



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-91-17-1**  
February 23, 2018

**Deer Valley Village Planning Committee Hearing Date** March 15, 2018  
**Planning Commission Hearing Date** April 5, 2018

**Request From:** PSC (2.78 acres)  
**Request To:** PSCOD (2.78 acres)  
**Proposed Use** Carwash, Open Carwash (subject to Use Permit)

**Location** Approximately 320 feet east of the northeast corner of 51st Avenue and Bell Road

**Applicant/Representative** Keilah Casillas, PM Design Group, Inc.  
**Owner** AMRESO Commercial Finance, LLC  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Classification</b>	Bell Road	Major Arterial	Varies, 56.6 to 82 feet north half street
	Lindner Drive West	Minor Collector	30-foot southwest half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; DESIGN: DESIGN NEIGHBORHOOD RETAIL TO BE COMPATIBLE IN SCALE AND CHARACTER AND ORIENTED TOWARDS THE RESIDENTIAL AREAS THAT IT SERVES, IN TERMS OF BOTH DESIGN AND PEDESTRIAN LINKAGES. TRAFFIC, NOISE OR OTHER FACTORS SHOULD NOT NEGATIVELY IMPACT ADJACENT RESIDENTIAL AREAS.</i></b></p> <p>The proposed development, as stipulated will provide additional landscaping along both the Lindner Drive and Bell Road frontages. Currently the site has mature palm trees that do not provide adequate shade for pedestrians. In adding shade trees to both frontages, the pedestrian experience will be enhanced. As proposed, the vacuum motor is placed within an enclosed building along Bell Road. This placement will ensure the residences will not be impacted by the noise of the vacuums.</p>			

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: SUPPORT REASONABLE LEVELS OF INCREASED INTENSITY, RESPECTFUL OF LOCAL CONDITIONS AND SURROUNDING NEIGHBORHOODS.**

The proposed zoning district of PSCOD allows for some additional uses that are not permitted in the current PSC zoning district.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; DESIGN: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.**

The proposed zoning district allows additional uses that are not currently allowed in the PSC zoning district. The additional uses that are permitted in the proposed zoning district of PSCOD still provide compatibility to the adjacent residential neighborhood.

**Area Plan / Policy / Principles**

Reimagine Phoenix – see number 6 below.

Tree and Shade Master Plan- see number 7 below.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Existing Carwash	PSC
<b>North</b>	Existing Shopping Center and Residential	PSC and PAD-9
<b>South</b>	Existing Shopping Center	PSCOD
<b>East</b>	Existing Shopping Center	PSC
<b>West</b>	Existing Shopping Center	PSC

### **Background/Issues/Analysis**

1. This is a request to rezone a 2.78-acre site located approximately 320 feet east of the northeast corner of 51st Avenue and Bell Road from PSC (Planned Shopping Center) to PSCOD (Planned Shopping Center Overlay District) to allow for an open carwash, which is subject to the approval of a use permit. The PSCOD differs from the existing PSC zoning district by allowing a wider array of uses, which include some accessory outdoor uses.



Source: City of Phoenix Planning & Development Department

2. The subject site has recently changed ownership. The new owners would like to add outdoor, self-serve vacuum canopies to the property. Within the PSCOD zoning district, a carwash may be in an open building, subject to approval of a use permit.
3. The General Plan Land Use Map designation for the subject parcel is Commercial. The proposed rezoning is consistent with the General Plan Land Use designation.

The following General Plan Land Use Map designations surround the site:

- North:** Residential 3.5 to 5 dwelling units per acre and Commercial
- South:** Commercial
- East:** Commercial
- West:** Commercial



Source: City of Phoenix Planning & Development Department

4. To provide additional shade for pedestrians, landscape setbacks with shade trees will be provided along the site's streets frontages. This is addressed in stipulation 1, 2, and 3.
5. The proposed open carwash use is not a permitted use within the PSCOD district by-right, however it is allowed subject to the issuance of a use permit. The following items should be considered through the use permit process:

- The use of blue canvas vacuum canopies. Staff is concerned about the bold color fading and the durability of fabric.
  - The vacuum motor should be placed in the fully enclosed building along Bell Road.
6. 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 was not addressed in the applicant's submittals.
7. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation 3 requires that the developer plant shade trees 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.

#### COMMUNITY INPUT

8. At the time the staff report was written, one letter of concern and opposition from a resident had been received by staff. Their concerns are summarized below:
- The current condition of the site.
  - Opposed to the expansion of the carwash.

#### STREETS

9. The Street Transportation Department has indicated that the developer shall replace any broken or out of grade curb, gutter, sidewalk and ramps, in compliance with current Americans with Disabilities Act Guidelines. This is addressed in Stipulation 4.

#### FLOODPLAIN

10. 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 1270L of the Flood Insurance Rate Map (FIRM) dated January 29, 2015.

#### WATER

11. The City of Phoenix Water Services Department has noted the site 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.

#### FIRE

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

#### ARCHAEOLOGY

13. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 5.

#### OTHER

14. 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 consistent with the General Plan Land Use Map Designation of Commercial.
2. As stipulated, the proposal is compatible with the surrounding land uses.

