

Attachment B



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-91-17-1
 February 23, 2018

Deer Valley Village Planning Committee Hearing Date March 15, 2018
Planning Commission Hearing Date April 5, 2018

Request From: PSC (2.78 acres)
Request To: PSCOD (2.78 acres)
Proposed Use Carwash, Open Carwash (subject to Use Permit)

Location Approximately 320 feet east of the northeast corner of 51st Avenue and Bell Road

Applicant/Representative Keilah Casillas, PM Design Group, Inc.
Owner AMRESO Commercial Finance, LLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Classification	Bell Road	Major Arterial	Varies, 56.6 to 82 feet north half street
	Lindner Drive West	Minor Collector	30-foot southwest half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITES AND NEIGHBORHOODS; DESIGN: DESIGN NEIGHBORHOOD RETAIL TO BE COMPATIBLE IN SCALE AND CHARACTER AND ORIENTED TOWARDS THE RESIDENTIAL AREAS THAT IT SERVES, IN TERMS OF BOTH DESIGN AND PEDESTRIAN LINKAGES. TRAFFIC, NOISE OR OTHER FACTORS SHOULD NOT NEGATIVELY IMPACT ADJACENT RESIDENTIAL AREAS.</i></p> <p>The proposed development, as stipulated will provide additional landscaping along both the Lindner Drive and Bell Road frontages. Currently the site has mature palm trees that do not provide adequate shade for pedestrians. In adding shade trees to both frontages, the pedestrian experience will be enhanced. As proposed, the vacuum motor is placed within an enclosed building along Bell Road. This placement will ensure the residences will not be impacted by the noise of the vacuums.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: SUPPORT REASONABLE LEVELS OF INCREASED INTENSITY, RESPECTFUL OF LOCAL CONDITIONS AND SURROUNDING NEIGHBORHOODS.

The proposed zoning district of PSCOD allows for some additional uses that are not permitted in the current PSC zoning district.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; DESIGN: 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.

The proposed zoning district allows additional uses that are not currently allowed in the PSC zoning district. The additional uses that are permitted in the proposed zoning district of PSCOD still provide compatibility to the adjacent residential neighborhood.

Area Plan / Policy / Principles

Reimagine Phoenix – see number 6 below.

Tree and Shade Master Plan- see number 7 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Existing Carwash	PSC
North	Existing Shopping Center and Residential	PSC and PAD-9
South	Existing Shopping Center	PSCOD
East	Existing Shopping Center	PSC
West	Existing Shopping Center	PSC

Background/Issues/Analysis

1. This is a request to rezone a 2.78-acre site located approximately 320 feet east of the northeast corner of 51st Avenue and Bell Road from PSC (Planned Shopping Center) to PSCOD (Planned Shopping Center Overlay District) to allow for an open carwash, which is subject to a the approval of a use permit. The PSCOD differs from the existing PSC zoning district by allowing a wider array of uses, which include some accessory outdoor uses.



Source: City of Phoenix Planning & Development Department

2. The subject site has recently changed ownership. The new owners would like to add outdoor, self-serve vacuum canopies to the property. Within the PSCOD zoning district, a carwash may be in an open building, subject to approval of a use permit.
3. The General Plan Land Use Map designation for the subject parcel is Commercial. The proposed rezoning is consistent with the General Plan Land Use designation.

The following General Plan Land Use Map designations surround the site:

- North:** Residential 3.5 to 5 dwelling units per acre and Commercial
- South:** Commercial
- East:** Commercial
- West:** Commercial



Source: City of Phoenix Planning & Development Department

4. To provide additional shade for pedestrians, landscape setbacks with shade trees will be provided along the site's streets frontages. This is addressed in stipulation 1, 2, and 3.
5. The proposed open carwash use is not a permitted use within the PSCOD district by-right, however it is allowed subject to the issuance of a use permit. The following items should be considered through the use permit process:

- The use of blue canvas vacuum canopies. Staff is concerned about the bold color fading and the durability of fabric.
 - The vacuum motor should be placed in the fully enclosed building along Bell Road.
6. 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 multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
7. 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 3 requires that the developer plant shade trees 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.

