



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-80-15-3
February 8, 2016

North Mountain Village Planning Committee Meeting Date: February 17, 2016

Planning Commission Hearing Date: March 3, 2016

Request From: C-O / G-O (0.50 acres), and R-5 (0.24 acres)

Request To: C-1 (0.74 acres)

Proposed Use: Expansion of veterinary hospital to allow indoor boarding and grooming

Location: Approximately 250 feet west of the northwest corner of Central Avenue and Dunlap Avenue

Owner: NCAH Property LLC and 28 Dunlap LLC

Applicant/Representative: Wendy Riddell, Berry Riddell LLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 3.5 to 5 du/acre		
Street Map Classification	Dunlap Avenue	Major Arterial	40 foot north half street
<p><i>STRENGTHENING OUR LOCAL ECONOMY, LOCAL AND SMALL BUSINESS ELEMENT GOAL, LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i></p> <p>The proposed rezoning will utilize a vacant property and allow for the expansion of an existing, adjacent business.</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 activate a vacant site and allow for the expansion of an existing,</p>			

adjacent business. This expansion will slightly increase the commercial intensity in the area, while staying consistent with local conditions and the surrounding land uses.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Animal Hospital and Multifamily Residential (Vacant)	C-O / G-O, R-5
North	Single-Family Residential	R1-6
South	Sunnyslope High School	R1-6
East	Commercial	C-2
West	Offices	R-5

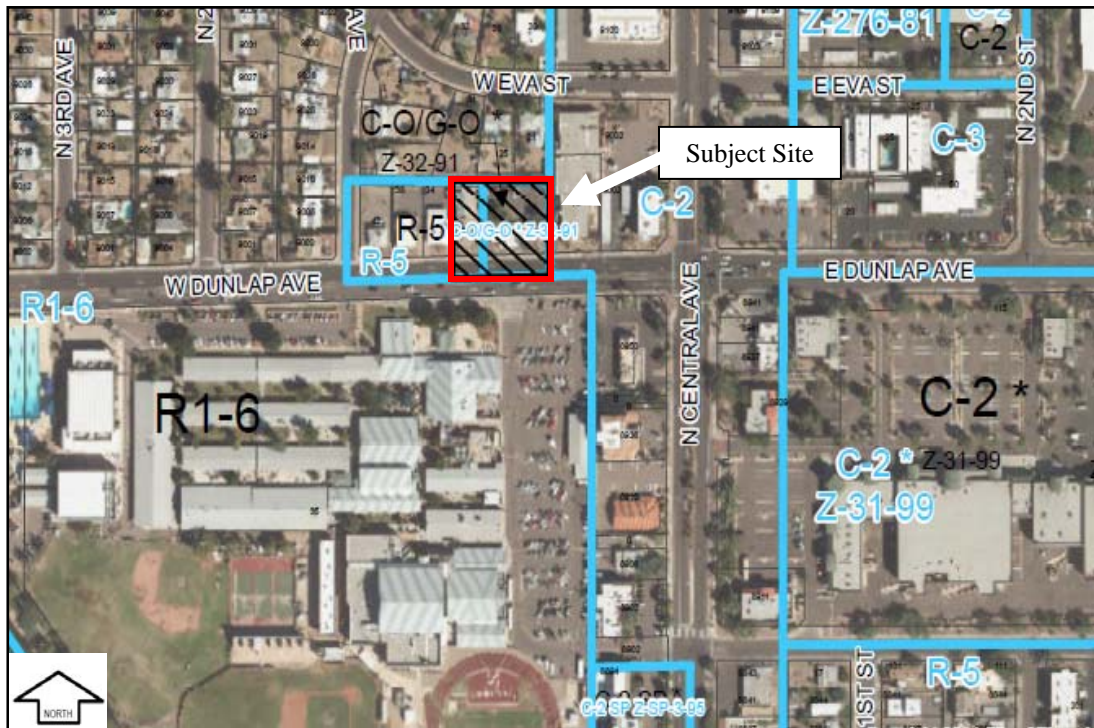
Commercial Neighborhood Retail (C-1)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 25 feet	Existing – Average 20 feet
Side	0 feet (east) 10 feet (west)	Existing– 7 feet (east) Existing - 10 feet (west)
<i>Landscaped Setbacks</i>		
Street	Average 25 feet	Existing – Average 20 feet
Side	0 feet (east) 10 feet (west)	Existing – 10 feet (east) Existing - 22 feet (west)
Lot Coverage	Maximum 50%	Met – 19.7%
Building Height	Maximum 30 feet	Met – Existing 15 feet
Parking	Minimum 11 required	Met – 22 provided

