



City of Phoenix

Planning Department

Staff Report Z-69-09-8

February 19, 2010

Camelback East Village Planning Committee Meeting Date March 2, 2010

Planning Commission Hearing Date March 10, 2010

Request From: R1-6 (Approved R-2) (2.60 Acres)

Request To: C-1 (2.60 Acres)

Proposed Use Convenience store with gasoline sales

Location Southwest corner of 44th Street and Palm Lane

Owner Virgil & Irene Morgan

Applicant/Representative QuikTrip Corporation
Jarod Mendez

Staff Recommendation Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designation			
Street Map Classification	44th Street	Major Arterial	50-foot half-street
	Palm Lane	Local	25-foot half-street
<p>LAND USE ELEMENT: GOAL 3 INFILL, POLICY 5 – ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF THE AREA OR WITH THE AREA’S TRANSITIONAL OBJECTIVES.</p> <p>The proposal will develop a vacant parcel located along a major arterial street that is consistent with the character of the surrounding area.</p>			
<p>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: 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 IMPACTS ON THE RESIDENTIAL PROPERTIES.</p>			

The proposed convenience store will be developed at a scale that is compatible with the neighborhood to the north, south and west. The proposed building and landscape setbacks will provide an appropriate buffer and help mitigate any negative impacts.

Area Plan

44TH STREET CORRIDOR SPECIFIC PLAN

The proposed development is not consistent with the residential or quasi public designations outlined in the plan.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-6 (Approved R-2)
North	Single Family Residential	R1-6
South	Single Family Residential, Vacant	R1-6 (Approved R-2)
East	Single Family Residential	R1-6
West	Vacant	R1-6 (Approved R-2)

Commercial/Commerce Park/Industrial

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	20 ft	65 ft - Met
Side	25 ft	69 ft - Met
Rear	25 ft	120 ft - Met
<i>Landscaped Setbacks</i>		
Street	Average 25 ft	25 ft - Met
Side	Minimum 10 ft	25 ft - Met
Rear	Minimum 10 ft	10 ft - Met
Lot Coverage	50%	
Building Height	30 ft	18 ft -Met
Parking	1 space per 300 square feet of floor area (18 spaces needed)	26 spaces - Met

Background/Issues/Analysis

1. This request is to rezone a two acre parcel from R1-6 (approved R-2) to C-1. The request is to allow for the development of a QuickTrip convenience mart with ten gasoline pumps.

2. The northern portion of the parcel was originally approved for C-1 zoning to allow for a plant nursery in 1993 (Z-92-93). The project was never developed and in December of 2004, a neighborhood leader requested that the conditional zoning be removed. Subsequent to this request, a Planning Hearing Officer (PHO-Z-92-93) and rezoning case application (Z-14-06) were approved entitling the parcel to R-2 zoning. These approvals allowed the property to develop 53 two story single family attached units that have never been built.
3. The site is currently vacant. To the north across Palm Lane are single family homes that are oriented toward the site. The applicant owns the vacant parcel to the west that is currently zoned R1-6 (approved R-2). To the south are six single family homes that back up to the site. These homes are adjacent to two vacant parcels with R1-6 zoning (R-2 approval) that abut 44th Street.
4. The 44th Street Corridor Specific Plan designates most of the site as Single Family Residential Low density. Although the proposal is commercial, a previous rezoning case (Z-92-93) was approved for a commercial development.

The applicant has also worked with the surrounding neighborhood leaders to address any concerns. The convenience mart has been set back 65 feet from 44th Street, 69 feet from Palm Lane, 120 feet from the single family homes to the west and 85 feet from the homes to the south. The building setback in conjunction with the landscape setback will buffer the surrounding neighborhood from the proposed use.

A stipulation is recommended for the applicant to provide additional landscaping along the west and south property lines to provide a buffer for the existing single family homes.

5. The site plan and elevations show a convenience market setback 120 feet from 44th Street. The building is proposed to be 18 feet high and 135 feet wide and will be constructed using brown split face block and white fascia board.

Ten gasoline pumps are located under a 19 foot shade canopy. Vehicular ingress and egress is located via two access points. The first is located along 44th Street at the southeastern portion of the site while the second is located along Palm Lane. A stipulation is recommended that the applicant construct a traffic mitigation device at the Palm Lane access point to restrict vehicular egress to right turns only. This will reduce cut thru traffic and direct vehicles to 44th Street.

6. The 44th Street Corridor Specific Plan recommends a 10' minimum landscaped setback line along major streets along with the installation of plant materials consistent within the Corridor theme; the proposed development provides a 25' landscaped setback.

7. 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. Approval of the proposal will allow development of a vacant parcel that is compatible with the adjacent single family neighborhoods.
2. The project, with the proposed stipulations, will provide an appropriate buffer to the existing residential neighborhood.

