



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-69-17-8
December 20, 2017

South Mountain Village Planning Committee Meeting Date: January 9, 2018
Planning Commission Hearing Date: February 1, 2018

Request From: C-1 SPVTABDO (Neighborhood Retail District, South Phoenix Village and Target Area B Design Overlay District) (0.88 acres)
 R-5 SPVTABDO (Multifamily Residence District, South Phoenix Village and Target Area B Design Overlay District) (0.18 acres)

Request To: C-2 SPVTABDO (Intermediate Commercial District, South Phoenix Village and Target Area B Design Overlay District) (0.80 acres)
 A-2 SPVTABDO (Industrial District, South Phoenix Village and Target Area B Design Overlay District) (0.26 acres)

Proposed Use: C-2 uses and to allow existing A-2 uses

Location: Approximately 240 feet south of the southwest corner of 16th Street and Wier Avenue

Owner/Applicant: ISL Services, LLC/ INTERTCHOB, LLC

Representative: Rick McGee/Urban Rebuild Inc.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use (Commercial/Commerce Park)	
Street Map Classification	16th Street	Arterial	40-foot west half street
<p>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The subject site is in close proximity to Industrial Park and Industrial zoned properties. The proposal would allow for an increase in intensity that is consistent in scale and character with the surrounding zoning in the area, as well as with the General Plan Land Use designations.</p>			

STRENGTHEN OUR LOCAL ECONOMY; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive, and grow.

The applicant intends to use the existing building on the subject site to expand their auto sales business and will make improvements to the overall site. These improvements help to facilitate adaptive reuse of an underutilized property and the expansion of a small business.

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal is consistent in scale and character with the surrounding land use pattern. Approval of the request would support the growth of a new business in an appropriate location.

Applicable Plans and Principles

South Phoenix Village and Target Area B Design Overlay District

See background item #7.

Reimagine Phoenix

See background item #8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant building	R-5 SPVTABDO, C-1 SPVTABDO
North	Undeveloped land, Construction services company	R-5 SPVTABDO, C-1 SPVTABDO IND.PK. SPVTABDO
South	Advantage Imports (auto repair, body work, and auto sales)	A-2 SPVTABDO
East across 16th Street	Undeveloped land, Restaurant	R-5 SPVTABDO, C-2 SPVTABDO
West	Undeveloped land, Single-family homes	R-5 SPVTABDO, R-3 SPVTABDO

Background/Issues/Analysis

SUBJECT SITE

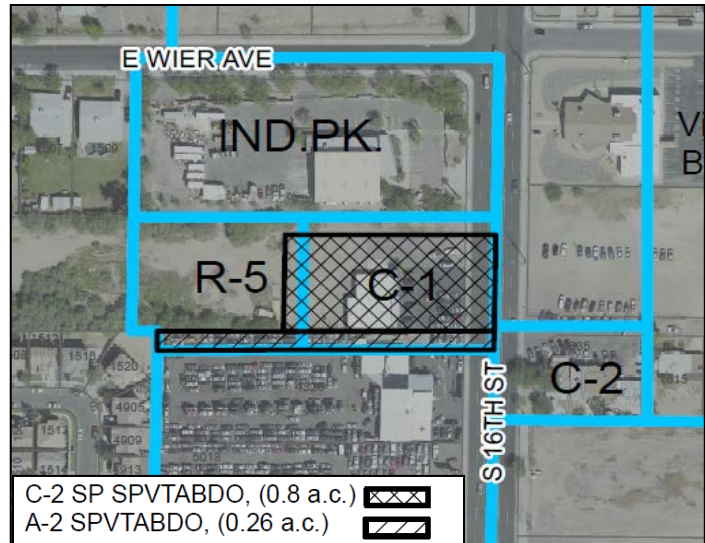
1. This is a request to rezone approximately 0.88 acres of C-1 SPVTABDO and 0.18 acres of R-5 SPVTABDO located approximately 240 feet south of the southwest corner of 16th Street and Wier Avenue to C-2 SPVTABDO (0.80 acres) and A-2 SPVTABDO (.26 acres). Rezoning case Z-SP-12-17-8, a request for a special permit to allow auto sales uses, will run concurrently with this request.

This request consists of two parcels, Parcel No. 113-54-008A (the north parcel) where the C-2 SP SPVTABDO zoning is

proposed and a narrow, linear portion of Parcel No. 113-54-016A (the south parcel) where the A-2 SPVTABDO zoning is proposed.

The request for C-2 SPVTABDO zoning and the pending special permit request would allow auto sales uses on a portion of the site. The A-2 SPVTABDO would bring a narrow, linear remainder of the site into compliance with the existing auto sales and repair uses. A use permit was previously obtained to extend the A-2 use into the R-5 and C-1 zoning districts per Zoning Adjustmetn Case. No. ZA-408-10. Today, a vacant building remains on the bulk of the site which once housed a laundry and dry cleaning service business.

2. The proposed land use is consistent with the General Plan Land Use designation of Mixed Use (Commercial/Commerce Park).



Source: City of Phoenix Planning and Development Department

SURROUNDING USES AND ZONING

3. North of the subject site is a portion of a vacant parcel zoned R-5 SPVTABDO and C-1 SPVTABDO, and a construction services business zoned Ind.Pk. (Industrial Park District) SPVTABDO.

