

Ocean Blue Carwash
Woodlands Village
Direct to Ordinance
Zoning Map Amendment
1899 S Woodlands Village Boulevard
Wesley Welch, Planner





Ocean Blue Carwash



Property

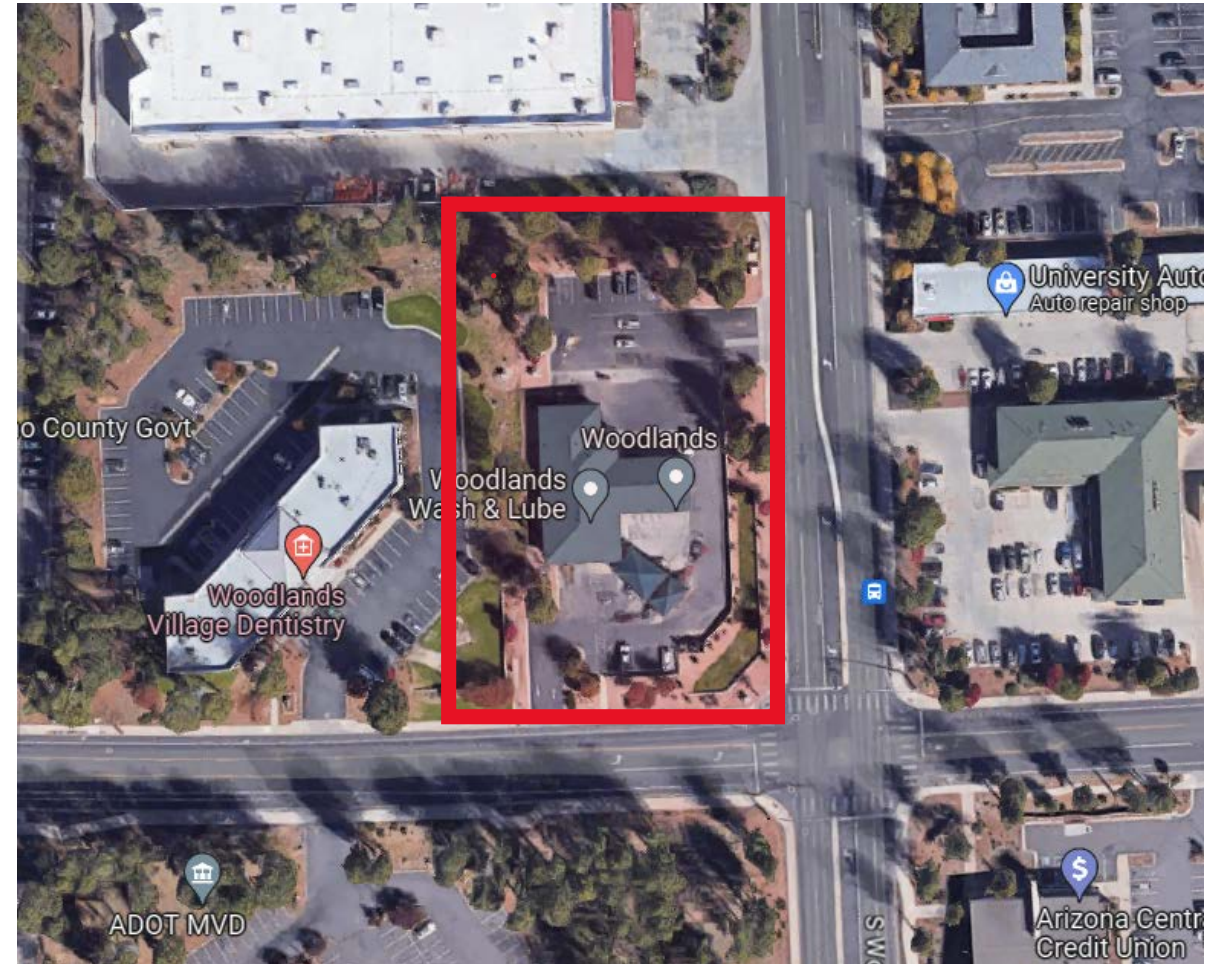
1899 S Woodlands Village Boulevard
APN 112-24-001B

Proposed Use

Applicant wishes to remove the lube shop on the site and expand the existing carwash use

Request

1. Direct to Ordinance Zoning Map Amendment to rezone approximately 1.17 acres located at 1899 S Woodlands Village Boulevard from the Light Industrial Open (LI-O) zone with the Resource Protection Overlay (RPO) to the Highway Commercial (HC) zone with the Resource Protection Overlay (RPO).





