

MANUFACTURING AND INDUSTRIAL DEVELOPMENT; DESIGN PRINCIPLE:
Design industrial sites to be well screened from adjacent sensitive land uses such as residential.

The site is designed to screen the outdoor storage area from any nearby residential and from the street.

AIRPORTS; LAND USE PRINCIPLE: *Continue to carefully monitor and evaluate all future land uses around the airports, protecting the airport from incompatible development that could pose a safety hazard to aircraft passengers, or to individuals living or residing in those areas. Additionally, ensure that future land uses within the Sky Harbor Center area will be compatible with the safe operation of Sky Harbor International Airport.*

The subject site is located within the Deer Valley Airport Overlay District, Area 2. The overlay district is intended to protect the health, safety and welfare of persons and property within the vicinity of Deer Valley Airport. The proposed development is a compatible land use to nearby airport operations.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Stone/tile business	C-2 DVAO
North	Vacant	CP/GCP DVAO
South	Tire shop and auto repair	C-2 DVAO
East	Auto Repair	C-2 DVAO
West	Mill work shop and warehouse	Ind. Pk. DVAO

CP/GCP (Commerce Park, General Commerce Park Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street:		
27th Avenue (perimeter)	30 feet *51 feet, based on existing building height	Met – 95 feet
Louise Drive (interior)	20 feet	Met – 25 feet
Side:		
South (perimeter)	20 feet *51 feet, based on existing building height	Met – 127 feet
West (interior)	0 feet	Met – 129 feet

<i>Landscape Setbacks</i>		
Street: 27th Avenue (perimeter)	30 feet	**Not Met – 20 to 25 feet
Louise Drive (interior)	20 feet	Met – 20 to 25 feet
Side: South (perimeter)	0 feet	Met – 5 to 10 feet
West (interior)	0 feet	Met – 5 to 28 feet
Lot Coverage	Maximum 50%	Met – 12%
Building Height	Maximum 18 feet within 30 feet of perimeter lot line; 1 foot increase per 3-foot additional setback, maximum 56 feet to 80 feet with use permit and site plan	Met – 24.5 feet
Parking	Minimum 11 required (Based on unspecified warehouse use)	Met – 27 provided

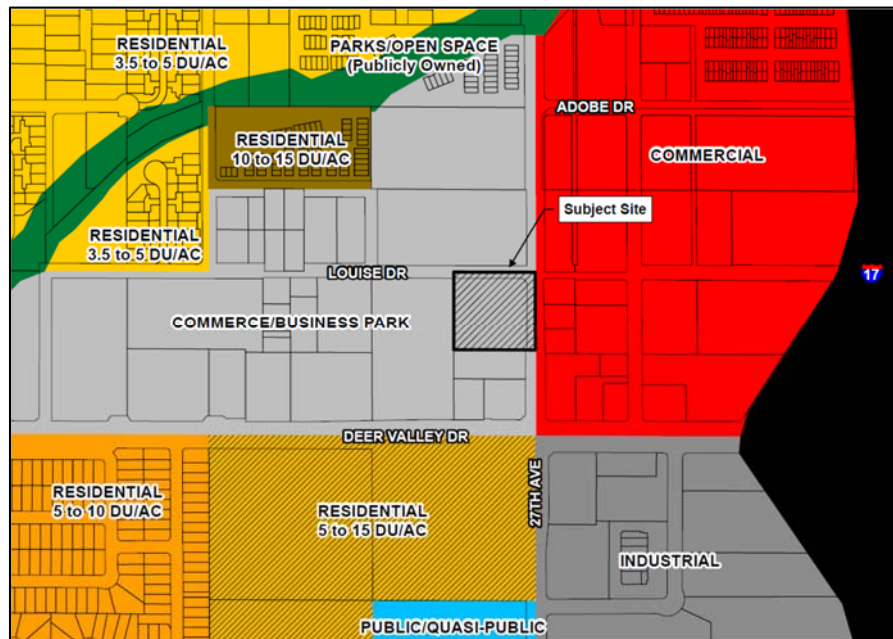
* Setbacks along the perimeter sides of the site depend on building height. See the building height standards above.

