



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-79-16-4**  
January 10, 2016

<b>Alhambra Village Planning Committee Meeting Date:</b>	January 24, 2017
<b>Planning Commission Hearing Date:</b>	February 2, 2017
<b>Request From:</b>	R-5 (1.09 acres) R-4A (0.05 acres)
<b>Request To:</b>	P-1 (1.14 acres)
<b>Proposed Use:</b>	Surface Parking
<b>Location:</b>	Northeast corner of Black Canyon Highway and Indianola Avenue
<b>Owner:</b>	Fred Schneider, Arizona Water Company
<b>Applicant/Representative:</b>	Rosemead Properties Inc.; David Coble, Coe and Van Loo LLC
<b>Staff Recommendation:</b>	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ du/acre	
Street Map Classification	I-17 Black Canyon Highway Frontage Road	Freeway	25-foot east half street
	Indianola Avenue	Local	25-foot north half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS – TRAFFIC; PLANS TOOL: There should be safe, direct, pleasant paths for pedestrians, bikers and riders on horseback to use. Alleys should be safe and well maintained. Traffic and overflow parking from adjacent businesses should not impact neighborhoods by disrupting or altering quality of life.</i></b></p> <p>The proposal is to accommodate potential overflow parking from the adjacent Arizona Water Company office and to provide parking for future employees. The development of a parking lot will reduce the need for anyone visiting the Arizona Water Company to park in the surrounding neighborhood.</p>			

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); OPERATIONS TOOL: Identify planning and zoning entitlements needed to support employment generating uses.**

The Arizona Water Company needs to increase their available parking in order to accommodate additional employees and visitors. This rezoning request, if approved, will give the Arizona Water Company an opportunity for future growth as an employer and for the potential to provide additional employment opportunities in the area.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.**

As stipulated, the proposed development provides an abundance of shade through trees and several proposed parking canopies.

#### Area Plan

Black Canyon/Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. The Plan covers the following elements: Existing Zoning and Land Use, Circulation, Noise, Neighborhood Safety and Stabilization, Landscape Enhancement, Neighborhood Enhancement, and Bicycle Paths and Recreational Trails. The Black Canyon/Maricopa Freeway Specific Plan designates the subject site as General Commercial Zoning and Vacant land use. See discussion in number 4 below.

#### Surrounding Land Uses/Zoning

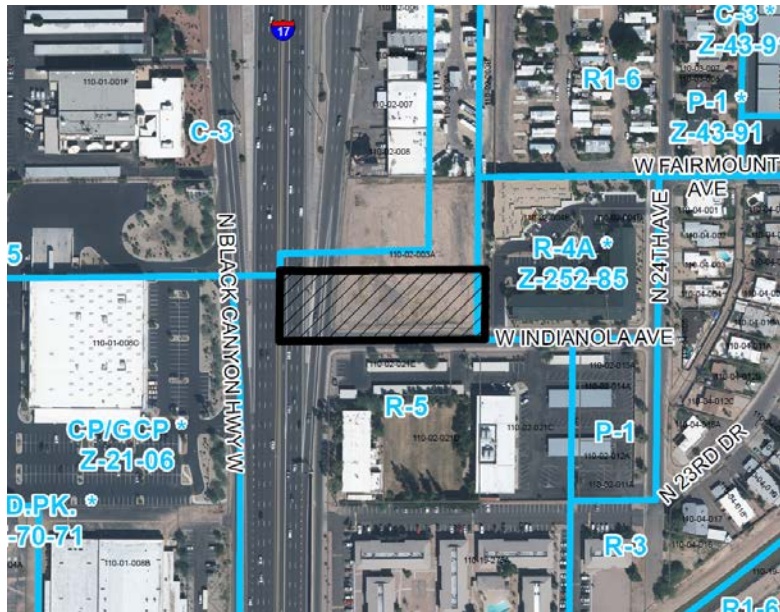
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R-5, R-4A
<b>North</b>	Vacant	C-3
<b>South</b>	Arizona Water Company	R-5
<b>East</b>	Multifamily Residential (Senior Housing)	R-4A
<b>West</b>	Black Canyon Highway (I-17)	C-3