COMMUNITY INPUT

8. At the time the staff report was written, one letter of concern and opposition from a resident had been received by staff. Their concerns are summarized below:
- The current condition of the site.
 - Opposed to the expansion of the carwash.

STREETS

9. The Street Transportation Department has indicated that the developer shall replace any broken or out of grade curb, gutter, sidewalk and ramps, in compliance with current Americans with Disabilities Act Guidelines. This is addressed in Stipulation 4.

FLOODPLAIN

10. 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 1270L of the Flood Insurance Rate Map (FIRM) dated January 29, 2015.

WATER

11. 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.

FIRE

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

ARCHAEOLOGY

13. 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 5.

OTHER

14. 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 consistent with the General Plan Land Use Map Designation of Commercial.
2. As stipulated, the proposal is compatible with the surrounding land uses.

Stipulations

1. A minimum landscape setback of 12 feet shall be required along the south property line, as approved by the Planning and Development Department.
2. A minimum landscape setback of 12 feet shall be required along the Lindner Drive frontage, as approved by the Planning and Development Department.
3. Drought tolerant, 2 -inch caliper shade or large canopy trees, exclusive of palms trees, planted 20 feet on center or in equivalent groupings shall be provided in the landscape setback area along Bell Road and Lindner Drive, as approved by the Planning and Development Department.
4. The developer shall construct or repair all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot

Staff Report: Z-91-17-1

February 23, 2018

Page 6 of 6

radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Kaelee Wilson

2/23/2018

Team Leader

Samantha Keating

Exhibits

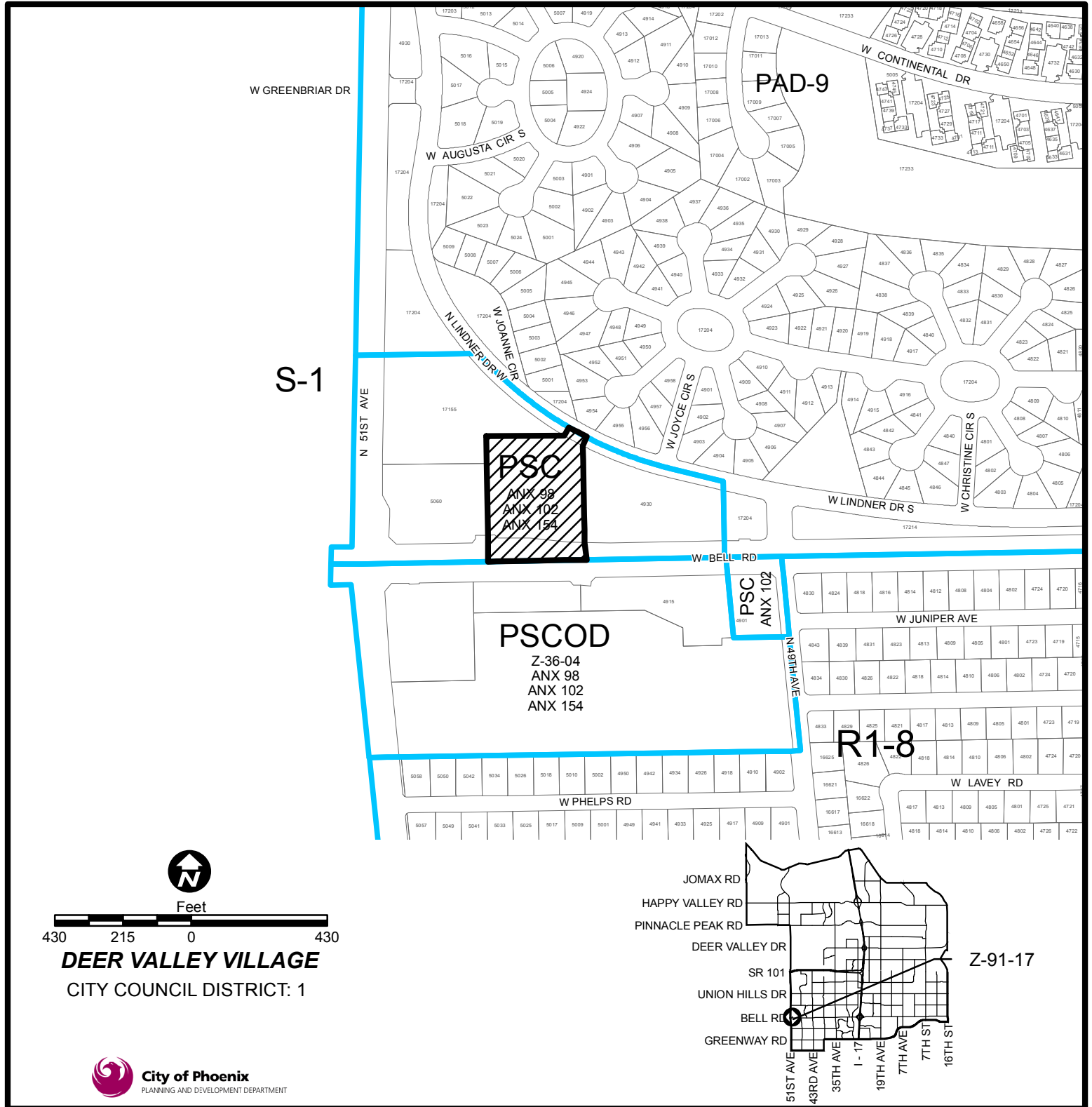
Sketch Map

Aerial

Site Plan date stamped December 22, 2017

Conceptual Elevations date stamped December 22, 2017 (2 pages)

Community Correspondence



Feet

430 215 0 430

DEER VALLEY VILLAGE

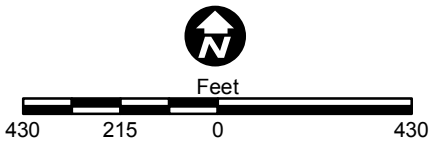
CITY COUNCIL DISTRICT: 1



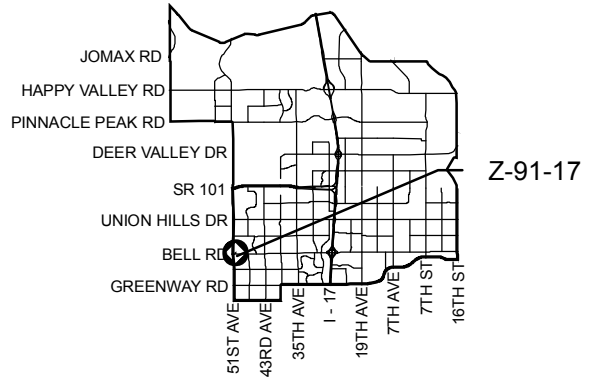
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: PM Design Group, Inc, Keilah Casillas		REQUESTED CHANGE: FROM: PSC (2.78 a.c.) TO: PSCOD (2.78 a.c.)	
APPLICATION NO. Z-91-17	DATE: 12/27/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.78 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 37-17	ZONING MAP M-5	
MULTIPLES PERMITTED PSC PSCOD	CONVENTIONAL OPTION N/A N/A		* UNITS P.R.D. OPTION N/A N/A