* ** The existing setback will be considered legal nonconforming since it was developed under the C-2 standards. If the site is redeveloped or any significant expansions are proposed in the future, then the new standards shall apply or a variance would be required to vary from the minimum requirements.

Background/Issues/Analysis

1. This is a request to rezone a 2.39-acre site located at the southwest corner of 27th Avenue and Louise Drive from C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay) to CP/GCP DVAO (Commerce Park, General Commerce Park Option, Deer Valley Airport Overlay) to allow for warehouse, office, and light industrial uses.

2. The General Plan Land Use Map designation for this property and the properties to the north, south, and west is Commerce / Business Park. The land use designation to the east is Commercial. The proposed zoning conforms to the General Plan Land Use designation.

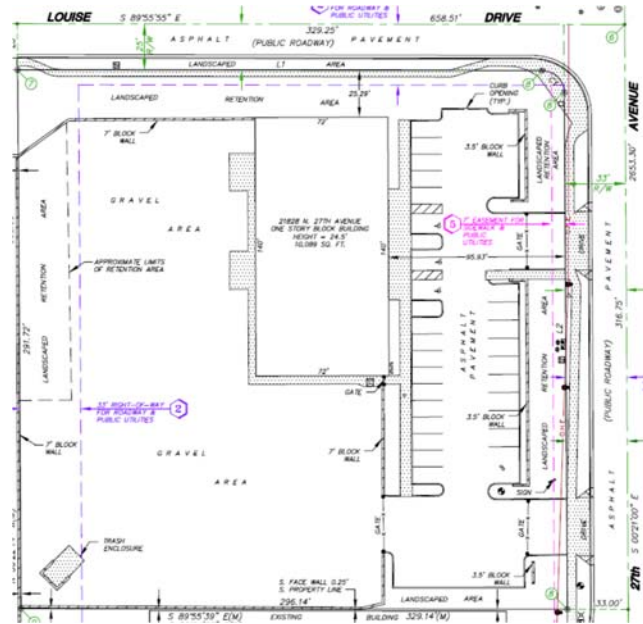


- The site is currently being used for a stone/tile business which includes an office, showroom, workshop, and tile retail store. The site to the north is vacant, however the zoning is CP/GCP DVAO which allows a variety of commerce park and warehouse uses. The sites to the east and south are both auto repair uses, zoned C-2 DVAO. The site to the west is a mill work shop and warehouse, zoned Industrial Park DVAO. Various commercial and commerce park uses are in the general vicinity, with some residential uses located further to the north, east, and west.



4. As mentioned previously, the site is currently developed and includes one 10,089-square foot building, and an outdoor storage area to the south and west of the building. This outdoor storage area is currently not permitted in the C-2 zoning district. A use permit will be required to allow limited outdoor uses in the CP/GCP zoning district. Parking and access to the site is provided on the east side, adjacent to 27th Avenue. There is currently landscaping provided along the streets, as well as along the interior property lines.

*



5. The Commerce Park district landscape standards do not specify the required number or size of shrubs and trees. Since the site was previously developed under the C-2 district landscape standards, staff has recommended a stipulation to maintain the C-2 standards for planting type, size and quantity. This will ensure that the site maintains an ample amount of landscaping and that any unhealthy vegetation be replaced to meet the minimum C-2 standards.
6. The existing building is attractive and any other buildings that may be built on the site in the future should maintain a similar architectural quality and character. A stipulation has been recommended to ensure a unified architectural theme.



7. Rezoning Case No. Z-99-99 which established the C-2 zoning on the site stipulated a maximum 10-foot high monument style signage for all ground signs. This stipulation is recommended to carry over into the current zoning request as well.

