



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-28-11-5
January 4, 2012

Alhambra Village Planning Committee Meeting Date	January 24, 2012
Planning Commission Hearing Date	February 8, 2012
Request From:	R-5 (0.25 Acres)
Request To:	C-2 (0.25 Acres)
Proposed Use	Surface parking for existing business
Location	Approximately 350 feet north of the northeast corner of 27th & Glendale Avenues
Owner	Loupaul Limited Company, c/o Hobaica Services, Inc.
Applicant/Representative	Ed Bull, Burch & Cracchiolo
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	27 th Avenue	Arterial	40 foot east half
<p><i>LAND USE ELEMENT: GOAL 2, EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</i></p> <p>The proposed rezoning will allow for greater diversity of commercial uses at the site. This diversity will benefit the community by offering employment opportunities to those that live in the area. This proposal ensures that a commercial use shall occur at the site and continue to provide jobs for the immediate area, tax revenues for the City, and improve the quality of life for Phoenix residents.</p>			
<p><i>NEIGHBORHOOD ELEMENT: GOAL 2, COMPATIBLE NEIGHBORHOOD DEVELOPMENT: 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.</i></p> <p>The commercial use of the property is consistent with the development patterns in the immediate area. The property has been historically used as a commercial parking lot and the proposed rezoning will bring the use into conformance with the zoning ordinance.</p>			

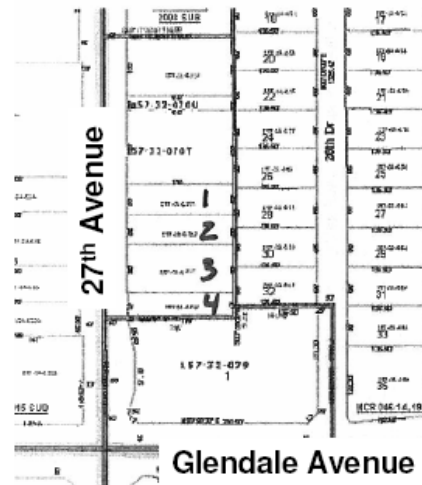
Area Plan
Black Canyon Maricopa Freeway Specific Plan
The Specific Plan ensures freeway capability with the adjacent area with specific attention to adjacent neighborhoods. The proposed rezoning is consistent with the goals of the specific plan.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial	R-5
North	Vacant	R-5
South	Commercial	C-2
East	Multi-family residential	R-5
West	Single-family residential	R1-6

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed*</u>
<i>Building Setbacks</i>		
Street	Average 25'	N/A
Side	10'	N/A
Rear	10'	N/A
*the existing conditions at the site have been deemed legal nonconforming by staff. No changes are proposed to the site.		
Lot Coverage	50% maximum	N/A
Building Height	30 feet maximum	N/A

Background/Issues/Analysis

- The property is located north of the northeast corner of 27th Avenue and Glendale Avenue. The purpose of the request is to rezone a (0.25 acre) parcel presently zoned R-5 (Multi-Family Residential) to C-2 (Intermediate Commercial). The subject site is currently used for parking for a commercial business that has operated at this location for many years.
- Four parcels are being utilized for the commercial business. The subject parcel, which is the northernmost parcel, is labeled as Parcel 1. The southernmost parcels (3 and 4) were granted commercial (C-2) zoning when the property was annexed into the City of Phoenix in 1959 (Supplementary Zoning Map No. 67). In 1961, Parcel 2 was rezoned to C-2 (Z-334-61).



3. The buildings that serve the commercial business are located on Parcels 2 and 4 with the building on Parcel 2 having been in place since 1951 when the property was located in Maricopa County. Parcel 1 has been used by the business for parking for many years.
4. The commercial parking lot is enclosed with a six foot solid block wall. Concertina wire is located along the top of the wall to provide additional security to the site. The Zoning Ordinance does not allow concertina wire to be visible from a public right-of-way. Staff is proposing a stipulation to require the concertina wire to either be removed or relocated so that it is not visible from the public right-of-way.
5. The Street Transportation Department requires that all existing off-site street improvements (sidewalks, curb ramps and driveways) that do not meet current ADA guidelines be updated.
6. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in both Shaded Zone X on panel 1655 K of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.
7. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The site has been used commercially for surface parking in support of the adjacent commercial business for many years.
2. The proposal for commercial zoning on this parcel is not consistent with the General Plan Land Use Map; however, the site size is such that an amendment is not required.
3. The proposed rezoning is compatible with surrounding zoning patterns and land use within the area.

Stipulations

1. The applicant shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) that do not meet current ADA guidelines, as approved by the Planning and Development Department.
2. The applicant shall either remove the concertina wire or relocate it so it is not visible from the public right-of-way.

