



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-84-18-6
February 20, 2019

Alhambra [Village Planning Committee](#) February 26, 2019
Meeting Date:
[Planning Commission](#) Hearing Date: March 7, 2019

Request From: [R1-10](#) (Single-Family Residence District) (0.54 acres)
Request To: [C-2](#) (Intermediate Commercial) (0.54 acres)
Proposed Use: Commercial uses
Location: Approximately 370 feet south and 330 feet west of the southwest corner of 7th Street and Maryland Avenue
Owner: Uptown 7th, LLC
Applicant: Geoffrey Jacobs, Aspirant Development
Representative: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer LLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>	
<u>General Plan Land Use Map Designation</u>	Residential 3.5 to 5 dwelling units per acre
<u>Street Map Classification</u>	None
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local condition and surrounding neighborhood.</i></p> <p>This site is compatible in scale and character with the commercial uses to the north and south. Increased setbacks have been provided in areas adjacent to residential, and increased landscaping has been stipulated in these same areas.</p>	

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations

The proposal would allow a new business to operate in a way that is consistent with the character and scale of surrounding developments.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject property has been vacant for many years. The proposal would allow the redevelopment of this underutilized parcel with a commercial land use that is compatible with the development pattern in the surrounding area.

Applicable Plans, Overlays, and Initiatives

[Reimagine Phoenix](#)

See Background Item No. 6 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R1-10
North	Single-family residential	R1-6
South	Retention Basin	R1-10
East	Single-family residence	C-2
West	Single-family residential	R1-10

C-2 (Intermediate Commercial)		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>		
North (Adjacent to R1-6)	25 feet (1-story) 50 feet (2-story)	Met - 50 feet
South (Adjacent to R1-10)	25 feet (1-story) 50 feet (2-story)	Met - Approximately 55 feet
East (Adjacent to C-2)	0 feet	Met - None
West (Adjacent to R1-10)	25 feet (1-story) 50 feet (2-story)	Met - 113 feet
Landscape Setback	10-foot minimum for property line not adjacent to a street, 0-foot minimum adjacent to C-2	Met - 31 feet (west) 10 feet (north) 10 feet (south)
Lot Coverage	Maximum 50%	Met - 48.5%
Building Height	Maximum 2 stories, 30 feet	Met - 2 stories, 30 feet
Parking	Minimum of 1 space per 35 units 650 units / 35 = 18.57	Met - 22 Spaces Provided

Background/Issues/Analysis

SUBJECT SITE

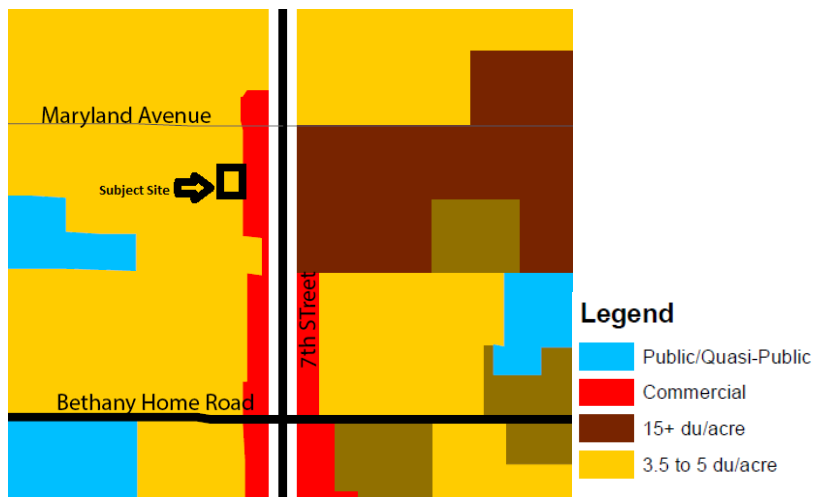
1. This request is to rezone an approximately 0.54-acre site located approximately 370 feet south and 330 feet west of the southwest corner of 7th Street and Maryland Avenue from R1-10 (Single-Family Residence District) to C-2 (Intermediate Commercial) to allow commercial uses.

This request is a companion case to Z-SP-9-18-6, a request for a special permit to allow for a self-service storage use.

The subject site is one of three parcels that function as a single-family residence, fronting onto 7th Street. The two eastern parcels are already zoned C-2 (Intermediate Commercial).

2. The General Plan Land Use Map designation for the subject property is Residential, 3.5 to 5 dwelling units per acre. The proposal is not consistent with this designation; however, a General Plan Amendment is not required as the site is less than 10 acres in size.