#### **Stipulations**

1. A minimum landscape setback of 12 feet shall be required along the south property line, as approved by the Planning and Development Department.
2. A minimum landscape setback of 12 feet shall be required along the Lindner Drive frontage, as approved by the Planning and Development Department.
3. Drought tolerant, 2 -inch caliper shade or large canopy trees, exclusive of palms trees, planted 20 feet on center or in equivalent groupings shall be provided in the landscape setback area along Bell Road and Lindner Drive, as approved by the Planning and Development Department.
4. The developer shall construct or repair 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 Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot

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radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Kaelee Wilson

2/23/2018

**Team Leader**

Samantha Keating

**Attachments**

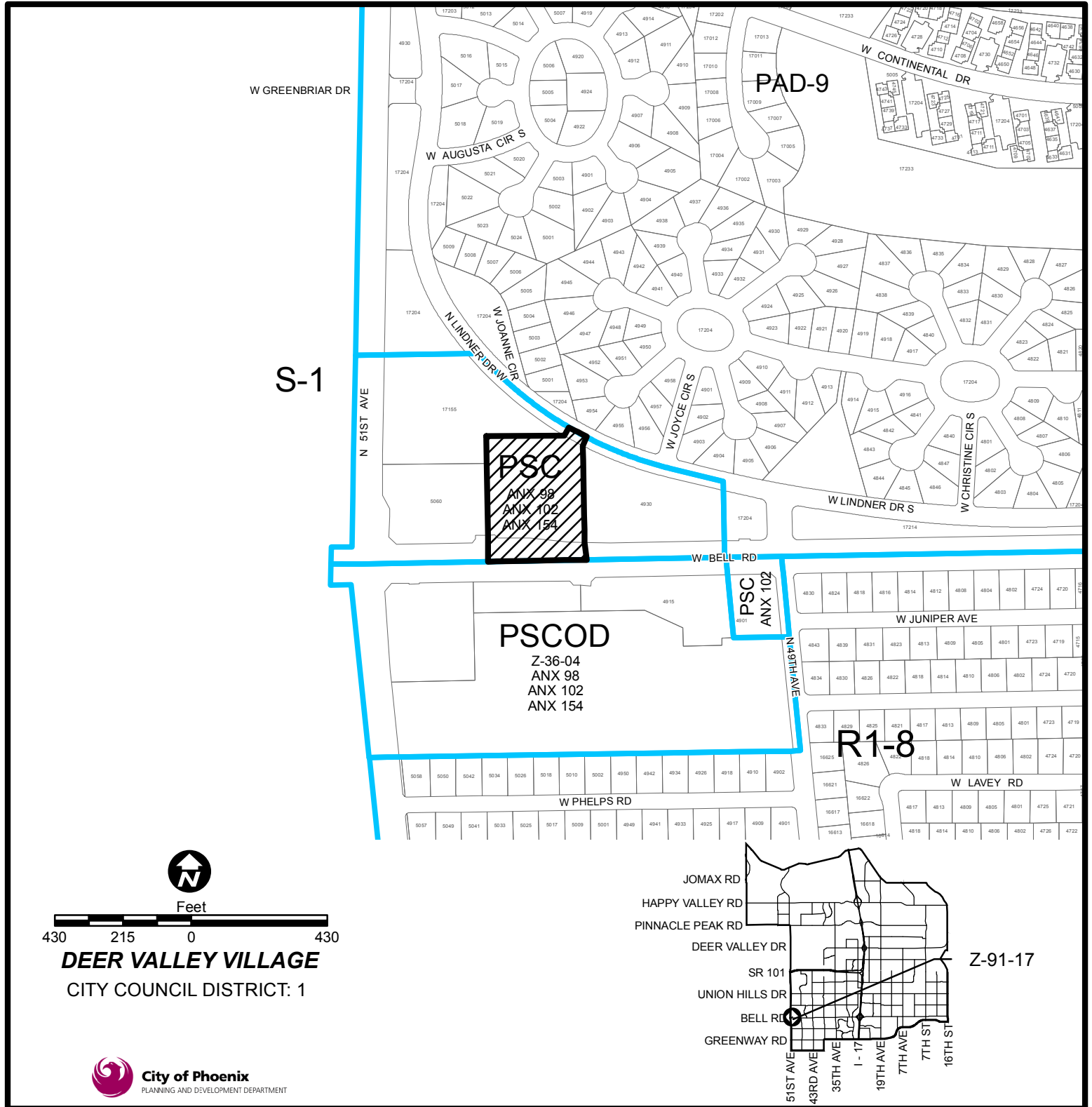
Sketch Map

Aerial

Site Plan date stamped December 22, 2017

Conceptual Elevations date stamped December 22, 2017 (2 pages)

