



**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-SP-8-15-3**  
**May 27, 2016**

**Paradise Valley Village Planning Committee Meeting Date:** June 6, 2016  
**Planning Commission Hearing Date:** August 4, 2016  
**Request From:** C-2 (Approved C-2 SP) (0.29 acres)  
**Request To:** C-2 SP and all underlying uses (0.29 acres)  
**Proposed Use** Household Moving Center with truck and trailer rental, a microwave relay station, and all underlying C-2 uses

**Location** Approximately 484 feet west and 332 feet south of the southwest corner of Cave Creek Road and Bell Road

**Owner** PWDAF Bell and Cave Creek LLC  
**Applicant** Ya Hala Middle Eastern Market LLC  
**Representative** Michael A. Hall Architect LLC  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>	Commercial		
<b>Street Map Classification</b>	Bell Road	Major Arterial	55-foot south half
	Cave Creek Road	Major Arterial	55-foot west half
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>The proposal will allow for the expansion of an existing business. This expansion will slightly increase the commercial intensity in the area, while staying consistent with local conditions and the surrounding land uses.</p> <p><b>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; CERTAINTY &amp; 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.</b></p> <p>The site is located adjacent to a residential area that is compatible with the existing commercial uses along Bell Road.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Ya Hala Market	C-2 (Approved C-2 SP)
<b>North</b>	Commercial	C-2
<b>South</b>	Multifamily Residential	R-2
<b>East</b>	Commercial (Vacant)	C-2
<b>West</b>	Home Depot	C-2

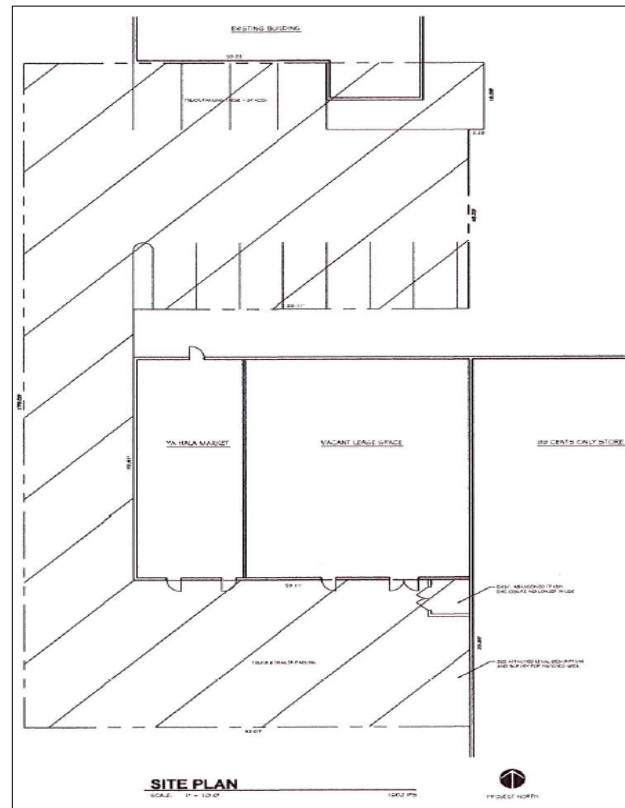
**Background/Issues/Analysis**

1. This is a request to rezone a 0.29 acre site from C-2 (Approved C-2 SP) to C-2 Special Permit for a household moving center with truck and trailer rental, a microwave relay station and all underlying C-2 uses. The proposal will utilize the existing buildings on the site.
2. A previous rezoning case (Z-SP-23-81) on the site approved a special permit to allow a microwave relay station on 20 acres at the southwest corner of Cave Creek Road and Bell Road. Therefore the microwave relay station is also included as a proposed use of this request.
3. The General Plan Land Use Map designation for the property is commercial, which is consistent with the request.
4. The subject site is currently a middle eastern market within the Cave Creek Plaza shopping center. The adjacent area east of the subject site is a vacant retail space in the same strip mall as the subject site. Across a drive aisle a stand-alone home depot is located to the west of the site. There are existing multifamily residences located to the south.



5. The subject site includes a market and a parking area for customers located to the north, east, and south.

The shopping center has a large parking lot that is shared by the tenants. The parking requirement of 3.5 spaces per 1,000 square feet of tenant leasable area is met with 361 spaces provided for the shopping center tenants. As shown on the site plan the rental truck and trailers will be parking behind the building and in the four spaces in front of the building.



6. The existing subject site is located within a larger shopping center and therefore the building setback requirements are not relevant. The maximum building height allowed is 30 feet, which is met as the existing building height is 15 feet.
7. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
8. The subject parcel is located in proximity to the Phoenix Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Phoenix Deer Valley Airport to future owners or tenants of the property.
9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

10. 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. The request is consistent with the General Plan Land Use designation of commercial.
2. The proposed commercial use will support the current land use patterns in the area.