South of the subject site is an auto body repair shop and car sales business zoned A-2 SPVTABDO.

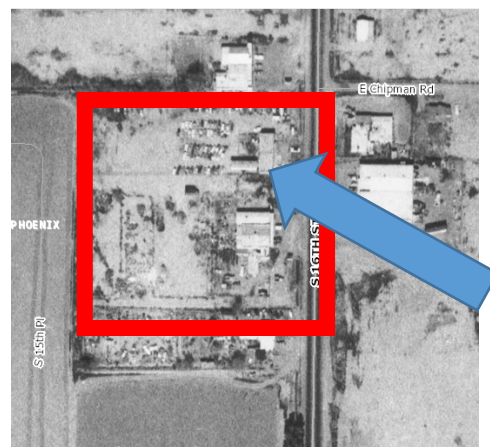
West of the subject site is vacant land zoned R-5 SPVTABDO and a single-family residential subdivision zoned R-3 SPVTABDO.

East of the subject site, across 16th Street, is a vacant parcel zoned R-5 SPVTABDO and a restaurant zoned C-2 SPVTABDO.

4. The storage of vehicles on the southern site began in the early 1970s. The parcel to the west, although vacant at that time, was zoned for multifamily residential. Commencing in the mid-1980s, the Zoning Ordinance began regulating where open land uses must be placed on the site when adjacent to residential districts. Outside storage or use within 100 feet of a residential district must be screened by a six-foot high solid fence or wall. Additionally, when adjacent to a residential district, for side and rear yards, a 30-foot setback for closed buildings and a 150-foot setback for open buildings or uses is required. It appears that the narrow, linear portion of the site which is proposed for A-2 zoning is not in compliance with Zoning Ordinance requirement for open storage/land uses to have a 150-foot setback from residential zoning. It is expected that the portion of the site applicable to this request will comply with Zoning Ordinance requirements. It is recommended that the balance of the A-2 site come into compliance as well.



1969



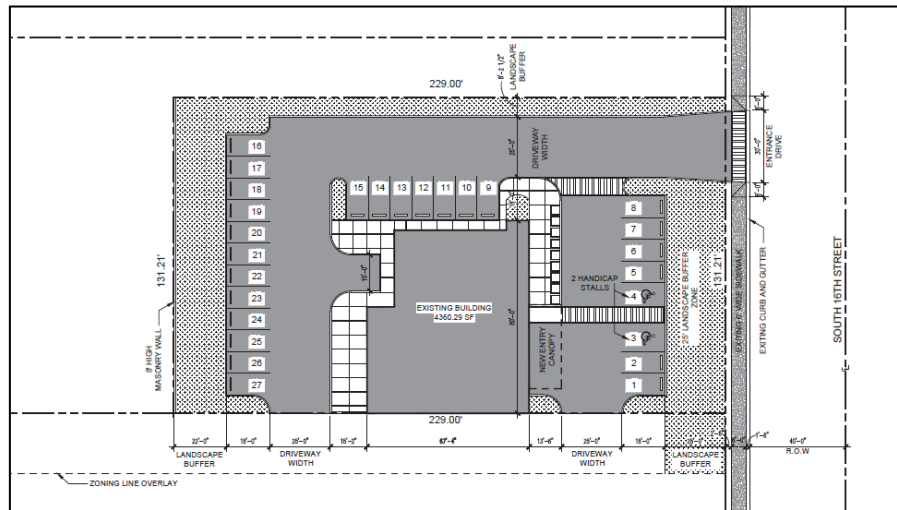
1976

The A-2 portion of the site contained a residence in 1969. By 1976, a number of vehicles are being stored on the site. The land to the west, although vacant, is zoned for multifamily residential.

PROPOSAL

5. **Site Plan**

There will be no major changes to the overall footprint of the building; however, some interior and exterior improvements will occur, such as improvements to the landscaping, a new entrance driveway along 16th Street, an

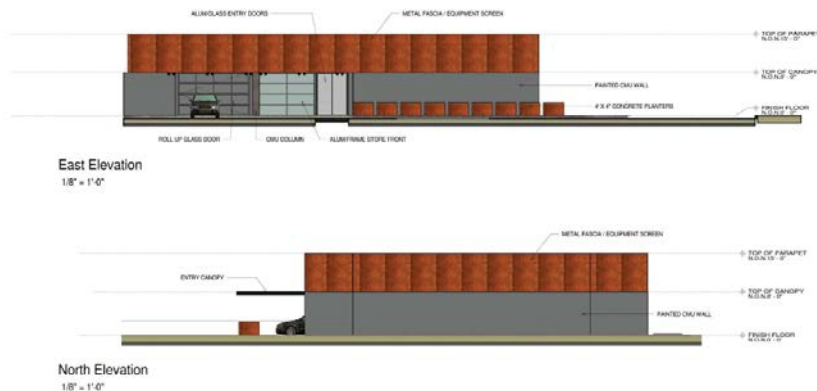


expansion of parking lot paving, and newly painted parking spaces. The building will be improved and used as an automobile sales office on the north parcel. The vehicles for sale will be displayed and repaired on the south parcel. The site plan notes two driveways connecting both parcels which will allow them to function together as one site when necessary.