Background/Issues/Analysis

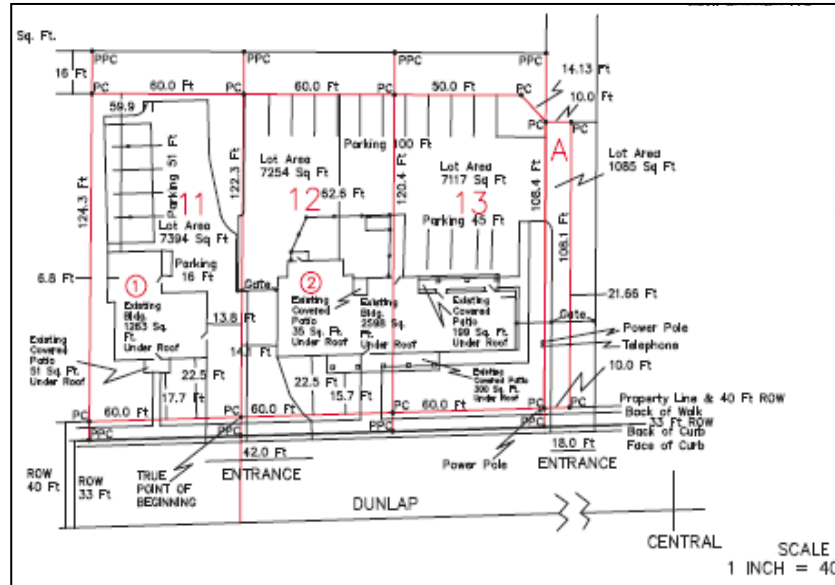
1. This is a request to rezone three parcels totaling 0.74 acres made up of 0.50 acres of C-O / G-O (Commercial Office) and 0.24 acres of R-5 (Multifamily Residence District) to C-1(Neighborhood Retail) for the expansion of a veterinary hospital to allow indoor boarding and grooming. The request will utilize the existing buildings on the site.

2. The General Plan Land Use Map designation for the property is Residential 3.5 to 5 dwelling units per acre. Although the proposal is not consistent with the General Plan Land Use designation, an amendment is not required as the subject parcel is less than 10 acres in size.

3. The parcel on the eastern portion of the subject site zoned C-O / G-O has been operating as a veterinary hospital for approximately 20 years. The western parcel zoned R-5 is currently vacant, but has previously been operating as offices. There are existing single-family homes to the north. The property west of the site has R-5 zoning and offices now occupy previously single-family homes. Sunnyslope High School is to the south of the site and commercial uses are located to the east.



- The site has two existing buildings. The building on the eastern portion of the subject site (Building 2) is occupied by a veterinary hospital while the western building (Building 1) was previously used as an office, but is now vacant. Building 2 is 2,598 square feet and Building 1 is 1,262 square feet. The proposed site plan includes 22 parking spaces, which complies with the parking requirements. In order to ensure the existing buildings and setbacks are maintained, staff is recommending a stipulation for general conformance to the site plan date stamped December 21, 2015.



- The C-1 zoning district allows for indoor grooming and boarding at veterinary offices as long as the keeping or boarding of animals does not occupy more than 25 percent of the gross floor area of the building. The site plan shows the total percentage of the kennel area to board animals as 8% of the gross floor area and therefore satisfies this requirement.
- Residential is located to the north. In a previous rezoning case (Z-32-91) for the eastern parcel, a stipulation was recommended to construct a masonry wall along the alley to buffer the site from residential uses to the north. In order to maintain this buffer, staff has included a stipulation that a minimum 6 foot masonry wall be constructed along the north property line.
- The site currently faces and is accessed from Dunlap Avenue. To enhance the landscape areas as well as to provide shade for pedestrians, a stipulation has been included to provide shade trees along Dunlap Avenue.
- The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

9. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
10. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
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 1730 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. 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. As stipulated, the proposal is compatible with the surrounding land use patterns in the area.
2. The expansion will allow for additional commercial amenities to serve the surrounding community.
3. The proposal is consistent with the commercial development in the immediate area.