8. The Archaeology Office has indicated that there are no known archaeological sites located within this project area and 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.
9. The Aviation Department has reviewed the rezoning application and requests that the property owner 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. They have also requested that Form 7460-1 be filed and that the development receive a "No Hazard Determination" prior to final site plan approval, and that if temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 be submitted and that the development receive a "No Hazard Determination" prior to the construction start date. Stipulations have been added to address this request.
10. The street improvements adjacent to the subject site have already been installed. A stipulation is proposed should any upgrades be needed to comply with ADA accessibility standards.
11. 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 1290 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
13. 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 abandonment may be required.

Findings

1. The proposed zoning and development conforms to the General Plan Land Use Map designation of Commerce/Business Park.
2. The proposed zoning is consistent with the Deer Valley Airport Overlay District.
3. The proposed zoning will allow the site to appropriately be used for a commerce park use and allows the opportunity for a new business to operate on the site.

Stipulations

1. Streetscape landscaping shall be installed and maintained in accordance with the C-2 standards for planting type, size and quantity, as approved by the Planning and Development Department. Existing healthy landscape material onsite may be utilized to meet the landscape requirement.
2. The entire site shall be developed with a unified architectural theme. The theme should assure the building colors, elevations, exterior materials, landscaping, lighting and signage convey a sense of continuity throughout the development, as approved by the Planning and Development Department.
3. Ground signs shall be limited to a maximum 10-foot high monument style signage.
4. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The developer shall provide documentation to the city prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration (FAA).
6. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
7. 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

