



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-53-18-5
October 1, 2018

North Mountain Village Planning Committee Meeting Date October 17, 2018

Planning Commission Hearing Date November 1, 2018

Request From: C-2 (Approved C-2 SP) (0.27 acres)

Request To: C-2 (0.27 acres)

Proposed Use Removal of a portion of a special permit Z-SP-8-02 (for mini storage facility) to allow a car wash

Location Approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue

Owner Evergreen Phoenix Investors II, LLC

Applicant/Representative Identity Mutual, LLC

Staff Recommendation Approval

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Northern Avenue	Arterial	40-foot north half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p> <p>The subject site is currently occupied by a portion of a self-service storage facility. The proposed rezoning will allow for growth and offer greater opportunities for intermediate commercial uses.</p>			
<p><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></p> <p>The proposal will allow the development of an intermediate commercial use consistent in scale, character and land use pattern in the surrounding area.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.

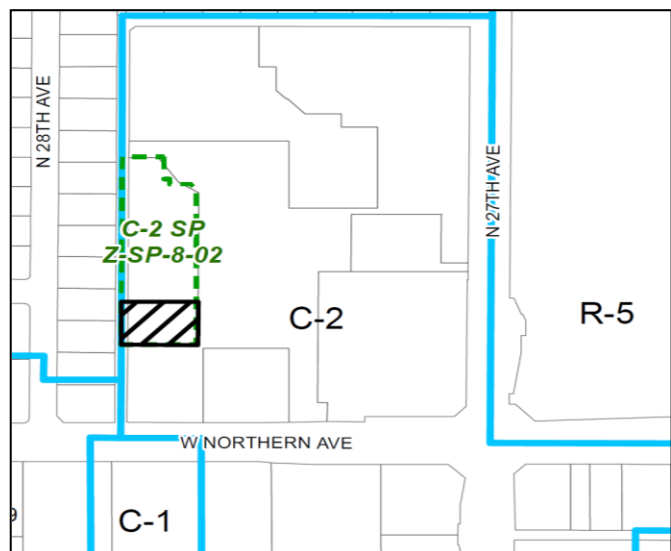
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans

The proposal will allow the opportunity for a site with a dilapidated vacant building and portion of a self-service storage facility to redevelop into a car wash or other commercial use with modern site improvements that will provide additional buffering elements between the commercial area and adjacent residential area to the west. Buffering elements include an eight-foot high screen wall and five-foot wide landscape setback.

Surrounding Land Uses/Zoning		
	<u>Zoning</u>	<u>Land Use</u>
On Site	C-2 SP	Portion of a self-service storage facility
North	C-2 SP	Self-service storage facility
South	C-1	Vacant commercial building
East	C-2	Vacant commercial pad
West	R1-6	Single-family residences

Background/Issues/Analysis

1. This request is to rezone 0.27 acres located approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue from C-2 SP (Intermediate Commercial, Special Permit District) to C-2 (Intermediate Commercial District). The existing Special Permit only allows the property to be used for self-service storage use. The request constitutes the removal of a Special Permit to allow the underlying intermediate commercial uses.