Site History



- Carwash was a permitted, existing use prior to the adoption of the current Zoning Code (adopted in 2011).
- New zoning designation of Light Industrial Open (LI-O) made the existing use legal non-conforming.
- Applicant is proposing to expand the existing use on the site but will need to go through the rezoning process in order to bring the site into conformance.



Property Context Map

North

Home Depot, zoned LI-O

West

Office Complex, Zoned LI-O

East

Right-of-Way and an Office Complex
across the street, zoned LI-O

South

Right-of-Way and Arizona MVD and
Arizona Department of
Transportation, zoned HC





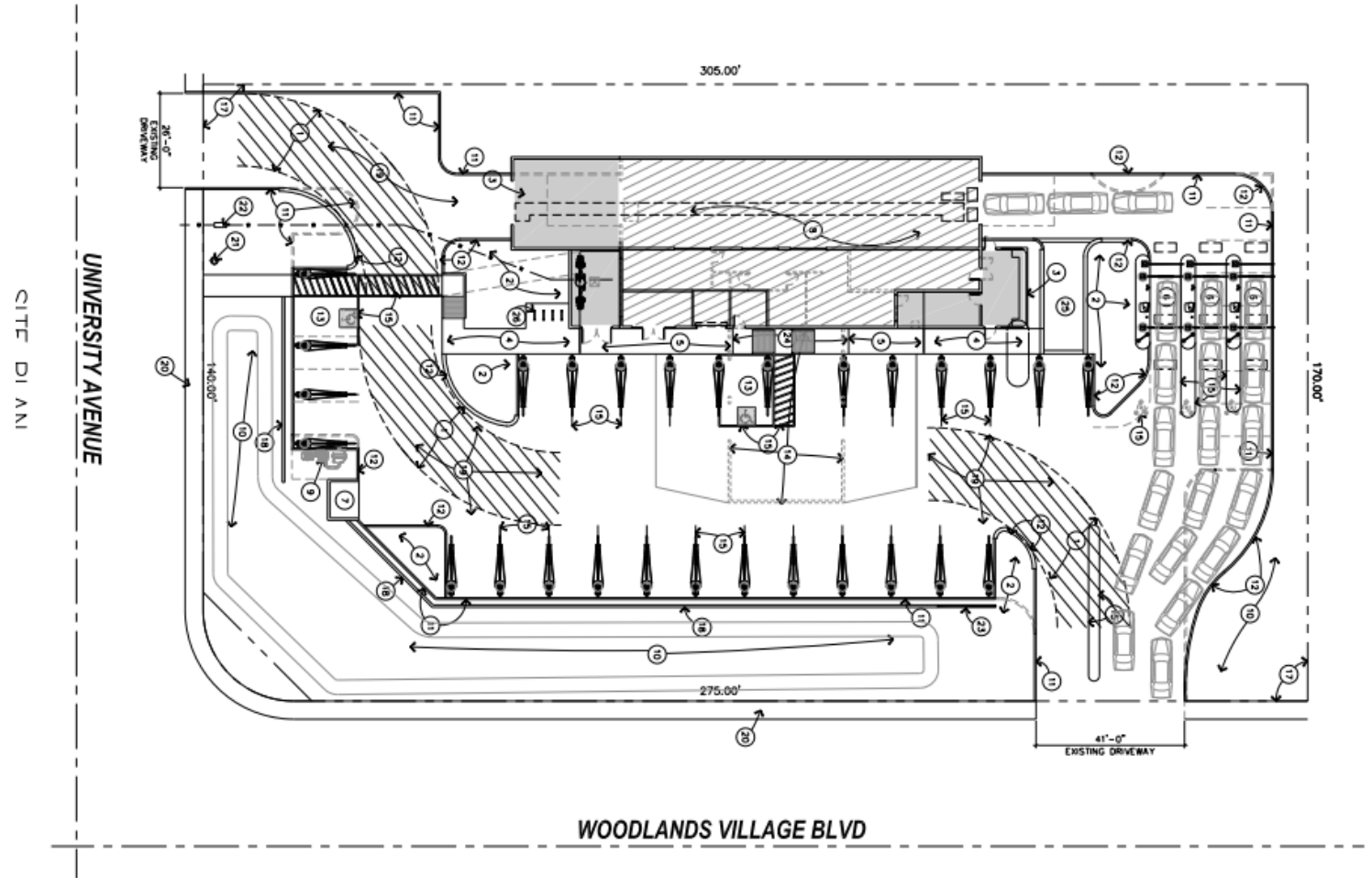
Types of Zoning Map Amendments

- **Direct to Ordinance with a Site Plan**
 - Requires applicant to submit fully developed site plans with all supporting information required for a site plan review.
 - Once a zoning map amendment is approved by Council, the project can proceed directly to construction plan review.
- **Concept Zoning Plan**
 - Process allows a concept plan and applicant to pursue site plan approval after the rezoning. This means staff has not reviewed building heights, landscape plans, outdoor lighting plans, signage or architectural design standards.

