



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-142-B-98-7**  
September 2, 2016

**Estrella Village Planning Committee Meeting Date:** September 20, 2016

**Planning Commission Hearing Date:** October 6, 2016

**Request From:** C-1 PCD (1.17 acres)

**Request To:** C-2 PCD (1.17 acres)

**Proposed Use:** Major amendment to the Country Place PCD to allow additional commercial uses

**Location:** Approximately 280 feet east of the southeast corner of 99th Avenue and Lower Buckeye Road

**Applicant:** Don Thrailkill, Discount Tire Co. Inc.

**Owner:** LB Land Partners

**Representative:** Sterling Margetts, Kimley-Horn and Assoc

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 15+ du / acre	
<b>Street Map Classification</b>	Lower Buckeye Road	Arterial	46.73 to 53.18-foot south half street
<p><b><i>CONNECT PEOPLE &amp; PLACES; CORES, CENTERS, &amp; CORRIDORS; DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.</i></b></p> <p>The subject property is located within an emerging commercial center at the intersection of two arterial streets. The property’s frontage on Lower Buckeye Road contains a multi-use trail which offers connectivity to other trails along Lower Buckeye</p>			

Road. Staff stipulations require vehicular and pedestrian connectivity be provided to all adjacent parcels.

**CONNECT PEOPLE & PLACES; OPPORTUNITY SITES; Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed site plan and elevations are consistent in scale and character with adjacent commercial development. The subject property is buffered from nearby residential development by existing commercial uses.

**CONNECT PEOPLE AND PLACES; CANALS; CANALS & TRAILS: Provide multi-use trail connections where appropriate.**

The property has an existing multi-use trail along the south side of Lower Buckeye Road that connects to trails on adjacent properties.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & 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.**

Staff stipulations require that landscaping along Lower Buckeye Road conform with the Estrella Village Arterial Street Landscaping Program.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; 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 Country Place PCD was established in 1999. The property has remained vacant. As stipulated, the request is compatible with the adjacent neighborhood character.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	C-1 PCD	Vacant
<b>North</b>	C-2	Commercial complex
<b>South</b>	C-1 PCD	Vacant, second-hand retail
<b>East</b>	C-1 PCD	Drive-through restaurant
<b>West</b>	C-1 PCD	Truck parking, gas station

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provided</u></b>
<i>Building Setbacks</i>		
Street	Average 25'	Minimum 98.46' (Met)
Interior	When adjacent to C-1 PCD (Building Height – 1-story): 0'	East: Minimum 10.02' (Met) West: Minimum 101.93' (Met) South: 30.39' (Met)
<i>Landscaped Setbacks</i>		
Street	Average 25'	Approximately 45' (Met)
Interior	When adjacent to C-1 PCD: None	East: 0' (Met) West: 0' (Met) South: 0' (Met)
Lot Coverage	Not to exceed 50%	17.6% (Met)
Building Height	2 stories, 30'	1-story, 26' (Met)
Parking	2 spaces per service bay = 12 spaces 1 space per 300 SF retail = 4 spaces	Provided – 26 spaces (Met)

### **Background/Issues/Analysis**

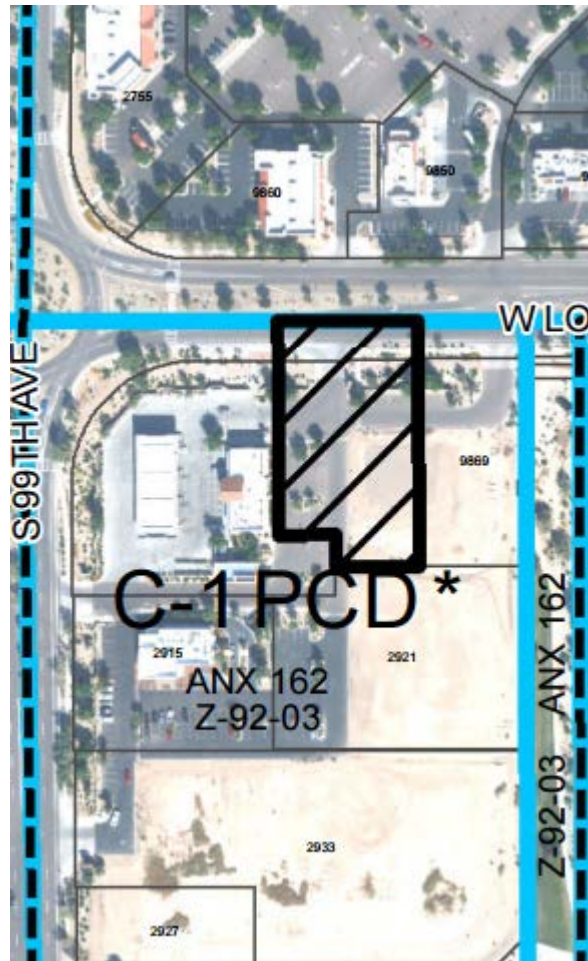
#### SUBJECT SITE

1. This request is to rezone a 1.17-acre parcel from C-1 PCD to C-2 PCD. The subject request is a major amendment to the Country Place PCD to allow additional commercial uses. Rezoning Case No. Z-142-98 established the Country Place PCD and R-3A PCD zoning on the subject property in May 1999. Rezoning Case No. Z-92-03-7, a major amendment to the Country Place PCD, established the C-1 PCD zoning on the subject property in January 2004. The proposed use is a Discount Tire which offers tire retail, repair, and maintenance services.
2. The General Plan Land Use Map designation for the subject property is Residential 15+ du/acre. Although the proposed land use is not consistent with the General Plan designation, an amendment is not required as the parcel is less than 10 acres in size.

### SURROUNDING USES & ZONING

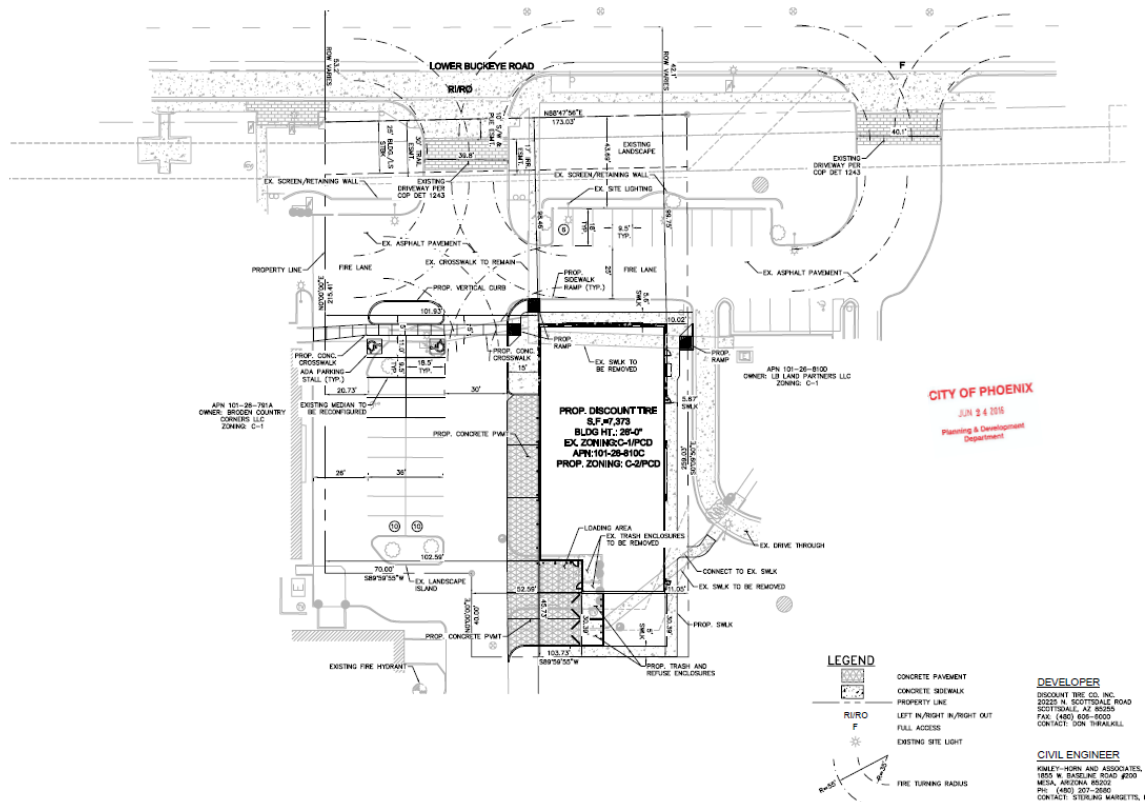
3. The subject property is vacant. The site is located near the center of the Country Place PCD, along the northern edge. The PCD has an irregular shape, extending from Durango Street at its northernmost point to Elwood Street to the south and from 105<sup>th</sup> Drive to 91<sup>st</sup> Avenue. The parcel is one of three undeveloped commercial pads in this commercial complex.