Stipulations

1. The development shall be in general conformance with site plan date stamped December 21, 2015, as approved by the Planning and Development Department.
2. The property owner shall provide minimum of three 2-inch caliber trees 20-feet on center or in equivalent groupings on the south property line, as approved by the Planning and Development Department.
3. A minimum 6-foot high masonry wall shall be constructed along the north property line, as approved by the Planning and Development Department.
4. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines, as approved by the Planning and Development Department.

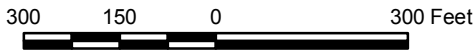
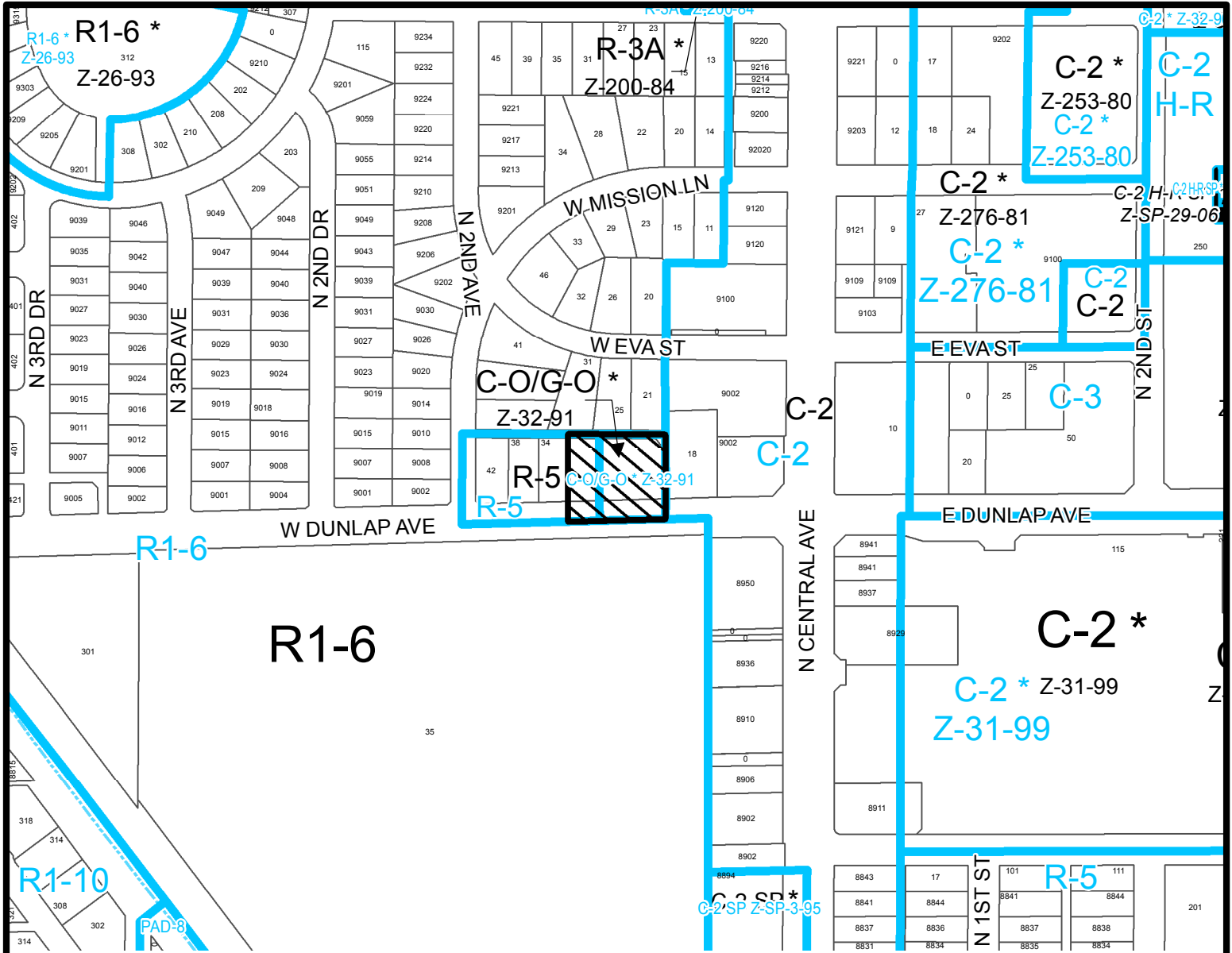
Staff Report: Z-80-15-3
February 8, 2016
Page 6 of 6

