



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-39-18-4
July 24, 2018

Encanto [Village Planning Committee](#) Hearing Date August 6, 2018
[Planning Commission](#) Hearing Date September 6, 2018
Request From: [R-5](#) (0.48 acres)
[P-1](#) (0.52 acres)
[C-2](#) (0.68 acres)
Request To: [C-2](#) (1.68 acres)
Proposed Use Car wash
Location Approximately 200 feet east of the northeast corner of 12th Street and Indian School Road
Owner MUM, LLC; Spear Street Equities, LLC
Applicant Cobblestone Auto Spa
Representative Jesse Macias
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Indian School Road	Major Arterial	40-foot north half street
	12th Street	Collector	33-foot east half street
<p><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></p> <p>The subject site is made up of an Arthur Murray Dance Studio, a surface parking lot, and a former office. The redevelopment will enhance the area.</p>			

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

The new development will improve site conditions and expand commercial uses along Indian School Road.

Applicable Plans, Overlays, and Initiatives

[Complete Streets Guiding Principles](#) – See Item #4 in the Background/Issues/Analysis Section.

[Tree and Shade Master Plan](#) – See Item #5 in the Background/Issues/Analysis Section.

[Reimagine Phoenix](#) – See Item #16 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Dance Studio, Surface Parking Lot, and Office Building	C-2, P-1 and R-5
North	General Contractor Office	R-5
South	Elementary School and Automobile Repair Shop	C-2
East	Retail Store and Surface Parking Lot	C-2 and P-1
West	Tire Shop and Multifamily Residential	C-2 and R-5

C-2 (Intermediate Commercial)

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Met – 25 feet
Side (adjacent to C-2 and P-1)	0 feet	Met – 3 feet and 8 feet
Side (adjacent to R-5)	10 feet	Not Met – 0 feet
Rear	10 feet	Met – 42 feet

<i>Minimum Landscaped Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Not Met – Average 17.5 feet (Indian School) Met – 25 feet (12th Street)
Side (adjacent to C-2)	0 feet	Met – 3 feet
Side (adjacent to R-5 and P-1)	10 feet	Not Met – 3 feet
Rear	10 feet	Not Met – 5 feet
Lot Coverage	Not to exceed 50%	Met – 31.4%
Building Height	2 stories, 30 feet	Met – 24 feet
Parking	1 space/3 non-office employees Office/Retail: 1 space/300 square feet Carwash: 2 spaces/24 feet of wash bay 27 spaces required	54 spaces provided

Background/Issues/Analysis

REQUEST

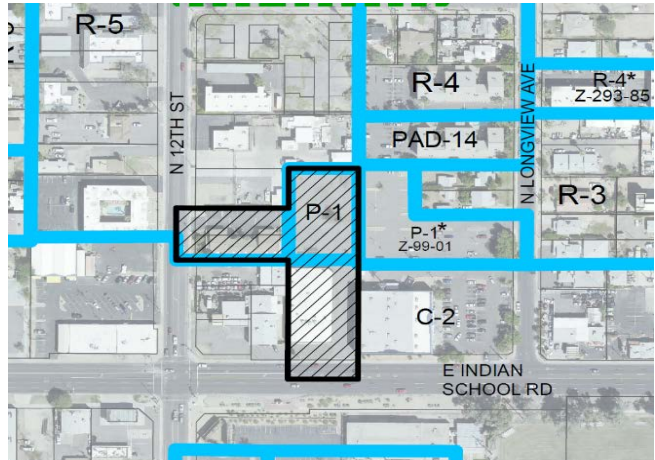
1. This is a rezoning request for a car wash on a 1.68-acre L-shaped site located approximately 200 feet east of the northeast corner of 12th Street and Indian School Road. The site has access to and from both Indian School Road and 12th Street. The current zoning is R-5 (Multifamily Residence District), P-1 (Passenger Automobile Parking, Limited), and C-2 (Intermediate Commercial). The request is to rezone the entire subject site to C-2 (Intermediate Commercial).