The site has a chain link fence topped with barbed wire along the southern boundary of the north parcel. The City of Phoenix Zoning Ordinance, Chapter 7, Section 703, prohibits the use of chain link fencing on a non-residential development where visible from a public street. In addition, the Zoning Ordinance prohibits the use of fences topped with barbed wire when visible from a public street or residential zoning districts. Subsequently, the existing chain link fence and barbed wire must be removed or relocated to not be visible from the public rights-of-way or residential zoning district. Should the two driveways connecting the two subject parcels be gated, a wrought-iron gate would be required. This requirement is addressed in Stipulation No. 1.

6. **Elevations**

The elevation plans depict exterior improvements to the building such as a roll up glass door, a metal fascia equipment screen around the face of the building, and four-foot by four-foot concrete planters along the front of the building.



7. **South Phoenix Village and Target Area B Design Overlay District**

The overlay district seeks to stabilize existing neighborhoods in the area by eliminating blight, encouraging reinvestment by the private sector in infill housing, and supporting commercial development attuned to the community's needs. The redevelopment of the subject site will eliminate blight along 16th Street while providing a needed use for the community that will help to accomplish these objectives.

8. 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, industrial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

DEPARTMENT COMMENTS

9. The site is located in an area identified as being archaeologically sensitive. If no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 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 Nos. 6, 7, and 8.
10. The Fire Department does not anticipate any problems with this rezoning application. They noted that the site and/or buildings shall comply with the Phoenix Fire Code and that a fire flow test per NFPA 291 should be done ASAP and submitted with the additional information to ensure that fire flow is available. See Phoenix Fire code section 508 and appendix B.
11. The Water Services Department indicated that the proposed project has an existing water main that can potentially serve the development.
12. The Floodplain Management division indicated that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
13. The Street Transportation Department has indicated that the developer shall provide a 10-foot sidewalk easement for the west half of 16th Street and that the developer shall provide a 30' P1255-1 driveway on 16th Street. Further, Street Transportation has indicated that the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved by the City.

All improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation Nos. 3, 4, and 5.

14. The Parks and Recreation Department requested a multi-use trail within a multi-use trail easement (MUTE) along the west side of 16th Street.
15. The Public Transit and Aviation departments had no comments regarding the request.

MISCELLANEOUS

16. 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 rezoning proposal is consistent with the General Plan Land Use Map designation of Mixed Use (Commercial/Commerce Park) and the land uses in the surrounding area.
2. The Commercial and Industrial zoning districts will allow future development that is consistent in scale and character with the land use pattern in the surrounding area as well as allow for flexibility of future developments.

Stipulations

1. If a gate or gates are utilized for drive aisles between the C-2 and A-2 portions of the site, the gate(s) shall be wrought iron, as approved by the Planning and Development Department.
2. The developer shall install all C-2 required landscaping in required landscape setbacks prior to the issuance of any tenant improvement permits for a C-2 use or building permits for any new buildings or additions, as approved by the Planning and Development Department.
3. The developer shall provide a 10-foot sidewalk easement for the west half of 16th Street, as approved by the Planning and Development Department.
4. The developer shall provide a 30-foot P1255-1 driveway on 16th Street, as approved by the Planning and Development Department.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.

6. The applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
7. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.
8. 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