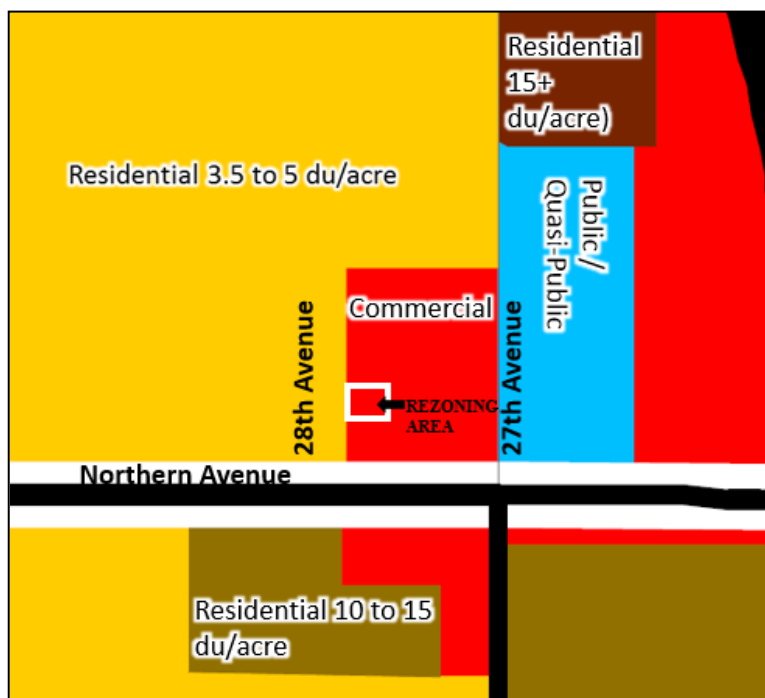
Source: City of Phoenix Planning and Development Department

- The General Plan Land Use Map designation for the subject site is Commercial. The underlying C-2 zoning designation is consistent with the land use map designation.

The following General Plan Land Use Map designations are surrounding the site:

North, South and East:
 Commercial

West: Residential 3.5 to 5 dwelling units per acre.



Source: City of Phoenix Planning and Development Department

SURROUNDING USES AND ZONING

- North:**
 Directly to the north of the subject site is a self-service storage facility zoned C-2 SP.

South:
 Directly to the south of the subject site is a vacant commercial building zoned C-2. Across Northern Avenue, is the Grand Lodge of Arizona, a Masonic lodge zoned C-1 (Neighborhood Retail District).



Source: City of Phoenix Planning and Development Department

East:
 Directly to the east of the subject site is a vacant commercial pad in the Alta Vista Plaza zoned C-2.

West:
 Directly to the west of the subject site is a 20-foot wide alley and single-family residences zoned R1-6 (Single-Family Residence District).

- Rezoning Case No. Z-SP-8-02 established the Special Permit to allow a mini self-

service storage facility. The site has been operating as Alta Vista Mini Storage since approximately 2002. The site currently contains a vacant commercial building on the south end and a portion of a self-service storage facility on the north end. The rezoning proposal is for a portion of the site on the northernmost end where a portion of the present storage units will be removed. Removal of the special permit would allow the site to be redeveloped with intermediate commercial land uses consistent with the underlying C-2 zoning.

REDEVELOPMENT PROPOSAL

5. The applicant has noted that if the removal of the special permit is approved, they intend on developing the subject site and the vacant commercial building to the south as a car wash. Car wash establishments are a permitted use in the C-2 zoning district and the project will be required to adhere to all provisions of the C-2 district standards. The C-2 zoning district permits car wash establishments or portions of car wash establishments to be in an open building subject to a use permit.
6. Because the request is to only remove the special permit to allow the underlying zoning uses, no stipulations on the future use of the property can be added in connections with the request.

COMMUNITY COMMENTS

7. At the time this staff report was written, staff received correspondence from one individual regarding the request. The inquiry was in regard to filtering of grease and dirt as part of the car wash operation.
8. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
9. The Floodplain Management division indicated that the 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.
10. The City of Phoenix Water Services Department has noted the property 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.
11. The Aviation, Public Transit and Street Transportation Departments had no comments regarding the request.

MISCELLANEOUS

12. 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 Ordinances 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.

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 request is consistent with the General Plan Land Use Map designation of Commercial.
2. The C-2 zoning district will allow development that is consistent in character with the surrounding developments.
3. The request would support the development of a vacant and underutilized property.

Stipulations

None.