GENERAL PLAN

2. The site has a General Plan Land Use Map designation of Commercial, which is consistent with the request.

SURROUNDING LAND USE AND ZONING

3. A General Contractor office is located north of the site and is zoned R-5 (Multifamily Residence District). To the south is the Longview Elementary school and an automobile repair shop, zoned C-2 (Intermediate Commercial). The 99 cent only store and a surface parking lot are located to the east of the site and are zoned C-2 (Intermediate Commercial) and P-1 (Passenger Automobile Parking, Limited). To the west of the site is a tire shop, zoned C-2 (Intermediate Commercial), and multifamily residential, zoned R-5 (Multifamily Residence District).



Source: City of Phoenix Planning and Development Department

COMPLETE STREETS GUIDING PRINCIPLES

4. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To this end, staff is recommending a detached sidewalk along Indian School Road. This is addressed in Stipulation No. 1.

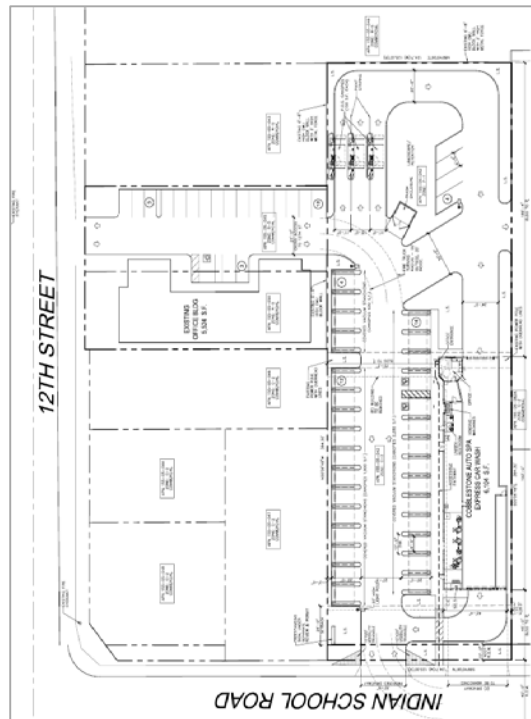
TREE AND SHADE MASTER PLAN

5. The provision of shade trees in the landscape area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. Staff is recommending trees be planted between the curb and sidewalk along Indian School Road in order to shade from the southern sun exposure for a pleasant pedestrian environment, increased thermal comfort, and to reduce the urban heat island effect. In addition, landscaping should be replenished in the landscape area along 12th Street. These are addressed in Stipulation Nos. 2 and 3.

SITE PLAN

6. The proposed site plan depicts an L-shaped parcel with a car wash structure open at both ends, 30 covered vacuum stanchions, and 23 parking spaces. A use permit to allow an open car wash will be required. There are two driveways proposed for the site, both with ingress and egress from Indian School Road to the south and 12th Street to the west. Note that the existing office building will remain.

The developer is aware that the site plan does not comply with Zoning Ordinance standards and requests for a use permit and variances will be required for building and landscape setbacks, which will need to be pursued through a separate public hearing process.



Conceptual site plan provided by the applicant

7. In order to screen the carwash entrance, staff is recommending that a 3-foot decorative screen wall be installed along the south property line. This is addressed in Stipulation No. 4.
8. To ensure that the business signage can be seen underneath the mature tree canopies along the streetscape, staff is recommending that prior to sign permitting, the applicant show that no visual signage and vegetation conflicts exists. This is addressed in Stipulation No. 5.
9. To encourage pedestrian safety on the sidewalks along Indian School Road and 12th Street, staff is recommending that signage and a speed calming solution, such as a speed bump, be installed just before the sidewalk for vehicles to slow down or stop before moving over the sidewalk to exit onto Indian School Road and 12th Street. This is addressed in Stipulation No. 7.