Ocean Blue Carwash Site Plan



- Existing Building Area
 - Lube Building Demo
 - 1,536 square feet
 - Remaining Carwash
 - 4,500 square feet
 - New addition
 - 1,536 square feet
- 1.17 acre site
- 5 employee parking spaces

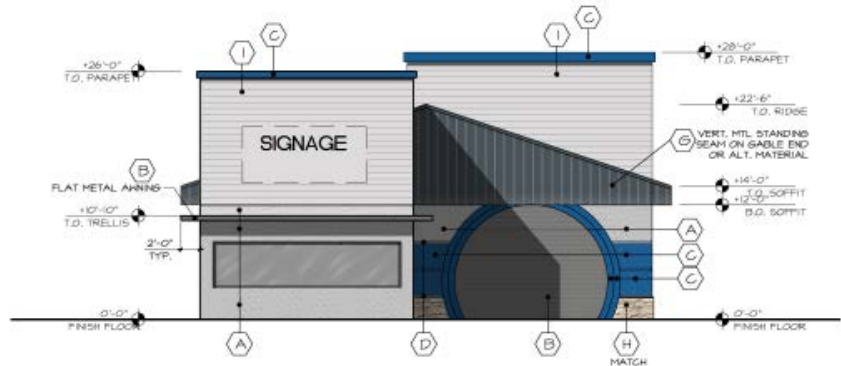


Parking Calculations



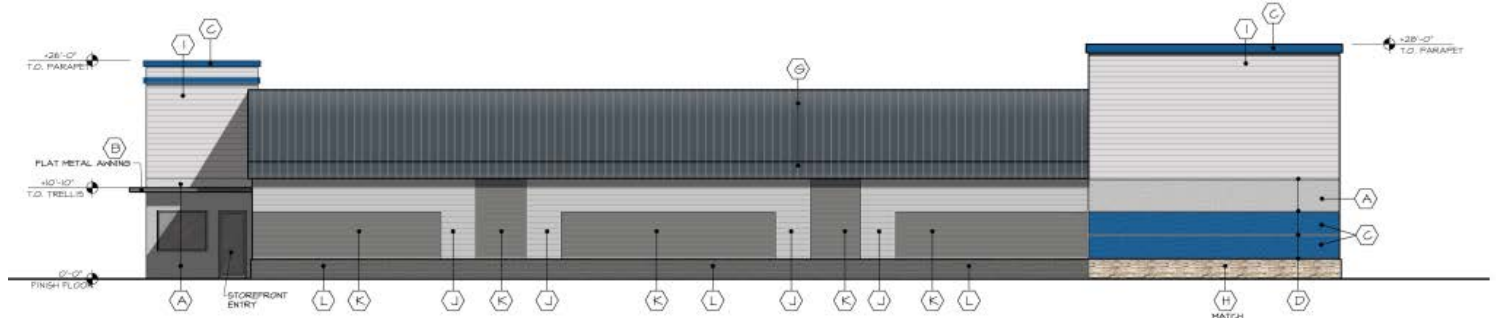
- Per the Flagstaff Zoning Code, a **Car Wash** use requires 1.5 spaces per employee plus the drive-through parking requirement.
 - With a total of **3** employees on a shift, this requires 5 employee parking spaces which were provided.
- **Bicycle parking** is also required.
 - The applicant has provided **4** bicycle racks, double the minimum requirement of 2.
- **ADA (accessible)** designed parking spaces are also required based on total number of vehicular spaces.