The General Plan Land Use Map designations for properties to the north, south and west are also Residential, 3.5 to 5 dwelling units per acre. The General Plan Land Use Map designation for the two properties to the east is Commercial.



General Plan Land Use Map – Source: City of Phoenix Planning and Development Department

SURROUNDING USES AND ZONING

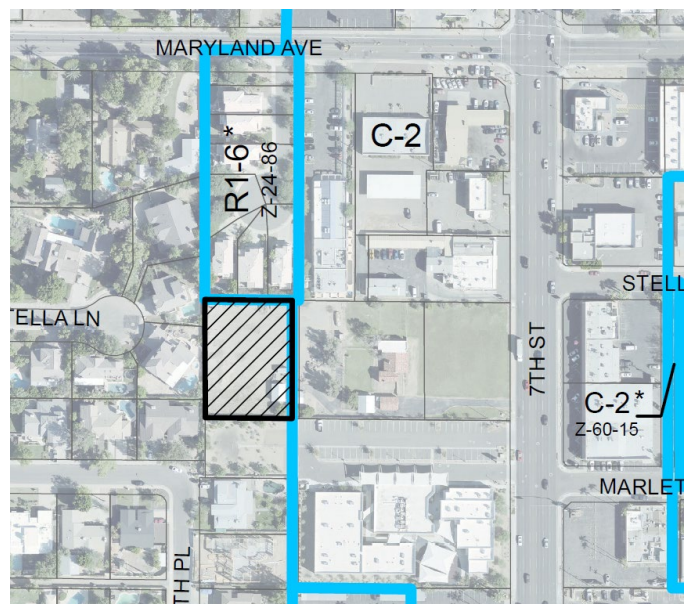
3. The subject site is part of an existing single-family residence and is currently zoned R1-10.

North of the subject site is an existing single-family residential subdivision zoned R1-6 (Single-Family Residence District).

South of the subject site is an existing retention basin zoned R1-10 (Single Family Residence District)

East of the subject site is an existing single-family residence on a site with C-2 zoning (Intermediate Commercial).

West of the subject site is an existing single-family subdivision zoned R1-10 (Single-Family



Surrounding Land Uses – Source: City of Phoenix Planning and Development Department

Residence District).

The subject site's isolation from the adjacent R1-6 zoned neighborhood to the west, and the C-2 of its two adjoining parcels pose challenges for the site functioning as a single-family use.

PROPOSAL

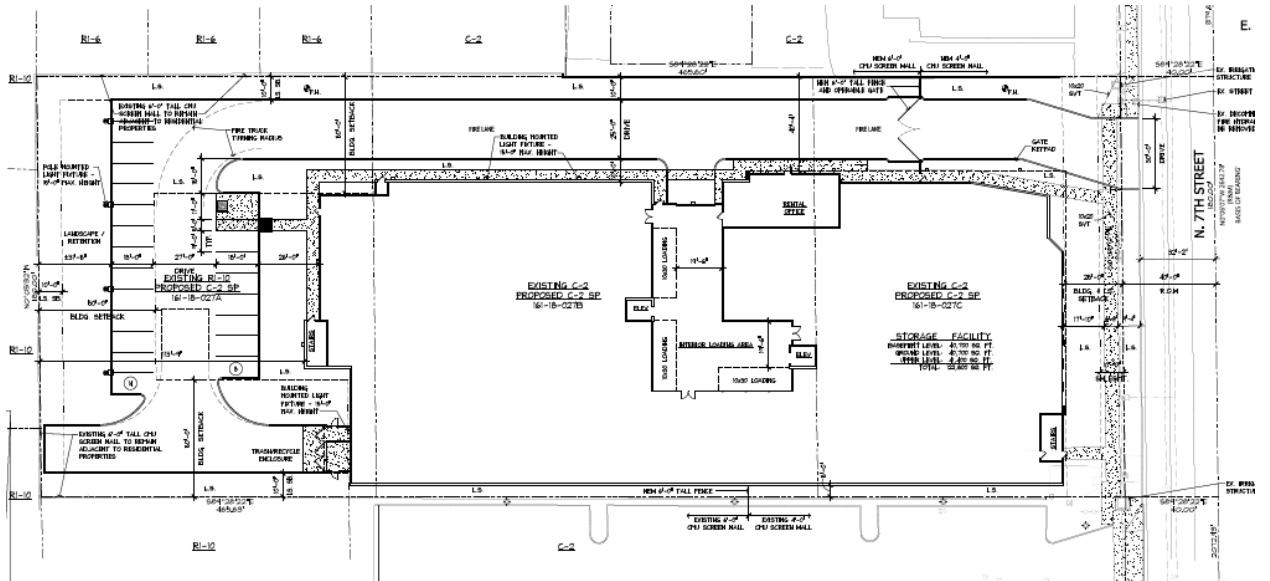
4. **Conceptual Site Plan**

The subject site for this rezoning request consists of a single parcel, zoned R1-10 (Single-Family Residence District). If this case and the associated Special Permit request are approved, the site will be combined with the parcels to the east and developed as a self-service storage facility.