### **Stipulations**

1. The household moving center shall be limited to a maximum of 10 moving trucks and trailers.
2. The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

### **Writer**

Hannah Oliver

May 27, 2016

### **Team Leader**

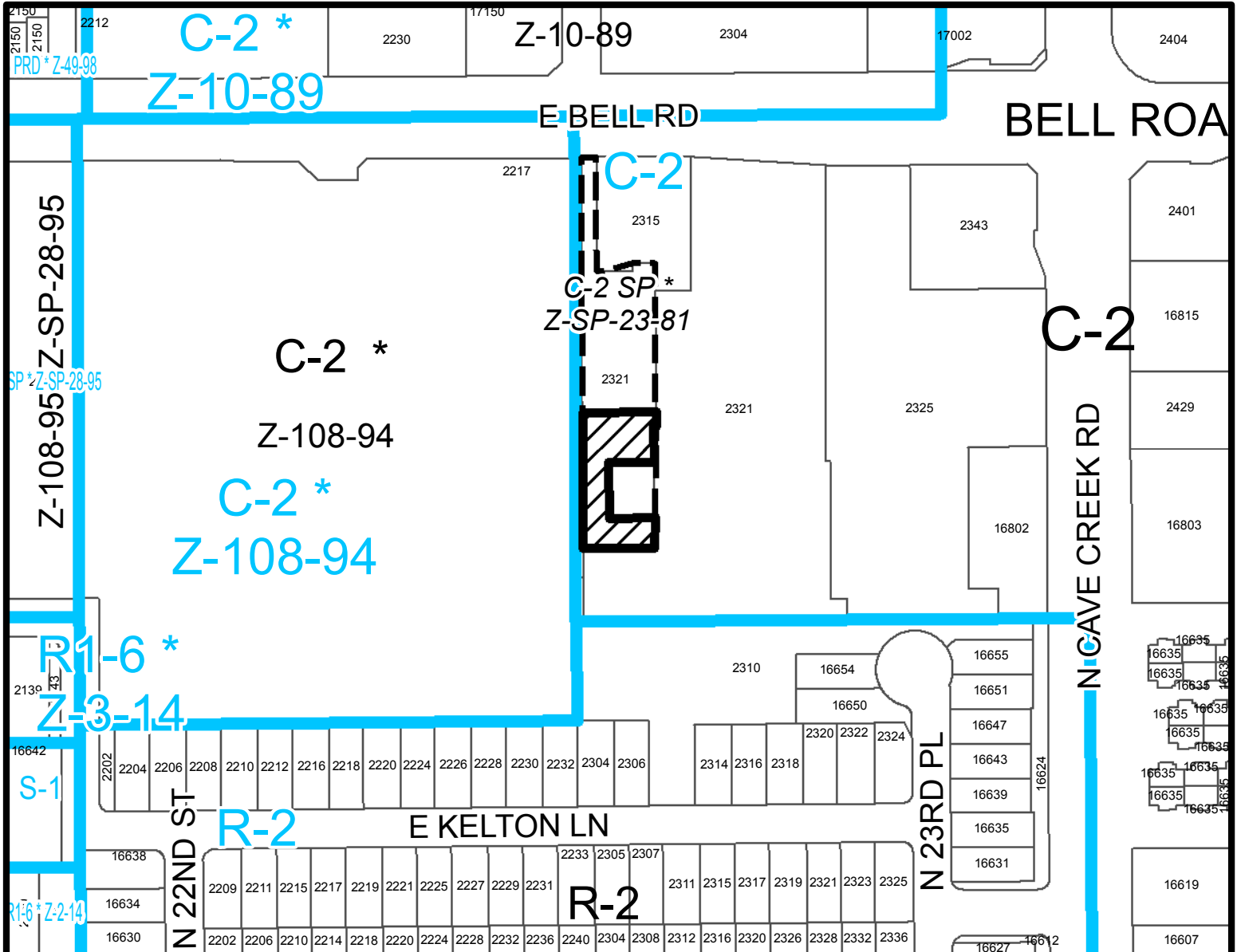
Marc Thornton

### **Attachments**

Zoning sketch

Aerial

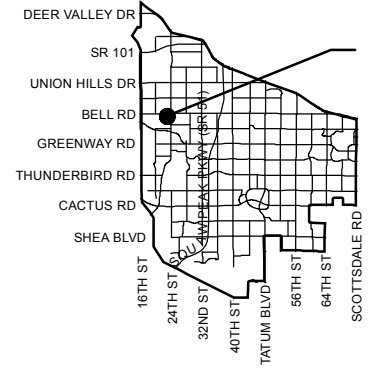
Site plan date stamped April 19, 2016



**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 3

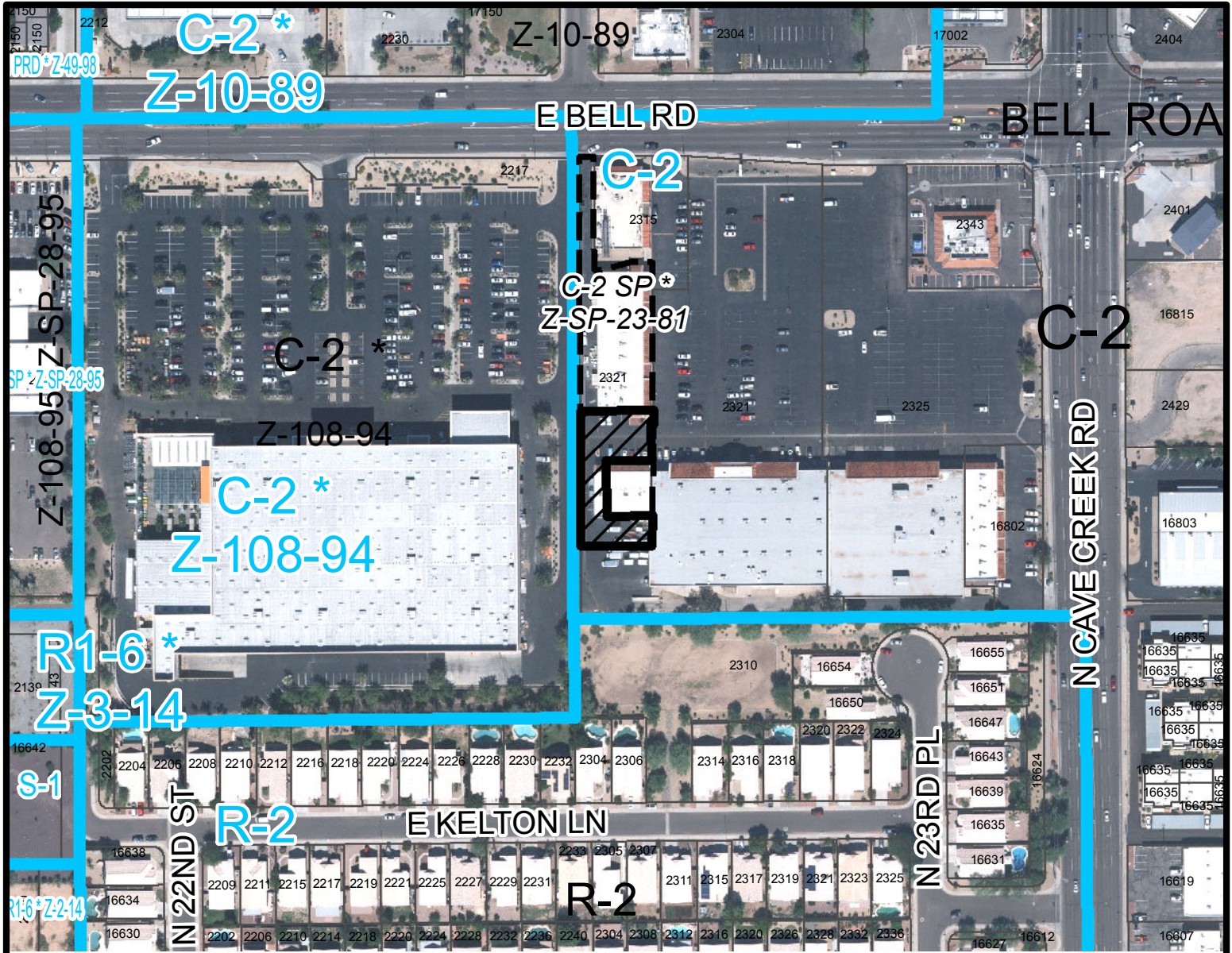


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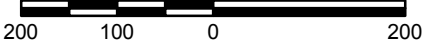


