



**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-45-16-5**  
 September 12, 2016

<b>Alhambra Village Planning Committee Hearing Date</b>	September 27, 2016
<b>Planning Commission Hearing Date</b>	October 6, 2016
<b>Request from:</b>	R-5 (1.18 acres)
<b>Request to:</b>	C-2 (1.18 acres)
<b>Proposed Use</b>	Commercial, office and retail
<b>Location</b>	Approximately 183 feet south of the southeast corner of Black Canyon Highway (I-17) and Glendale Avenue
<b>Owner</b>	Lola K Rifley Trustee
<b>Applicant</b>	Jessi Thornton, Withey Morris PLC
<b>Representative</b>	Jessi Thornton, Withey Morris PLC
<b>Staff Recommendation</b>	Approval

<b>General Plan Conformity</b>	
<b>General Plan Land Use Designation</b>	Residential 3.5 - 5 du/acre
<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b></p> <p>The subject properties are located adjacent to the North Black Canyon Highway (I-17) and Glendale Avenue, a major arterial street, thereby warranting reasonable levels of increased intensity required to bring the existing land uses into conformance.</p>	

<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND 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.</i></b></p> <p>The subject properties are remnant parcels on the perimeter of an existing residential neighborhood previously bisected by the construction of the Black Canyon Highway (I-</p>
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17). Commercial uses on the subject properties have buffered the existing residential to the east since the 1960s due to the difficulty of establishing residential uses along the Black Canyon Highway (I-17) frontage road. The request is consistent with the adopted Black Canyon/Maricopa Freeway Specific Plan which shows the site designated as Neighborhood Retail per the Maricopa Association of Governments (MAG) land use designations.

**Area Plan**

Black Canyon/Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. The Plan covers the following elements: Existing Zoning and Land Use, Circulation, Noise, Neighborhood Safety and Stabilization, Landscape Enhancement, Neighborhood Enhancement, and Bicycle Paths and Recreational Trails. The Black Canyon/Maricopa Freeway Specific Plan designates the subject site as Neighborhood Retail land use. See discussion in number 5 below.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Used Car Dealership and other automotive uses.	R-5
<b>North</b>	Automotive Dealership Display Parking and Vacant	C-2
<b>South</b>	Office Uses	R-5
<b>East</b>	Single-Family Residential	R1-6
<b>West</b>	Black Canyon Highway (I-17)	Not Applicable

**Intermediate Commercial (C-2)**

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<b>Landscaped Setbacks</b>		
Streetscape – Black Canyon Highway Frontage	Average 25 feet	Not Met – Existing 0 feet
Property lines not adjacent to street – Rear	Minimum 10 feet	Not Met – Existing 0 feet
<b>Building Setbacks</b>		
Adjacent to Streets -	Average 25 feet	Met - Existing varies

Black Canyon Highway Frontage		
Not Adjacent to Street	10 feet	Met - Existing varies
Lot Coverage	50% maximum	Met – 8.78%
Building Height	30 feet maximum	Existing Not Shown

**Background/Issues/Analysis**

**SUBJECT SITE (REQUEST)**

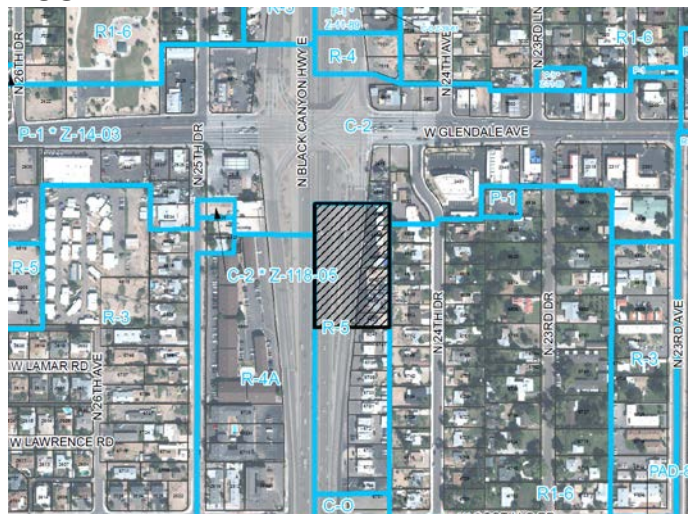
1. This is a request to rezone 1.18 acres located Approximately 183 feet south of the southeast corner of Black Canyon Highway (I-17) and Glendale Avenue. The request would rezone the subject parcels from R-5 (Multiple Family Residential) to C-2 (Intermediate Commercial) to allow commercial, office, and retail uses. The proposal will utilize the existing buildings on the site.
2. Rezoning case Z-SP-6-16-5 is a companion case running concurrently with this request. Z-SP-6-16-5 is a request for a Special Permit to allow new and used motor vehicle dealership and all underlying C-2 uses located on the northern most parcel (Lot 4) of the subject site and the parcel directly north (Lot 3).