10. One of the buildings on the subject site is the Arthur Murray Dance Studio. This studio has a neon sign that can be seen along Indian School Road. There is often interest from the historic preservation advocacy community to preserve vintage signs. As the applicant does not intend to use the sign, staff has encouraged the applicant to contact the Arizona Vintage Sign Coalition to discuss donating the sign to the Coalition. Such a discussion has commenced.



COMMUNITY INPUT

11. Staff received two emails regarding this rezoning request. Both were in support of the rezoning request. One of the neighbors recommended that the applicant provide enhanced landscaping along Indian School Road for pedestrian safety and thermal comfort.

INTERDEPARTMENTAL COMMENTS

12. The City of Phoenix Streets Department has determined that the developer must dedicate 10 feet of right-of-way for the north half of Indian School Road. This dedication may be made as a sidewalk easement. This is addressed in Stipulation No. 6.
13. The City of Phoenix Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation No. 8.
14. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
15. 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 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. However, the water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

17. 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 is not addressed in this development.
18. The site has not been identified as being archaeologically sensitive. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-foot radius 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. 9.
19. This development is located in close proximity to, and may be impacted by, or impact planned expansion of a limited access transportation corridor (SR51). The Department of Transportation (ADOT) must be notified via a Red Letter, of the proposed development on the site. A response from ADOT is required prior to issuance of any permits for this development.
20. 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 me be required.

Findings

1. The proposal is consistent with the General Plan Land Use map designation of Commercial.
2. The proposed development is compatible with the surrounding commercial land uses located along Indian School Road.
3. The proposed development will improve and enhance underutilized parcels, which will contribute to enhancing the area.

Stipulations

1. The sidewalk along Indian School Road shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb, as approved by the Planning and Development Department.
2. Required trees shall be planted between the sidewalk and curb in order to provide shade on the sidewalk, as approved by the Planning and Development Department.

3. The developer shall replenish the landscape planter located adjacent to 12th Street to meet C-2 landscaping standards, as approved by the Planning and Development Department.
4. The developer shall install a 3-foot decorative screen wall along the south property line, in order to screen the carwash entrance, as approved by the Planning and Development Department.
5. Prior to sign permitting, the applicant shall prove with their landscape plan and sign plan that there are no visual conflicts between signs and vegetation, as approved by the Planning and Development Department.
6. The developer shall dedicate a 10 feet of right-of-way, which can be a sidewalk easement, for the north half of Indian School Road, as approved by the Planning and Development Department.
7. The developer shall install signage and a speed calming solution, such as a speed bump, just before the sidewalk on the driveways along Indian School Road and 12th Street to encourage vehicles to stop or slow down for pedestrians on the sidewalk prior to entering the roadway, as approved by the Planning and Development Department.
8. 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 Sky Harbor International Airport (PHX) 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 viewed and approved by the City Attorney.
9. In the event archaeological 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