Community Correspondence



Feet

430 215 0 430

**DEER VALLEY VILLAGE**

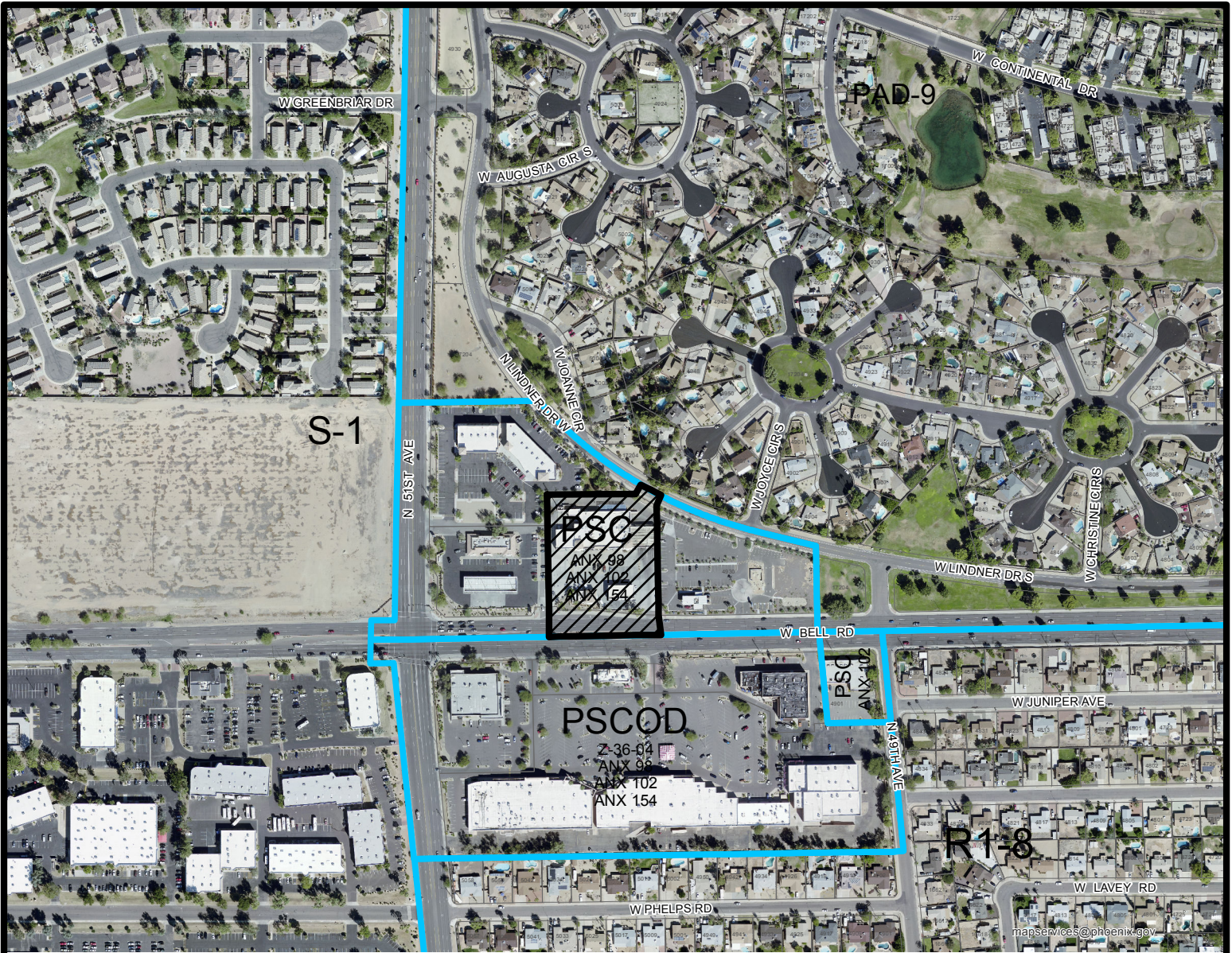
CITY COUNCIL DISTRICT: 1



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

<b>APPLICANT'S NAME:</b> PM Design Group, Inc, Keilah Casillas		<b>REQUESTED CHANGE:</b> FROM: PSC (2.78 a.c.) TO: PSCOD (2.78 a.c.)	
<b>APPLICATION NO.</b> Z-91-17	<b>DATE:</b> 12/27/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.78 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 37-17	<b>ZONING MAP</b> M-5	
<b>MULTIPLES PERMITTED</b> PSC PSCOD	<b>CONVENTIONAL OPTION</b> N/A N/A		<b>* UNITS P.R.D. OPTION</b> N/A N/A

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



Feet

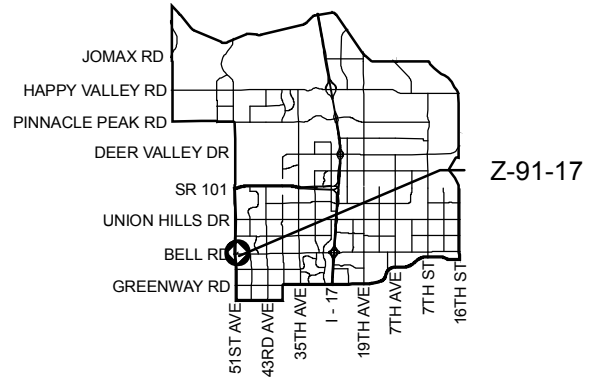
430 215 0 430

**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 1



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



**PROJECT DESCRIPTION**

THE EXISTING CAR WASH TUNNEL, ENTRY & EXIT CANOPIES, LUBE BAYS AND WAITING AREAS WILL REMAIN. WE ARE PROPOSING TO DEMOLISH THE FUEL CANOPY AND A PORTION OF THE WINDOW TINT BUILDING. THE EXISTING FUEL TANKS AND DISPENSERS WILL BE REMOVED. WE ARE ALSO PROPOSING TO ADD THIRTY-THREE (33) COVERED, SELF-SERVE VACUUM STATIONS ALONG WITH 2 EXPRESS PAY STATIONS. ADDITIONAL LANDSCAPE WILL ALSO BE INSTALLED.

**PROJECT DATA**

PROJECT NAME: COBBLESTONE AUTO SPA CARWASH #15  
 5050 W BELL ROAD  
 PHOENIX, ARIZONA 85008

EXISTING USE: FULL SERVICE CAR WASH W/ LUBE BAYS  
 PROPOSED USE: FULL SERVICE CAR WASH W/ LUBE BAYS

OWNER: COBBLESTONE AUTO SPA  
 3759 E. BELL RD.  
 PHOENIX, AZ 85032  
 (602) 787-0808  
 CONTACT: TUCK BETTIN

ARCHITECT: PM DESIGN GROUP  
 78 EAST MITCHELL DRIVE  
 PHOENIX, ARIZONA 85012  
 (602) 457-5269 OFFICE  
 (602) 457-5755 FAX  
 CONTACT: PAT MUSSER

**SITE DATA**

SITE GROSS AREA: 117,639 S.F. / 2.7 AC  
 SITE NET AREA: 94,624 S.F. / 2.24 AC  
 APN #: 207-24-588

ZONING:  
 CURRENT: PSC  
 PROPOSED: PSC-00

GENERAL PLAN DESIGNATION: COMMERCIAL

BUILDING HEIGHT: MAXIMUM: 56'-0" PROVIDED: ±25'-0"

TYPE OF CONSTRUCTION: VB - SPRINKLERED  
 OCCUPANCY TYPE: B (BUSINESS)

EXISTING SQUARE FOOTAGE:  
 BUILDING FOOTPRINT: 15,253 S.F.  
 ENTRY CANOPY: 2,754 S.F.  
 EXIT CANOPY: 4,024 S.F.  
 FUEL CANOPY: 2,720 S.F. (TO BE REMOVED)  
 TOTAL BUILDING: 1,886 S.F. (PORTION TO BE REMOVED)  
 TOTAL COVERAGE: 26,637 S.F.