Proposed Building Elevations



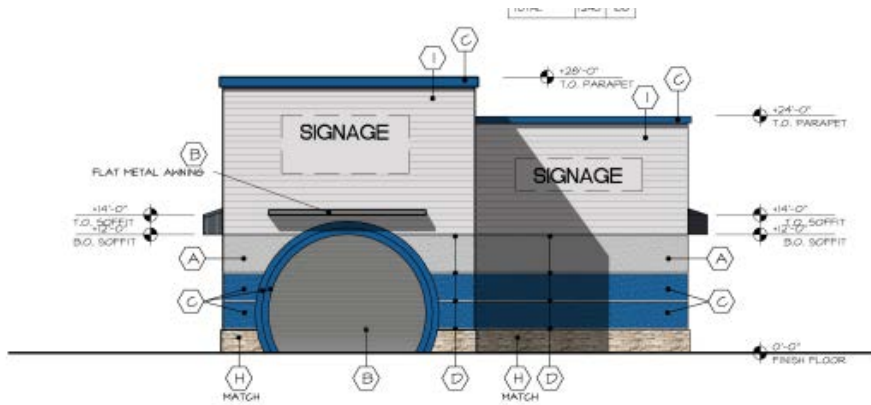
NORTH

MATERIAL		
TYPE	SQ. FT.	%
STUCCO	240	23.4
GLASS	15	1.4
METAL	331	31.3
STONE	11	1.1
MASONRY	50	4.8
TOTAL	1047	100



WEST

MATERIAL		
TYPE	SQ. FT.	%
STUCCO	304	14
GLASS	50	11
METAL	1060	34
STONE	10	2
MASONRY	100	5
TOTAL	2124	100



SOUTH

MATERIAL		
TYPE	SQ. FT.	%
STUCCO	240	23.4
GLASS	15	1.4
METAL	331	31.3
STONE	11	1.1
MASONRY	50	4.8
TOTAL	1047	100



EAST

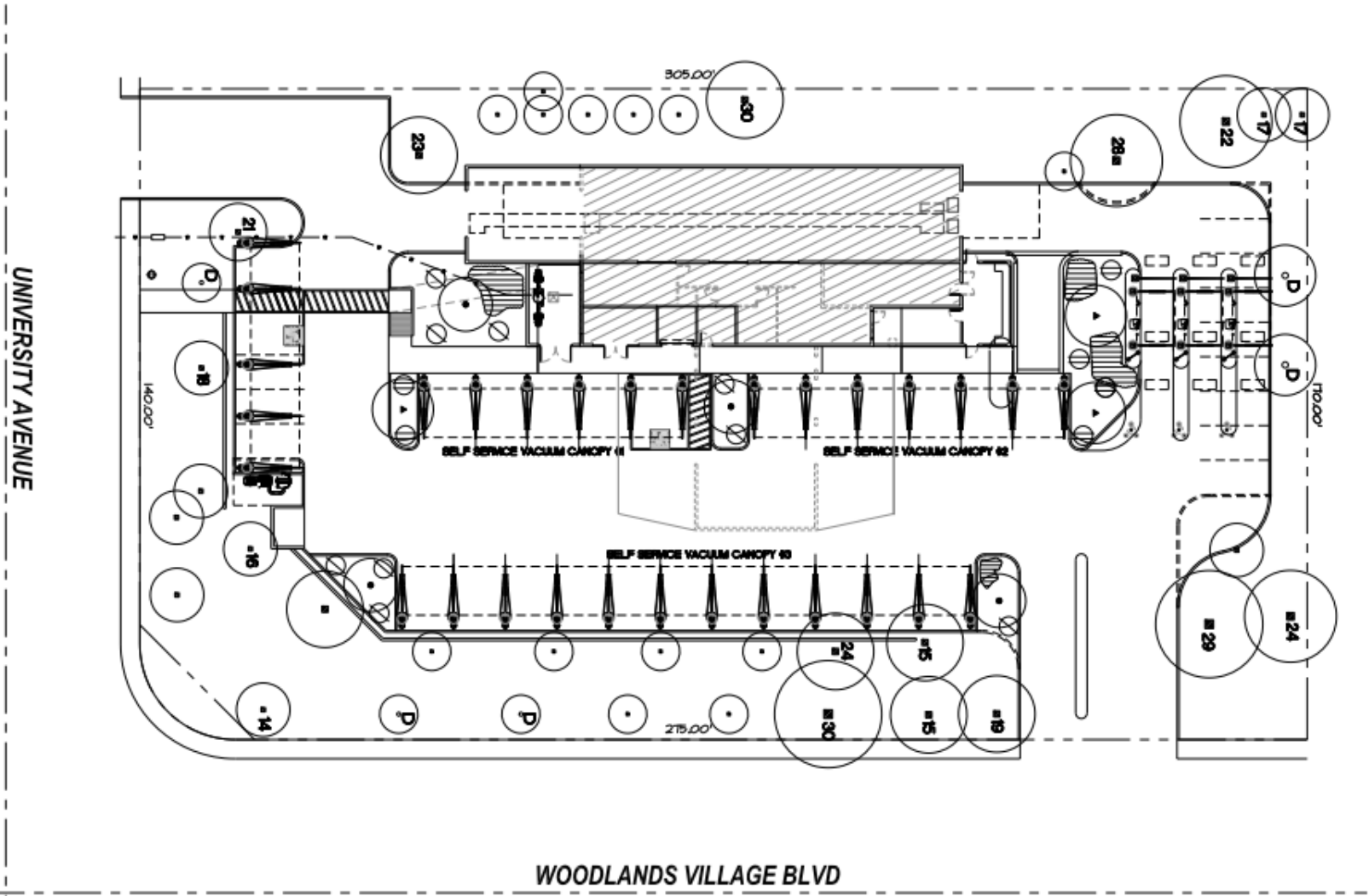
MATERIAL		
TYPE	SQ. FT.	%
STUCCO	300	14
GLASS	204	9
METAL	1000	34
STONE	219	10
MASONRY	144	7
TOTAL	2124	100