Writer

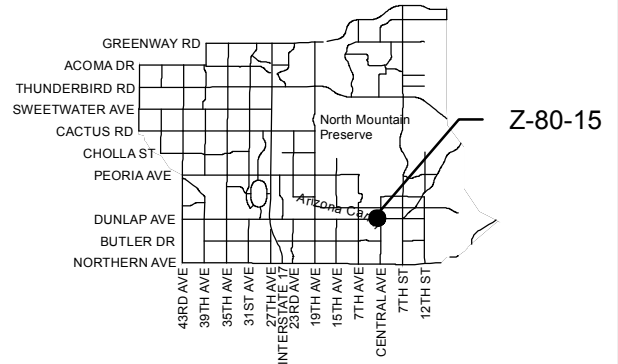
Hannah Oliver
January 29, 2016
Marc Thornton

Attachments

Zoning sketch
Aerial
Site plan dated 12-21-15 (1 page)
Elevations dated 12-21-15 (2 pages)

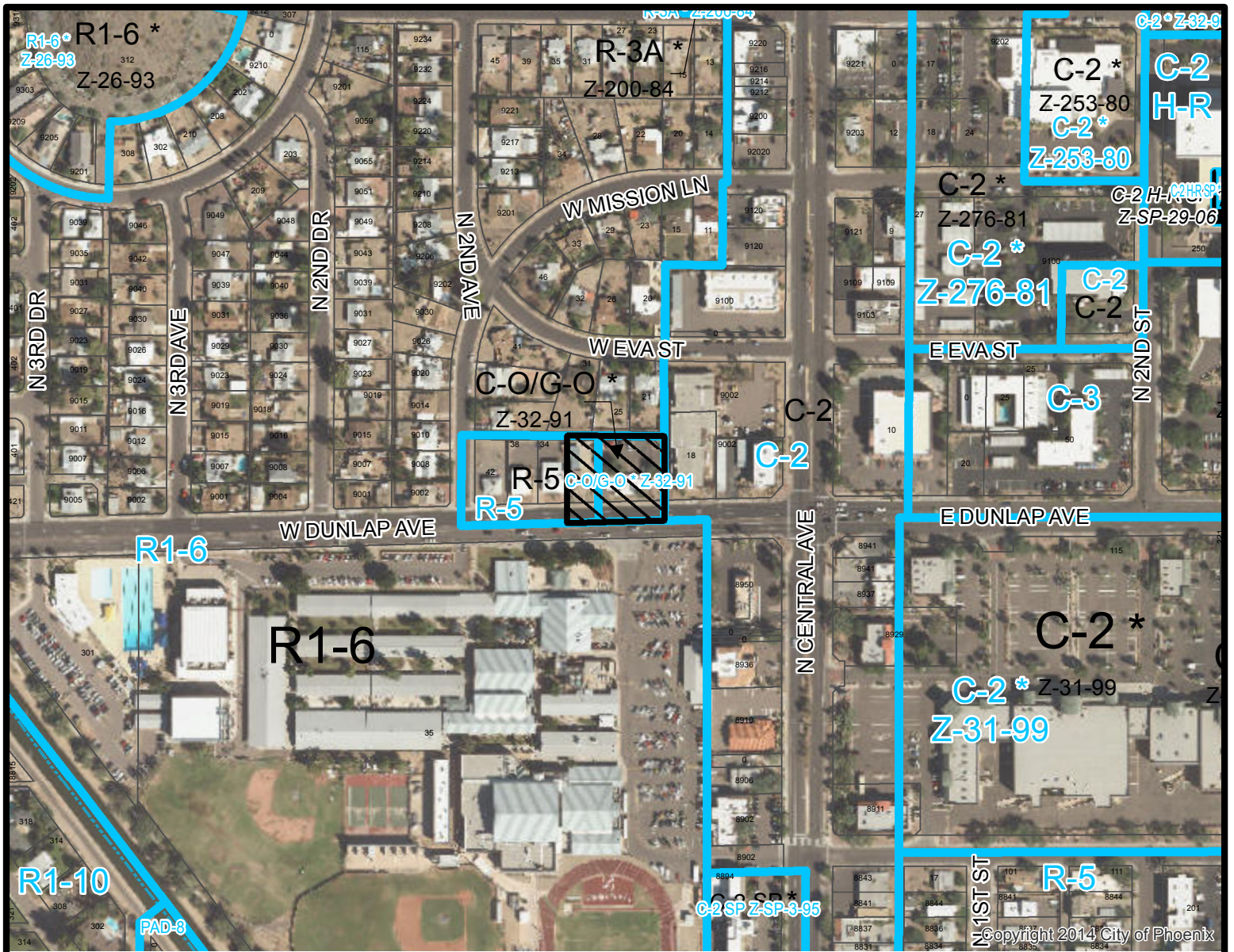


CITY OF PHOENIX PLANNING DEPARTMENT
NORTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Wendy Riddell, Berry Riddell LLC		REQUESTED CHANGE: FROM: C-O/G-O (0.50 a.c.) R-5 (0.24 a.c.) TO: C-1 (0.74 a.c.)	
APPLICATION NO. Z-80-15	DATE: 1/4/16	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.74 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 27-27	<small>ZONING MAP</small> J-8	
MULTIPLES PERMITTED C-O/G-O, R-5 C-1	CONVENTIONAL OPTION N/A, 10 10	* UNITS P.R.D. OPTION N/A, 12 13	

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

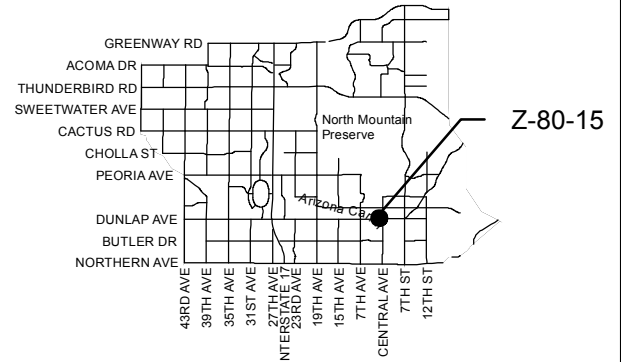


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300 150 0 300 Feet

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NORTH MOUNTAIN VILLAGE
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DATE: 1/4/16
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GROSS AREA INCLUDING 1/2 STREET
 AND ALLEY DEDICATION IS APPROX.