Elyse DiMartino

December 20, 2017

Team Leader

Joshua Bednarek

Attachments

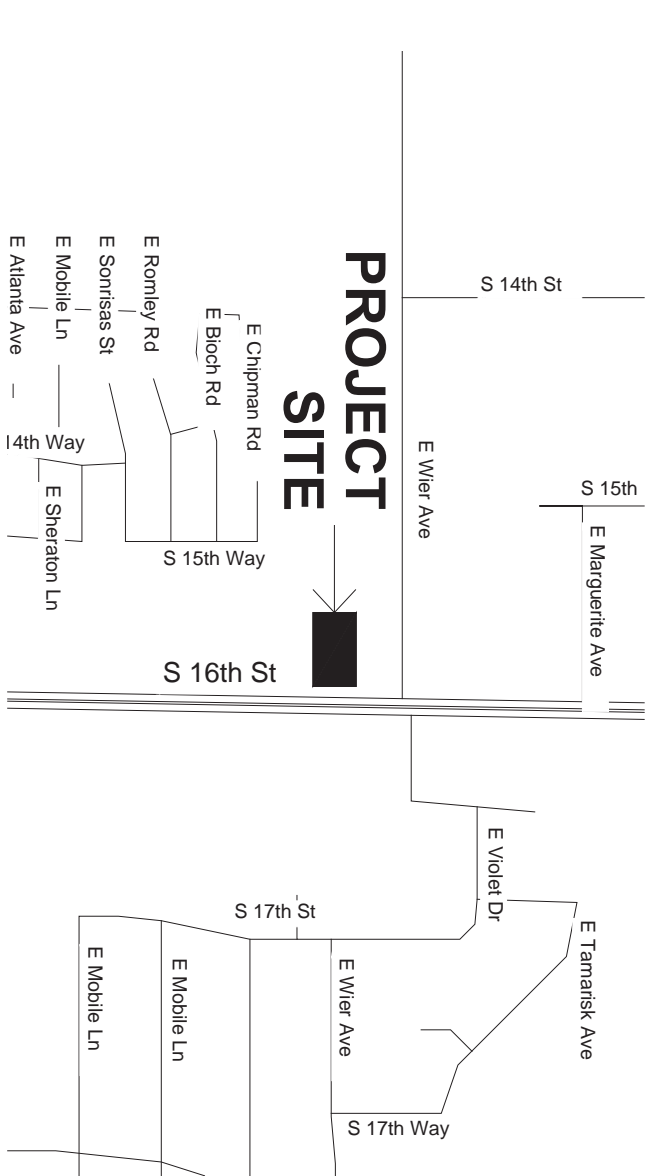
Site Plan date stamped October 17, 2017

Elevations and Renderings date stamped, October 17, 2017

Sketch Map

Aerial Map

VICINITY MAP



PROJECT INFORMATION

PROPERTY ADDRESS: 4820 S. 16TH STREET
 ASSESSOR'S PARCEL NUMBER: 113-54-009A
 CURRENT ZONING DESIGNATION: C-1 LAND R-5
 ZONING REQUEST: C-2
 NET LOT AREA: SQUARE FEET 30,056 SF
 GROSS LOT AREA: SQUARE FEET (INCLUDES STREET ROW) 33,293.5 SF
 GROSS LOT ACREAGE (INCLUDES STREET R.O.W.) 0.81 ACRES
 ADDITIONAL REZONING REQUIREMENT

(NORTHERN 25 FOOT STRIP OF PARCEL NUMBER 113-54-016A SEE SHEET PD 0)

PROPERTY ADDRESS: 4828 S. 16TH STREET
 ASSESSOR'S PARCEL NUMBER: 113-54-016A
 CURRENT ZONING DESIGNATION: C-1 AND R-5

ZONING REQUEST: A-2
 GROSS REZONE AREA: SQUARE FEET (INCLUDES STREET ROW) 10,746 SF
 GROSS REZONE ACREAGE: (INCLUDES STREET R.O.W.) 0.25 ACRES
 GROSS BUILDING AREA: 4,532 SF
 BUILDING HEIGHT: 1 STORY/HEIGHT 15'
 GROSS BUILDING AREA TO GROSS SITE AREA (FAR): 1/6,586
 16%