8/4/2016

* Revised August 17, 2016

Team Leader

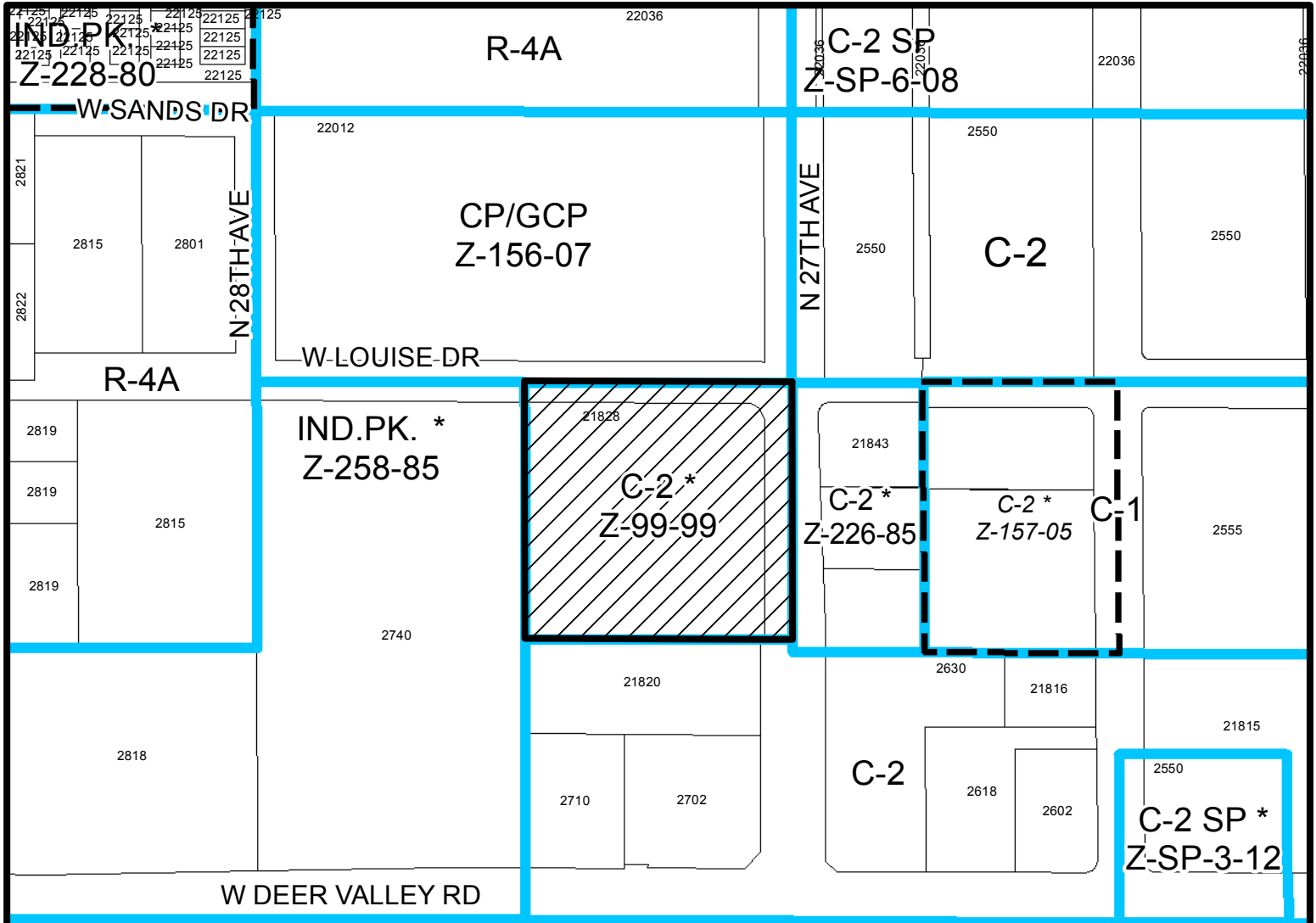
Joshua Bednarek

Attachments

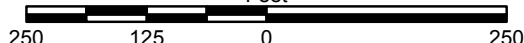
Sketch Map

Aerial Map

Site Plan/Survey Map (date stamped 6/16/2016)



Feet

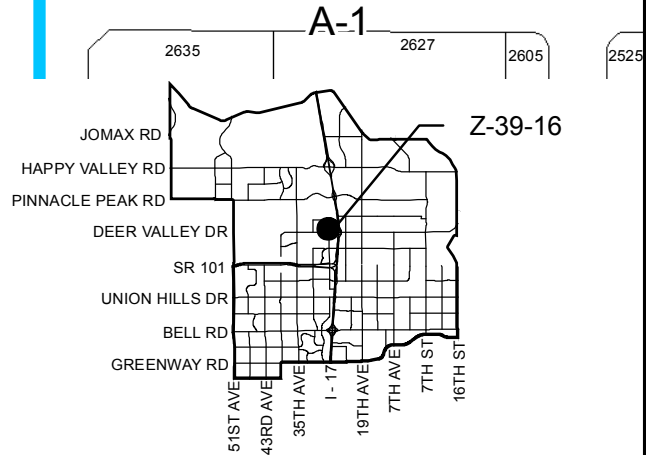


Deer Valley Village

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: William Allison/ Withey Morris PLC		REQUESTED CHANGE: FROM: C-2 DVAO, (2.39 Acres) TO: CP/GCP DVAO, (2.39 Acres)	
APPLICATION NO. Z-39-16	DATE: 6/30/2016 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.39 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 43-22	<small>ZONING MAP</small> N-7	
MULTIPLES PERMITTED C-2 CP/GCP	CONVENTIONAL OPTION 33 N/A	* UNITS P.R.D. OPTION 41 N/A	