0.74 Acres

AERIAL PHOTO &
 QUARTER SEC. NO.
 QS 27-27

ZONING MAP
 J-8

TO: C-1 (0.74 a.c.)

MULTIPLES PERMITTED

C-O/G-O, R-5
 C-1

CONVENTIONAL OPTION

N/A, 10
 10

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

N/A, 12
 13

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

LEGAL DESCRIPTION

Part of Lots 11, 12, 13 & the West half of the abandoned alley on the East side of Lot 13 in Block 10 of North Central Heights Plat "A" in the SW 1/4 of Sec 29, T3N, R3E, Maricopa County AZ According to Book 37 of Maps, Page 27, Records of Maricopa County Arizona: Described as follows:

Beginning at the South Quarter Corner of Section 29, a brass cap in a hand hole, located at the intersection of Dunlap Avenue & Central Avenue.

Thence S 88° 23' 16" W a distance of 408.69 feet along the South line of Section 29,
Thence N 01° 36' 44" W a distance of 40 feet to the TRUE POINT OF BEGINNING

Part of Lot 11

Thence N 0° 20' 16" E a distance of 122.29 feet,
Thence N 89° 45' 06" W a distance of 59.99 feet,
Thence S 00° 19' 55" W a distance of 124.29 feet,
Thence N 88° 23' 16" E a distance of 60.01 feet to the TRUE POINT OF BEGINNING.