North of the site, across Lower Buckeye Road, is a commercial complex anchored by a Target. There are six commercial pad sites on this property. These properties are zoned C-2. East of the site is a Salad and Go drive-through restaurant zoned C-1 PCD. South of the site is a vacant parcel zoned C-1 PCD. West of the site is a 4 Sons gas station and car wash zoned C-1 PCD.



### PROPOSAL

4. The site plan proposes the construction of a new Discount Tire. The building would comprise 7,373 square feet at 17.6% lot coverage and a height of one-story/26-feet. The proposed building contains a retail and office component with a customer waiting room as well as six service bays. Parking is provided to the north and west of the proposed building. Staff stipulations require general conformance to the site plan date stamped June 24, 2016.



5. The proposed elevations include the use of a variety of building materials including steel, glass, split-face CMU, and river rock. The use of river rock as an exterior building detail is consistent with adjacent commercial properties to the east and west. This detail is also present on the perimeter walls of the residential subdivision further to the east. Staff stipulations require general conformance to the elevations date stamped June 24, 2016.
  
6. Landscaping along the south side of Lower Buckeye Road was installed at the time that adjacent properties were developed. Staff stipulations require the developer install and maintain trees and shrubs in conformance with the Estrella Village Arterial Street Landscape Program. This stipulation was present in Rezoning Case No. Z-92-03 which established the C-1 PCD zoning on the site. The stipulation regarding the Landscape Program is intended to update the stipulation language and maintain this requirement for future owners and developers.

Additional landscaping is proposed along the north, east, and south sides of the building. This landscaping will contribute to screening the building and the trash enclosures at the southern end of the building from adjacent properties. Staff stipulations require general conformance to the landscape plan date stamped June 24, 2016.

7. Existing pedestrian connections from Lower Buckeye Road and to the gas station to the west will be preserved. A new sidewalk is proposed along the southeast portion of the building to provide connectivity to the restaurant site to the east. Staff stipulations require the provision of pedestrian connections to all adjacent parcels. This stipulation is intended to both maintain existing pedestrian pathways and to provide a future connection to the parcel to the south when it develops.
8. Vehicular ingress and egress to the site will be provided at a right-in/right-out driveway along Lower Buckeye Road. However, the site also provides vehicular cross-access connectivity to adjacent parcels on the east, west, and south. There is one existing driveway east of the site along Lower Buckeye Road and two existing driveways southwest of the site along 99<sup>th</sup> Avenue. Staff stipulations require the provision of vehicular connectivity to all adjacent parcels.

#### PARKS AND RECREATION

9. The Parks and Recreation Department requires that the developer provide a 30-foot wide multi-use trail easement along the south side of Lower Buckeye Road and construct a multi-use trail within the easement. The multi-use trail easement and trail were installed at the time that adjacent properties were developed. This stipulation was present in Rezoning Case No. Z-92-03 which established C-1 PCD zoning on the site. The staff stipulation regarding the trail is intended to update the stipulation language and maintain this requirement for future owners and developers.

#### OTHER

10. The Archaeology, Fire, Floodplain Management, Street Transportation, Public Transit, and Water Services Departments have no comments or concerns regarding the request.
11. Development and use of the site is subject to all applicable codes and ordinances. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The request is not consistent with the General Plan Land Use Map designation of Residential 15+ du/acre. However, an amendment is not required as the subject parcel is less than 10 acres.
2. The proposal will support the development of a vacant, underutilized parcel to allow a tire shop to serve residents and employees in the surrounding area.

3. As stipulated, the C-2 zoning district will allow development which is consistent in scale and character with the surrounding land use pattern.

### **Stipulations**

1. The development shall be in general conformance with the site plan, landscape plan, and elevations date stamped June 24, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall provide vehicular and pedestrian connectivity to adjacent parcels to the east, west, and south of the subject property, as approved by the Planning and Development Department.
3. The developer shall install and maintain trees and shrubs along Lower Buckeye Road in conformance with the Estrella Village Arterial Street Landscape Program.
4. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Lower Buckeye Road and construct a multi-use trail within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and as approved by the Parks and Recreation Department and Planning and Development Department.
5. The developer shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.