Writer

Maja Brkovic

October 1, 2018

Team Leader

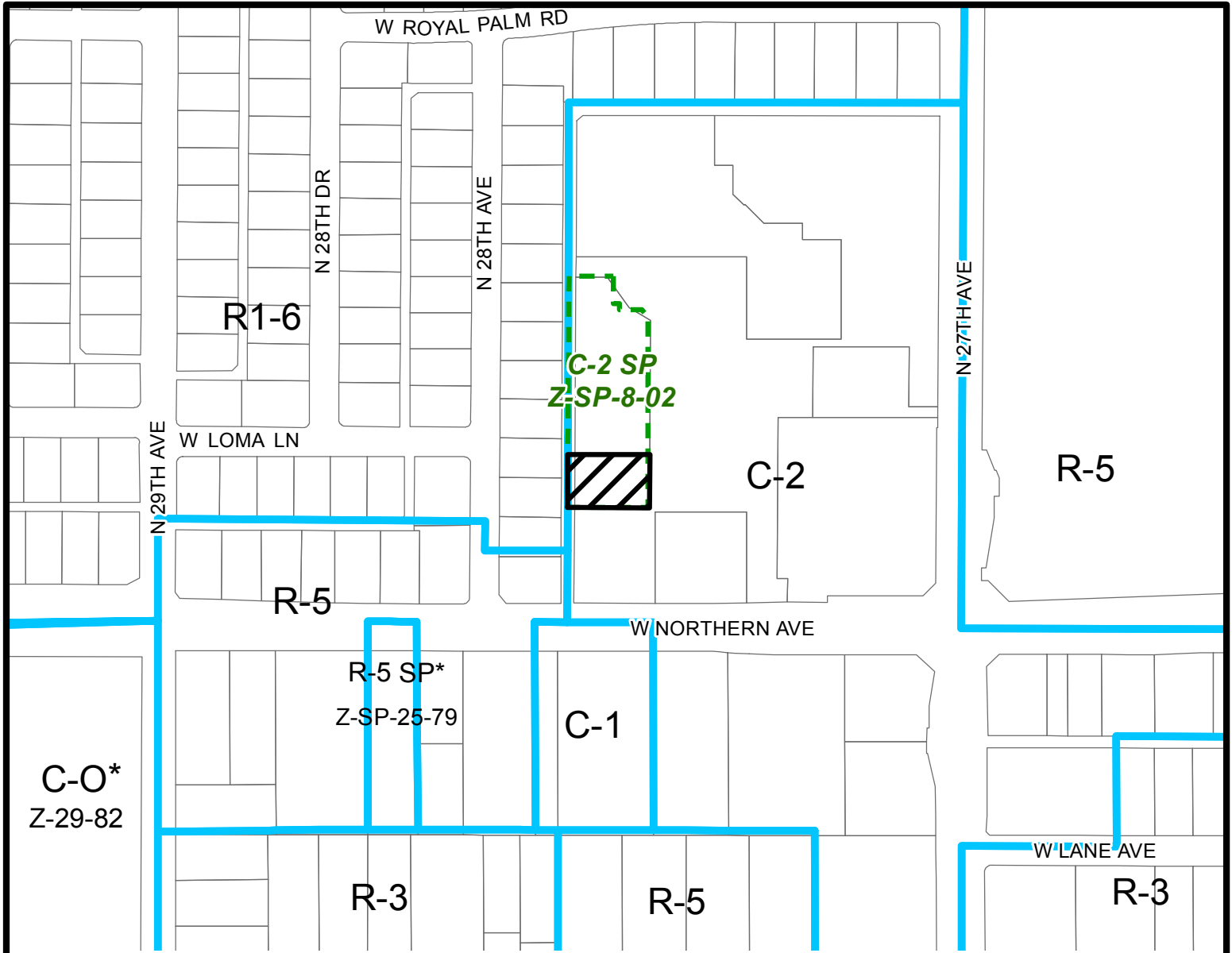
Samantha Keating

Exhibits

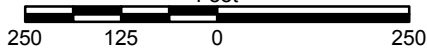
Sketch Map

Aerial

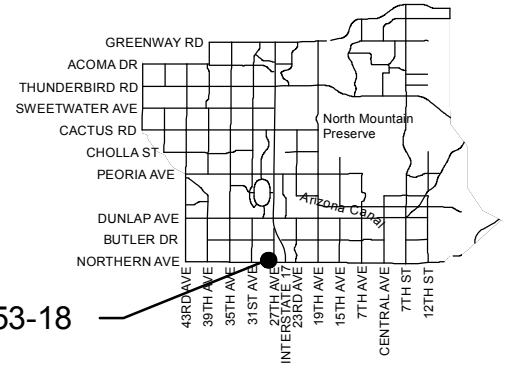
Community Correspondence



Feet

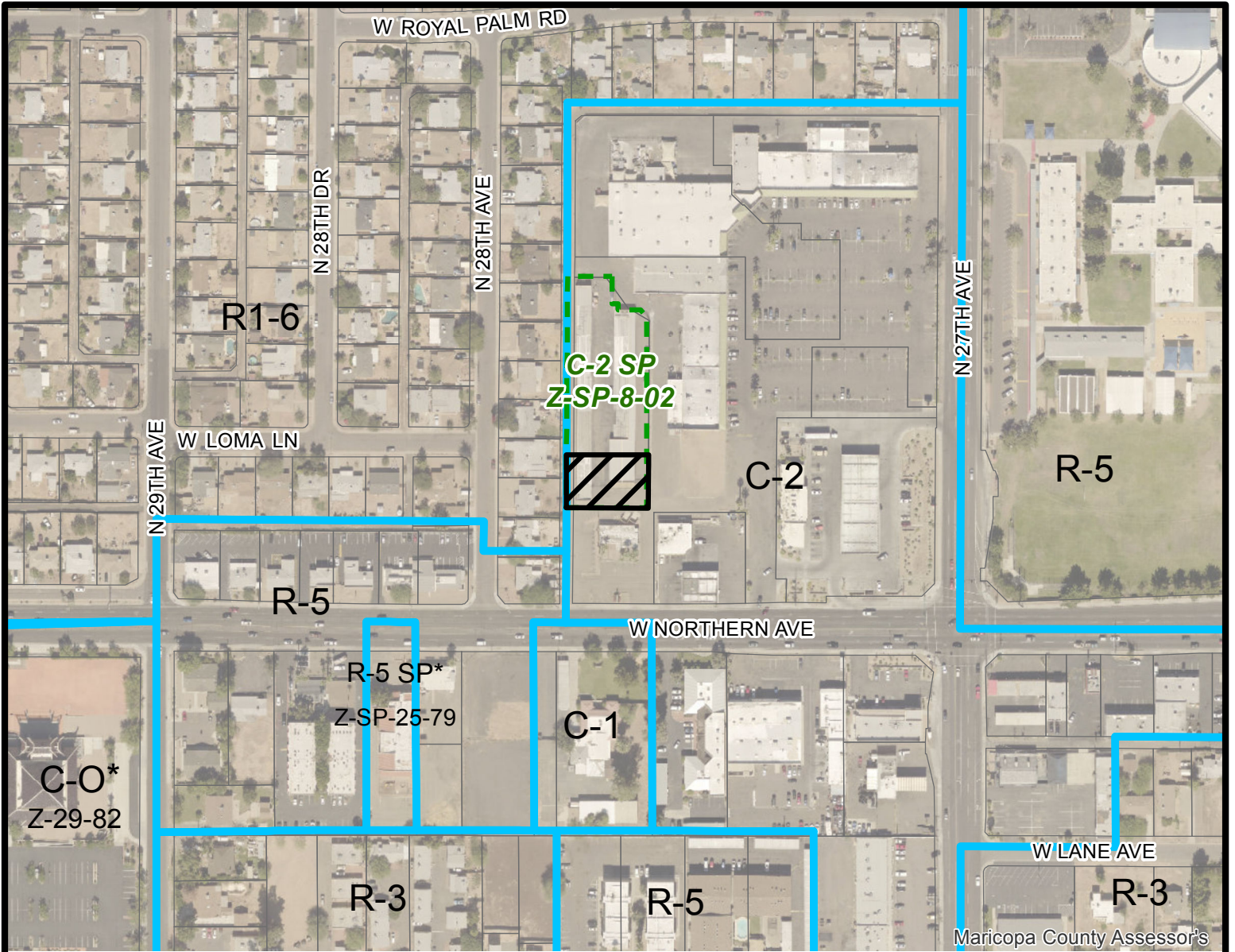


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 5



Z-53-18

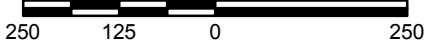
APPLICANT'S NAME: Idenrity Mutual, LLC		REQUESTED CHANGE: FROM: C-2 (Approved C-2 SP) (0.27 a.c.)										
APPLICATION NO. Z-53-18	DATE: 8/21/2018 <small>REVISION DATES:</small>											
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.27 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 25-22	<small>ZONING MAP</small> J-7	TO: C-2 (0.27 a.c.)									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left; padding: 2px;">MULTIPLES PERMITTED</th> <th style="text-align: left; padding: 2px;">CONVENTIONAL OPTION</th> <th style="text-align: left; padding: 2px;">* UNITS P.R.D. OPTION</th> </tr> <tr> <td style="padding: 2px;">C-2 (Approved C-2 SP)</td> <td