PROPOSED SQUARE FOOTAGE:  
 BUILDING FOOTPRINT: 15,253 S.F.  
 ENTRY CANOPY: 2,754 S.F.  
 EXIT CANOPY: 4,024 S.F.  
 OUT BUILDING: 414 S.F.  
 TOTAL COVERAGE: 22,445 S.F.

PARKING CANOPY A: 1,164 S.F.  
 PARKING CANOPY B: 1,415 S.F.  
 PARKING CANOPY C: 1,101 S.F.  
 PARKING CANOPY D: 1,572 S.F.  
 5,252 S.F.

PROPOSED BUILDING COVERAGE: 22,445 S.F. / 94,624 S.F. = 23%  
 IMPERVIOUS COVERAGE: 84,548 S.F. / 94,624 S.F. = 89.4%  
 LANDSCAPE: 10,076 S.F. / 94,624 S.F. = 10.6%

PARKING:  
 REQUIRED:  
 (1) SPACE PER 300 S.F. OF OFFICE/SALES AREA  
 AND (2) SPACES PER 24' OF WASH BAY

NUMBER OF EMPLOYEES:  
 12 NON-OFFICE EMPLOYEES / 3 = 4 SPACES  
 TOTAL S.F. OF OFFICE: 500 S.F. / 300 = 2 SPACE  
 TOTAL LINEAR FOOTAGE OF WASH BAY: 140'-0" / 24' = 6 SPACES  
 (2) SPACES PER SERVICE BAY:  
 7 BAYS x 2 = 14 SPACES  
 TOTAL REQUIRED: 26 SPACES

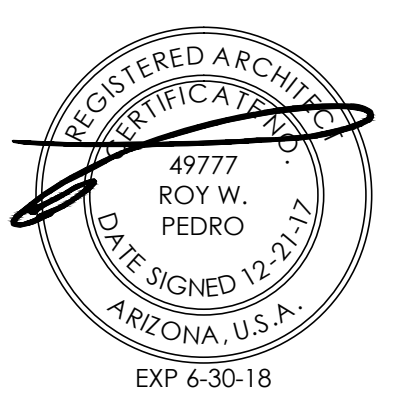
STANDARD PARKING SPACES: 17 SPACES  
 STANDARD COVERED PARKING SPACES: 31 SPACES  
 ACCESSIBLE COVERED PARKING SPACES: 2 SPACES  
 TOTAL PROVIDED: 50 SPACES

PARKING LANDSCAPE: PARKING AREA: 22,800 S.F.  
 LANDSCAPE AREA: 4,780 S.F.  
 LANDSCAPE COVERAGE: 4,780 / 22,800 = 21%

SETBACKS: SETBACKS: RECD: PROVIDED:  
 STREET FRONT (SOUTH) 0' ±19'-8"  
 SIDE (WEST) 0' ±21'-8"  
 SIDE (EAST) 0' 0'-0"  
 REAR (NORTH) 0' ±51'-11"



76 E MITCHELL DRIVE  
 PHOENIX, AZ 85012  
 PHONE: (602) 457-5757  
 FAX: (602) 457-5755  
 ROY PEDRO, ARCHITECT  
 KEN MCCrackEN, ARCHITECT  
 JESSE MACIAS, VICE PRESIDENT