### **Writer**

Adam Stranieri

September 2, 2016

### **Team Leader**

Joshua Bednarek

### **Attachments**

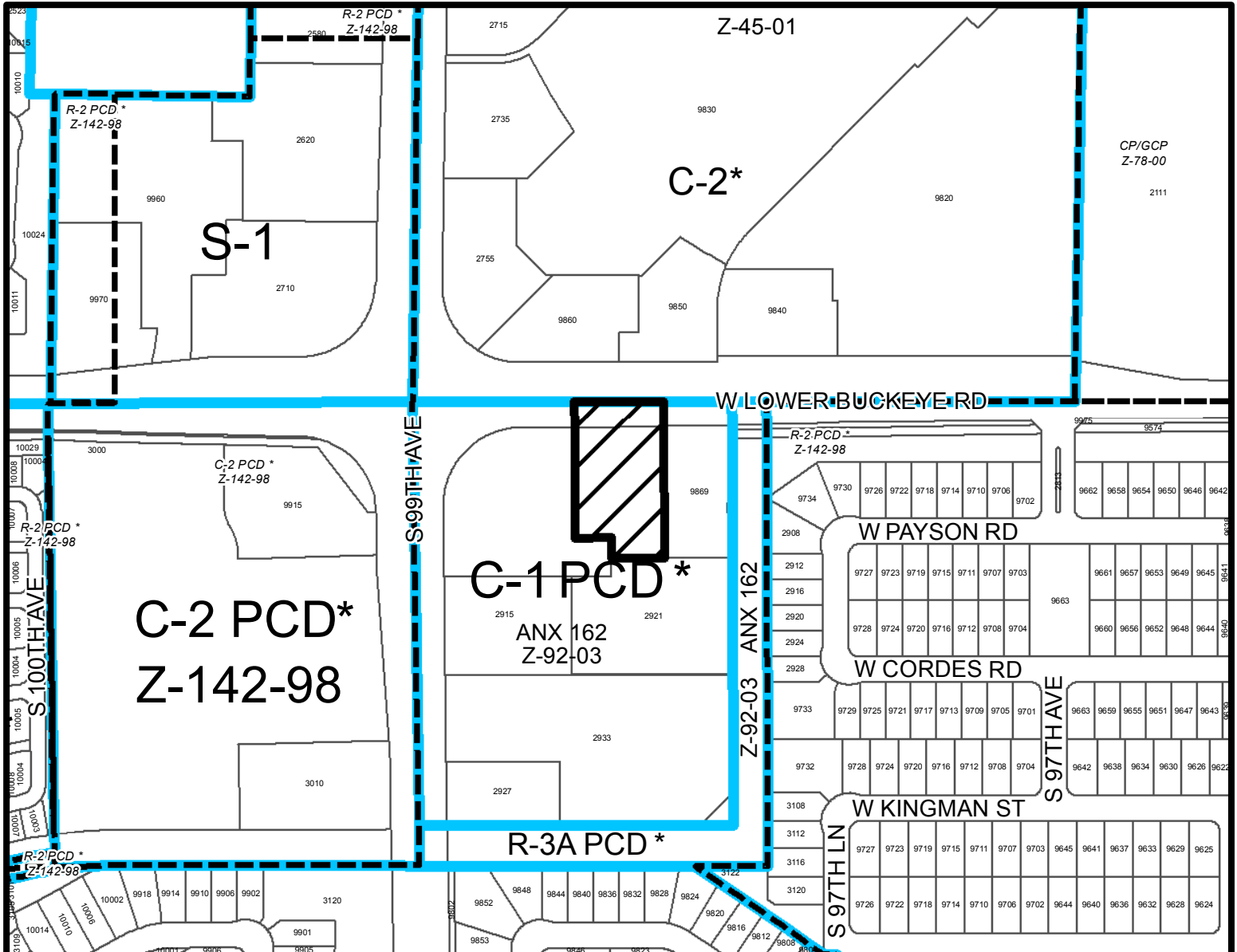
Zoning sketch

Aerial

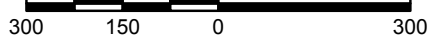
Site Plan date stamped June 24, 2016 (1 page)

Elevations date stamped June 24, 2016 (1 page)

Landscape Plan date stamped June 24, 2016 (1 page)



Feet

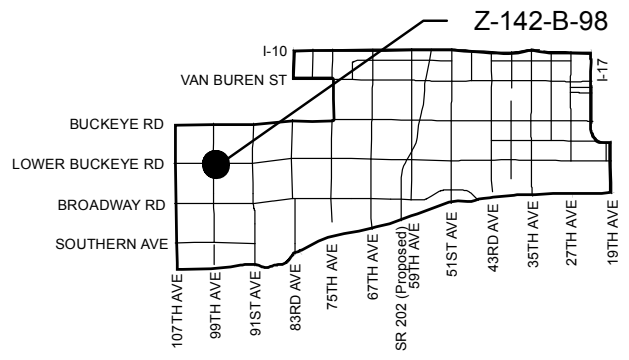


**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT



**APPLICANT'S NAME:** Don Thrailkill, Discount Tire Co. Inc.

**APPLICATION NO.:** Z-142-B-98

DATE: 7/11/16	
REVISION DATES:	
7/28/16	
AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 6-5	E-2

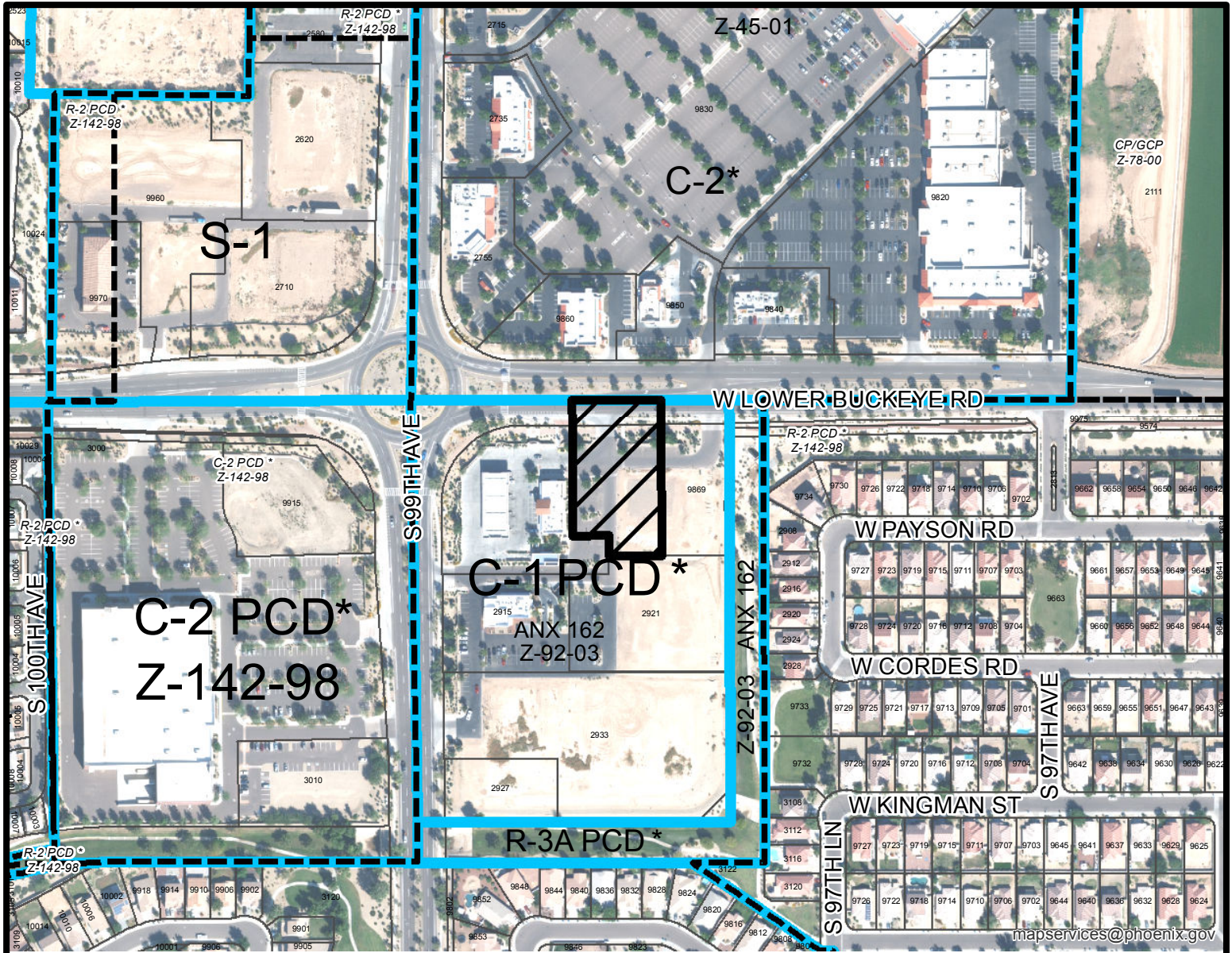
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  
**1.17 Acres**

**REQUESTED CHANGE:**  
FROM: C-1 PCD, (1.17 a.c.)  
TO: C-2 PCD, (1.17 a.c.)

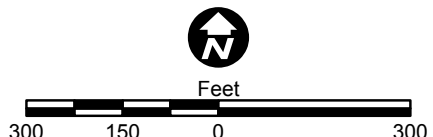
MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-1 PCD	16	20
C-2 PCD	16	20