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

Z-39-16-1 Aerial Map



RE 7/29/2016 Aerial Date: 2013



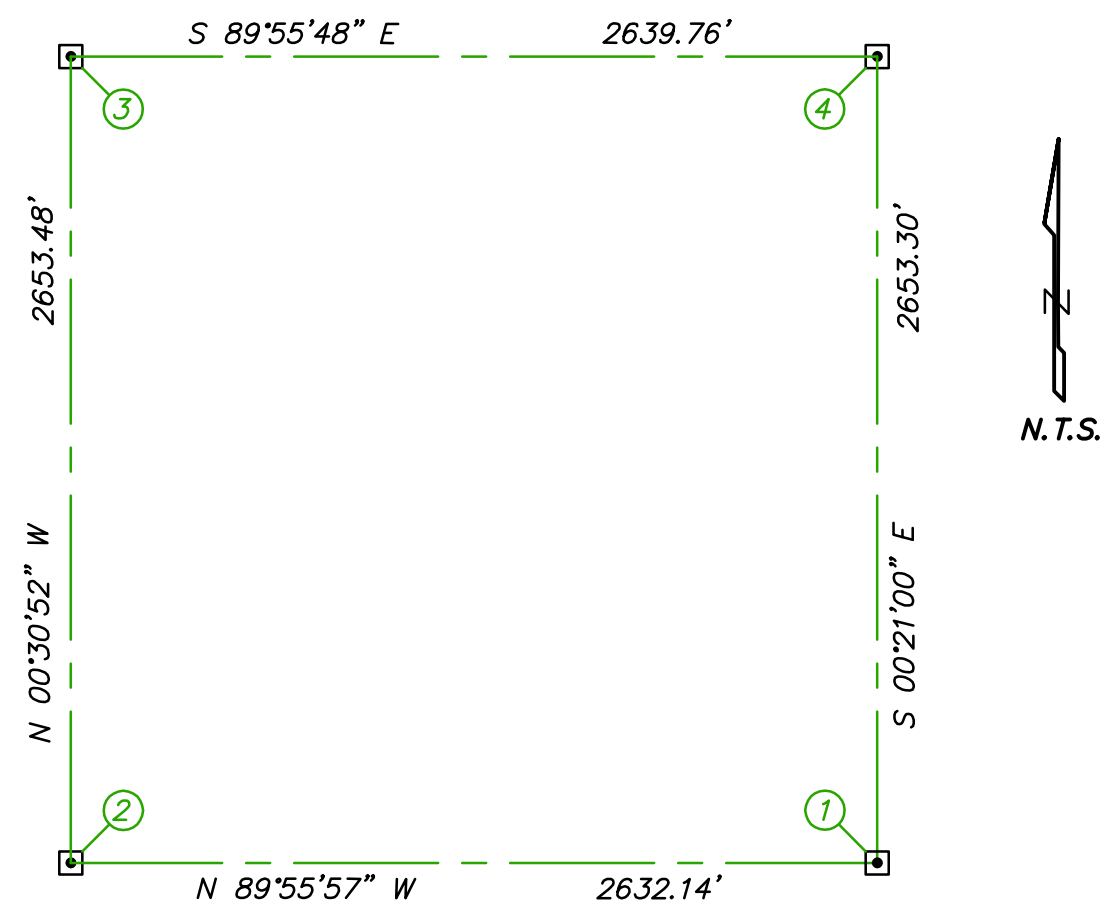
0 300 600 Feet

mapservices@phoenix.gov



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

SE. 1/4, SEC. 14, T4N, R2E



N.T.S.

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Back Flow Preventer
- Electric Box
- Electric Cabinet
- Fire Hydrant
- Guard Post or Gate Post
- Handicapped Space
- Light Pole
- Metal Cover
- Power Pole W/ Underground Electric
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Storm Drain Manhole
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Valve
- Record Per Deed No. 2010-0136623, M.C.R.
- Measured

ALTA / A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE	BEARING	DISTANCE
L1	S 89°55'55" E	284.33'
L2	S 00°21'00" E	279.83'
L3	N 00°22'14" W	25.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12.00'	18.76'	89°34'55"	S 45°08'27" E	16.91'