style="text-align: center; padding: 2px;">4</td> <td style="text-align: center; padding: 2px;">4</td> </tr> <tr> <td style="padding: 2px;">C-2</td> <td style="text-align: center; padding: 2px;">4</td> <td style="text-align: center; padding: 2px;">4</td> </tr> </table>	MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	C-2 (Approved C-2 SP)	4	4	C-2	4	4	<small>* Maximum Units Allowed with P.R.D. Bonus</small>		
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Maricopa County Assessor's



Feet

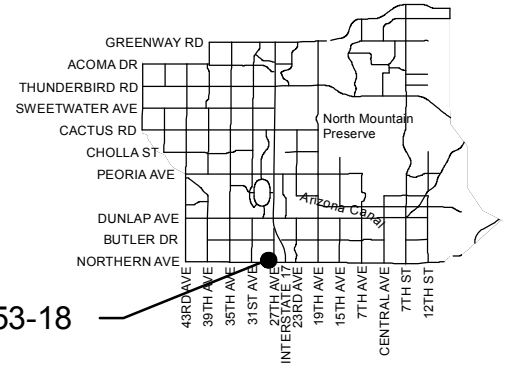


NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-53-18

APPLICANT'S NAME: **Idenrity Mutual, LLC**

REQUESTED CHANGE:

FROM: **C-2 (Approved C-2 SP) (0.27 a.c.)**

APPLICATION NO. **Z-53-18**

DATE: **8/21/2018**
REVISION DATES:

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

0.27 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 25-22

ZONING MAP
J-7

TO: **C-2 (0.27 a.c.)**

MULTIPLES PERMITTED

C-2 (Approved C-2 SP)

C-2

CONVENTIONAL OPTION

4

4

*** UNITS P.R.D. OPTION**

4

4

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

From: Alessi, Joseph
To: [Maja Brkovic](#)
Subject: Rezoning request
Date: Wednesday, August 15, 2018 3:25:03 PM
Attachments: [image001.png](#)

Ms. Brkovic,

It has come to our attention that a Quick Quack Car Wash is requesting rezoning at the corner of 27th Avenue and Northern Avenue. It is the sentiment of the Washington Elementary School District that this would be an improvement over the current standing of that corner and current zoning layout. My only immediate question is that the Applicant suggests "The tanks filter grease and dirt from the water after the wash process and recirculate the majority of the water into the car wash tunnel." I am curious as to what they do with the grease and dirt that gets filtered out. Where does it go and by what process do they filter? Appreciate it if you could help direct me to where I might find these answers. Thank you.

Joe Alessi | Data Analyst - Project Manager
Washington Elementary School District #6
4650 W Sweetwater Ave | Glendale, AZ 85304
Phone: 602.347.2617 | Fax: 602.347.2737