The proposed facility consists of a single building, two stories above grade and one story below, with a proposed total of 650 storage units, to be accessed exclusively from the inside of the building. The building will also contain a leasing office to manage the facility.

The conceptual site plan provides gated access from 7th Street, with parking at the rear (western side) of the site. The portion of the site being rezoned from R1-10 (Single-Family Residence District) to C-2 (Intermediate Commercial) will consist of a small portion of the main building, the required parking area for the site and the enclosure for the refuse and recycling receptacles.

In order to provide a greater buffer between the adjacent residential uses and the proposed self-service storage facility, the applicant has agreed to provide an increased building setback along the western boundary of the site, and increased landscape setbacks along the western and northern boundaries of the site. Staff is recommending Stipulation No. 1 regarding general conformance to the site plan and elevations and Stipulation Nos. 2, 3, 4, 5 and 6 regarding building and landscape setbacks to ensure the site develops as proposed. The stipulation requiring a 113-foot building setback along the western property line is greater than what is currently permitted for a 2-story structure in the R1-10 zoning district. Additionally, staff is recommending a stipulation that all exterior lighting be fully shielded and directed away from adjacent residential lots. This is addressed in Stipulation No. 7.



Proposed Site Plan – Source: Robert Brown Architects

5. Elevations

Elevations were submitted as part of this rezoning request. In responding to community concerns, the proposed elevations do not contain windows or access points adjacent to the neighboring residential communities. The elevations contain a number of exterior materials and detailing to provide visual interest. Staff is recommending general conformance to this configuration, as addressed in Stipulation No. 1.



Proposed Building Elevations – Source: Robert Brown Architects

STUDIES AND POLICIES

6. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

7. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

8. The Street Transportation Department has reviewed the proposed rezoning request and does not have any comments at this time.
9. The City of Phoenix Floodplain Management division of the Public Works Department has reviewed the proposed rezoning request and determined that the subject parcel is not in a Special Flood Hazard Area, but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps dated October 16, 2013.
10. The Fire Department does not anticipate any problems associated with this rezone case, but shall require the site and/or buildings to comply with the Phoenix Fire Code.

The water supply (GPM and PSI) is not known at this location, and additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

11. The Water Services Department has indicated that the site has existing water and sewer mains within 7th Street that can potential serve the development.
12. The Parks and Recreation Department has reviewed the proposed site plan and rezoning request, and does not have and comments or stipulations at this time.
13. The Public Transit Department has reviewed the proposed site plan and rezoning request and does not have comments or stipulations at this time.
14. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 8.

OTHER

15. 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. The request will provide for a commercial development with appropriate buffers to the adjacent single-family development.
2. The proposed development is appropriate at this location and is compatible with the scale and existing zoning in the surrounding area.
3. As stipulated, the proposal is compatible with the character of existing development in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 16, 2019 and elevations date stamped November 21, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. The developer shall provide minimum 3-inch caliper trees placed 20-feet on

center, or in equivalent groupings, within the landscape setback adjacent to the western property line, as approved by the Planning and Development Department.

3. A minimum building setback of 113 feet shall be required along the west property line, as approved by the Planning and Development Department.
4. A minimum building setback of 40 feet shall be required along the north property line, as approved by the Planning and Development Department.
5. A minimum landscape setback of 31 feet shall be provided along the west property line, as approved by the Planning and Development Department.
6. A minimum landscape setback of 10 feet shall be provided along the north property line, as approved by the Planning and Development Department.
7. All exterior site lighting shall be fully shielded and directed away from adjacent residential properties, as approved by the Planning and Development Department.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Cody White