P-1 <span style="float: right;">*if variance required</span>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Interior landscaping (exclusive of perimeter landscaping and all setbacks)	Minimum 5%	Met - 6% Phase I Met – 9% Phase II
Perimeter Landscaping		
Street (Indianola Avenue)	None	Met - 25-foot
Street (Black Canyon Highway)	None	Met - 5-foot
Property Line (north/rear)	None	Met - 10-foot
Property Line (east/side)	None	Met - 10-foot

### **Background/Issues/Analysis**

#### **SUBJECT SITE (REQUEST)**

- This request is to rezone 1.14 acres located at the northeast corner of Black Canyon Highway and Indianola Avenue from R-5 (Multifamily Residence) and R-4A (Multifamily Residence) to P-1 (Surface Parking) to allow surface parking.

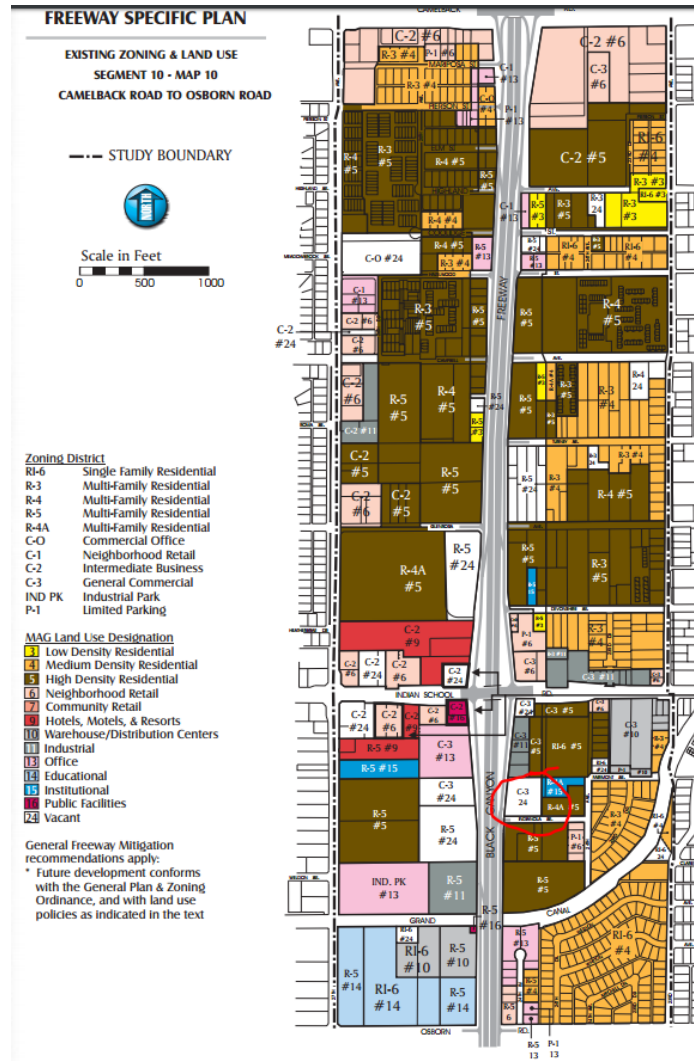


#### **SURROUNDING ZONING AND LAND USE**

- The subject site is currently vacant. To the north is also vacant. To the west is the Black Canyon Highway (I-17). To the south is the Arizona Water Company Office use. To the east is multifamily residential (senior housing) apartment complex.

## GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 15+ du/acre. Although the proposal is not consistent with the General Plan designation of Residential 15+ du/acre, an amendment is not required as the subject parcel is less than 10 acres.
4. The Black Canyon/Maricopa Freeway Specific Plan designates the subject site as a Vacant land use. The subject site is within segment 10: Camelback Road to Osborn Road (Map 10). This segment was identified as the most varied of any of the segments. Residential and commercial uses are combined in many different zoning districts and land use densities. A majority of the residential uses are multifamily, while only a small portion is single-family. Vacant parcels are found throughout this segment in different land use categories. Any vacant parcels are encouraged to complement the existing residential areas instead of adding more residential uses to the segment. The request to develop a parking lot for the Arizona Water Company office will reduce the likelihood of overflow employee or visitor parking to occur in the surrounding neighborhood.