**GENERAL PLAN**

3. The General Plan land use designation for the subject site is Residential 3.5-5 du/acre. The request is not in conformance with the General Plan designation however, the subject site is less than 10 acres and therefore does not require a General Plan Amendment.

**SURROUNDING ZONING AND LAND USE**

4. The subject site is currently developed and utilized with a used car dealership as well as other automotive uses. To the north is an automotive vehicle display parking and an undeveloped property along Glendale Avenue. To the south are multifamily residential uses and to the east are single family residential uses. To the west is the North Black Canyon Highway (I-17).





8. Future development and/or redevelopment of the subject properties shall conform to section 623 Commercial C-2 District standards of the Phoenix Zoning Ordinance. Buildings with a maximum height of two (2) stories (or 30') shall have an average 25-foot setback adjacent to streets and a 50-foot setback when adjacent to R1-6. The subject properties' proximity to single family residential limits their ability to develop at the maximum height allowable while conforming to the building setbacks established in the C-2 District of the Phoenix Zoning Ordinance. These standards ensure that development will be compatible in scale and intensity to adjacent zoning districts. As a result of these standards staff has no recommended stipulations.

#### WATER

9. The City of Phoenix Water Services Department has noted the 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

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

#### FLOODPLAIN

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 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

#### ARCHAEOLOGY

12. No known archaeological work is necessary for this project. In the event 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.

#### OTHER

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 abandonments, may be required.

#### **Findings**

1. The proposal is compatible with the existing commercial uses along Glendale Avenue.
2. The request is consistent with the Maricopa Association of Governments (MAG) land use designation of Neighborhood Retail in the adopted Black Canyon/Maricopa Freeway Specific Plan.

3. The proposal will bring existing uses into conformance and continue to allow specialized commercial services adjacent to the North Black Canyon Highway (I-17).

**Stipulations**

Staff has no recommended stipulations.