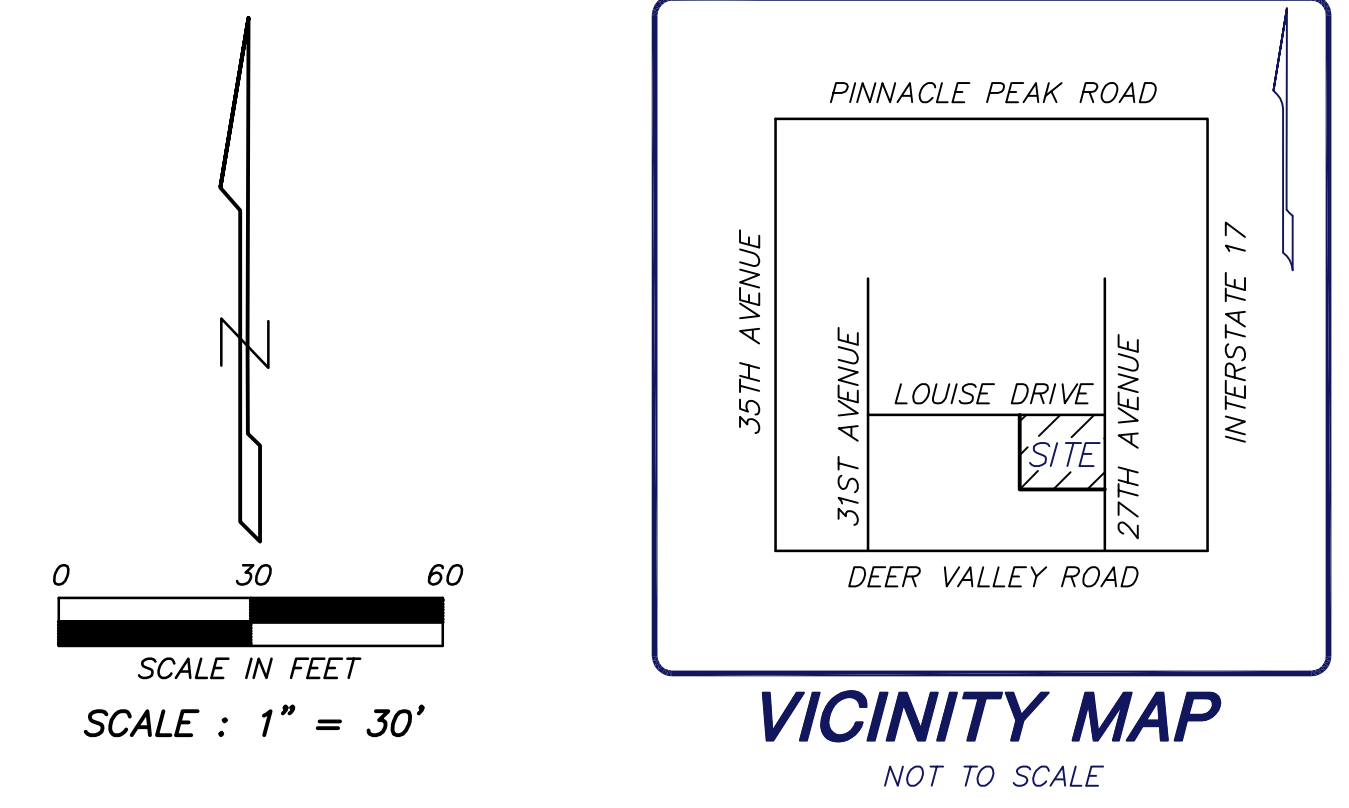
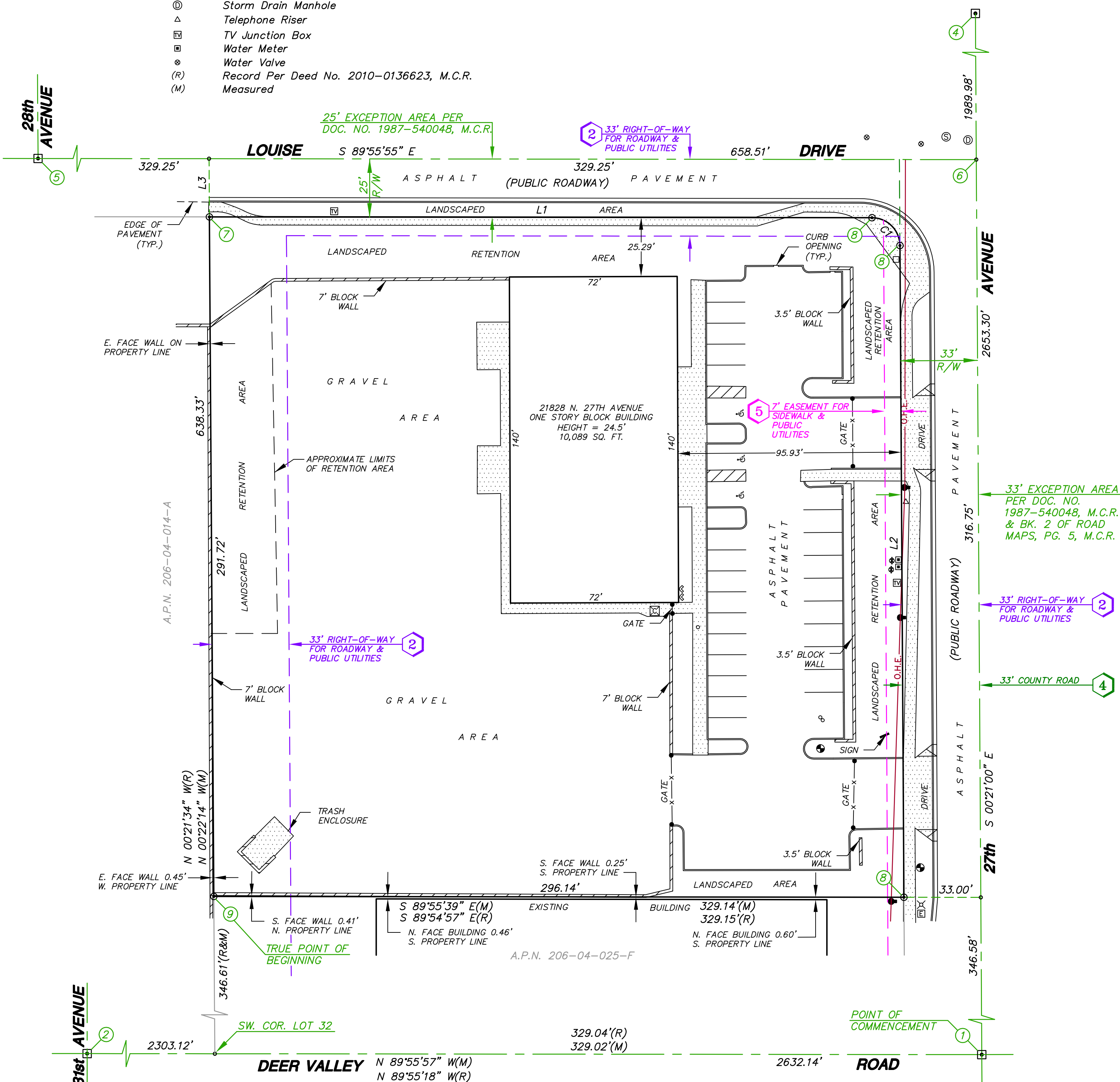
MONUMENT TABLE	
①	SE. COR. SEC. 14 - FND BRASS CAP FLUSH
②	S. 1/4 COR. SEC. 14 - FND BRASS CAP IN HANDHOLE
③	CEN. OF SEC. 14 - FND BRASS CAP FLUSH - PER BK. 917, PG. 5, M.C.R.
④	E. 1/4 COR. SEC. 14 - FND 1/2" REBAR W/TAG L.S. 39954
⑤	FND 3" ALUMINUM CAP L.S. 39954 PER R.O.S. BK. 1128, PG. 45, M.C.R.
⑥	CALC'D NE. COR. LOT 32 - ALSO FND BRASS CAP FLUSH, NORTH 9.04' AS SHOWN ON R.O.S. BK. 1128, PG. 45, M.C.R.
⑦	FND 1/2" REBAR W/TAG L.S. 39954 PER R.O.S. BK. 1128, PG. 45, M.C.R.
⑧	SET PK NAIL & WASHER L.S. 31020
⑨	SET 1/2" REBAR W/CAP L.S. 31020