Hannah Bleam

July 24, 2018

Team Leader

Samantha Keating

Exhibits

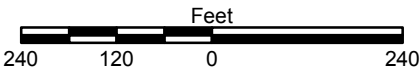
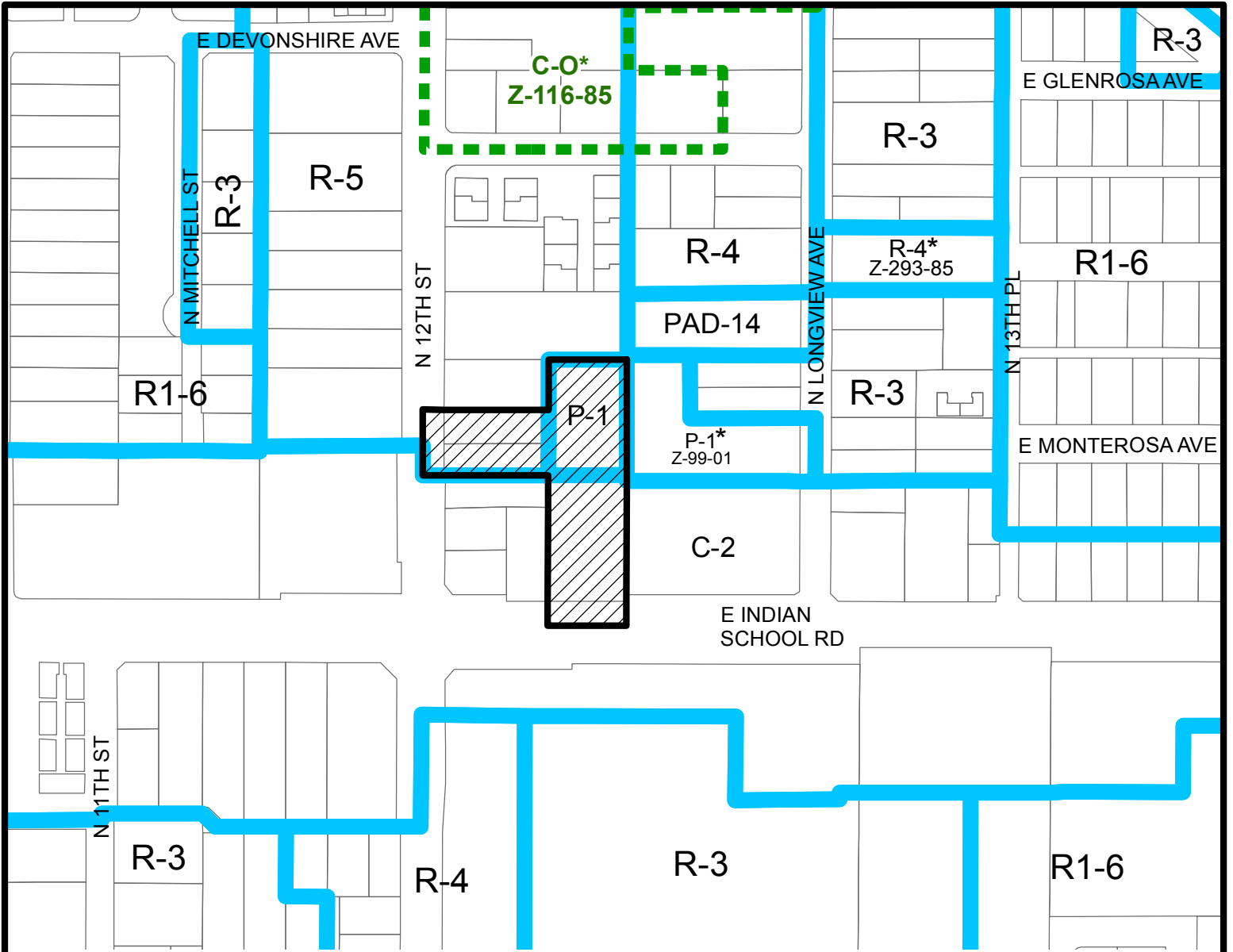
Sketch Map

Aerial

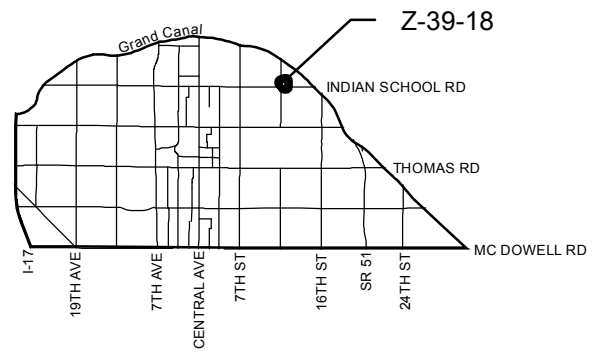
Site Plan date stamped June 25, 2018

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Elevations date stamped June 25, 2018
Community Input