**Writer**

Joél Carrasco

September 12, 2016

**Team Leader**

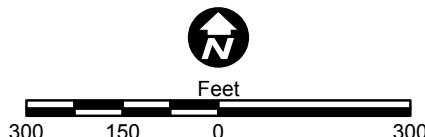
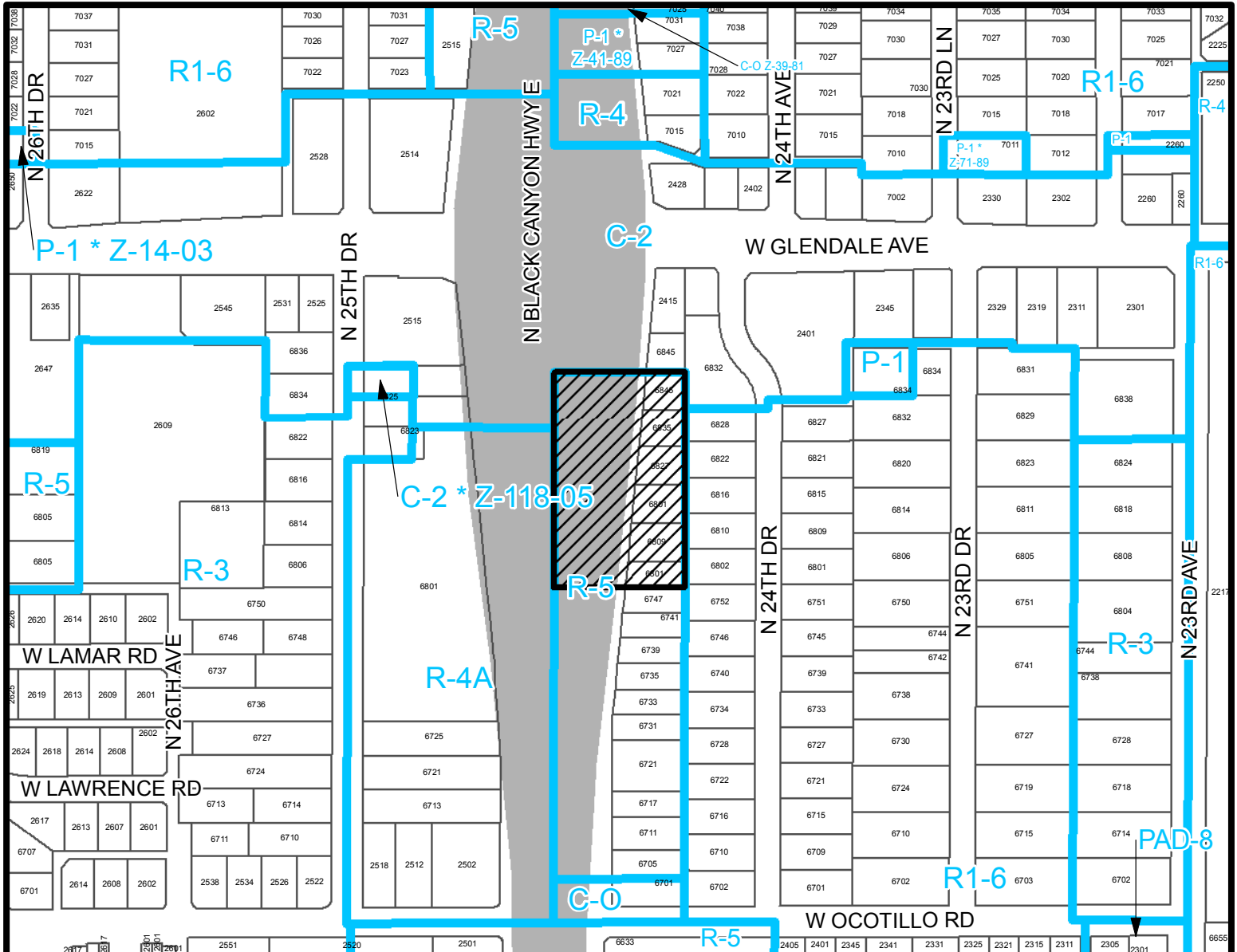
Joshua Bednarek

