



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-23-17-8
July 31, 2017

Central City Village Planning Committee Meeting Date: August 14, 2017

Planning Commission Hearing Date: September 7, 2017

Request From: R-3 (Multifamily Residence District) CCSIO (Central City South Interim Overlay District) (0.83 acres)
R-4 (Multifamily Residence District) CCSIO (Central City South Interim Overlay District) (0.89 acres)
R-5 (Multifamily Residence District) CCSIO (Central City South Interim Overlay District) (1.18 acres)

Request To: C-2 (Intermediate Commercial District) CCSIO (Central City South Interim Overlay District) (2.90 acres)

Proposed Use: Commercial

Location: Approximately 360 feet south of the southwest corner of 7th Avenue and Buckeye Road

Owner/Applicant/Representative: City of Phoenix Human Services Department

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use Commercial	
Street Map Classification	7th Avenue	Arterial	40-foot west half
<i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINITY AND CHARACTER; LAND USE PRINCIPLE: 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>			
The site is located near an existing single-family residential neighborhood. The request for commercial is compatible with the character of the neighborhood and consistent with adopted plans.			

CONNECT PEOPLE AND PLACES CORE VALUE; INFILL; LAND USE PRINCIPLE:
Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The building on site is vacant and across the street from a multi-story health care center. Commercial development on this site will help promote a mix of uses near residential neighborhoods and employment centers.

Applicable Plan and Principles

Central City South Interim Overlay District – see #4 below.

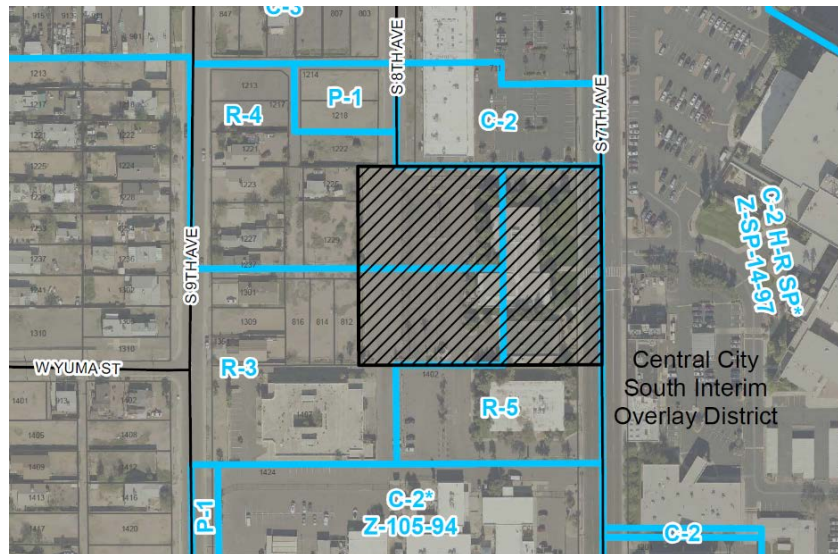
Tree and Shade Master Plan – see #5 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant and Office Building	R-3 CCSIO, R-4 CCSIO, R-5 CCSIO
North	Commercial Shopping Center	C-2 CCSIO
South	Office	R-5 CCSIO
East	Medical Center	C-2 HR SP CCSIO
West	Single-Family Residential	R-4 CCSIO, R-3 CCSIO

Background/Issues/Analysis

1. This request is to rezone a 2.90 acre site located approximately 360 feet south of the southwest corner of 7th Avenue and Buckeye Road from R-3 (Multifamily Residence District) CCSIO (Central City South Interim Overlay District), R-4 (Multifamily Residence District) CCSIO (Central City South Interim Overlay District), and R-5 (Multifamily Residence District) CCSIO (Central City South Interim Overlay District) R-3 to C-2 (Intermediate Commercial District) CCSIO (Central City South Interim Overlay District) to allow commercial uses. Single-family residential, zoned R-3 CCSIO and R-4 CCSIO, is located to the west of the site. A medical center, zoned C-2 HR SP CCSIO, is located to the east of the site. An office, zoned R-5 CCSIO, is located to the south of the site. To the north, there is a shopping center that is zoned C-2 CCSIO.