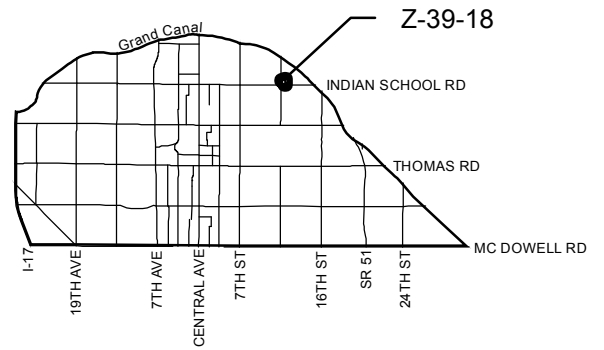
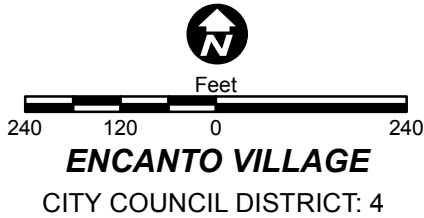
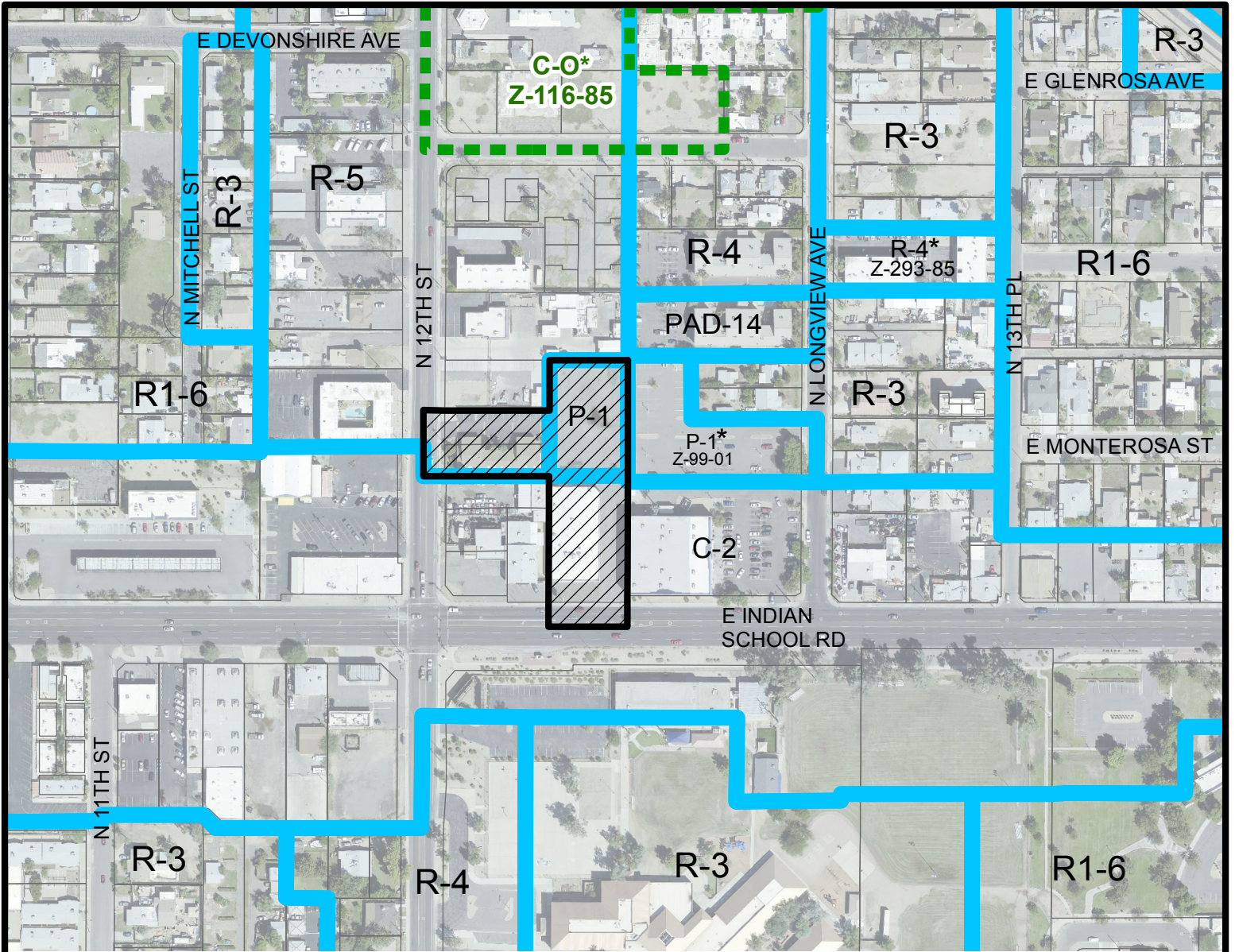


ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Cobblestone Auto Spa		REQUESTED CHANGE:	
APPLICATION NO. Z-39-18	DATE: 6/27/2018 REVISION DATES:	FROM: R-5 (0.48 a.c) P-1 (0.52 a.c.) C-2 (0.68 a.c)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.68 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 17-30	<small>ZONING MAP</small> H-9	TO: C-2 (1.68 a.c.)
MULTIPLES PERMITTED R-5, P-1, C-2 C-2	CONVENTIONAL OPTION 21, N/A, 10 24		* UNITS P.R.D. OPTION 25, N/A, 12 29

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



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MULTIPLES PERMITTED R-5, P-1, C-2 C-2	CONVENTIONAL OPTION 20, N/A, 10 24		* UNITS P.R.D. OPTION 25, N/A, 12 29

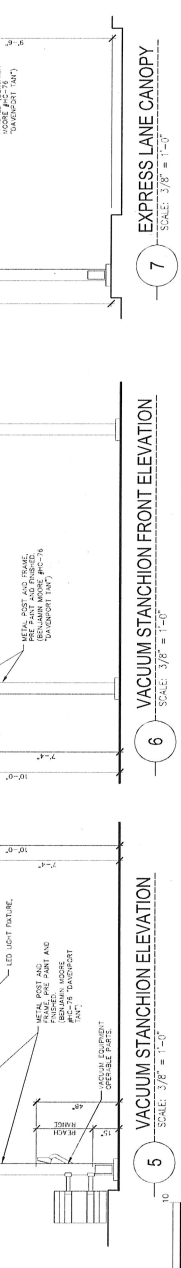
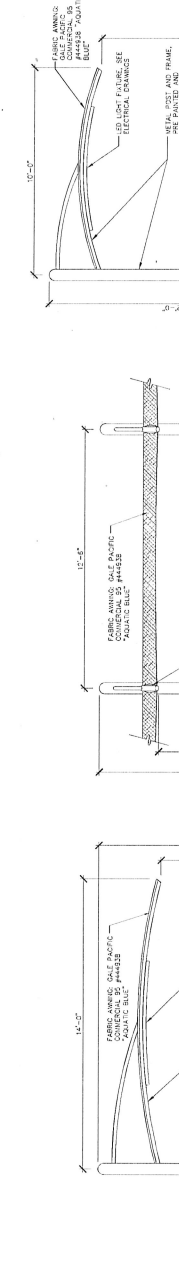
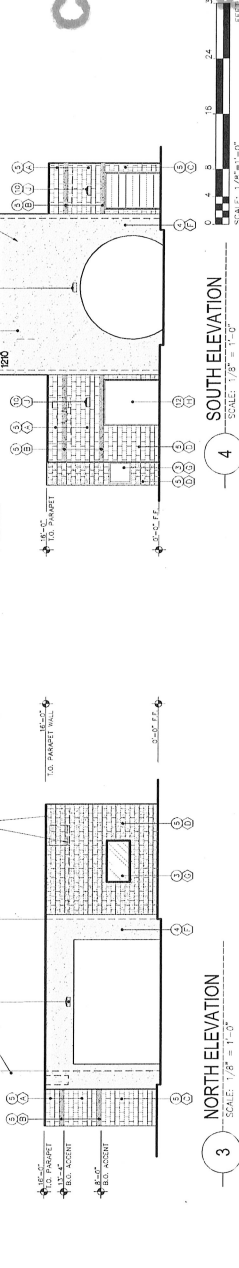
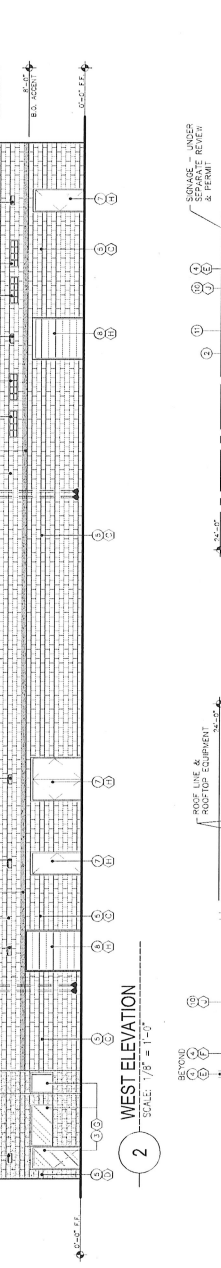
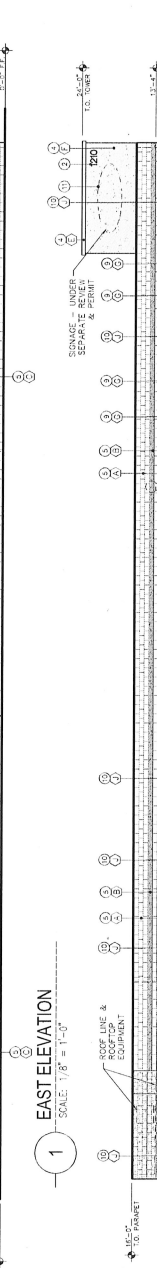
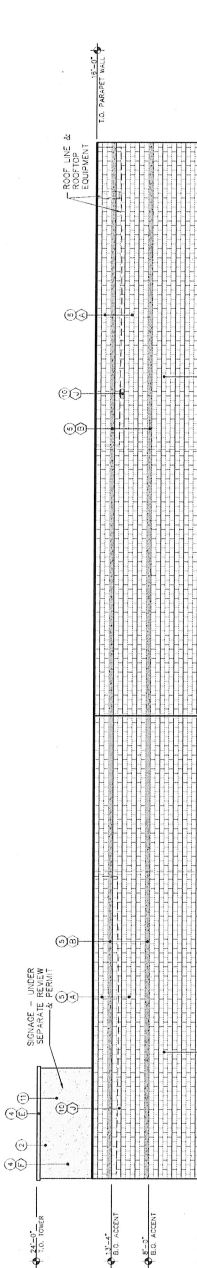