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



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



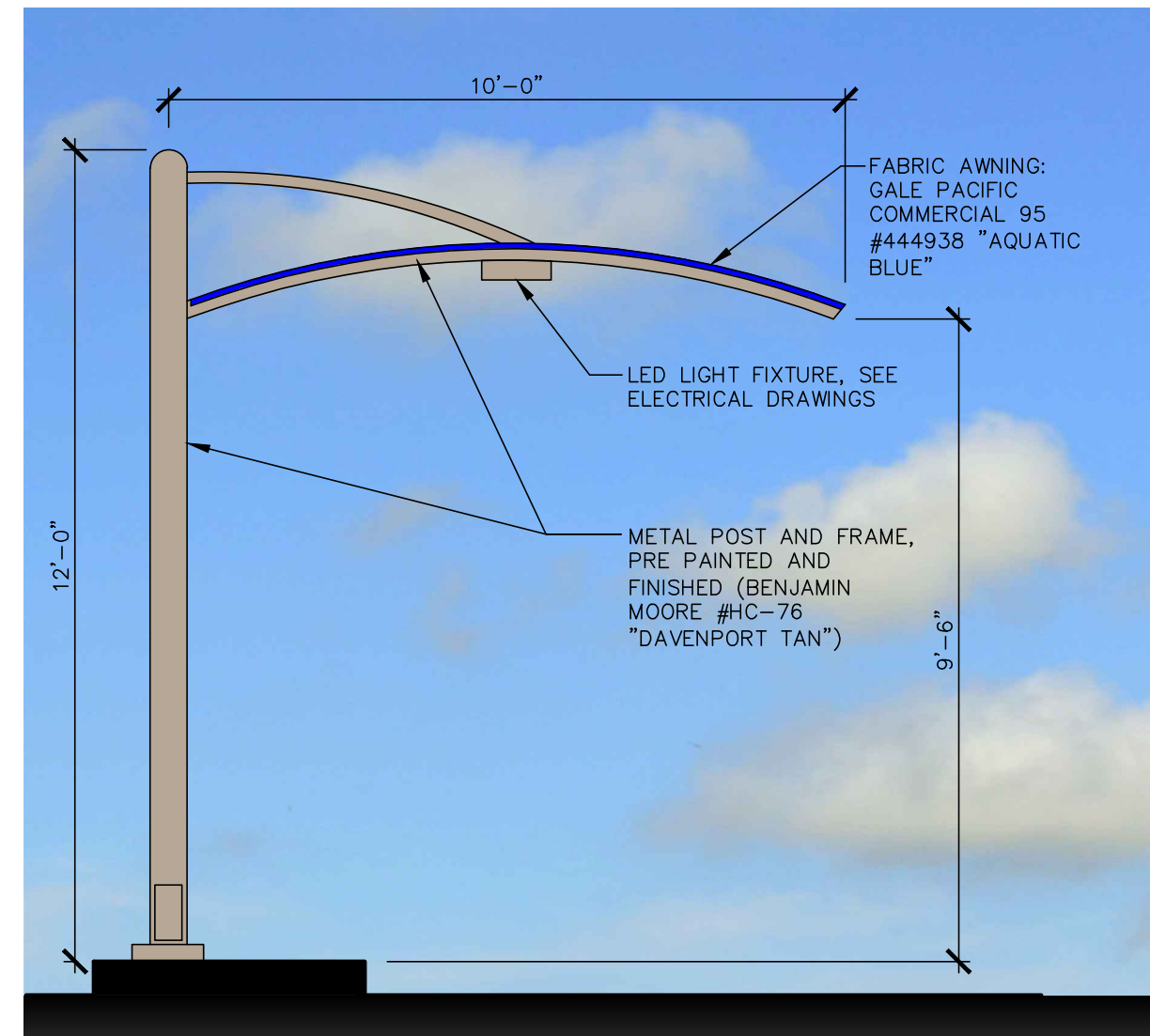
APPLICANT'S NAME: PM Design Group, Inc, Keilah Casillas		REQUESTED CHANGE:	
APPLICATION NO. Z-91-17		FROM: PSC (2.78 a.c.)	
DATE: 12/27/2017		TO: PSCOD (2.78 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.78 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 37-17	ZONING MAP M-5
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
PSC		N/A	
PSCOD		N/A	
		* UNITS P.R.D. OPTION	
		N/A	
		N/A	