BUILDING ELEVATIONS

1/8"=1'-0"

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Landscaping Plan



PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS
○	Deciduous Tree	Existing	5	
■	Ponderosa Pine	Existing	35	
●	Baby Blue Spruce	24" Box	4	7'H x 2.5'W x .75"Cal.
▲	Autumn Blaze Flowering Prep	24" Box	3	7.5'H x 4'W x 1.5"Cal.
SHRUBS				
◌	Snowmound Spirea	5 Gallon	4	
◌	'Royal Burgandy BarBarry	5 Gallon	6	
GROUND COVERS				
◌	Acacia redolens 'Desert Carpet' Trailing Acacia	1 Gallon	20	6' O.C. Triangulated

Future Development on the Site



- Proposed condition of approval stipulates that the site will be tied to the site plan for 10 years.
- After that, the site would be allowed to redevelop based on the regulations of the HC zone at the time of redevelopment.
- This may bring the site into closer conformance with the future land use map from the Regional Plan.

Impact Analyses



- There are three main impact analyses that can be triggered by code:
 - Traffic Impact Analysis
 - Water Sewer Impact Analysis (WSIA)
 - Stormwater Analysis
- This development did not meet the thresholds that require any of the three above analyses.
- Any future development would be reviewed against the current code at the time and could be required to provide impact analyses depending on the intensity of the development.



Zoning Map Amendment Findings



Finding #1

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code prior to considering the proposed amendment

Finding #1



1.17 acres designated as Existing Suburban located at the center of a Suburban Activity Center.

Medium to low densities of people, residences, jobs, and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities such as FUTS trails; and the area may have access to public transportation.

The majority of Suburban Activity Centers identified in the Regional Plan contain HC zoned properties. This area is also identified as “Suburban – Future” in the Future Growth Illustration map. Future redevelopment regulated with the HC zoning regulations would bring the site into further conformance with the Regional Plan.





Zoning Map Amendment Findings



Finding #2

The proposed amendment must be determined not to be detrimental to the public interest, health, safety, convenience, or welfare of the City of Flagstaff, and will add to the public good as described in the General Plan.

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with all codes and requirements.



Zoning Map Amendment Findings



Finding #3

The site must be determined to be physically suitable in terms of design, location, shape, size, and operating characteristics; and the provision of public and emergency vehicle access, public services, and utilities to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Finding #3



Adequacy of Site

- Staff believes that the proposed application meets this finding. The Inter-Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes and requirements. No impact analyses were required for this site.
- For all future redevelopment, Staff would review the proposed project through the IDS Review Process to ensure it is in conformance with all current codes. If any issues arise that could endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity then further studies and analyses will be required.

Citizen Participation Plan



- Applicant held one on-site neighborhood meeting regarding this case on April 10th. The architect, the property owners, and one neighboring business owner attended. The business owner was in support of the rezone.
- A second neighborhood meeting requirement was waived by the Director.
- A Citizen Participation Report was prepared and attached to the staff summary.
- Staff has not received any comments on this application.

Staff Recommendation



The Planning and Zoning Commission by unanimous vote (5-0) recommend the City Council finds the proposed Zoning Map Amendment in substantial conformance with the required findings and approve an amendment to the Zoning Map for 1.17 acres LI-O zone with the RPO to the HC zone with the RPO, with the following conditions:

1. The subject property must be developed in accordance with the approved site plan. Modifications (other than minor modifications) to the approved site plan may require an amendment to this request within 10 years of the date of the approval. After 10 years the property may be developed under the Zoning Code standards for the Highway Commercial Zone including all permitted and conditional uses and affiliated development standards.
2. The proposed development, and any future redevelopment, shall meet all other requirements of the Zoning Code and other City codes, ordinances, and regulations.
3. In the event the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of LI-O in accordance with A.R.S. § 9-462.01.

Thank you!

Questions or Comments