REVISION	DATE	MARK
REZONING SUBMITTAL	12/22/17	

COBBLESTONE AUTO SPA #15  
 5050 W. BELL ROAD  
 PHOENIX, AZ

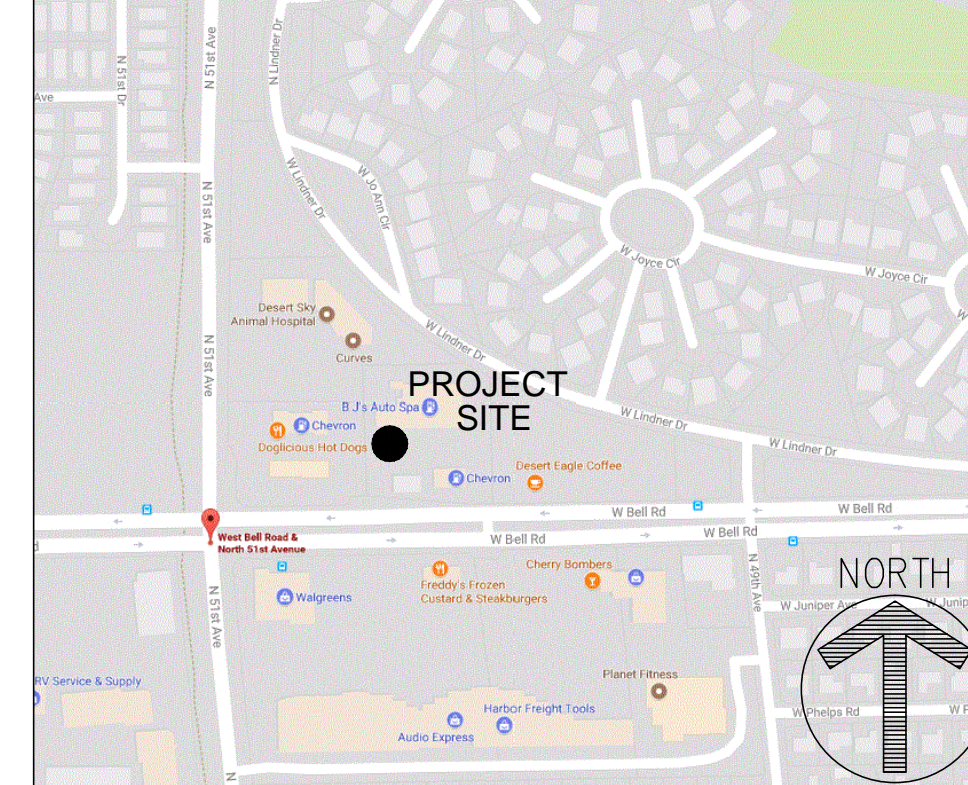


Project Number  
**CBL17006**

Sheet Name  
**SITE PLAN**

Sheet Number  
**DD1.0**

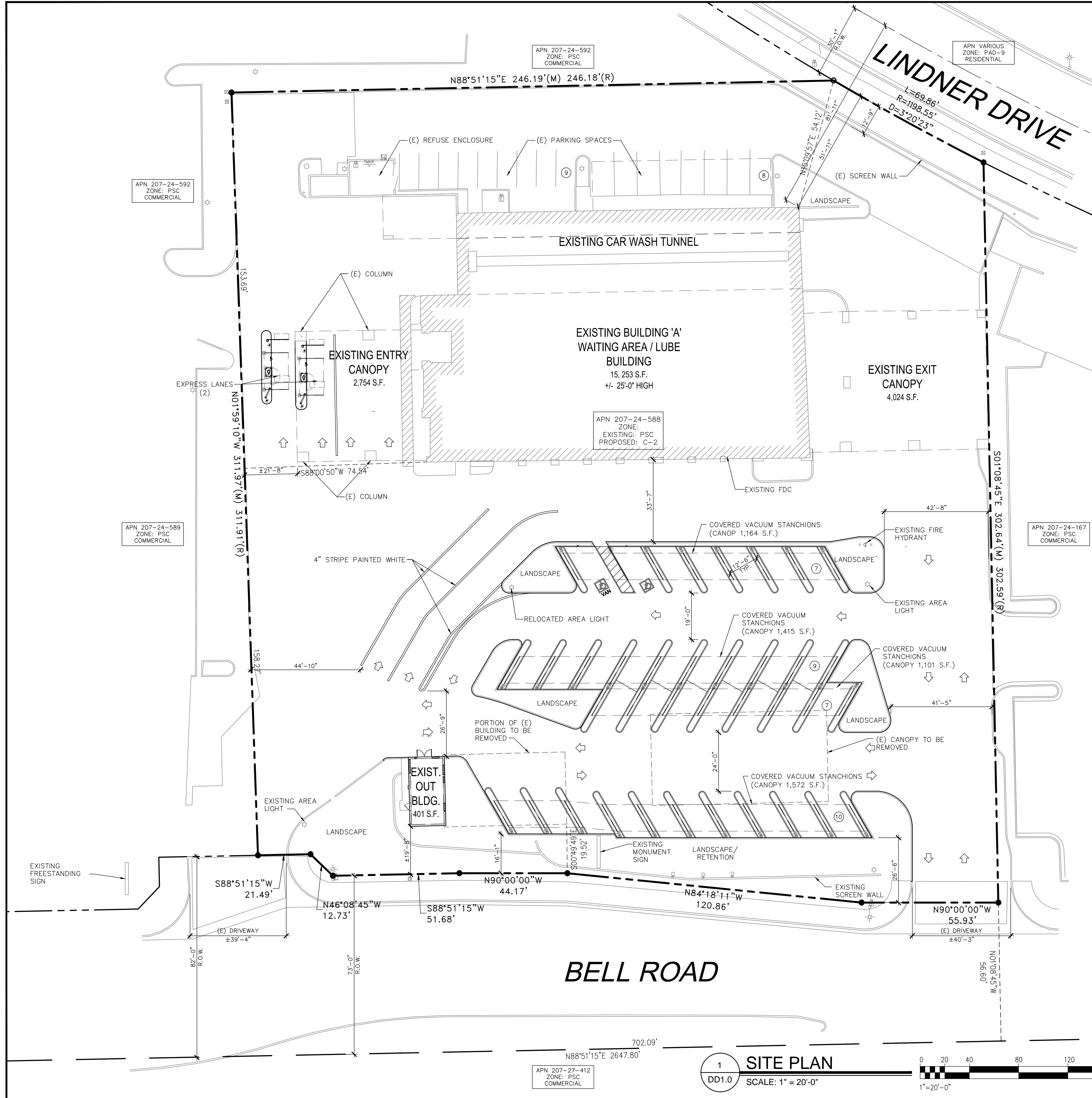
**VICINITY MAP**



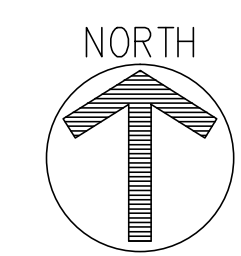
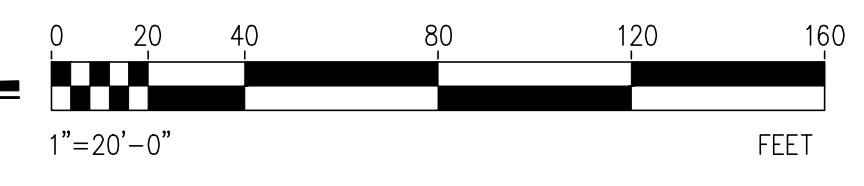
**APPROVAL STAMPS**