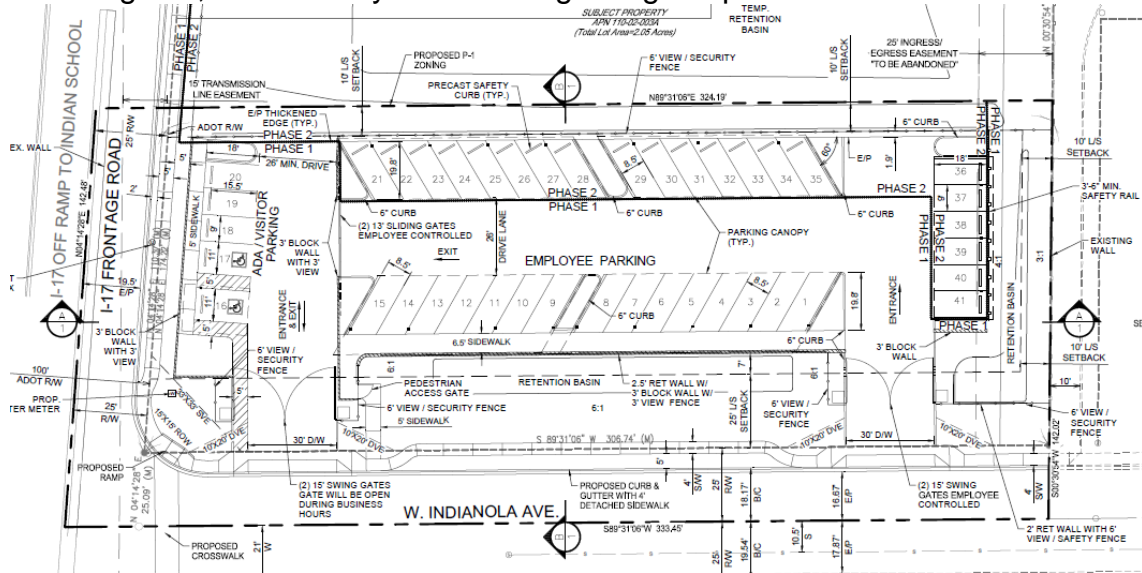


## ANALYSIS OF PROPOSAL (USE)

5. The proposed surface parking use will be shared for employees and visitors of the existing Arizona Water Company office located to the south. Additional employee and guest parking will enhance the economic base of the neighborhood and complement the surrounding land uses.

## ANALYSIS OF PROPOSAL (SITE PLAN)

6. The site plan depicts 41 (2 ADA accessible) surface parking spaces to be provided for employees and visitors of the existing Arizona Water Company office building located to the south across Indianola Avenue. Ingress and egress will be provided from Indianola Avenue. The proposal is separated into two phases and will provide employee controlled access gates, pedestrian access gates, and security/view fencing along the perimeter.



7. The site plan shows a landscape setback of 10 feet along the north and east property lines and a 5 foot landscape setback with a detached sidewalk proposed along the west property line. Staff is recommending a stipulation of general conformance with the site plan dated January 4, 2017; this provision is addressed in Stipulation #1.
8. The site plan also shows a landscape setback of approximately 25 feet along the south property line. This provision is also addressed in Stipulation #1.
9. 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 right-of-way. Further, staff is recommending that the sidewalk along the south property line be detached from the curb, allowing trees to be planted to shade and separate pedestrians from vehicles on the street. These provisions are addressed in Stipulation #2.

## STREETS

10. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. Stipulation #3 has been recommended to address this request.

## FLOOD

11. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

## FIRE

12. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

## ARCHAEOLOGY

13. 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.

## OTHER

14. 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 proposed site plan, as stipulated, is compatible with the surrounding land use patterns in the area.
2. The proposal, if approved, will encourage an existing business to provide additional employment opportunities in the area.
3. The development of a parking lot will reduce the potential for overflow parking to impact the surrounding neighborhood.

## **Stipulations**

1. The development shall be in general conformance with the site plan and elevations date stamped January 4, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - A. A minimum 10-foot landscape setback along the north and east property lines shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings.
  - B. A minimum 5-foot landscape setback along west property line shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings.
  - C. A minimum 25-foot landscape setback along south property line shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings
2. The sidewalk along the south property line shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
3. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.