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

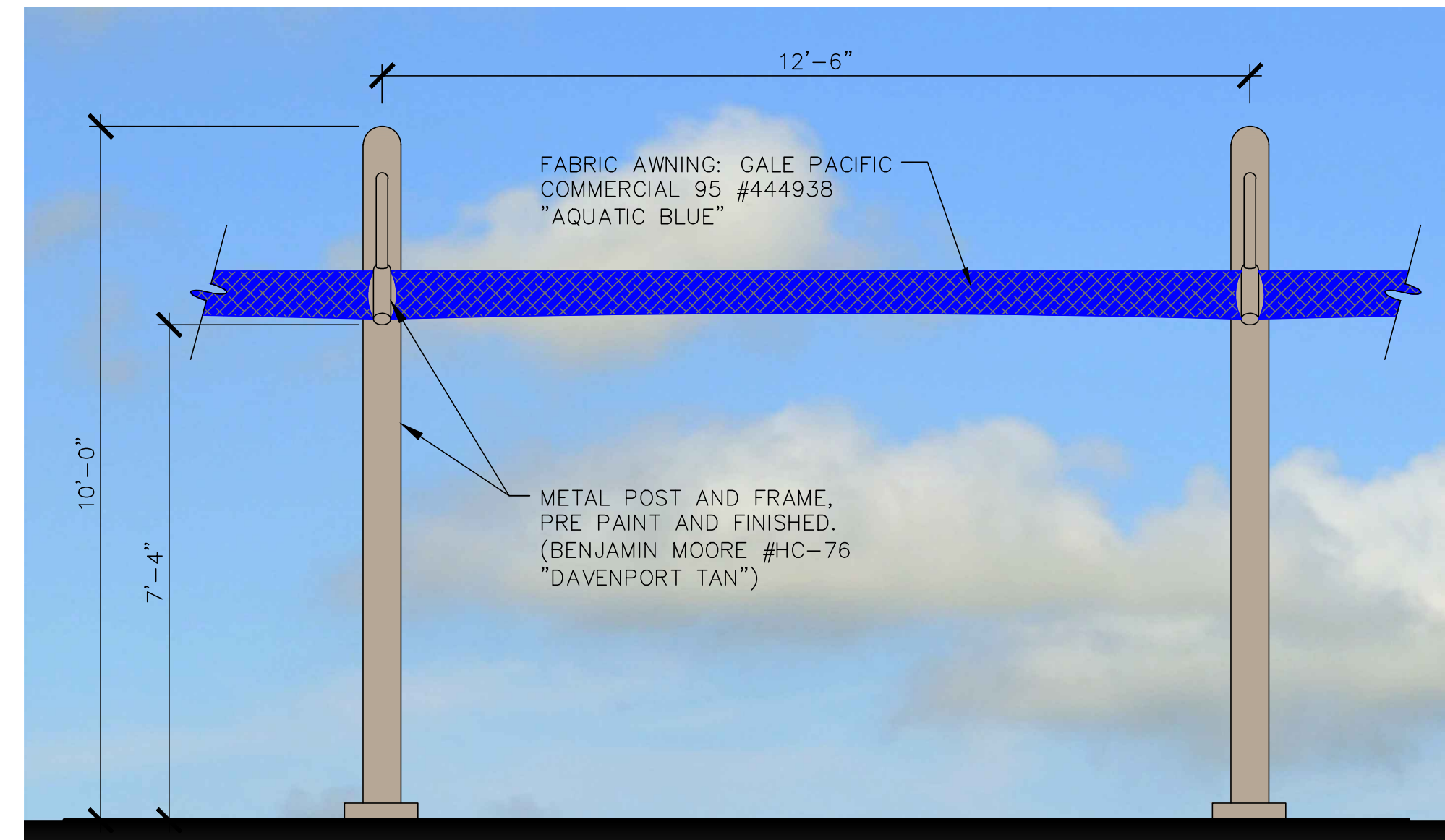


Seal