SCHEDULE "B" ITEMS

- ② RIGHT OF WAY for roadway and public utilities as set forth in Patent: Recorded in Docket 1373 Page 501
- ④ THE EFFECT of a map purporting to show a right of way for road recorded in: Book 2 of Road Maps Page 5
- ⑤ EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 87-325140 Purpose sidewalk and public utilities
- ⑥ RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any recitals creating easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion sex, handicap, familial status or national origin contained in instrument: Recorded in Document No. 88-393247 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Landmark Title Assurance Agency of Arizona LLC, issuing agent for First American Title Insurance Company, Order Number 06177693-128-V60, dated November 19, 2015.
- BASIS OF BEARING: The monument line of 27th Avenue, also being the East line of the Southeast quarter of Section 14, using a bearing of South 00 degrees 21 minutes 00 seconds East, per the B.L.M. Dependent Resurvey and Subdivision of Sections 13 & 14, T4N, R2E, Officially Filed March 14, 1952.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).



PARCEL DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:
 That portion of Lot 32, Section 14, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Northerly of the following described line:
 COMMENCING at the Southeast corner of said Section 14;
 THENCE North 89 degrees 55 minutes 18 seconds West along the South line of said Section 14, said line also being the monument line of Deer Valley Road, a distance of 329.04 feet to the Southwest corner of said Lot 32;
 THENCE North 00 degrees 21 minutes 34 seconds West a distance of 346.61 feet to the TRUE POINT OF BEGINNING of the herein described line;
 THENCE South 89 degrees 54 minutes 57 seconds East a distance of 329.15 feet to the East line of said Lot 32, and the POINT OF TERMINATION of the herein described line;
 EXCEPT that portion of said Lot 32 quitclaimed to the City of Phoenix in Document No. 85-259317, and thereafter corrected in Document No. 87-540048, records of Maricopa County, Arizona; and
 EXCEPT all coal, oil, gas and other mineral deposits in the land as reserved in the patent to said land; and
 EXCEPT all uranium, thorium or any other mineral which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value as reserved in the patent to said land.

REFERENCE DOCUMENTS

B.L.M. DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS 13 & 14, T4N, R2E, OFFICIALLY FILED MARCH 14, 1952
 R.O.S. PER BOOK 917, PAGE 5, M.C.R.
 R.O.S. PER BOOK 1128, PAGE 33, M.C.R.
 R.O.S. PER BOOK 1128, PAGE 45, M.C.R.

SITE INFORMATION

ADDRESS: 21828 N. 27TH AVENUE, PHOENIX, ARIZONA
 A.P.N.: 206-04-025-E
 LAND AREA: 1.983 ACRES - 86,376 SQ. FT.
 STRIPED PARKING SPACE TABULATION:
 Regular: 25
 Handicapped: 3
 Total: 28
CITY OF PHOENIX
 JUN 16 2016
 Planning & Development Department

CERTIFICATION

TO:
 South 40th LLC; Taylor & Preston, LLC, an Arizona limited liability company; Landmark Title Assurance Agency of Arizona LLC; and First American Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), and 14 of Table A thereof. The field work was completed on December 14, 2015.
 December 15, 2015
 G. Bryan Goetzenberger
 R.L.S. 31020

ALTA / A.C.S.M. LAND TITLE SURVEY
 21828 N. 27TH AVENUE, PHOENIX, ARIZONA

ALLIANCE LAND SURVEYING, LLC
 STATEWIDE SERVICE IN ARIZONA
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 SUITE 104 FAX (623) 972-1616
 GLENDALE, AZ 85303

REV. 12/15/15
 SHEET: 1 OF 1 DATE: 12-15-15 JOB NO: 151205