Z-SP-8-15

<b>APPLICANT'S NAME:</b> Ya Hala Middle Eastern Market LLC		<b>REQUESTED CHANGE:</b> FROM: C-2 (Approved C-2 SP) (0.29 a.c.) TO: C-2 SP (0.29 a.c.)	
<b>APPLICATION NO.</b> Z-SP-8-15	<b>DATE:</b> 3/11/16	<b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.29 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 36-32	<small>ZONING MAP</small> M-9	
<b>MULTIPLES PERMITTED</b>	<b>CONVENTIONAL OPTION</b>		<b>* UNITS P.R.D. OPTION</b>
C-2 (C-2 SP)	4		5
C-2	4		5
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



Feet

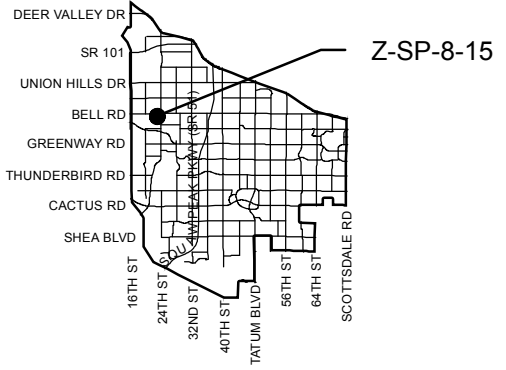


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