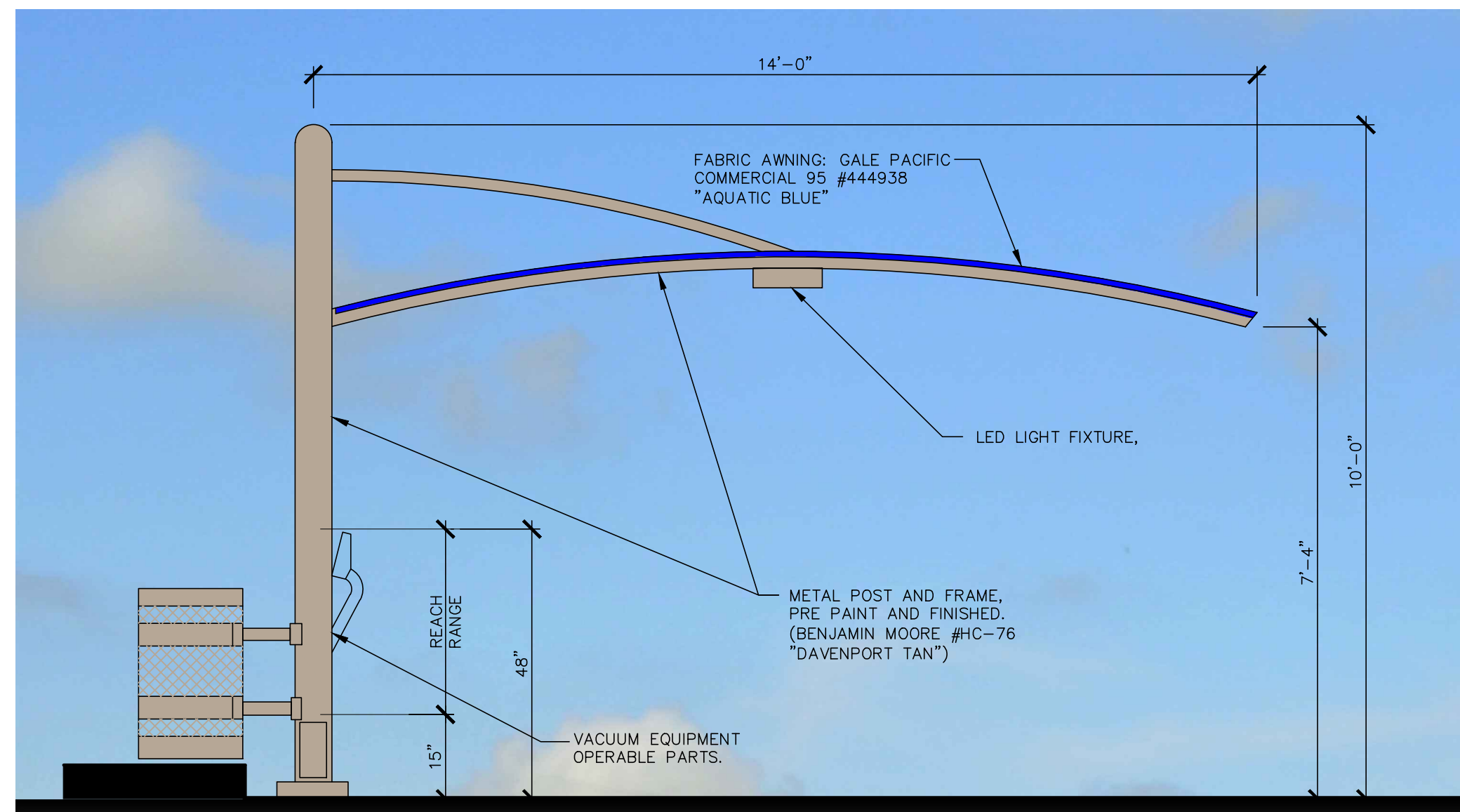
MARK	DATE	REVISION
1	12/22/17	REZONING SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		