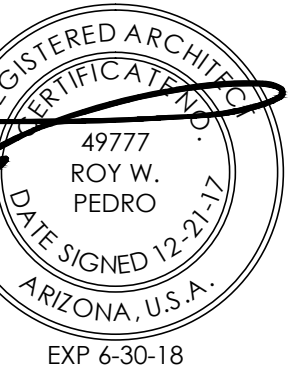
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 SDEV:  
 PAPP: 1706096  
 Q.S.: 37-17



**1 SITE PLAN**  
 DD1.0 SCALE: 1" = 20'-0"







Seal

REVISION  
REZONING SUBMITTAL  
DATE  
12/22/17  
MARK

COBBLESTONE AUTO SPA #15  
5050 W. BELL ROAD  
PHOENIX, AZ

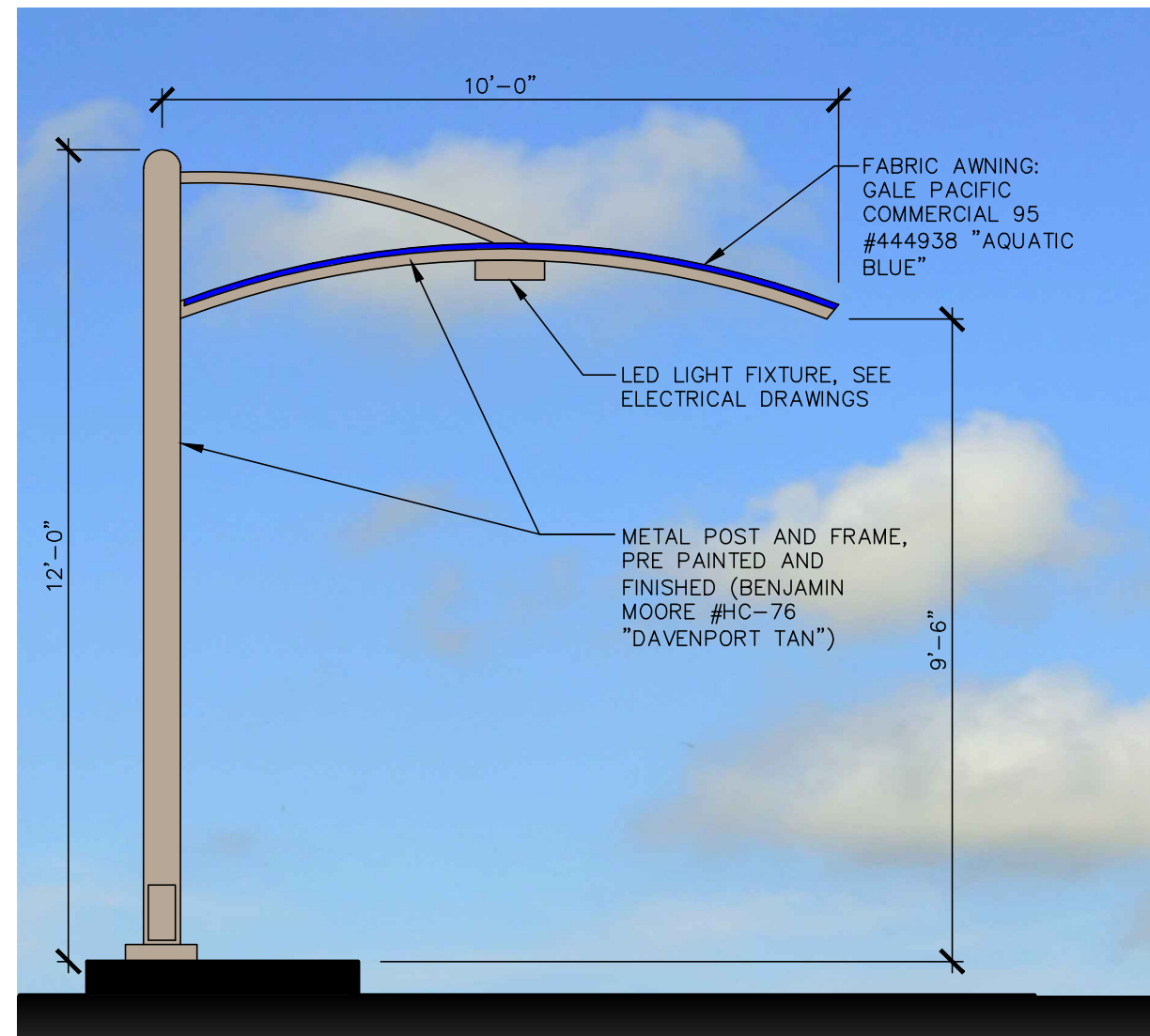


Project Number  
CBL17006

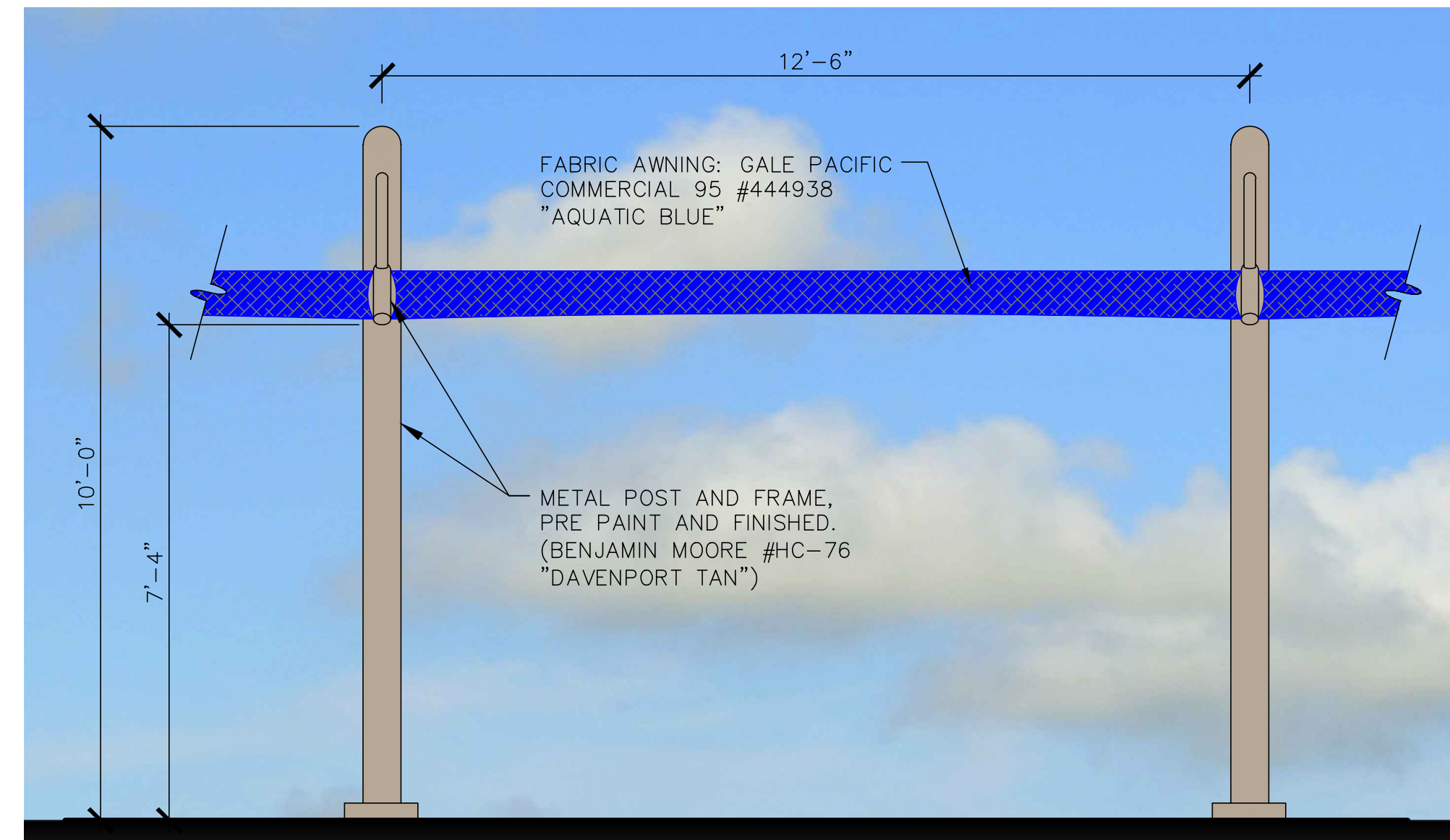
Sheet Name  
CANOPY ELEVATIONS

Sheet Number

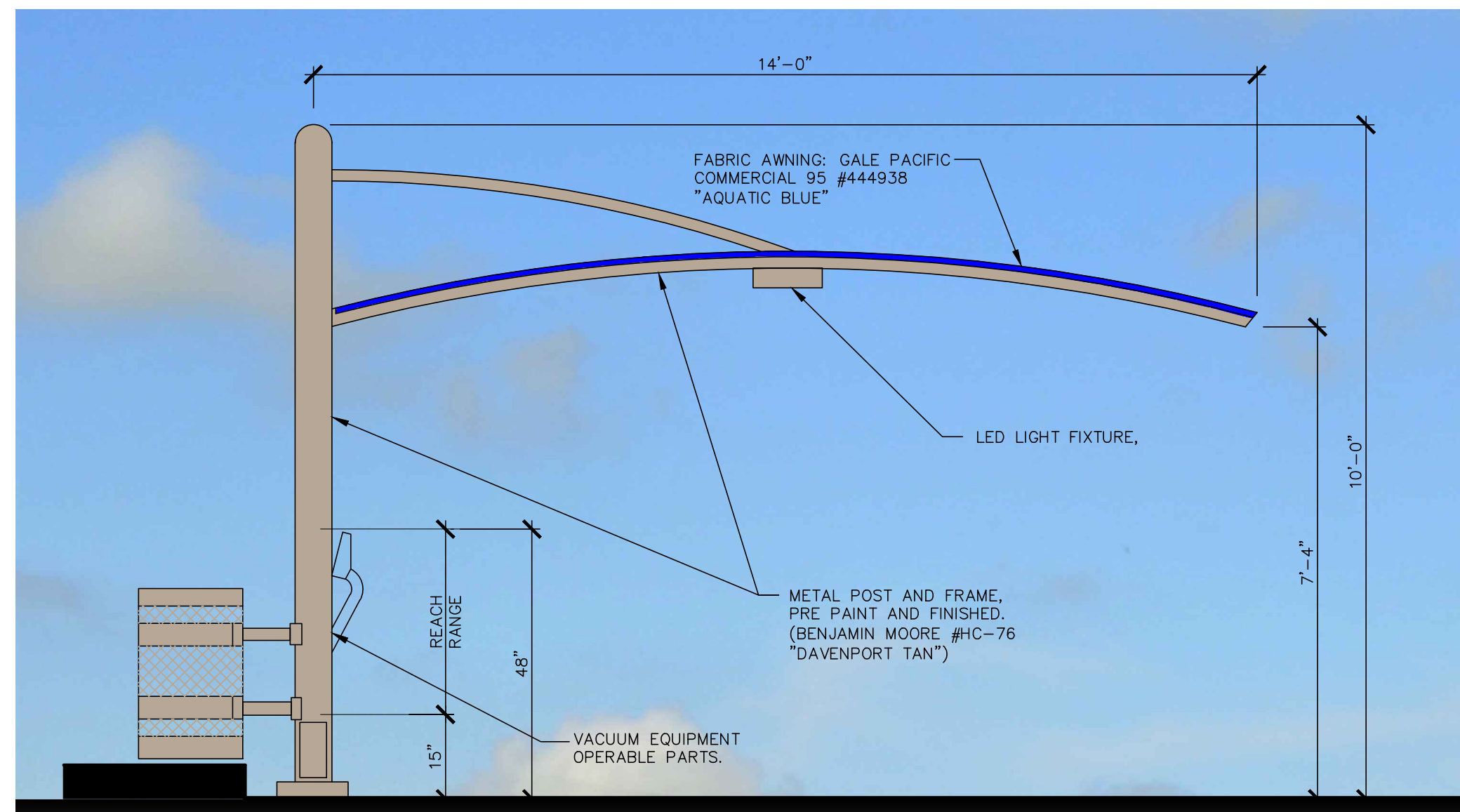
DD4.0



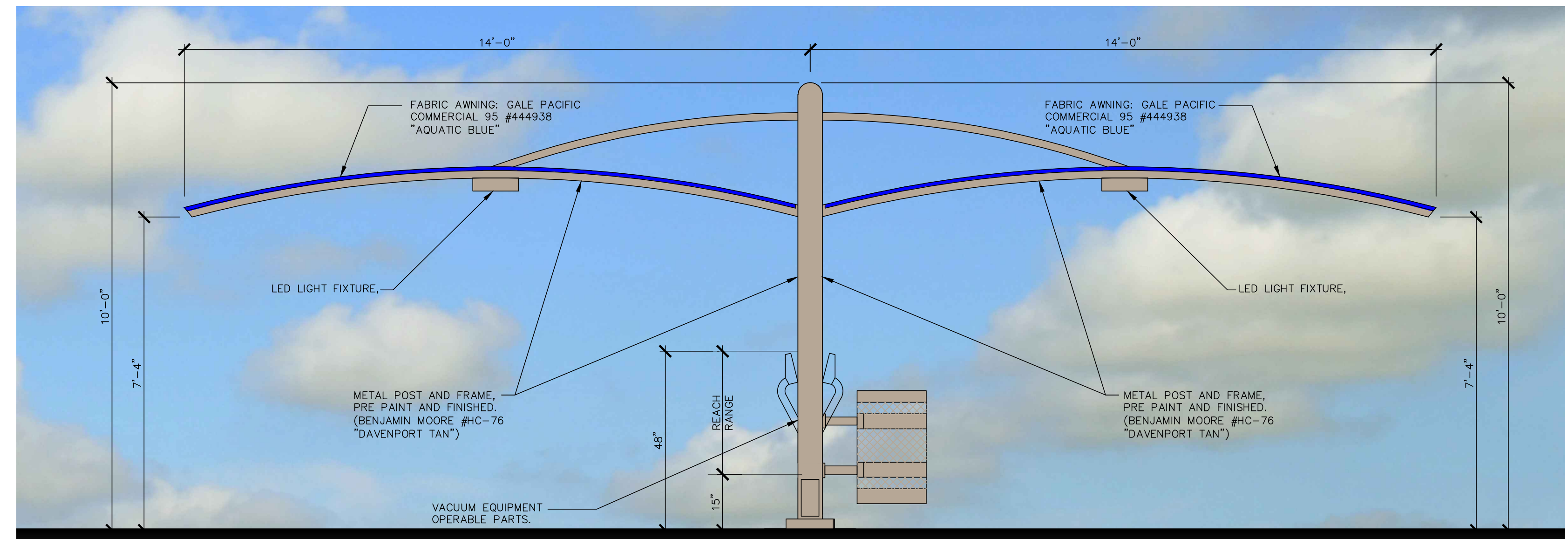
**1 EXPRESS LANE CANOPY**  
DD4.0 SCALE: 1/2" = 1'-0"



