

Attachment B

Planning Hearing Officer Summary of March 21, 2018

Application Z-14-98-5(4)

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REPORT OF PLANNING HEARING OFFICER ACTION

Teresa Hillner, Planner III, Hearing Officer

Jazmine Braswell, Planner I, Assisting

March 21, 2018

ITEM 7**DISTRICT 4****SUBJECT:**

Application #: Z-14-98-5(4)
Zoning: C-2 HGT/WVR
Acreage: 1.39
Location: Approximately 194 feet east of the northeast corner of 27th Avenue and Indian School Road.
Proposal: 1) Modification of Stipulation No. 1 regarding general conformance to site plan and elevations date stamped January 10, 1998.
2) Technical correction to Stipulation No. 3.
Applicant: Identity Mutual, LLC
Owner: Khodiyar, LLC
Representative: Michael Clark

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval.

Village Planning Committee (VPC) Recommendation: The Alhambra Village Planning Committee chose to not hear this case.

DISCUSSION:

Mr. Michael Clark with Identity Mutual, stated this property was originally rezoned for a hotel. Today they are proposing the use of a carwash. They have gone through the pre-application process and the use permit process. They are requesting to modify the site plan to allow for the development of a carwash.

Ms. Teresa Hillner asked if they have already gone through the zoning adjustment public hearing for their use permit.

Mr. Clark said yes.

Ms. Hillner asked if the vacuum noise were a part of the discussion during the use permit hearing.

Mr. Clark said yes, they have restricted hours from 7:00AM to 10:00PM.

Ms. Hillner stated 27th Avenue does not seem to be a draw for the hotel business.

Mr. Clark stated after their initial submittal, he received a phone call from the Phoenix Police Department stating this area of interest therefore they made several security recommendations. The site will now have a perimeter fence and be gated. There will be other security measures to keep transients from using the water and power on the site.

Mr. Hillner stated this subject site is immediately west of a medical marijuana dispensary site.

Mr. Clark stated that is correct and a 7/11 that is located at the intersection of 27th Avenue and Indian School Road. He stated this is an area of focus.

Ms. Hillner stated she agreed the proposed carwash is a better use of the property compared to a 4-story hotel. She stated she is going to approve this request.

FINDINGS:

1. The original rezoning case envisioned construction of a hotel on the parcel due to the proximity of the freeway. The hotel was never constructed on this site. After the rezoning in 1998, the area has become a focal point for the Police, Neighborhood Services, and other departments due to increased crime in the area. The development of a car wash at this location will activate a vacant parcel.
2. The proposed building elevations are complementary to the area and will comply with the design guidelines set forth in the Zoning Ordinance.

DECISION:

The Planning Hearing Officer recommended approval.

STIPULATIONS:

1.	That development be in general conformance to the site plan and elevations dated STAMPED January 10, 1998 FEBRUARY 2, 2018, as may be modified by the PLANNING AND Development Services Department to meet Design Review Guidelines. This is without prejudice to any necessary variances that may be required.
2.	That building heights not exceed three stories, 42 feet to the top of roof.
3.	Additional right-of-way for sidewalks, landscaping or local streets may be required by the PLANNING AND Development Services Department at time of Preliminary Site Plan Review.
4.	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 City. All improvements shall comply with all ADA accessibility standards.

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