Writer

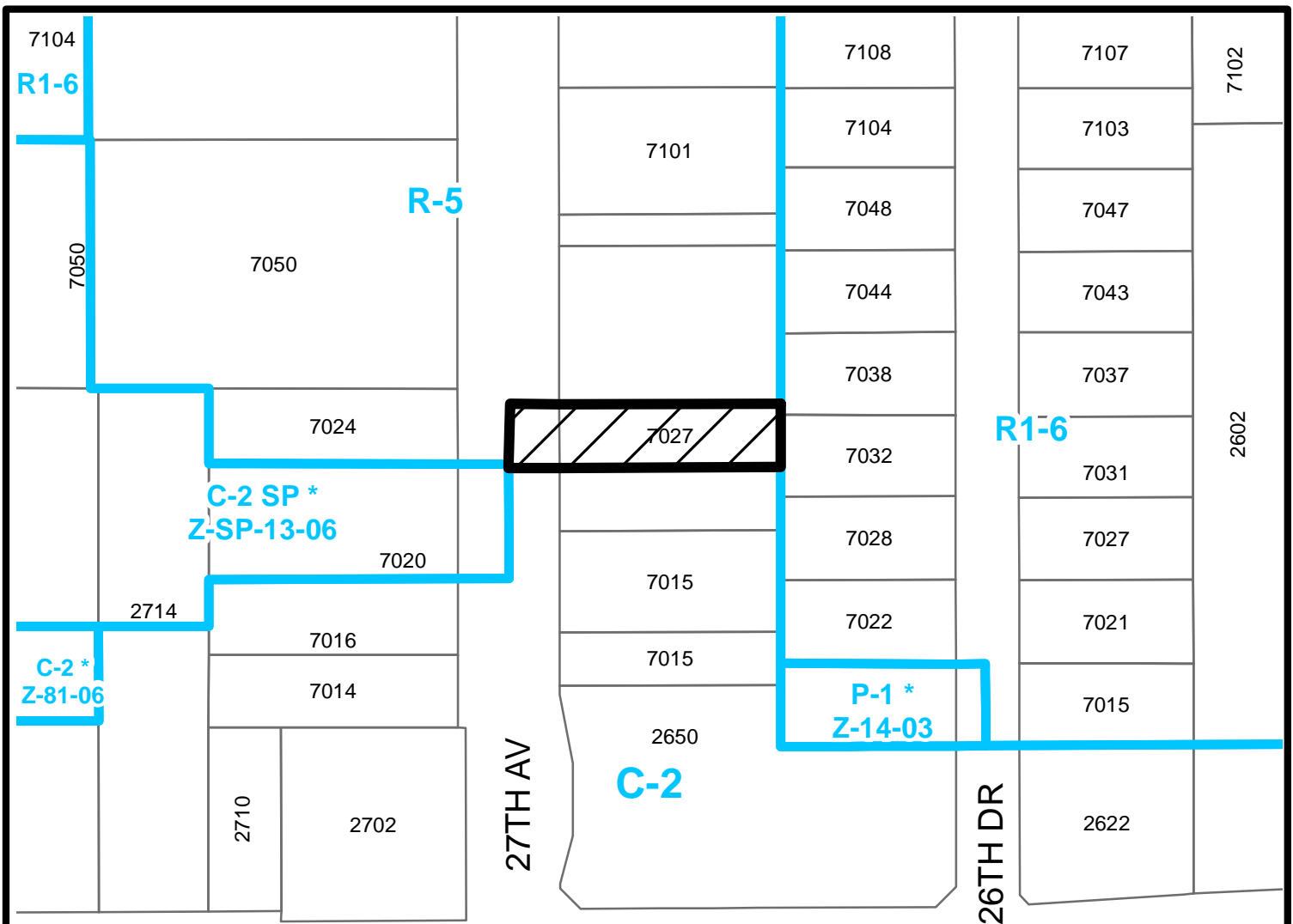
Katherine Coles / Craig Mavis
1/4/2011

Team Leader

Derek Horn

Attachments

Zoning sketch
Aerial
Site plan

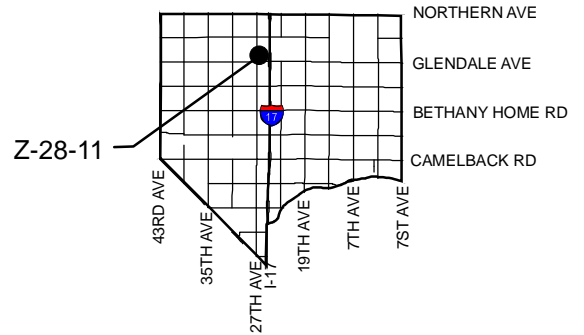


GLENDALE AV

2727 2701 2651 2647 2625 2617 2609



150 75 0 150 Feet



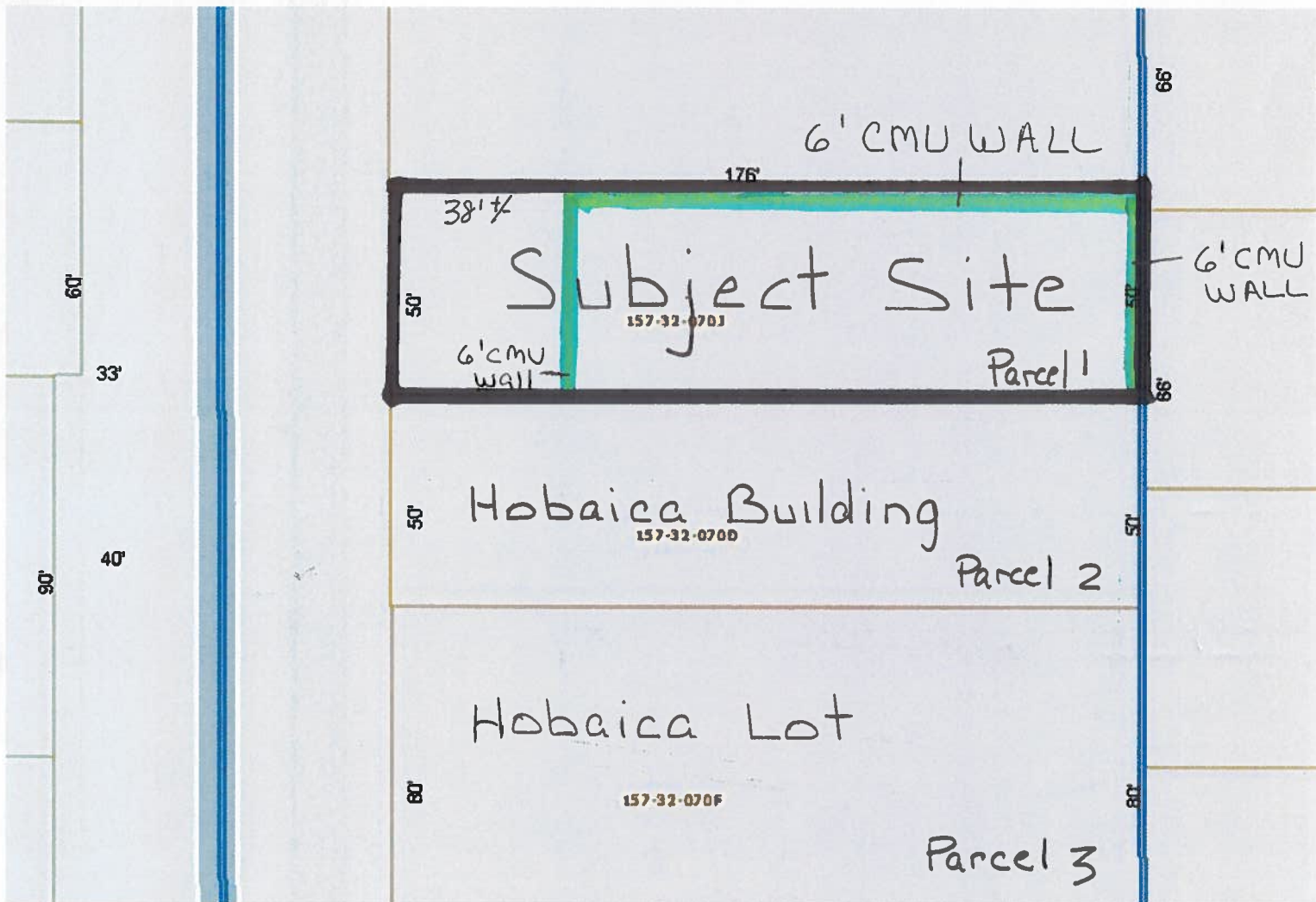
CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME: <p style="text-align: center;">Ed Bull</p>		REQUESTED CHANGE: FROM: R-5, (0.25 a. c.) TO: C-2, (0.25 a. c.)	
APPLICATION NO. <p style="text-align: center;">Z-28-11</p>	DATE: <p style="text-align: center;">12/3/11</p>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <p style="text-align: center;">0.25 Acres</p>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> <p style="text-align: center;">Q23-23</p>	<small>ZONING MAP</small> <p style="text-align: center;">I-7</p>
MULTIPLES PERMITTED <p style="text-align: center;">R-5 C-2</p>	CONVENTIONAL OPTION <p style="text-align: center;">11 3</p>	* UNITS P.R.D. OPTION <p style="text-align: center;">13 4</p>	

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



PLOT PLAN

CITY OF PHOENIX

NOV 07 2011

Planning Department