANDSCAPING SERVICE

2245 E. ROSE GARDEN LOOP
PHOENIX, ARIZONA 85024

APN 213-09-017

PROJECT NUMBER
SHEET SCALE
1/4"=1'

DWG-#
DRAWN/CHECKED
DRB
DATE
05/04/2018

REVISIONS

SHEET TITLE

EAST -
WEST

ELEVATIONS

SHEET NUMBER

EL-2

B E R R Y M A N E N G I N E E R I N G