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





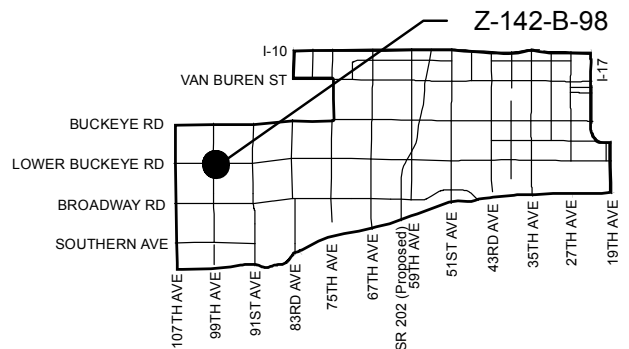
mapservices@phoenix.gov



**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



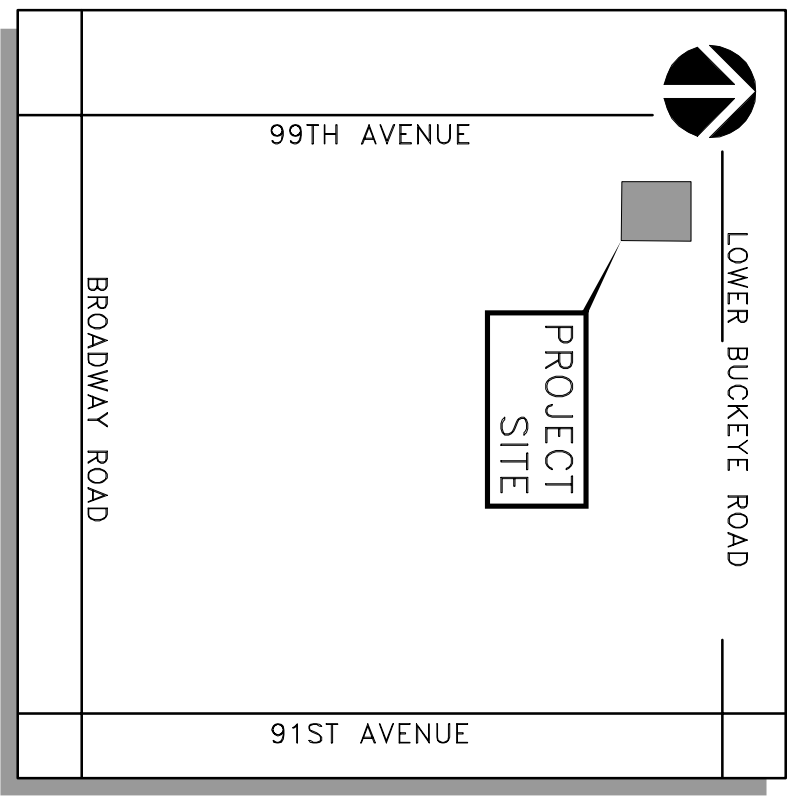
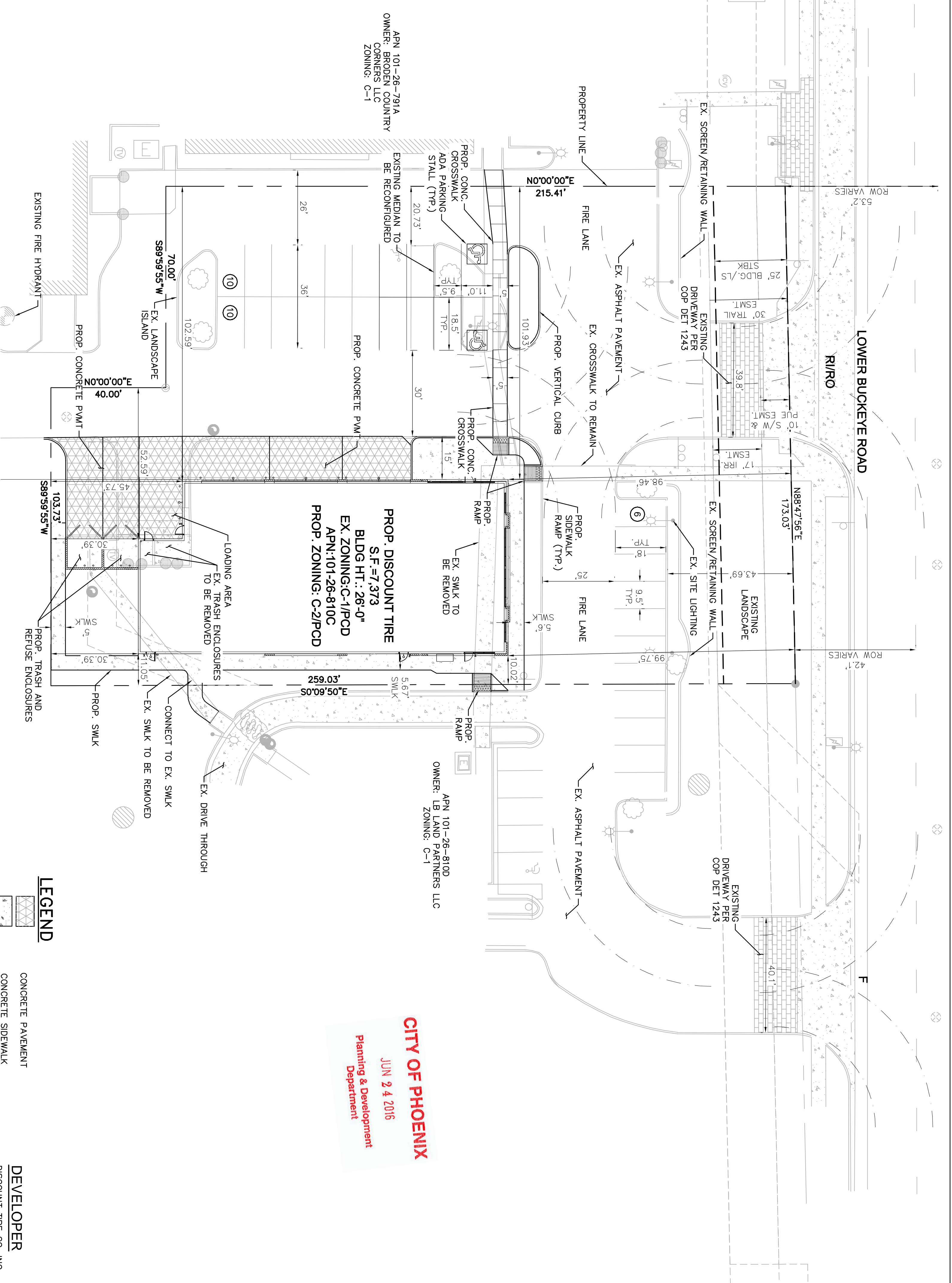
**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> Don Thrailkill, Discount Tire Co. Inc.		<b>REQUESTED CHANGE:</b> FROM: C-1 PCD, (1.17 a.c.) TO: C-2 PCD, (1.17 a.c.)	
<b>APPLICATION NO.</b> Z-142-B-98	<b>DATE:</b> 7/11/16 <b>REVISION DATES:</b> 7/28/16	<b>* UNITS P.R.D. OPTION</b> 20 20	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  1.17 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 6-5 <b>ZONING MAP</b> E-2		
<b>MULTIPLES PERMITTED</b> C-1 PCD C-2 PCD	<b>CONVENTIONAL OPTION</b> 16 16		

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





VICINITY MAP  
CITY OF PHOENIX  
N.T.S.