**Attachments**

Zoning sketch

Aerial

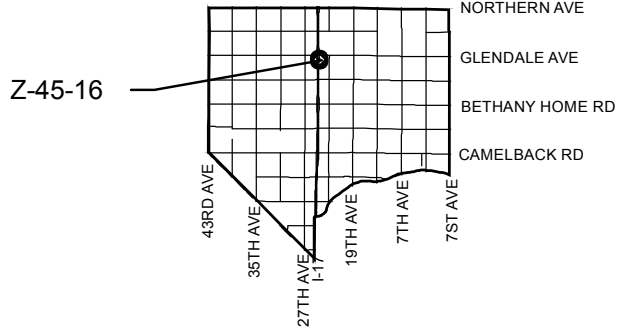
Site plan dated September 09, 2016



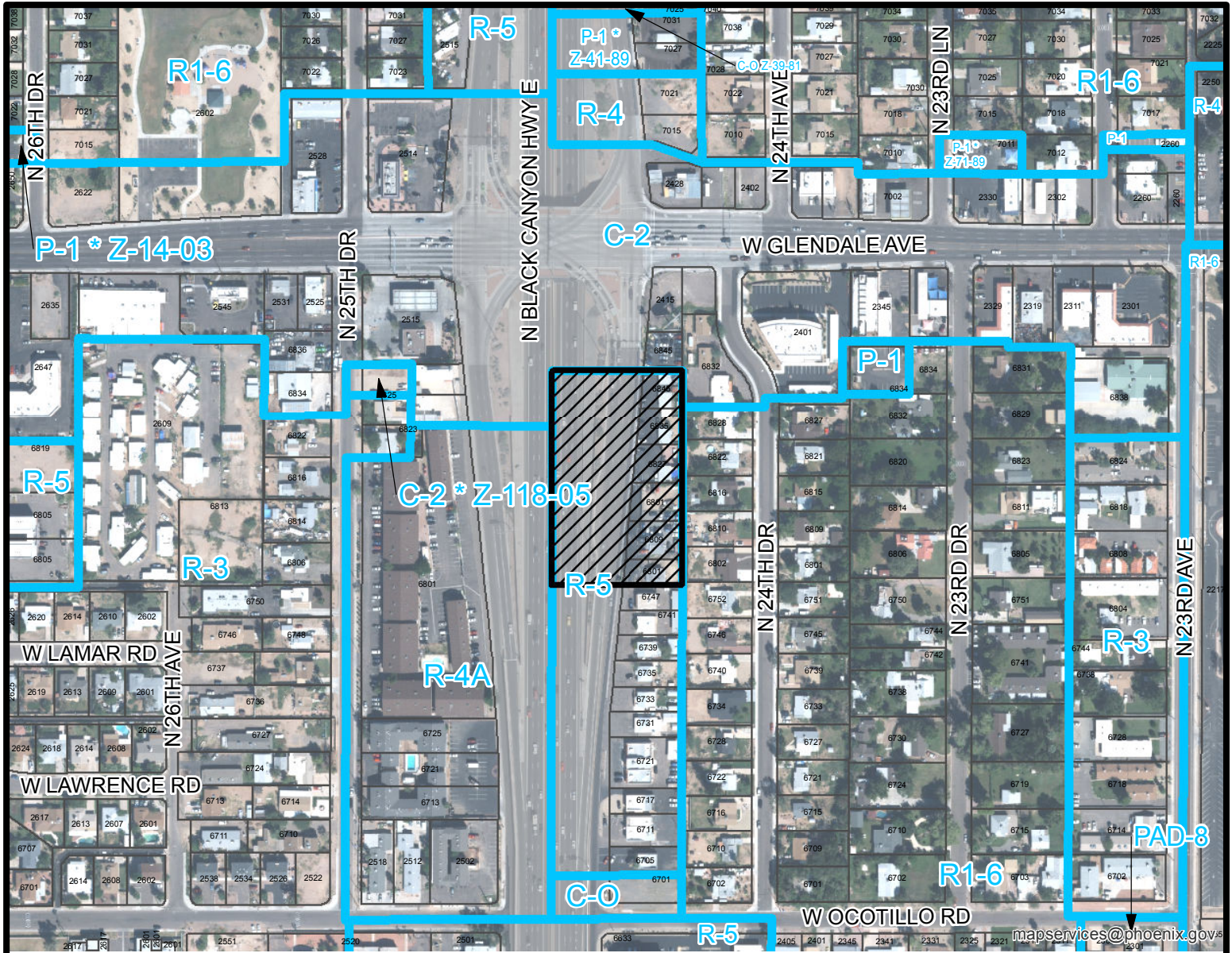
**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT



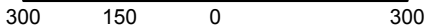
<b>APPLICANT'S NAME:</b> Withey Morris PLC		<b>REQUESTED CHANGE:</b> FROM: R-5 (1.18 a.c.) TO: C-2, (1.18 a.c.)	
<b>APPLICATION NO.</b> Z-45-16	<b>DATE:</b> 8/4/16 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  1.18 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 22-23	<b>ZONING MAP</b> I-7	
<b>MULTIPLES PERMITTED</b> R-5 C-2	<b>CONVENTIONAL OPTION</b> 51 16	<b>* UNITS P.R.D. OPTION</b> 61 20	
* Maximum Units Allowed with P.R.D. Bonus			



mapservices@phoenix.gov



Feet



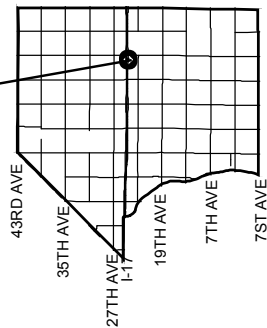
**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT

Z-45-16



NORTHERN AVE  
GLENDALE AVE  
BETHANY HOME RD  
CAMELBACK RD

APPLICANT'S NAME:

Withey Morris PLC

REQUESTED CHANGE:

FROM: R-5 (1.18 a.c.)