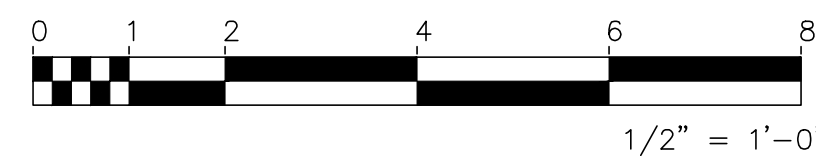
**2 VACUUM STANCHION FRONT ELEVATION**  
DD4.0 SCALE: 1/2" = 1'-0"



**3 VACUUM STANCHION ELEVATION**  
DD4.0 SCALE: 1/2" = 1'-0"



**4 VACUUM STANCHION ELEVATION**  
DD4.0 SCALE: 1/2" = 1'-0"



CITY OF PHOENIX  
DEC 22 2017  
Planning & Development  
Department

January 16, 2018

To PM Design Group

Attn: Keilah Casillas

Re: Cobblestone Auto Spa

Dear Keilah,

I received your letter dated January 4, 2018 discussing the expansion at Cobblestone Auto Spa and have a few concerns regarding the expansion.

My main concern is that Cobblestone does not do a good job maintaining their property as it has been in disarray for year. A further expansion would only worsen the situation.

Here are some pictures of the general condition which has not improved in years.





This in comparison to their neighbor who has done an outstanding job maintaining their property:



In conclusion, I am opposed to any further expansion by Cobblestone Auto Spa for the points mentioned above and will also notify the Deer Valley Village Planning Committee of my concerns.

Sincerely,

Scott Miller

[REDACTED]

[REDACTED]

[REDACTED]