**PROJECT INFORMATION**

RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS  
EXISTING ZONING: C-1/P/CD (NEIGHBORHOOD COMMERCIAL)  
PROP. ZONING: C-2/P/CD (INTERMEDIATE COMMERCIAL)  
ADJACENT ZONING: C-1/P/CD  
JURISDICTION: CITY OF PHOENIX, ARIZONA

BUILDING/LANDSCAPE SETBACKS:  
MINIMUM STREET SETBACK: 25 BLDG/25 T/S  
MINIMUM REAR SETBACK: 30.4'  
MINIMUM COMMERCIAL SETBACK: 0 BLDG/0 T/S

**SITE CALCULATIONS**  
BUILDING HEIGHT (MAX 30'):  
BUILDING AREA: 7,573 SF / 41,792 SF = 17.6%  
TOTAL LOT COVERAGE:  
NET AREA: 0.96±  
41,792± SF

PARCEL NUMBER: 101-26-810C  
PARKING AND HARDSCAPE COVERAGE: 26,296 SF / 41,792 SF = 62.9%  
LANDSCAPE COVERAGE: 8,123 SF / 41,792 SF = 19.4%

**PARKING REQUIREMENTS**

PARKING REQUIRED:  
RETAIL ESTABLISHMENT (ORD NO. 702): 6 BAYS\*2 = 12 SPACES  
2 STALLS PER SERVICE BAY (EXCLUDE SERVICE BAY)  
TOTAL REQUIRED: (1,488 SF\*8)/200 SF=4 SPACES  
TOTAL REQUIRED: 16 SPACES

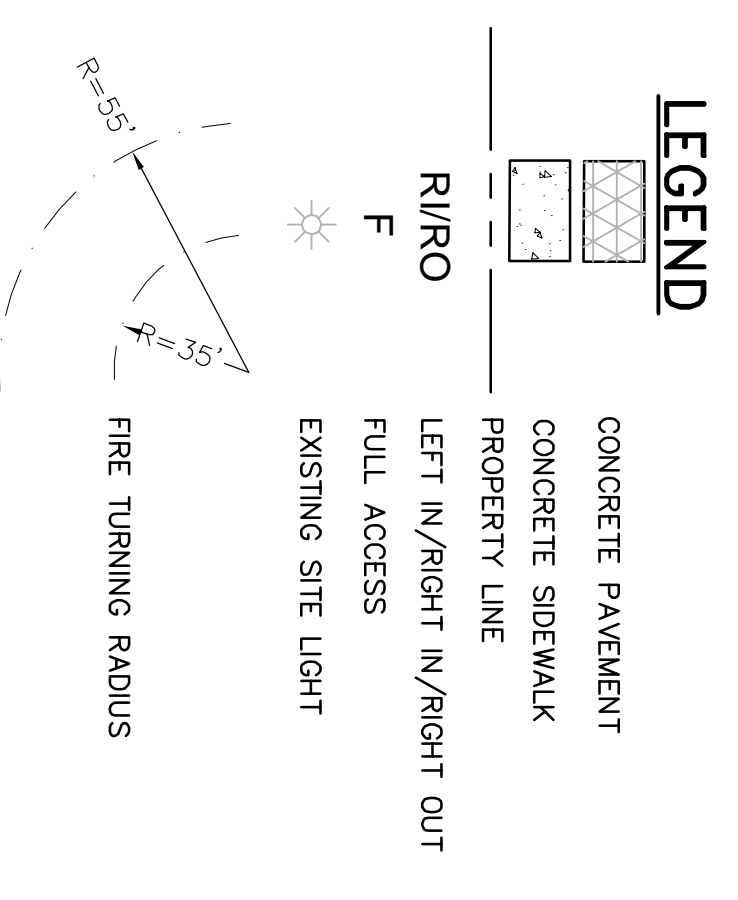
LOADING SPACES (10'x25'):  
0 LOADING SPACE REQUIRED

PARKING PROVIDED:  
STANDARD: 24 SPACES  
ACCESSIBLE: 2 SPACES  
TOTAL: 26 SPACES

LOADING SPACE: 1 SPACE

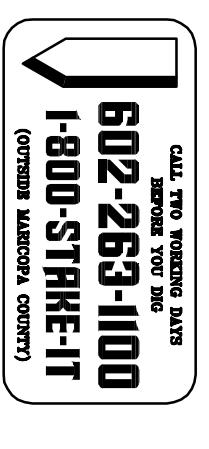
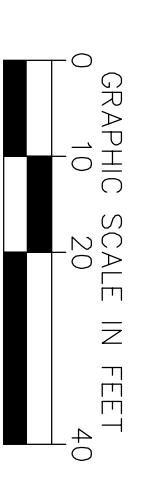
**PROJECT NARRATIVE**

THE SCOPE OF THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 12,623 SQUARE FOOT DISCOUNT TIRE RETAIL STORE AND ASSOCIATED SITE IMPROVEMENTS. THE PROPOSED SITE IS BOUNDED BY EXISTING COMMERCIAL TO THE NORTH, LOWER BUCKEYE ROAD TO THE NORTH, AND UNDEVELOPED COMMERCIAL TO THE SOUTH.  
THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THE CURRENT ZONING FOR THE PROPOSED SITE IS COMMERCIAL C-1/P/CD. THE PROPOSED ZONING FOR THE SITE IS C-2/P/CD (INTERMEDIATE COMMERCIAL). THE ZONING TO THE NORTH IS C-2/P/CD AND SOUTH, EAST AND WEST OF THE SITE IS COMMERCIAL C-1/P/CD.



**DEVELOPER**  
DISCOUNT TIRE CO. INC.  
20225 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85255  
FAX: (480) 606-6000  
CONTACT: DON THRALKILL

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1855 W. BASELINE ROAD #200  
MESA, ARIZONA 85202  
PH: (480) 207-2680  
CONTACT: STERLING MARGRETTIS, P.E.



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NO.	REVISION	DATE

ENGINEER'S SEAL:



1855 W. BASELINE ROAD, SUITE 200  
MESA, ARIZONA 85202 (480) 207-2666

SEC OF LOWER BUCKEYE  
ROAD & 99TH AVE  
PHOENIX, ARIZONA

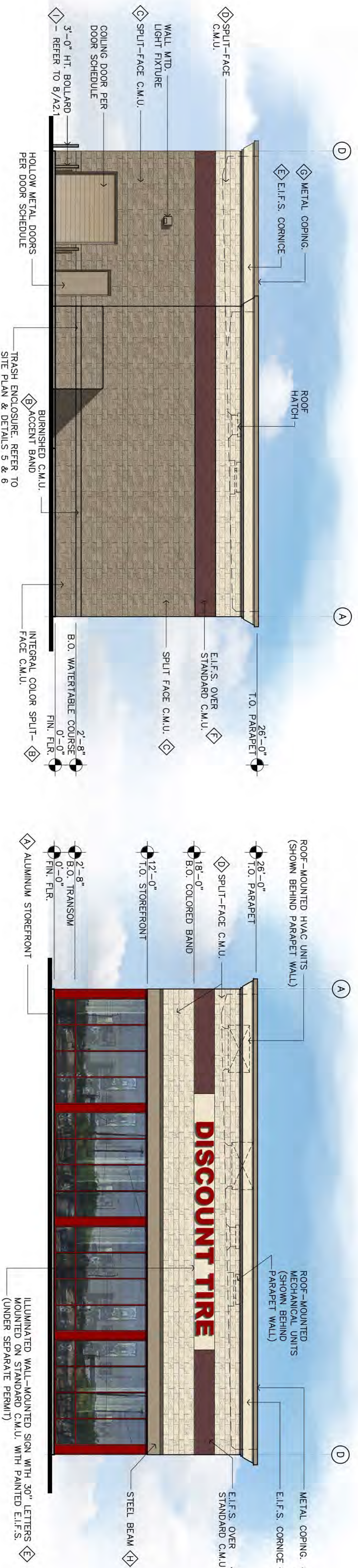
JOB NUMBER:  
PROJECT MANAGER:  
STERLING MARGRETTIS, P.E.  
DRAWN BY:  
ADV  
REVIEWED BY:  
DATE:  
JUNE, 2016