APPLICATION NO.

Z-45-16

DATE:

8/4/16

REVISION DATES:

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

1.18 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 22-23

ZONING MAP  
I-7

TO: C-2, (1.18 a.c.)

MULTIPLES PERMITTED

R-5

C-2

CONVENTIONAL OPTION

51

16

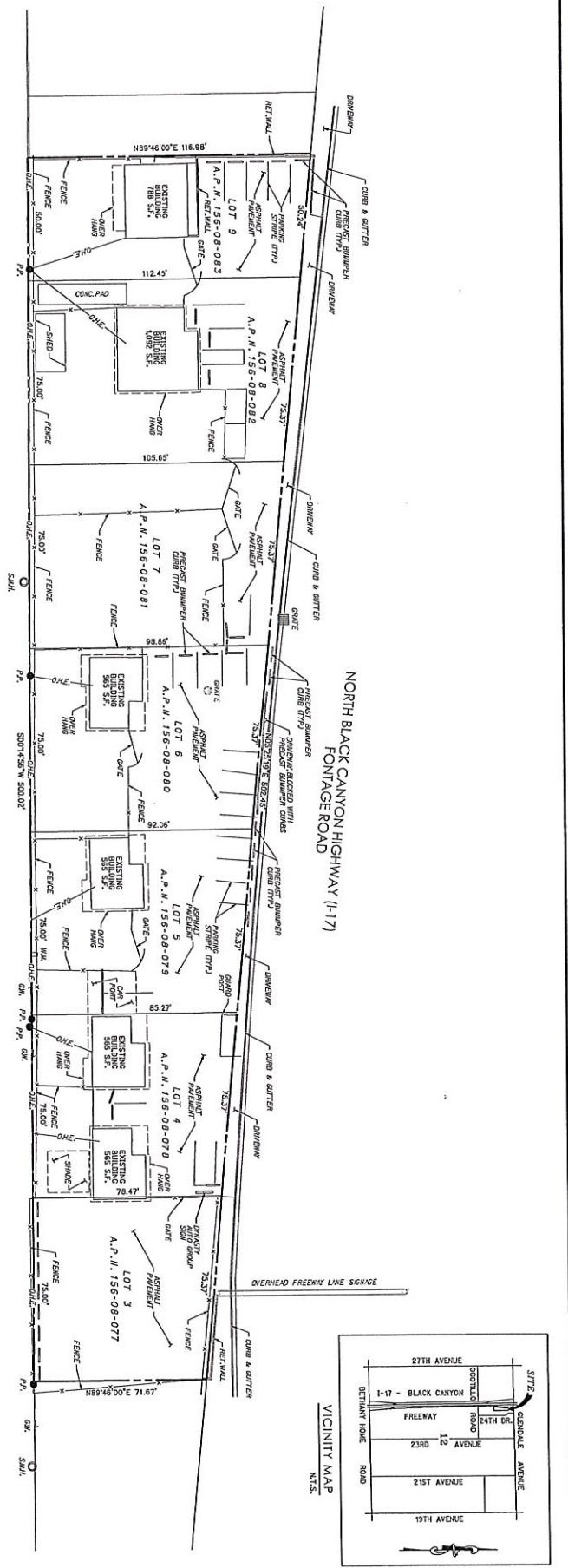
\* UNITS P.R.D. OPTION

61

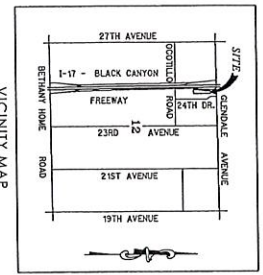
20

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





NORTH BLACK CANYON HIGHWAY (I-17)  
FOUNTAIN ROAD



**SITE PLAN NOTES: (CITY OF PHOENIX)**

1. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDESGRADED
2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDESGRADED
3. STRUCTURES AND LANDSCAPING WITHIN A TRIMLINE DESIGNATED BACK TO FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF 3' SIDEWALK SHALL BE RELOCATED AT A MINIMUM OF 1' FROM THE PROPERTY LINE.
4. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM THE PROPERTY LINE AND TO PROVIDE ADEQUATE ILLUMINATION FOR THE USES IN THE AREA OUTSIDE THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL HAVE RESPONSIBILITY FOR ACCORDANCE WITH APPROVED PLANS.
6. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING CONFORMANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY.
7. ALL ROOF TOP EQUIPMENT AND EXHAUST DUCTS SHALL BE SPECIFIED TO THE SATISFACTION OF THE CITY ENGINEER AND SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS, INCLUDING DUCTS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER PUBLIC UTILITIES ELECTRICAL EQUIPMENT FROM THE LEVEL ADJACENT TO ALL EXHAUST DUCTS AND EQUIPMENT.
8. ALL EXHAUST DUCTS SHALL BE SPECIFIED TO THE SATISFACTION OF THE CITY ENGINEER AND SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS, INCLUDING DUCTS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER PUBLIC UTILITIES ELECTRICAL EQUIPMENT FROM THE LEVEL ADJACENT TO ALL EXHAUST DUCTS AND EQUIPMENT.