Stipulations

1. That the development shall be in general conformance with the site plan date stamped January 22, 2010 and elevations date stamped December 17, 2009, with specific regard to the building and landscape setbacks, as approved by the Development Services Department.
2. That vehicular egress to Palm Lane shall be limited to right turn only, as approved by the Development Services Department.
3. That a minimum 25-foot landscape setback with a minimum 50% 3 inch caliper or multi-trunk trees and 50% 4 -inch caliper or multi-trunk trees shall be placed 20 feet on center or in equivalent groupings along the southern and western property lines, as approved by the Development Services Department.
4. That right-of-way totaling 50 feet shall be dedicated for the west half of 44th Street as approved by the Development Services Department.
5. That right-of-way shall be dedicated and a bus bay (detail P1261 – 8' minimum depth/13' maximum depth) constructed along 44th Street and south of Palm Lane as approved by the Development Services Department.
6. That 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 Development Services Department. All improvements shall comply with all ADA accessibility standards.

Writer

Marc Thornton

12/17/2009

Staff Report: Z-69-09-8

February 19, 2010

Page 5 of 5

Attachments

Zoning Sketch

Aerial

Site plan date stamped January 22, 2010

Elevations date stamped December 17, 2009 (2 pages)

R1-6

PAD-14

44TH ST

R-2*
Z-92-93

APP
R-2**
Z-14-06

R1-6

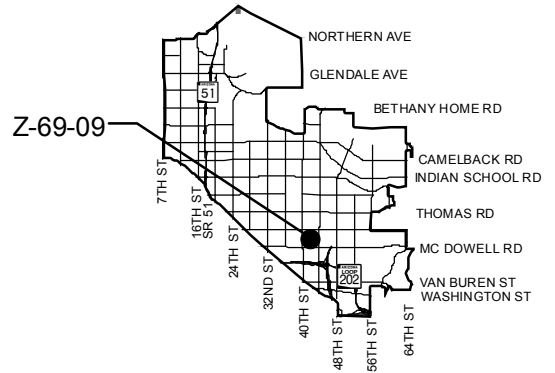
C-O

R1-6

44TH PL



150 75 0 150 Feet



CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8

APPLICANT'S NAME: QuickTrip Corporation

REQUESTED CHANGE:

FROM: R-2, (1.29 a. c.)
R1-6 (Approved R-2), (1.31 a. c.)

APPLICATION NO. Z-69-09

DATE: 01/05/10

REVISION DATES:

01/19/10
02/12/10

AERIAL PHOTO &
QUARTER SEC. NO.

ZONING MAP

Q13-37

G-10

TO: C-1, (2.60 a. c.)