SHEET TITLE:  
CONCEPT SITE PLAN  
SHEET DESIGNATION:  
SP1  
SHEET NUMBER:  
1 OF 1



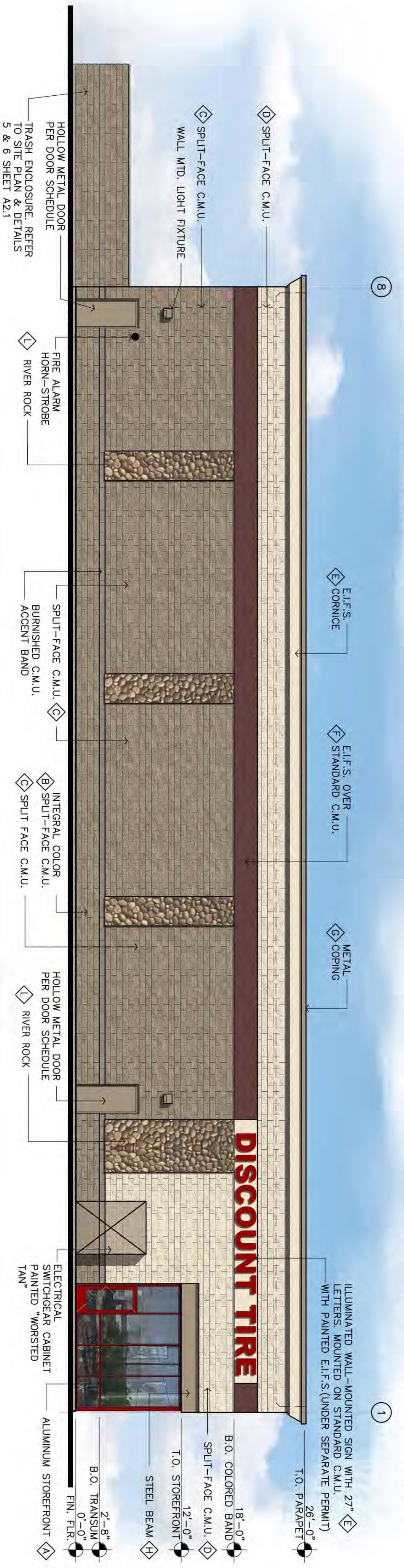
### FINISH LEGEND

- △ MANUFACTURER'S STANDARD COLOR TO MATCH DURAMAR UC40597 XL "BANNER RED"
- ◊ INTEGRAL COLOR C.M.U. (SPILT-FACE OR BURNISHED AS NOTED) TO MATCH SW 7714 "OAK BARREL"
- ◊ GRAY SPILT-FACE C.M.U. PAINTED SW 7714 "OAK BARREL"
- ◊ GRAY SPILT-FACE C.M.U. PAINTED SW 6119 "ANTIQUE WHITE"
- ◊ PAINT SHERWIN WILLIAMS SW 6119 "ANTIQUE WHITE"
- ◊ ACCENT BAND PAINTED SW 7585 "SUNDRIED TOMATO"
- ◊ METAL COPING - FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
- ◊ EXPOSED STEEL PAINTED SW 7714 "OAK BARREL"
- ◊ BOLARDS PAINTED SW 7714 "OAK BARREL"
- ◊ HOLLOW METAL DOORS PAINTED SW 7714 "OAK BARREL"
- ◊ PAINT SHERWIN WILLIAMS SW 7714 "OAK BARREL"
- ◊ RIVER ROCK "DESERT RUST" MANUFACTURED BY COROMANDO