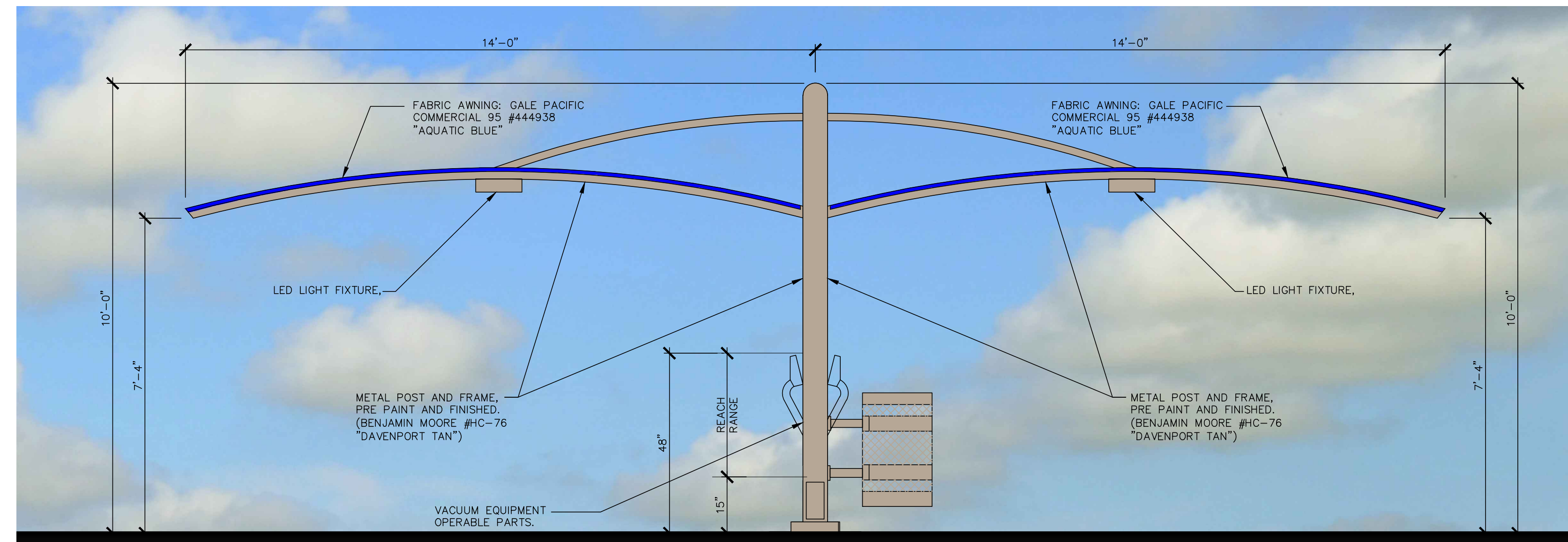
1 EXPRESS LANE CANOPY
DD4.0 SCALE: 1/2" = 1'-0"



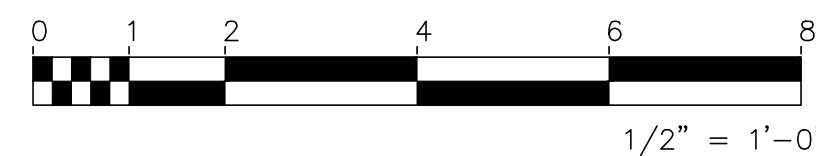
2 VACUUM STANCHION FRONT ELEVATION
DD4.0 SCALE: 1/2" = 1'-0"



3 VACUUM STANCHION ELEVATION
DD4.0 SCALE: 1/2" = 1'-0"



4 VACUUM STANCHION ELEVATION
DD4.0 SCALE: 1/2" = 1'-0"



CITY OF PHOENIX
DEC 22 2017
Planning & Development
Department

COBBLESTONE AUTO SPA #15
5050 W. BELL ROAD
PHOENIX, AZ



Project Number
CBL17006

Sheet Name
CANOPY
ELEVATIONS

Sheet Number
DD4.0

January 16, 2018

To PM Design Group

Attn: Keilah Casillas

Re: Cobblestone Auto Spa

Dear Keilah,

I received your letter dated January 4, 2018 discussing the expansion at Cobblestone Auto Spa and have a few concerns regarding the expansion.

My main concern is that Cobblestone does not do a good job maintaining their property as it has been in disarray for year. A further expansion would only worsen the situation.

Here are some pictures of the general condition which has not improved in years.





This in comparison to their neighbor who has done an outstanding job maintaining their property:



In conclusion, I am opposed to any further expansion by Cobblestone Auto Spa for the points mentioned above and will also notify the Deer Valley Village Planning Committee of my concerns.

Sincerely,

Scott Miller

[REDACTED]

[REDACTED]

[REDACTED]