9. BARRIERS OR CONCRETE WALES ON SIGNAL OR CHAIN LINK SHALL NOT BE INSTALLED ON ANY SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT TO SIGNALS, AND SIGNALS SHALL COMPLY WITH REGULATIONS OF THE MARICOPA COUNTY AIR POLLUTION RULES AND REGULATIONS.
10. THE MARICOPA COUNTY AIR POLLUTION RULES AND REGULATIONS SHALL APPLY TO ALL NEW OR RELOCATED UTILITIES AND EQUIPMENT.
11. THE REVISIONS OF ALL PLANS AND PERMITS SHALL COMPLY WITH THE CITY ENGINEER'S REQUIREMENTS AND SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS.
12. ALL SIGNALS REQUIRES SEPARATE APPROVALS AND PERMITS.

**OWNER:**  
INDUSTRIAL LEASING  
24 W. CAMELBACK ROAD, SUITE A270  
PHOENIX, ARIZONA 85016  
PHONE: (602) 433-9655  
FAX: (602) 433-9655

**ENGINEER:**  
3 ENGINEERING  
1000 N. GAVEL ROAD, SUITE 118  
PHOENIX, ARIZONA 85016  
CONTACT: DANIEL G. WILSON, P.E.  
PHONE: (602) 237-4387  
FAX: (602) 237-4387  
EMAIL: DANIEL@3ENGINEERING.COM

**ADDRESS:**  
3007 S. W. 30TH AVENUE, SUITE 100  
PHOENIX, ARIZONA 85018

**APN NUMBERS:**  
55-08-017, 55-08-018, 55-08-019,  
55-08-020, 55-08-021, 55-08-022,  
& 55-08-023

**SCOPE OF WORK:**  
DESIGN LOTS 3 THROUGH 9 FROM R-5  
ZONING. THE PROJECT IS TO BE  
PHASED. PHASE 1 IS TO BE  
PHASE 2 IS TO BE  
PHASE 3 IS TO BE

**NOTE:**  
CITY AND DISTRICTOR ALL PERMITS AND  
ZONING ORDINANCES SHALL BE  
OBTAINED PRIOR TO CONSTRUCTION.

**LEGAL DESCRIPTION:**  
LOTS 3, 4, 5, 6, 7, 8 & 9 OF  
HOMESTEAD TRACT  
BLOCK 35, PHASE 30, MARICOPA COUNTY RECORDS.

**CITY OF PHOENIX**  
SEP 09 2016  
Planning & Development  
Department

**APPROVALS**

SCALE: 1" = 20'

**PROJECT DATA**

EXISTING ZONING	R-5 & C-2
PROPOSED ZONING	C-2
GROSS AREA	57,725 SQ. FT. OR 1.37 AC
TOTAL BUILDING SQUARE FOOTAGE	4,140 S.F.
LOT COVERAGE	8.78%

**3e engineering**  
planning civil engineering surveying

**I-17 & GLENDALE**  
N. BLACK CANYON HWY., PHOENIX, AZ 85015  
SITE PLAN

DATE: 09/09/16  
DRAWN BY: J. WILSON  
CHECKED BY: D. WILSON  
APPROVED BY: D. WILSON