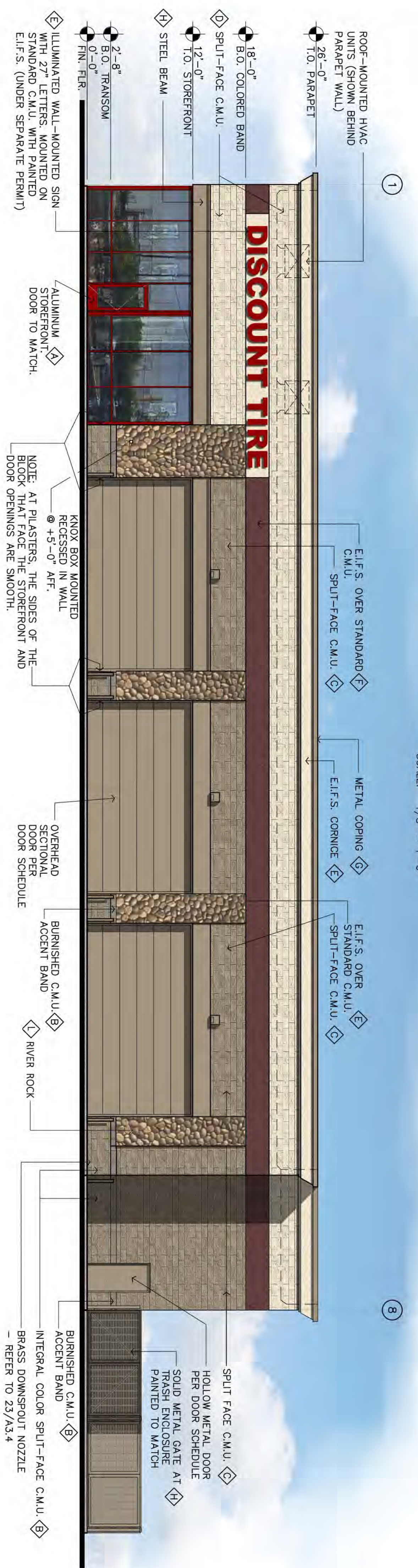


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

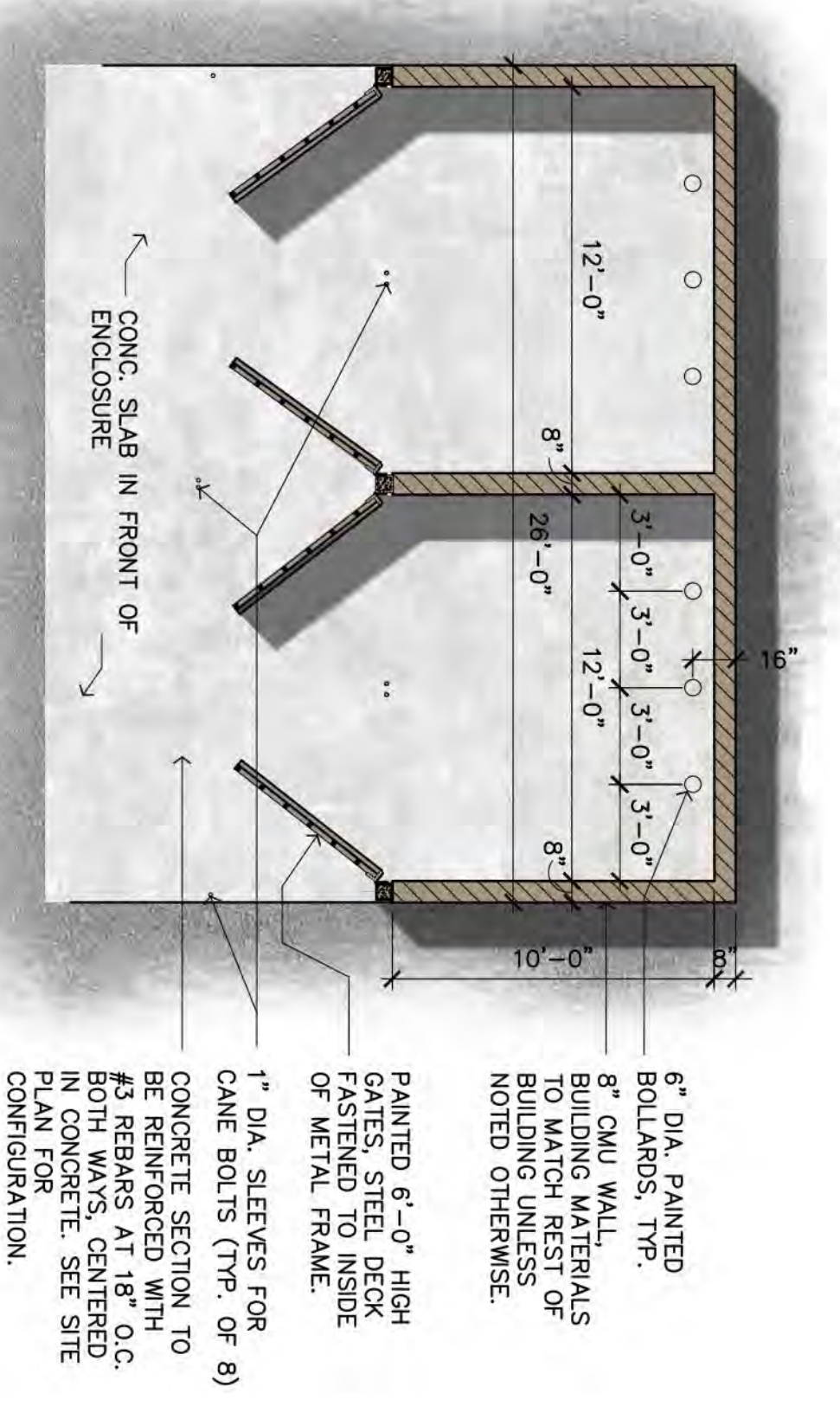
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE PLAN / ELEVATIONS**  
SCALE: NOT TO SCALE

REV. 1  
DATE: 6.22.16  
JOB No.: AZP 10954

Sheet No.

**DISCOUNT TIRE**

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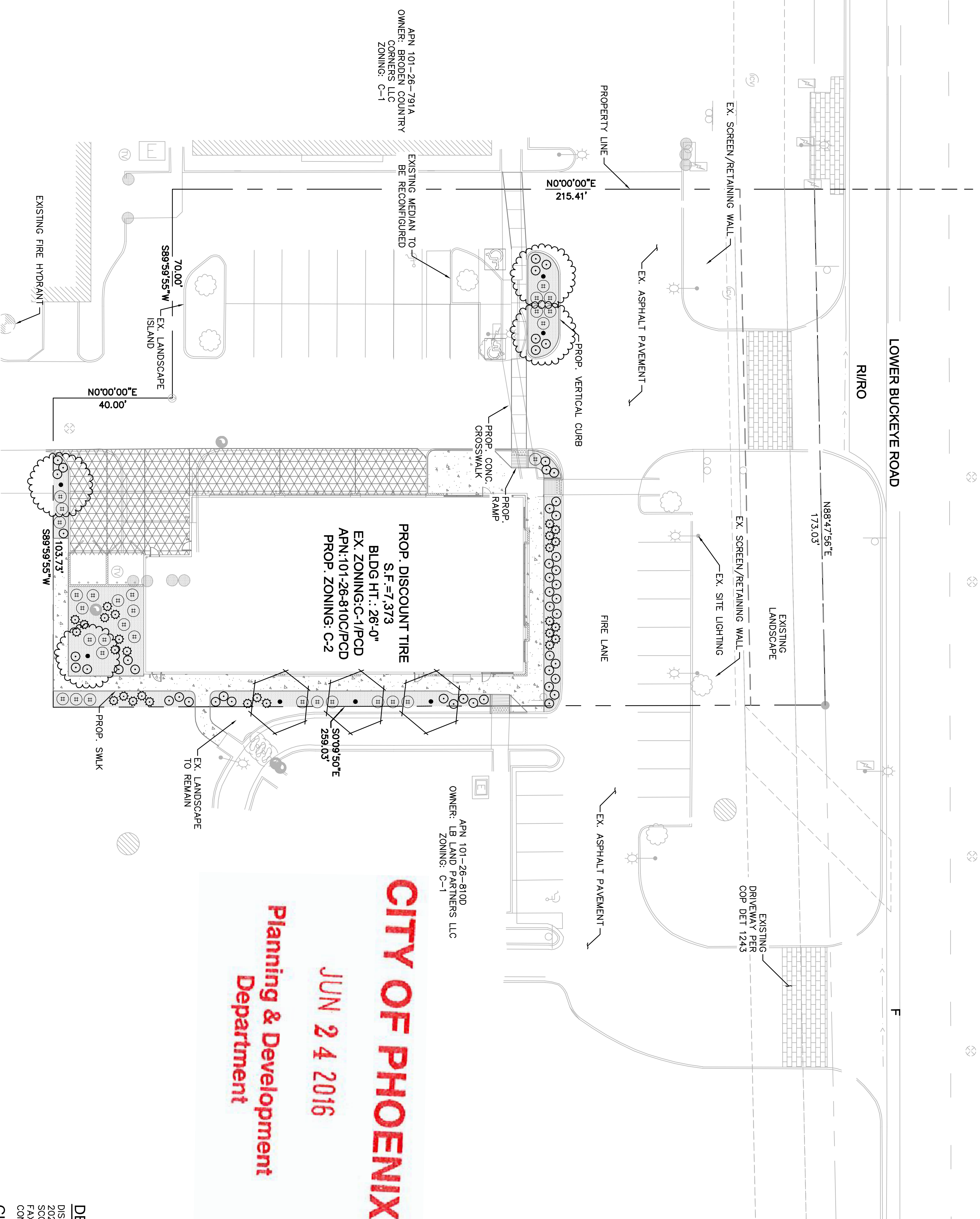
**CITY OF PHOENIX CONCEPTUAL ELEVATIONS**  
JUN 24 2016  
Planning & Development Department  
9885 W. LOWER BUCKEYE  
TOLLESON, AZ