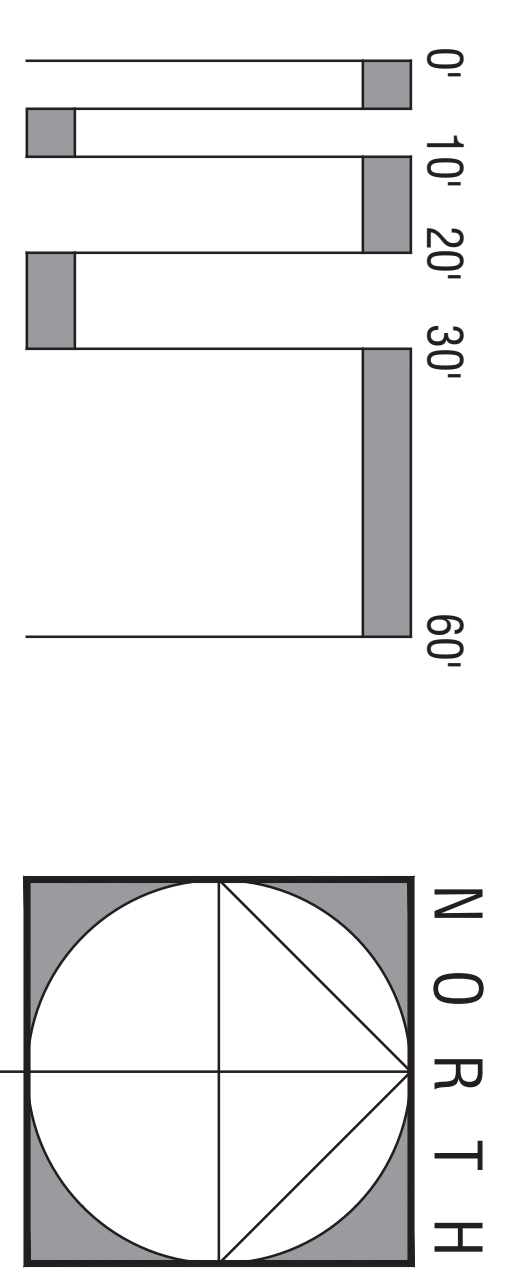
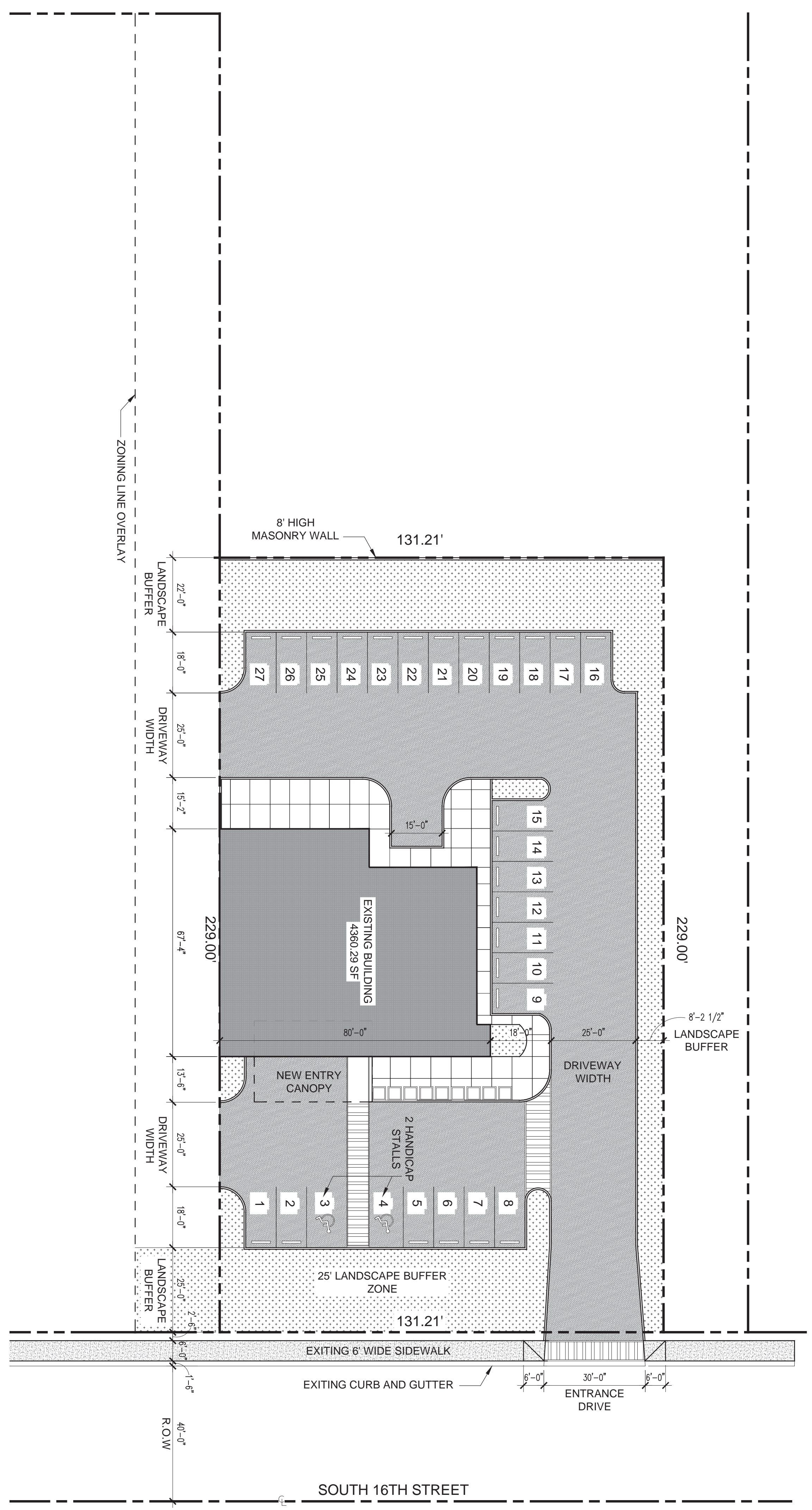
LOT COVERAGE: 1.06 ACRES
 TOTAL GROSS ACREAGE OF REZONE REQUEST (INCLUDES STREET R.O.W.)

PARKING REQUIREMENTS

ONE SPACE PER 300 SF OF OFFICE AND COVERED SALES AREA: 6 SPACES
 1 SPACE PER 10,000 SF OF OUT DOOR DISPLAY OR PORTION THEREOF AND 1 SPACE OF EACH 10,000 SF THEREAFTER.
 1 SPACE PER EACH 3 EMPLOYEES AND 1 SPACE PER EACH SERVICE BAY
 TOTAL PARKING SPACES REQUIRED 8 SPACES
 TOTAL PARKING SPACES PROVIDED 7 SPACES + 2 HC SPACE

ACCESS POINT MODIFICATIONS

THE PROPERTY ACCESS POINT AT SOUTH 16TH STREET WILL BE RELOCATED APPROXIMATELY 40 FEET NORTH OF ITS CURRENT LOCATION AND WILL BE UPGRADED TO MEET CITY OF PHOENIX STANDARD DETAIL P1255-1