February 20, 2019

Team Leader

Samantha Keating

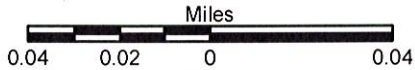
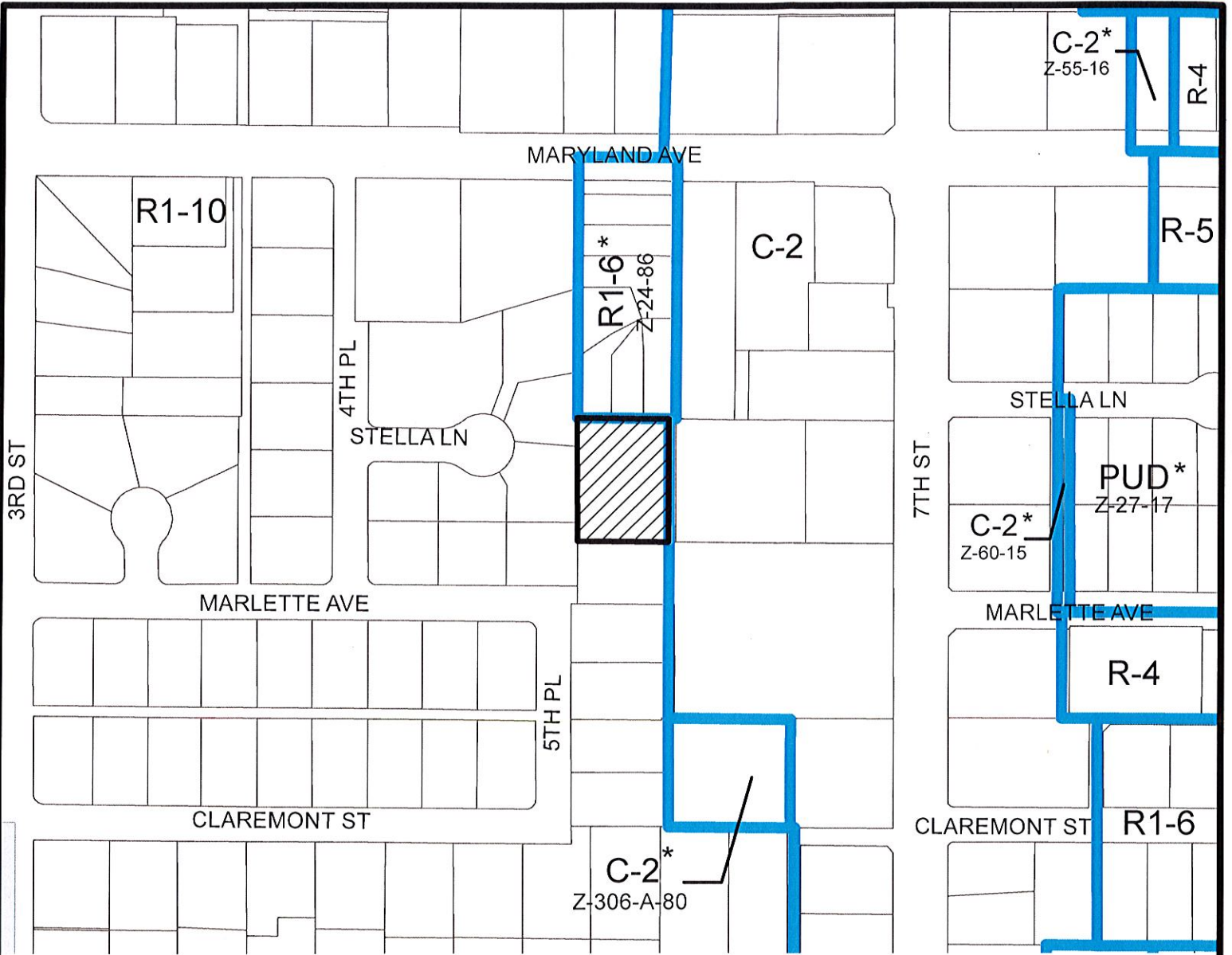
Exhibits

Sketch Map

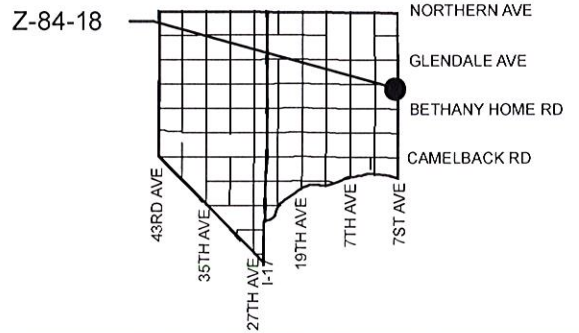
Aerial Map

Site plan date stamped January 16, 2019

Building Elevations date stamped November 21, 2018



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: **Geoffrey Jacobs-Aspirant Development**

REQUESTED CHANGE:

FROM: **R1-10 (0.54 a.c.)**

APPLICATION NO. **Z-84-18**

DATE: **12/31/2018**
REVISION DATES:

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

0.54 Acres

AERIAL PHOTO & QUARTER SEC. NO
QS 21-28

ZONING MAP
I-8

TO: **C-2 (0.54 a.c.)**

MULTIPLES PERMITTED

CONVENTIONAL OPTION

*** UNITS P.R.D. OPTION**

R1-10

2

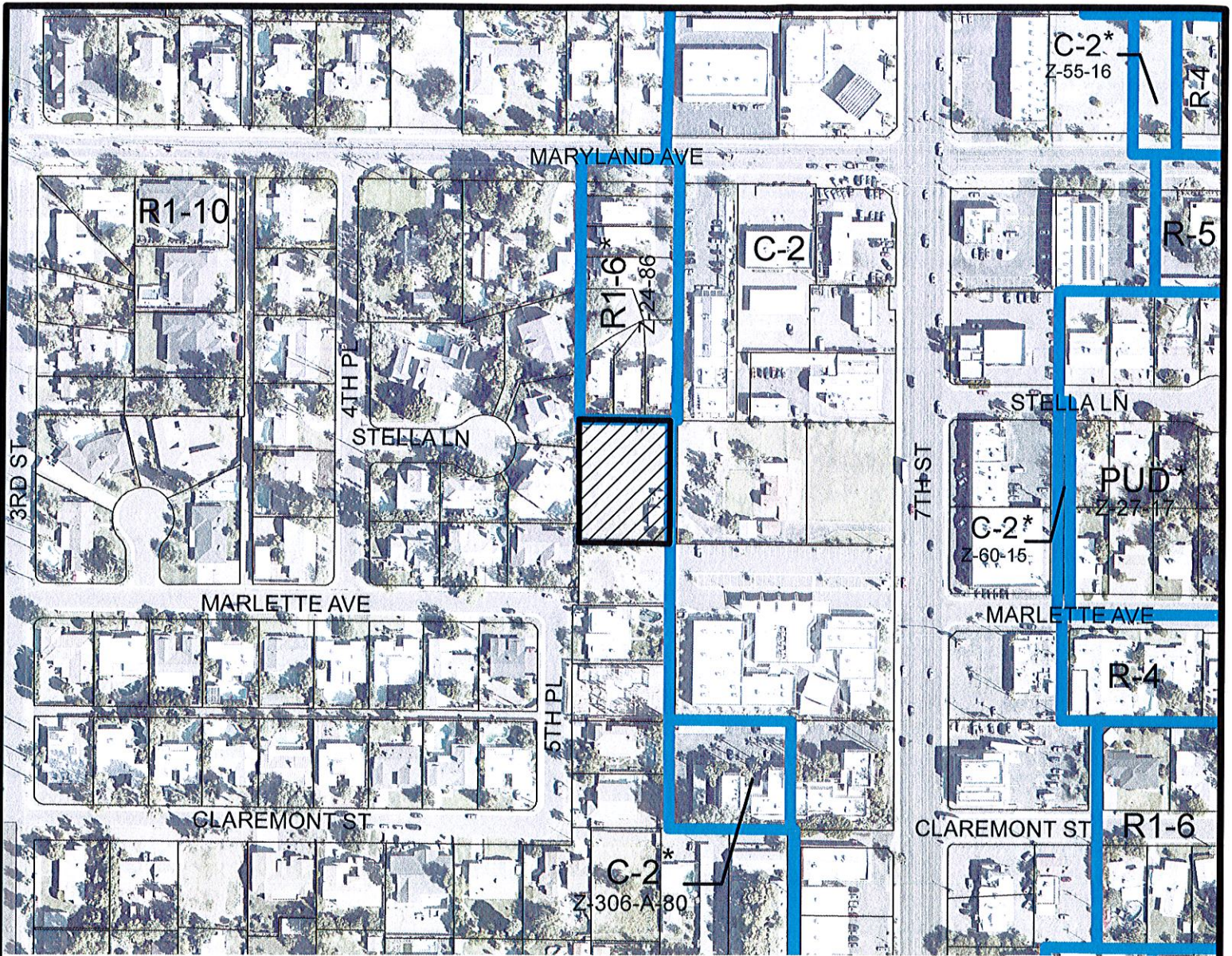
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C-2

8

9

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



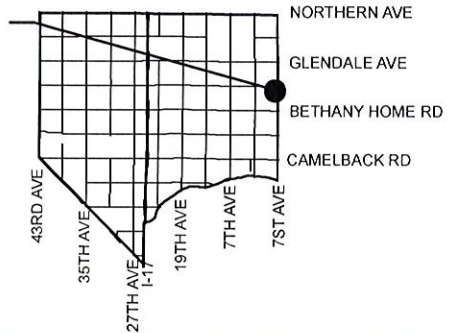
Miles

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Z-84-18



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