Part of Lots 12, 13, & A

Thence N 0° 20' 16" E a distance of 122.29 feet,
Thence S 89° 45' 06" E a distance of 109.98 feet,
Thence S 44° 42' 06" E a distance of 14.13 feet,
Thence S 89° 38' 56" E a distance of 10.00 feet,
Thence S 00° 21' 04" W a distance of 108.05 feet,
Thence S 88° 23' 16" W a distance of 130.02 feet, to the TRUE POINT OF BEGINNING

BUILDING AREA

Building 1:	1263
Covered Patio	51
Building 2:	2598
Covered Patio	35
Covered Patio	199
Covered Patio	300
	4496 Sq. Ft.

INSIDE BUILDING AREA - KENNEL AREA

Building 1:	1263
Kenel 1	120
Kenel 2	65
Building 2:	2598
Kenel 1	9
Kenel 2	96
Kenel 3	144
	3427 Sq. Ft.

PARKING

Building 1:	145
Building 2:	67
	212 Linear Ft
	212 / 9.5 = 22.31 Spaces Available

ZONING

Parcel 11:	R-5
Parcel 12:	C-0 / G-0
Parcel 13:	C-0 / G-0
Parcel A:	C-0 / G-0

OWNER / PROJECT ADDRESS

Parcel 11:	28 Dunlap LLC
	28 W. Dunlap
	Phoenix, AZ 85021
Parcel 12, 13, & A:	NCAH Properties LLC
	20 W. Dunlap
	Phoenix, AZ 85021

NET LOT AREA

Parcel 11:	7394
Parcel 12:	7254
Parcel 13:	7117
Parcel A:	1085
	22850 Sq. Ft.

PARKING SPACES REQUIRED PER 200 SQ. FT.

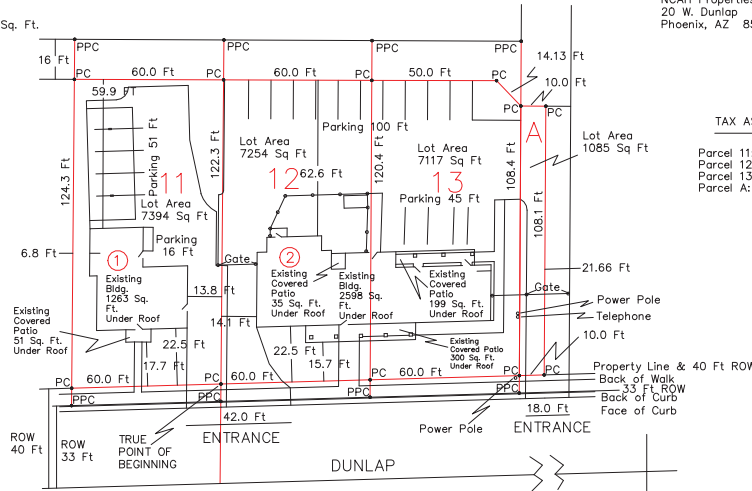
3427 / 200 = 17.135

LOT COVERAGE

19.7 %

PC = Property Corner

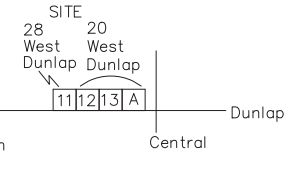
PPC = Plat Property Corner



SITE PLAN

NORTH CENTRAL ANIMAL HOSPITAL
Hillary Frank 602-395-9773

VICINITY MAP



TAX ASSESSOR #

Parcel 11:	159-48-071A
Parcel 12:	159-48-073B
Parcel 13:	159-48-073B
Parcel A:	159-48-073B

SCALE
1 INCH = 40 FEET

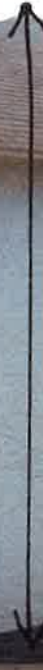
CITY OF PHOENIX

DEC 21 2015

**Planning & Development
Department**

28 W Dunlap

15'



CITY OF PHOENIX

DEC 21 2015

**Planning & Development
Department**

20 W Dunlap

15'



CITY OF PHOENIX

DEC 21 2015

Planning & Development
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