* Maximum Units Allowed with P.R.D. Bonus

NO.	DATE	BY	DESCRIPTION

- ELEVATION KEY NOTES**
1. WALL FINISH
 2. ADDRESS - GO TO VERIFY LOCATION AND SIZE WITH CITY
 3. ALUMINUM FRAME WITH GLAZING
 4. STYCOO FINISH
 5. CMU WALL
 6. FOLLOW METAL DOOR AND FRAME
 7. T.S. FRAME
 8. 2" X 2" TUBE STEEL FRAME W/ INSECT SCREEN
 9. WALL FINISH
 10. SPONGE BRUSHES SEPARATE FINISHES, APPROVALS AND IS NOT TO BE USED FOR FINISHES. SHOW FOR REFERENCE ONLY.
 11. SEE CABINET - CO. TO VERIFY CUP DRAWING HEIGHT & WIDTH WITH SUP.

- MATERIAL AND COLOR LEGEND**
1. 8" BLOCK SMOOTH FINISH, STAINED "ORLY"
 2. 8" BLOCK SMOOTH FINISH, STAINED "CHARCOAL"
 3. 8" BLOCK SMOOTH FINISH, STAINED TO MATCH BENJAMIN MOORE #PC-16 "JADEPORT TAN"
 4. 8" BLOCK SMOOTH FINISH, STAINED TO MATCH BENJAMIN MOORE #PC-33 "PICO DUNES"
 5. PAINT "OBLESTONE BLUE"
 6. PAINT "SHERMAN WILLIAMS #W3207 "RED BERRY"
 7. PAINT TO MATCH ADJACENT WALL COLOR
 8. DARK BRONZE

NOTE:
GO TO VERIFY ALL COLORS WITH OWNER.