CITY OF PHOENIX

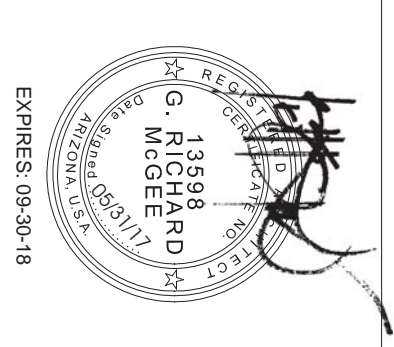
OCT 17 2017

Planning & Development
 Department

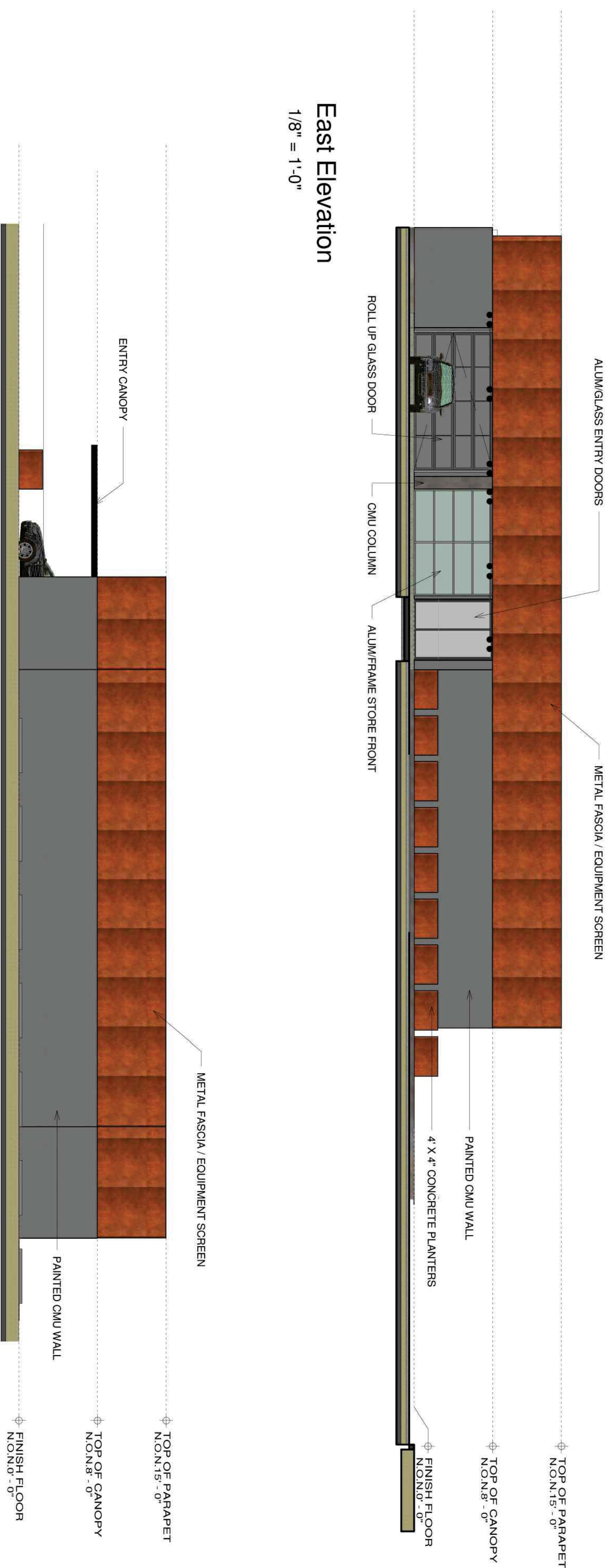
**4820 S 16th STREET
 PROPERTY REZONING REQUEST
 PHOENIX, AZ**

**RD.1
 SITE PLAN
 09/25/17**

REVISIONS:	



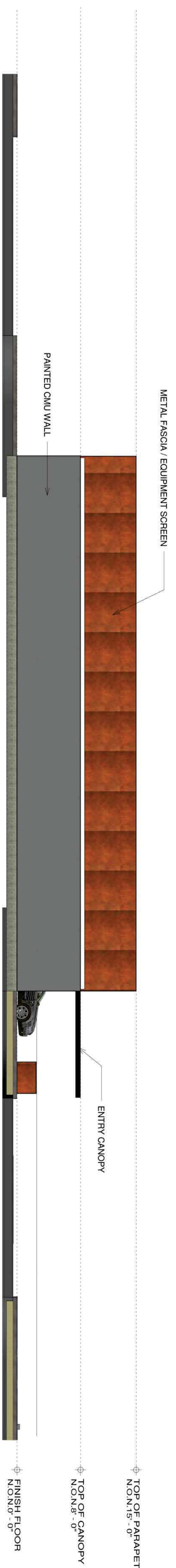
East Elevation
1/8" = 1'-0"



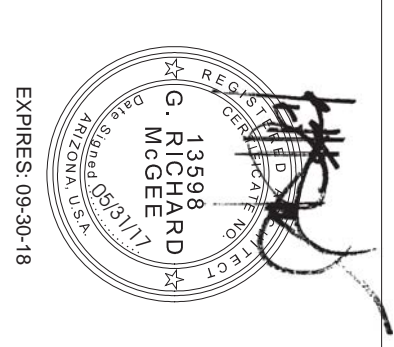
North Elevation
1/8" = 1'-0"