Source: City of Phoenix Planning & Development Department, 2017

2. There is a building located on the subject site that was previously used for a City of Phoenix Head Start location; however, the building is now vacant. There are no proposed changes to the site or building elevations with this rezoning request.
3. The General Plan Land Use Map designation is Mixed Use Commercial. The proposal is requesting commercial uses, which is consistent with the land use map designation.
4. The site is located within the Central City South Interim Overlay District, the boundaries for which are I-17 on the west and south, Central Avenue on the east, on the north by Lincoln Street between Central and 3rd Avenue and by the Union Pacific Railroad Line between 3rd Avenue and I-17. The Central City South Interim Overlay District is designed to protect and enhance residential character in the area, promote community identity, reduce open land uses, discourage undue concentration of environmentally harmful land uses, and promote well managed growth. The proposed request and future development will be required to follow the regulations outlined in Section 656 in the Zoning Ordinance and ensure that the commercial uses are compatible with the residential character in the area.
5. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way to shade sidewalks for pedestrians. This is addressed in Stipulation #1.
6. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply

(gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

7. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
8. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2215 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters 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 #2.
10. The Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #3.
11. 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 proposal is consistent with the General Plan Land Use Map Designation.
2. The proposed request to commercial is compatible with the surrounding land uses in the neighborhood.
3. As stipulated, future development is consistent with furthering the intent and goals of the Phoenix Tree and Shade Master Plan.

Stipulations

1. The developer shall plant trees in the 7th Avenue landscape setback adjacent to the sidewalk in order to provide shade for pedestrians, per the C-2 zoning district minimum standards, prior to the issuance of any tenant improvement permits for a C-2 use or building permits for any new buildings or additions of 2,000 square feet or more, as approved by the Planning and Development Department.

2. 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.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

