

PLANNED AREA DEVELOPMENT
APPROVAL

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Delella Segner
Planner

(with revisions per Council approval)

BCC Automobile Storage

REZONE APPLICATION STANDARDS AND GUIDELINES REPORT

CASE NO. Z14-0004

North of the northwest corner of
87th Avenue and Bell Road

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BCC Automobile Storage

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Development Team

Property Owner:	BCC Development, Inc. Mike Pacheco / Tony Bongratz 1550 East Missouri Avenue, Suite 300 Phoenix, Arizona 85014 Phone. 602 / 230.1051 Phone. 480 / 797.0457 (Tony Bongratz) Email. abongratz@vtaig.com
Architect / Land Planning:	John Mahoney Architects, Inc. John Mahoney 850 West Elliot Road, Suite 108 Tempe, Arizona 85284 Phone. 480 / 345.8457 Facsimile. 480 / 345.1759 Email. john@mahoneyarch.com www.mahoneyarch.com
Engineering:	Site Consultants, Inc. Michael J. Caylor, P.E. / Waldy Garcia 113 South Rockford Drive, Suite 113 Tempe, Arizona 85281 Phone. 480 / 894.2820 Facsimile. 480 / 894.2847 Email. mcaylor@siteconsultants.net wgarcia@siteconsultants.net
Applicant / Legal Representative:	Withey Morris PLC Michael B. Withey, Esq. 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602 / 230.0600 Facsimile. Email. m@witheymorris.com www.witheymorris.com

I. Introduction

This application (the "Application") is a request to rezone the approximate 4.57 gross acres of property generally located north of the northwest corner of 87th Avenue and Bell Road (the "Property") from RM-1 Multi-Family Residential (RM-1) to Planned Area Development (PAD) to allow BCC Development, Inc. to park and/or store new and used automobiles and conduct other automobile related uses on the Property. (See **Exhibit A – Vicinity Map**). The proposed use of the Property is necessary to support and allow for the continued success and support of the Van Tuyl Group's automobile sales dealerships in the Bell Road area. This Application is simply an appropriate expansion of the existing commercial development along Bell Road. (A Minor General Plan Amendment application to change the land use designation on the Property from Medium-High Density Residential (8.0 to 15.0 dwelling units per acre) (MHDR) land use to Neighborhood Commercial has been submitted concurrently with this Application.)

Prior use of the Property included parking and staging of vehicles by the Larry H. Miller organizations. Accordingly the Property has for some time been used for vehicle parking with no apparent or known detrimental impact to the area. Current improvements to the Property consist of dust-proof paving material and temporary fencing. The intent is to make permanent improvements to improve aesthetics and provide screening and buffers to the current use.

The intent of this Application is to facilitate a quality, context specific development that fulfills the City of Peoria's goals and objectives.

This Application has been prepared pursuant to Article 14-33 of the City of Peoria Zoning Ordinance to establish the regulatory framework by creating development standards specific to the context of the project site. The provisions of this Application apply to the Property.

Zoning provisions not specifically regulated by this Application are governed by the City of Peoria Zoning Ordinance. In the event of a conflict between a provision of this Application and a provision of the City of Peoria Zoning Ordinance, the development standards set forth in this Application prevail.

II. Location / Relationship to Adjacent Properties

Comprised of approximately 4.57 gross acres, the Property is immediately bounded to the east and west by 87th Avenue and 88th Avenue, respectively. The Property generally slopes from east to west. (See **Exhibit B – Aerial Map** and **Exhibit C – Legal Description** and **Exhibit D – ALTA Survey**).

The property to the immediate north is developed with a senior retirement community zoned RM-1; and the property to the immediate south is

developed with a mini-storage zoned General Commercial (C-4). Bell Road and State Route 101 Agua Fria Freeway are generally located further south and east of the Property, respectively. Moving beyond the Property's immediate boundaries, the properties to the east are developed with an assisted living facility zoned Immediate Commercial (C-2) and an automobile dealership zoned Regional Commercial (C-5); and the property to the west is developed with apartments zoned RM-1.

III. General Plan Land Use

The City of Peoria General Plan designates the Property as Residential/Medium High land use. The Property is also subject to the North Peoria Redevelopment Area Plan which designates the Property as Community Commercial land use. A Minor General Plan Amendment application to change the land use designation from Residential/Medium High land use to Neighborhood Commercial land use has been submitted concurrently with this Application. The Neighborhood Commercial land use corresponds to this Application and the Preliminary Development Plan. (See **Exhibit E – Preliminary Development Plan**). The proposed uses support the proper transition from the high-density residential units north and west of the Property to the mini-storage and surrounding automobile dealerships south of the Property.

IV. Preliminary Development Plan

The proposed site plan is comprised of parking within an eight (8) foot high decorative masonry screen wall along 87th and 88th Avenues. This wall, which is articulated with accent pilasters, is strategically setback from 87th and 88th Avenues to provide for landscaping as an enhancement to the streetscape. A landscape setback is proposed along the north property line to provide additional visual screening and buffering for the senior retirement community.

The primary point of access will be from a driveway on 87th Avenue, which located to align with Continental Drive. A secondary point of access is proposed from a driveway from 88th Avenue, which is located near the southern boundary of the Property. Both proposed driveways will provide visual screening and security of the parking area by opaque painted steel gates.

A single-story security building may be constructed on the Property. Exterior building materials will include glass and decorative masonry consistent with the perimeter walls.

The Property will be developed in accordance with the City of Peoria's Design Review Manual.