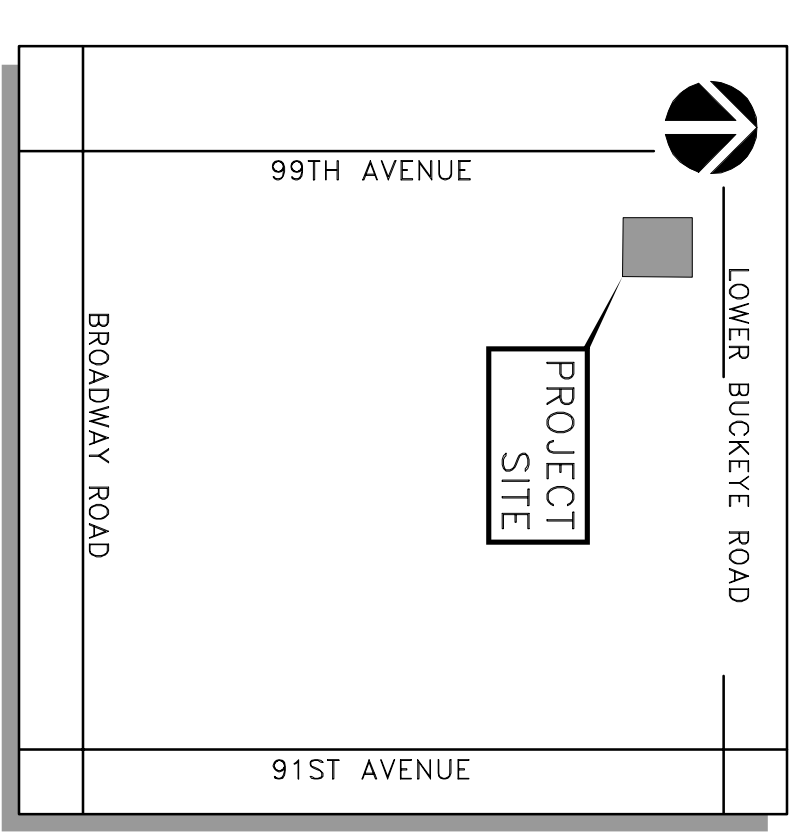
99 e. virginia ave. #8 120  
phoenix, az 85004  
602-307-5399 | v  
www.artteam.com

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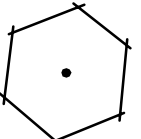
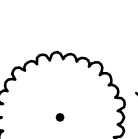





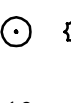

**CITY OF PHOENIX**  
**JUN 24 2016**  
**Planning & Development**  
**Department**



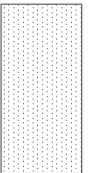

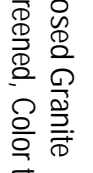
**PLANTING LEGEND**

TREES	BOTANICAL NAME / COMMON NAME	PLANTING SIZE
	Acacia salicina / Willow Acacia	2' Calliper, Single Trunk Full crown
	Dalbergia sissoo / Sissoo	2' Calliper, Single Trunk Full crown

**SHRUBS & GROUNDCOVERS**

BOTANICAL NAME / COMMON NAME	PLANTING SIZE
	5 Gal
	1 Gal
	5 Gal

**MISCELLANEOUS**

DESCRIPTION / SPECIFICATION
 Decomposed Granite
 1/2" Screened Color to match existing 2" Depth all planting areas.
 Blend new with existing where applicable.

**DEVELOPER**

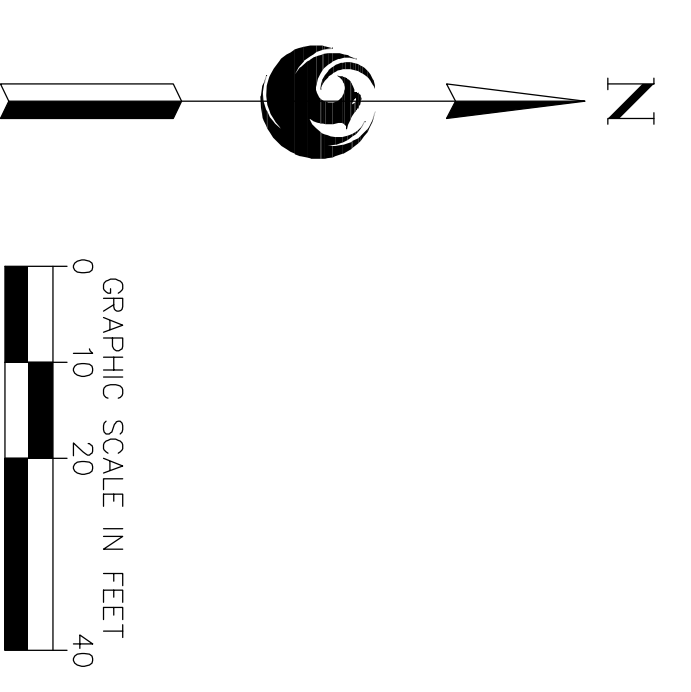
DISCOUNT TIRE CO. INC.  
 202225 N. SCOTTSDALE ROAD  
 SCOTTSDALE, AZ 85255  
 FAX: (480) 606-6000  
 CONTACT: DON THRALKILL

**CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC.  
 1925 W. WASHINGTON ROAD #200  
 MESA, ARIZONA 85202  
 PH: (480) 207-2680  
 CONTACT: STERLING MARGRETTIS, P.E.

**LANDSCAPE ARCHITECT**

KIMLEY-HORN AND ASSOCIATES, INC.  
 7740 N. 16TH ST., SUITE 300  
 PHOENIX, ARIZONA 85020  
 PH: (602) 908-1123  
 CONTACT: CHRIS ROSE, PLA



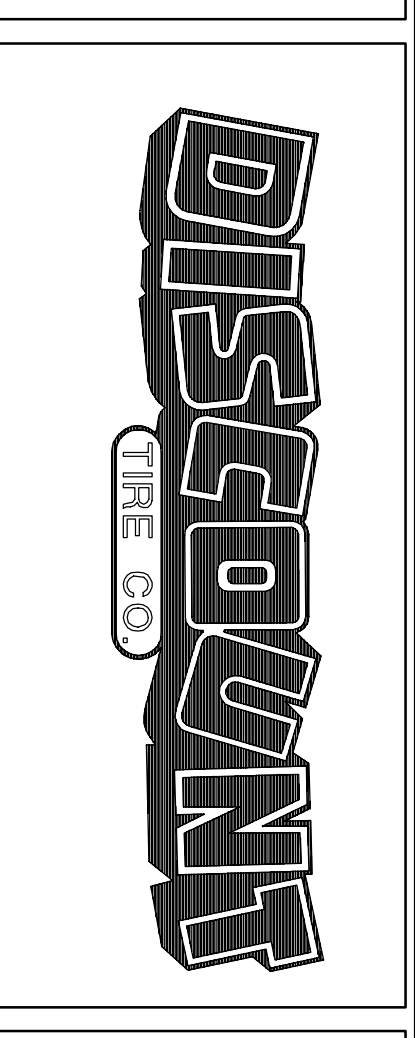
**602-263-1100**  
**1-800-STRAKE-IT**  
CALL FOR RATES AND SERVICE AREAS  
 (GENERAL LANDSCAPE CONTRACT)

**DISCLAIMER:**  
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NO.	REVISION	DATE

**Kimley»Horn**  
 1855 W. BASELINE ROAD, SUITE 200  
 MESA, ARIZONA 85202 (480) 207-2666

ENGINEER'S SEAL:



**SEC OF LOWER BUCKEYE ROAD & 99TH AVE PHOENIX, ARIZONA**

**JOB NUMBER:**  
**PROJECT MANAGER:** STERLING MARGRETTIS, P.E.  
**DRAWN BY:** CAR  
**REVIEWED BY:** DATE: JUNE, 2016

**SHEET TITLE:** CONCEPT LANDSCAPE PLAN  
**SHEET DESIGNATION:** LSI  
**SHEET NUMBER:** 1 OF 1