Writer

Hannah Oliver

July 31, 2017

Team Leader

Joshua Bednarek

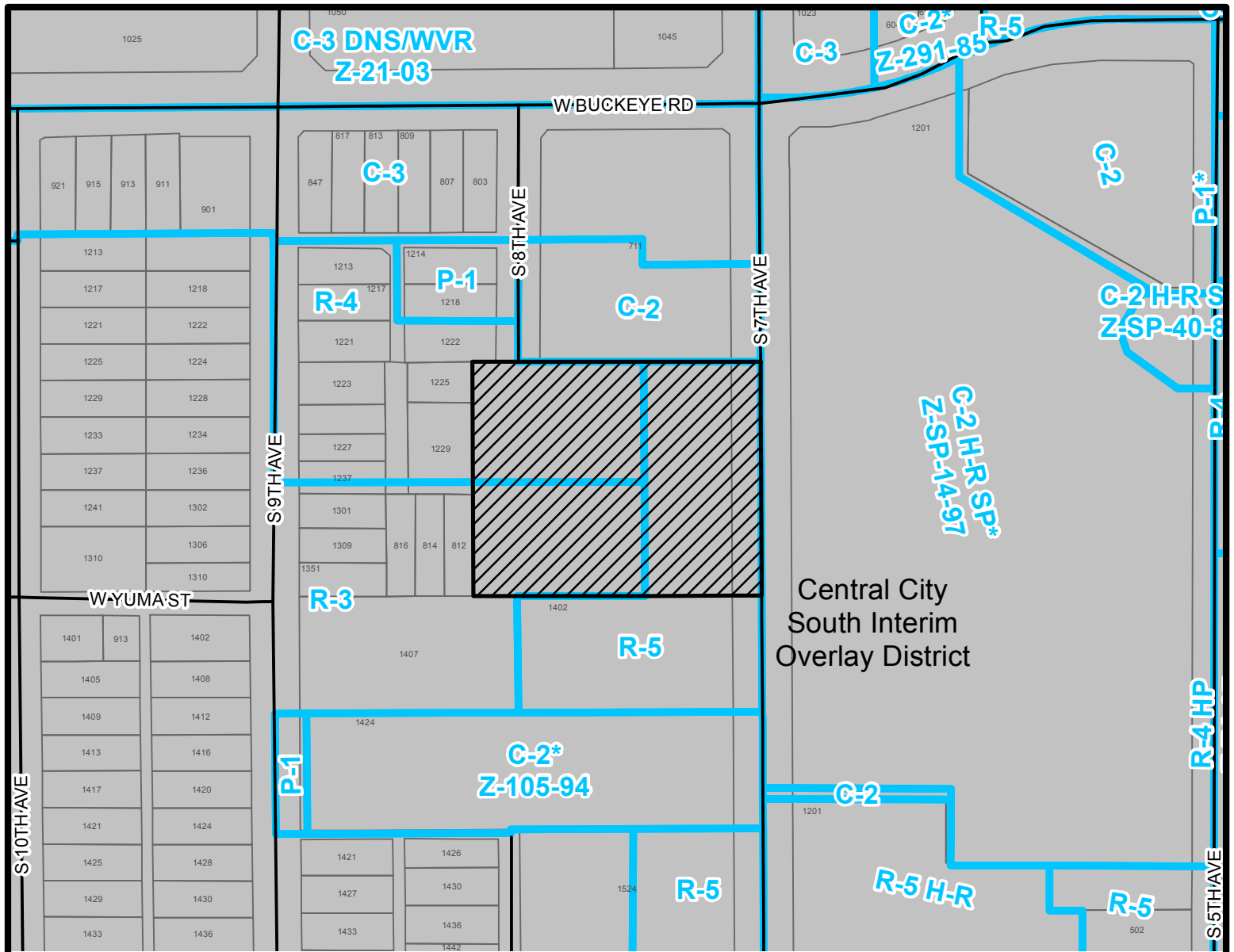
Attachments

Sketch Map

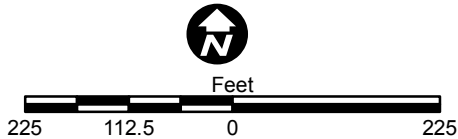
Aerial

Site Plan date stamped March 23, 2017 (1 page)

Elevations date stamped March 23, 2017 (1 page)

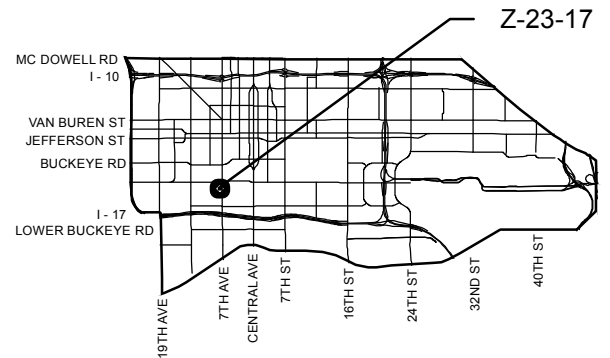


Central City
South Interim
Overlay District



CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME:
Lisa Esquivel

APPLICATION NO. Z-23-17

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

2.90 Acres

DATE:	04/10/2017
REVISION DATES:	
07/18/2017	
AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 8-26	F-8

REQUESTED CHANGE:

FROM:
R-3 CCSIO, (0.83 a.c.)
R-4 CCSIO, (0.89 a.c.)
R-5 CCSIO, (1.18 a.c.)

TO: C-2 CCSIO, (2.90 a.c.)