CITY OF PHOENIX

Planning & Development Department

JUN 25 2018

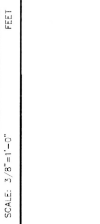
APPROVAL STAMPS

Project Number: **CBL17001**

Sheet Name: **EXTERIOR ELEVATIONS**

Sheet Number: **DD3.0**

KIVA: 172608
SDBY: 1703687
PAPP: 1703687
Q.S.: 1720



Hannah Bleam

From: Jesse Macias <jmacias@m3designllc.com>
Sent: Monday, July 09, 2018 4:18 PM
To: Alex Acevedo
Cc: Hannah Bleam
Subject: Re: Z-39-18-4 (Cobblestone Auto Spa)

Thank you Mr. Acevedo for your email. I appreciate your positive comments in support. I will make sure I send you Prelim Landscape Plan ahead of Meeting and will also plan on having full size copy at our Neighborhood meeting

I very much look forward to meeting you and look forward to your continued support

Regards,

Jesse



Jesse Macias
President

M3 Design

1415 N. 7th Avenue

Phoenix, AZ 85007

P: 480.528.3136

Email: jmacias@m3designllc.com

From: Alex Acevedo <[REDACTED]@yahoo.com>

Sent: Thursday, July 5, 2018 12:43:57 PM

To: Jesse Macias

Cc: Hannah Oliver

Subject: Z-39-18-4 (Cobblestone Auto Spa)

Good afternoon Mr. Macias,

Thank you for the information regarding Z-39-18-4 (Cobblestone Auto Spa). I am a property owner at 1059 E. Indianola Avenue and also within walking distance from the project site.

I believe this section of the Northeast corner of Indian School Road and 12th Street is in desperate need of redevelopment. Consolidating the zoning to (C-2) would allow a variety of successful uses for you project as well as others to follow this one.

You state in your letter sent to the neighbors that this project provides landscape where none exists. I don't see and landscape design on the site plan you provided detailed along Indian School Road where landscape is desperately

needed. With the high traffic volume and speeds, I believe a well established buffer is needed to protect pedestrians and bicyclists from the streets.

Mature trees and a strong landscape buffer that divides the street from the sidewalk would allow people and bikes to travel safely. This would also encourage future development on the west side of your subject property to follow your landscape design when they decided to redevelopment.

Please provide detailed proposed landscape design prior to the community meeting on July 17th, 2018.

Thank you,

Alex Acevedo



Hannah Bleam

From: Jesse Macias <jmacias@m3designllc.com>
Sent: Wednesday, July 18, 2018 8:03 AM
To: Bfischer
Cc: Jesse Macias
Subject: Re: Fischer and Longview

Good morning Bruce,

Thank you again for coming to meeting and providing your support of our proposed development. I completely agree that or proposed development will spur additional redevelopment in the area which we are all in favor.

I will pass along your email to City staff as support

Let me know if you ever need to process any rezoning or site planning approvals with City on property you own on opposite corner

Talk to you soon

Jesse



Jesse Macias
President
M3 Design
1415 N. 7th Avenue
Phoenix, AZ 85007
P: 480.528.3136
Email: [REDACTED]@m3designllc.com

From: Bfischer <[REDACTED]@aol.com>
Sent: Tuesday, July 17, 2018 10:15:23 PM
To: Jesse Macias
Subject: Fischer and Longview

Hi Jesse,

I'm glad I had the chance to come to hear your presentation. Having been in the neighborhood for over 40 years, I think your Cobblestone Auto Spa is a great idea and a wonderful addition to the area.

As the owner of the three buildings just east of your location I'm happy to assist you in any way I can.

Bruce Fischer