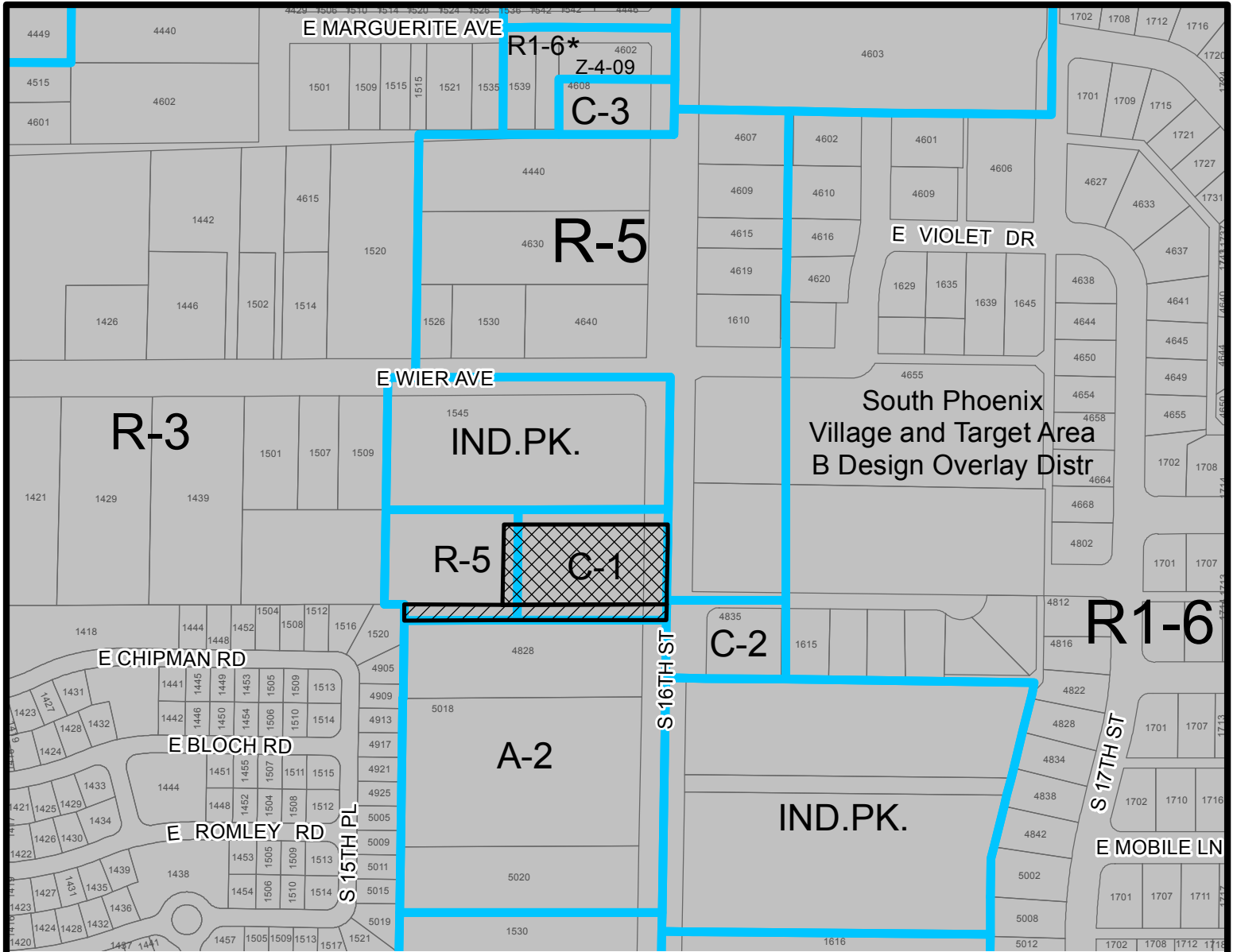


West Elevation
1/8" = 1'-0"

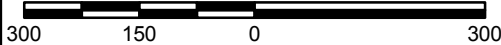


South Elevation
1/8" = 1'-0"





Feet

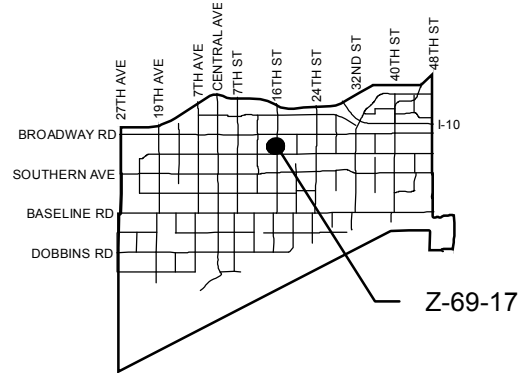


SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: ISL Services LLC/INTERTCHOB LLC

APPLICATION NO. Z-69-17

DATE: 11/16/2017

11/27/2017

REVISION DATES:

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

1.06 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 11-30

ZONING MAP

F-9

REQUESTED CHANGE:

FROM: C-1 SPVTABDO, (0.88 a.c.)
R-5 SPVTABDO, (0.18 a.c.)

TO: C-2 SPVTABDO, (0.80 a.c.)
A-2 SPVTABDO, (0.26 a.c.)