MULTIPLES PERMITTED

R-3 CCSIO, R-4 CCSIO, R-5 CCSIO
C-2 CCSIO

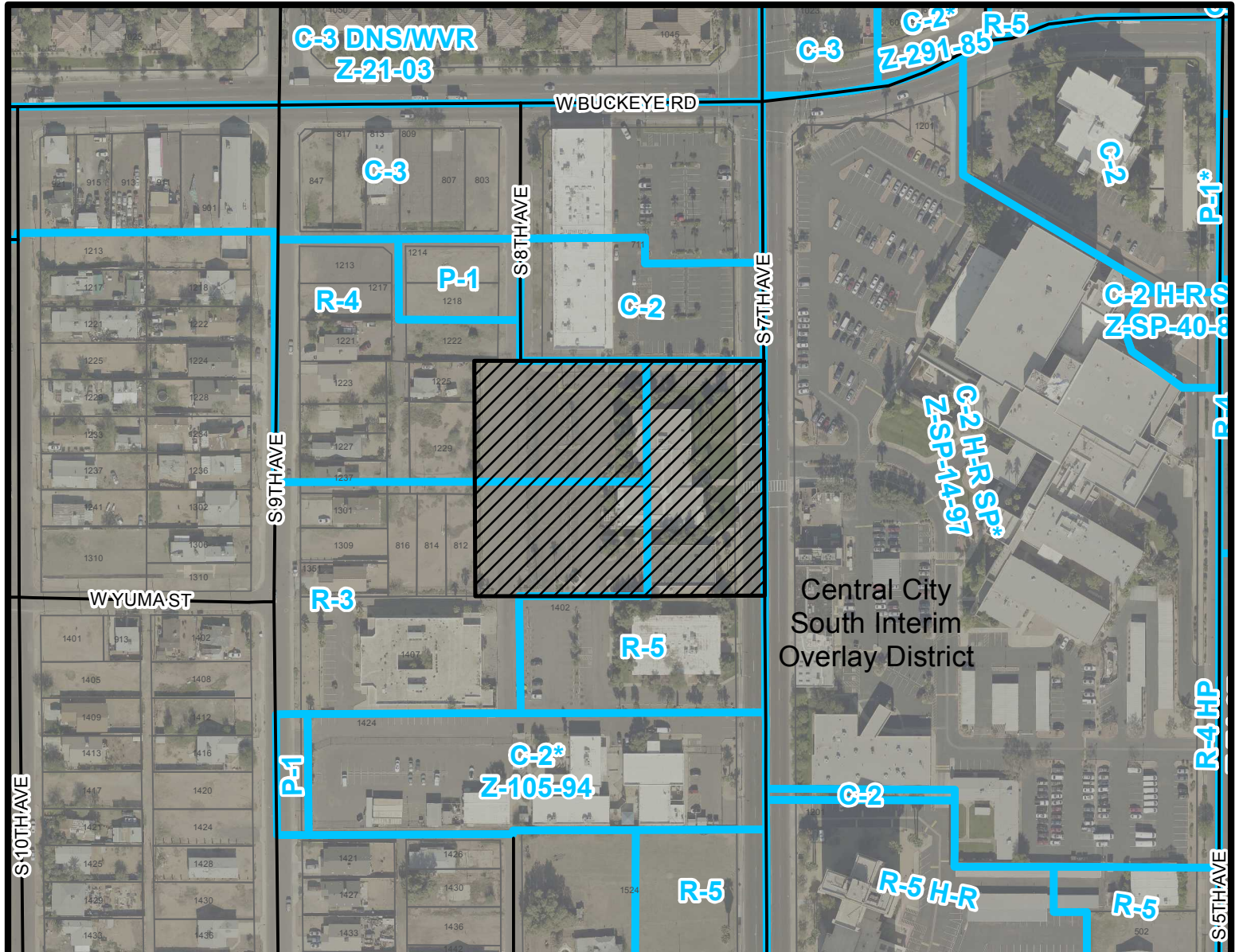
CONVENTIONAL OPTION

12, 26, 51
42

* UNITS P.R.D. OPTION

14, 31, 61
50

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



Feet

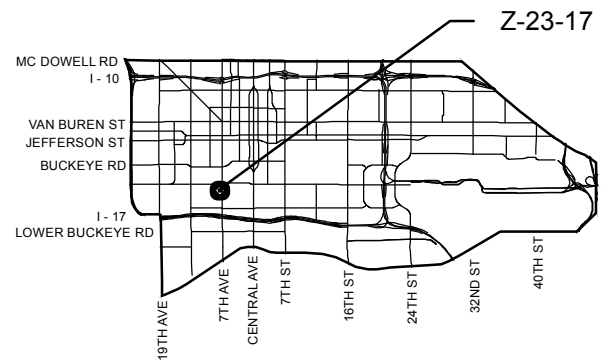
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