V. Permitted Uses

The following use shall be permitted as matter of right:

1. Outdoor storage of new and used automobiles.
2. Automobile detailing and accessory installation (vehicle upgrades) accessory to the outdoor storage of new and used automobiles. No activity shall be performed outdoors. The hours of operation for all automotive detailing and accessory installation shall be limited to between 7:00 AM and 7:00PM
3. Automobile washing/cleaning accessory to the outdoor storage of new and used automobiles. All activity shall be screened from view from public right-of-way. The hours of operation for all automobile washing/cleaning shall be limited to between 7:00 AM and 7:00PM
4. On-site security accessory to any of the above listed Permitted Uses.
5. The delivery and transport of vehicles shall occur from 87th Avenue. Car carriers/transporters are prohibited from picking-up and delivering vehicles to the site.

VI. Development Standards

The development standards under the current General Commercial (C-4) shall apply on the Property, except for the development standards set forth in this Report. In the event of a conflict between the Development Standards of this Report and the City of Peoria Zoning Ordinance, the development standards set forth in this Report prevail. The Property will be developed in accordance with the City of Peoria’s Design Review Manual.

Development Standards Table	
Minimum Lot Area	No requirement.
Minimum Lot Width	No requirement.
Minimum Lot Depth	No requirement.
Minimum Frontage on One Arterial	No requirement.
Maximum Lot Coverage	No requirement.
Open Space	No requirement.

Maximum Building Height	40-feet.
Minimum Building Setbacks	
<i>Street Side</i>	20-feet.
<i>Interior</i>	0-feet.
<i>From Residential Zones</i>	50-feet.

Development Standards Table cont.	
Minimum Landscape Setbacks	
<i>Street Side (87th Avenue)</i>	20-feet.
<i>Street Side (88th Avenue)</i>	20-feet.
<i>Interior</i>	No requirement.
<i>Landscape Buffer/North Property Line</i>	21-feet.

VII. Landscape Standards

Landscaping shall conform to Article 14-35 of the City of Peoria Zoning Ordinance, except for the landscape standards set forth in this Report:

1. Required landscape materials and planting standards:

Landscape Materials	Minimum Size At Planting
Trees	Twenty-four (24) inch box
Shrubs	Five (5) gallon
Vegetative Groundcover	One (1) gallon
Inert Groundcover	¾" decomposed granite

2. Required landscape areas shall be limited to the Minimum Landscape Setbacks.
3. Street Frontage: One (1) tree and five (5) shrubs shall be provided per every 25-feet of linear street frontage, and vegetative groundcover. The shrubs and groundcover shall occupy a minimum of 60-percent of the total street frontage landscape at maturity.
4. Landscape Buffer/North Property Line: One (1) tree shall be provided per every twenty (20) feet in a staggered formation adjacent to the north

property line. Shrubs and vegetative groundcover shall not be required. The ground place shall be decomposed granite.

5. Trees, shrubs and vegetative ground cover may be arranged in formal or informal layouts.

VIII. Off-Street Parking Standards

The outdoor storage of new and used automobiles shall not be required to meet any parking stall dimension, parking aisle dimension or striping requirements. All areas intended to be utilized for the outdoor storage of new and used automobiles, access aisles and driveways shall be paved with concrete or asphalt to control dust and drainage.

Parking shall be provided in accordance with Article 14-23 of the City of Peoria Zoning Ordinance. A minimum (1) standard parking space shall be provided for the security building if constructed.

IX. Signage Standards

Signage shall be permitted on the Property in accordance with the existing City of Peoria General Commercial (C-4) zoning district and Section 14-34 of the City of Peoria Zoning Ordinance.

X. Lighting Standards

Lighting shall conform to Article 14-3 of the City of Peoria Zoning Ordinance. Light fixtures used to illuminate the Property shall be sited, directed and shielded to prevent spot lighting, glare or light spillage beyond the Property. Light fixtures shall be a maximum of fifteen (15) feet in height above the surface grade.

XI. Walls / Fences

The design, materials, and colors for all walls, fences and screening devices visible from public view should be uniform in appearance. Eight (8) foot high screen walls, featuring decorative pilasters and block scoring, will be provided along 87th and 88th Avenues. In addition, eight (8) foot high decorative, opaque security gates shall be provided at both points of access from 87th Avenue and 88th Avenue. Chain link fencing shall be prohibited when visible from right-of-way.

XII. Phasing

It is anticipated that the first phase of development will include the construction of perimeter walls/fences, perimeter landscaping, storm water handling improvements, the paving of new and used automobile storage areas, and the potential construction of the security building. Future phases and additional improvements (together with the necessary site work and infrastructure) will be developed within the Property as market conditions warrant. Plans for each phase will be submitted to the City of Peoria to ensure proper and orderly development.

XIII. Infrastructure / Utilities

1. Grading and Drainage

The on-site grading, drainage and paving plans will be in compliance with applicable existing City of Peoria Codes. The development of the Property will provide the required on-site 100-year, 2-hour storm water retention volume. Storm water will be conveyed to a retention basin via pavement sheet flows and concrete gutters. No on-site storm drain system will be constructed. Drywell(s) may be installed to dissipate the retained storm water retention volume.

2. Street Improvements

Commercial driveways will be constructed on 87th Avenue, which is a public street, and on 88th Avenue, which is a private street located on a private tract.

3. Utilities

Anticipated 1st Phase utility improvements include the installation of one (1) 1-inch landscape meter within the 87th Avenue right-of-way. Electric service will be provided to the Property to power the on-site lighting and security gates at the 87th and 88th Avenue driveway entrances. No other utility service connections to the existing public or franchise utility infrastructures are currently proposed.

4. Infrastructure Improvements

No off-site infrastructure improvements are proposed as part of this Application.