MULTIPLES PERMITTED

C-1 SPVTABDO, R-5 SPVTABDO

C-2 SPVTABDO, A-2 SPVTABDO

CONVENTIONAL OPTION

13, 8

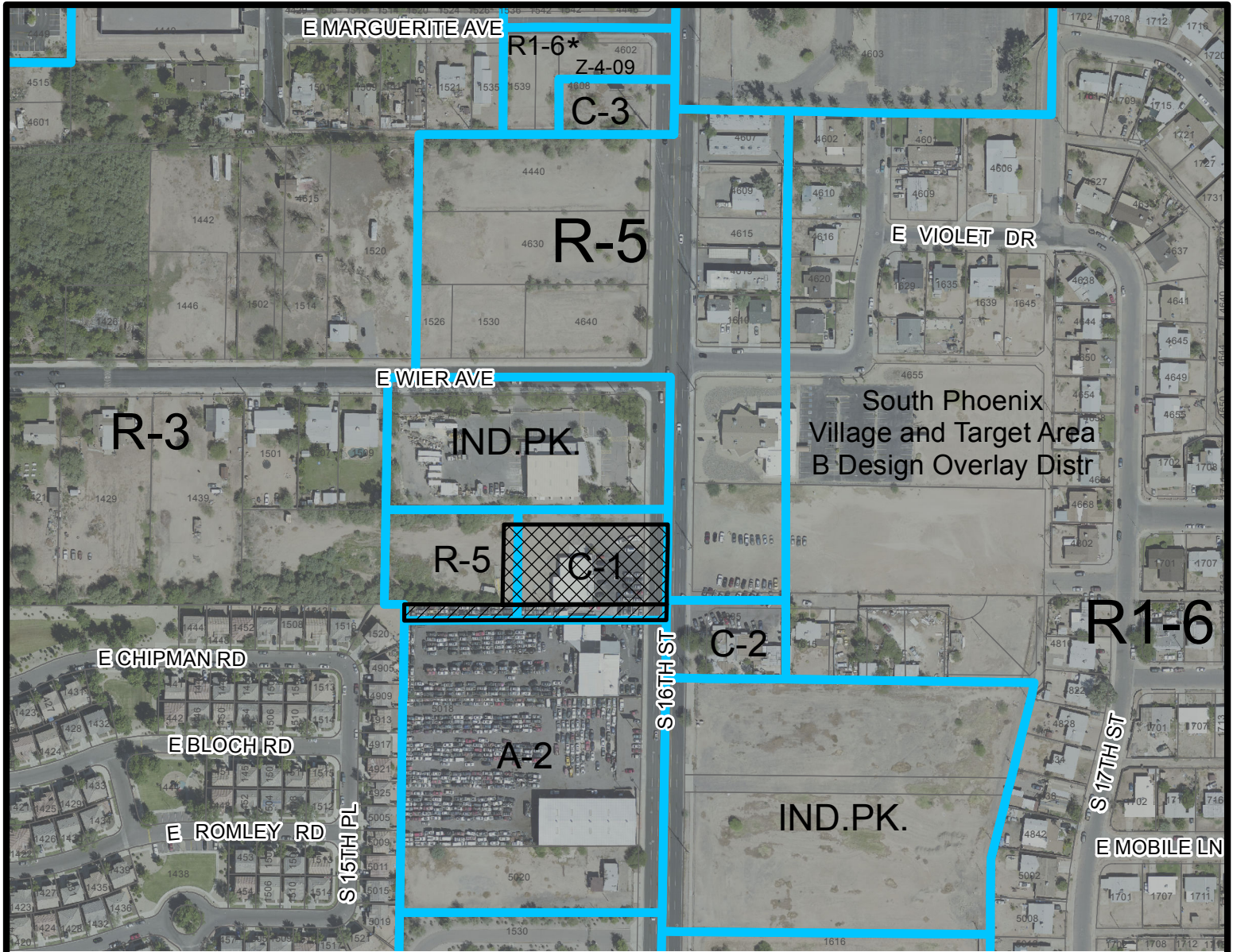
11, N/A

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

15, 9

14, N/A

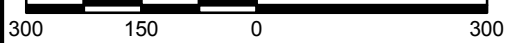
* Maximum Units Allowed with P.R.D. Bonus



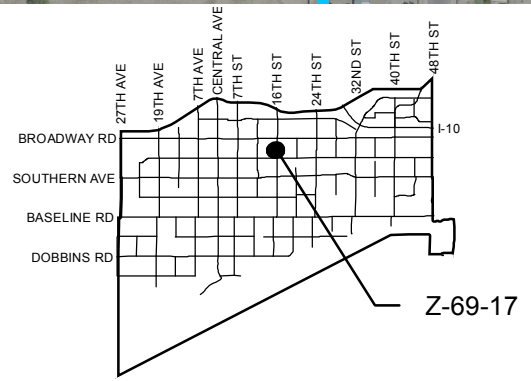
South Phoenix Village and Target Area B Design Overlay Distr



Feet



SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8





APPLICANT'S NAME: ISL Services LLC/INTERTCHOB LLC

APPLICATION NO. Z-69-17

DATE: 11/16/2017
REVISION DATES:

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ZONING MAP F-9

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R-5 SPVTABDO, (0.18 a.c.)
TO: C-2 SPVTABDO, (0.80 a.c.) 
A-2 SPVTABDO, (0.26 a.c.) 

MULTIPLES PERMITTED
C-1 SPVTABDO, R-5 SPVTABDO
C-2 SPVTABDO, A-2 SPVTABDO

CONVENTIONAL OPTION
13, 8
11, N/A

* UNITS P.R.D. OPTION
15, 9
14, N/A

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