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

2.60 Acres

MULTIPLES PERMITTED

R-2, R1-6

C-1

CONVENTIONAL OPTION

12, 6

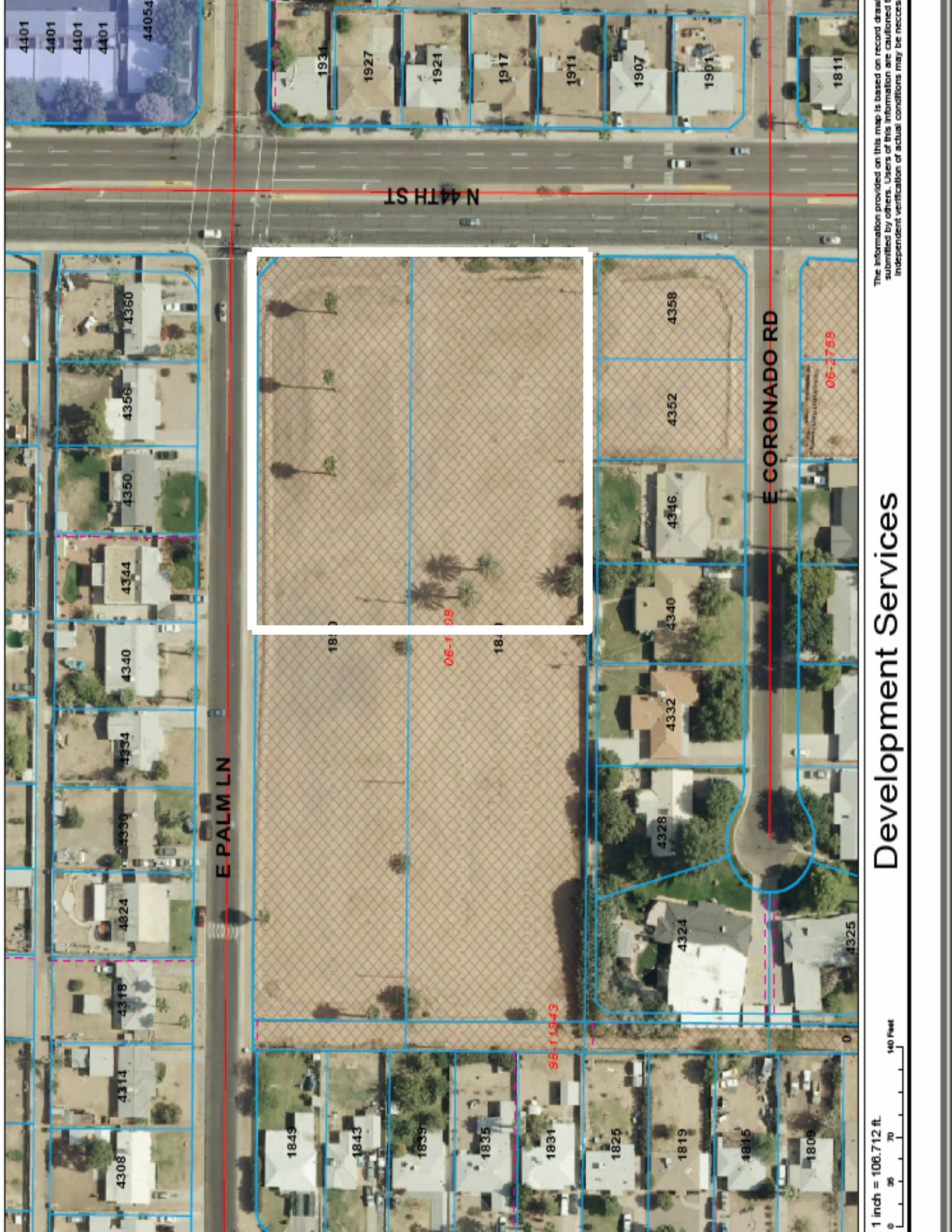
37

* UNITS P.R.D. OPTION

15, 8

45

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



4401
4401
4401
4401
44054

1931

1927

1921

1917

1911

1907

1901

1811

N 44TH ST

E PALM LN

E CORONADO RD

06-11943

06-2758

1 inch = 106.712 ft.



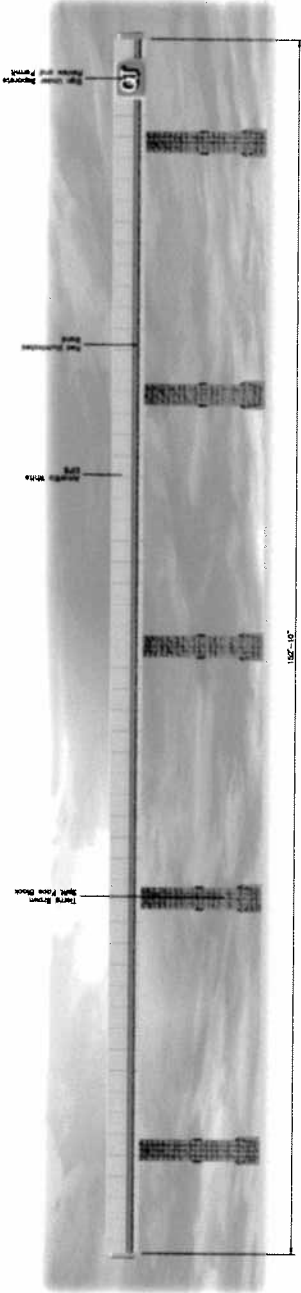
Development Services

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned: independent verification of actual conditions may be necessary.

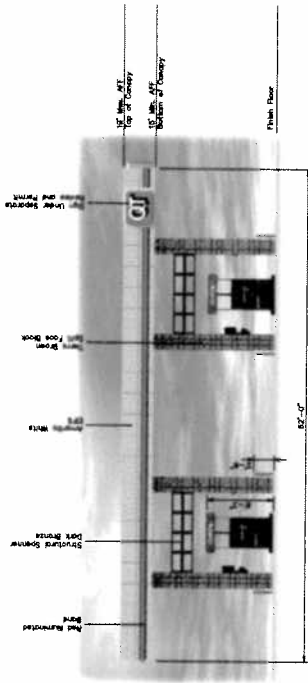
CITY OF PHOENIX

DEC 17 2009

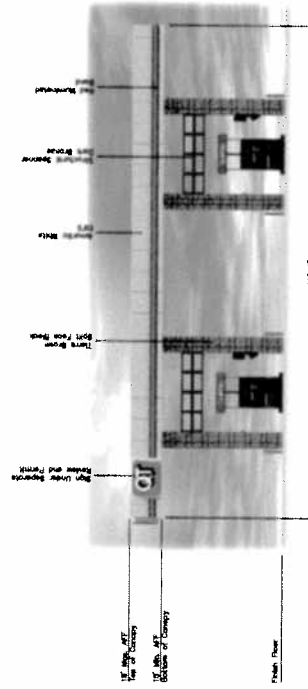
Planning Department



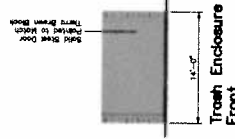
Front Elevation



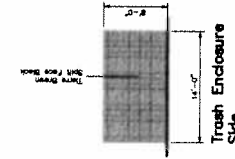
Left Elevation



Right Elevation



Trash Enclosure Front



Trash Enclosure Side



QuikTrip
 4444 N. 40th St., Suite 100
 Phoenix, AZ 85018
 Phone: 602-944-7777

Gas Canopy Elevations

QuikTrip Store No. :403

SWC of 44th St. and Palm Ln.

Phoenix, AZ

Presentation Exhibit	
EXHIBIT NO.	403
SCALE	1/8" = 1'-0"
SHEET NO.	1
DATE	12/15/09
PROJECT	427000000-01

NOTICE: THIS ARCHITECTURAL REPRESENTATION IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.