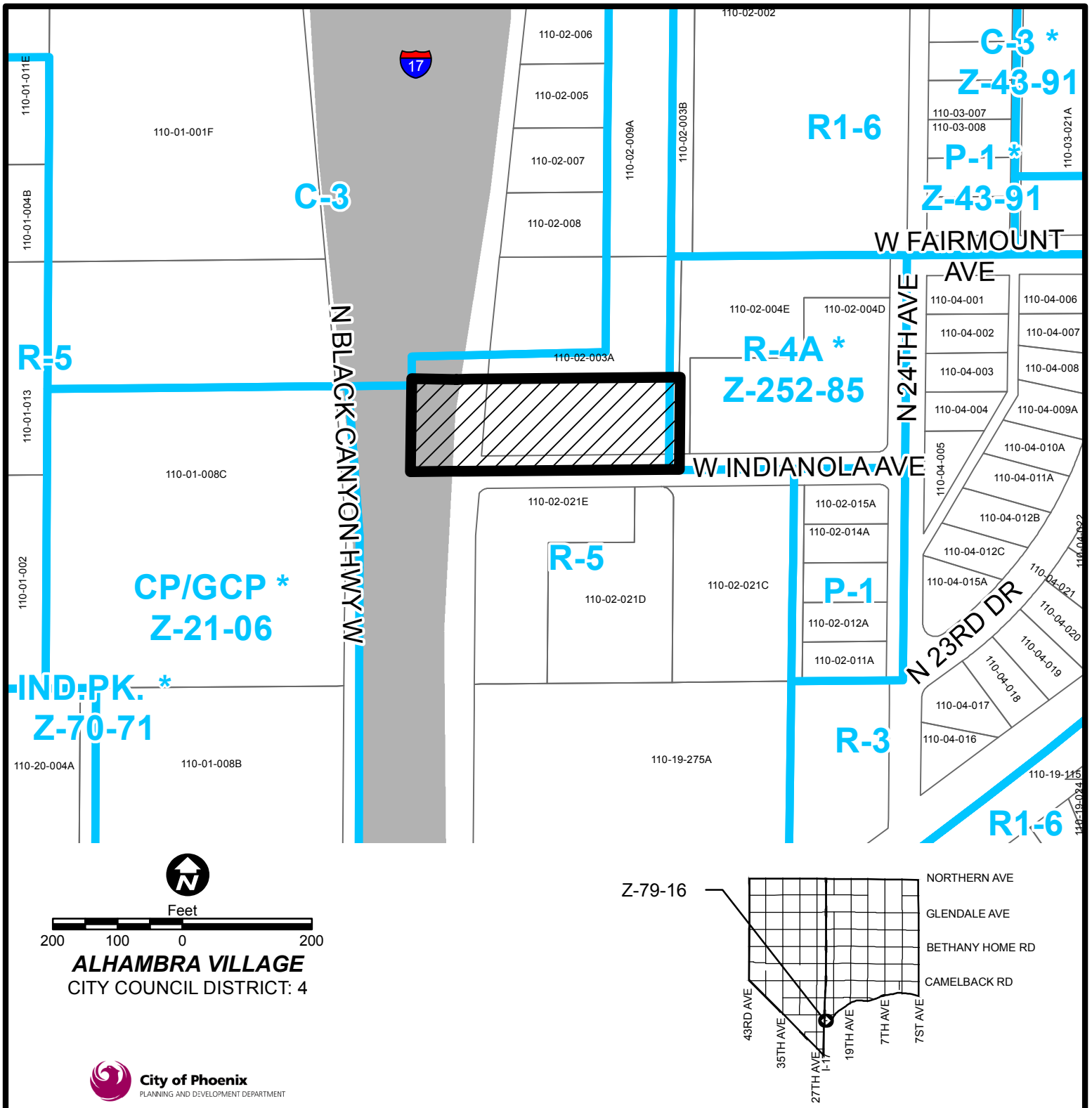
## **Writer**

Joél Carrasco  
January 10, 2016  
Joshua Bednarek

## **Exhibits**

Zoning sketch  
Aerial  
Site plan dated January 4, 2017 (1 page)  
Elevations dated January 4, 2017 (1 page)

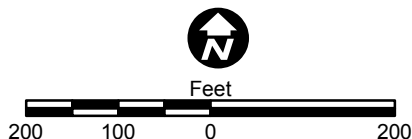
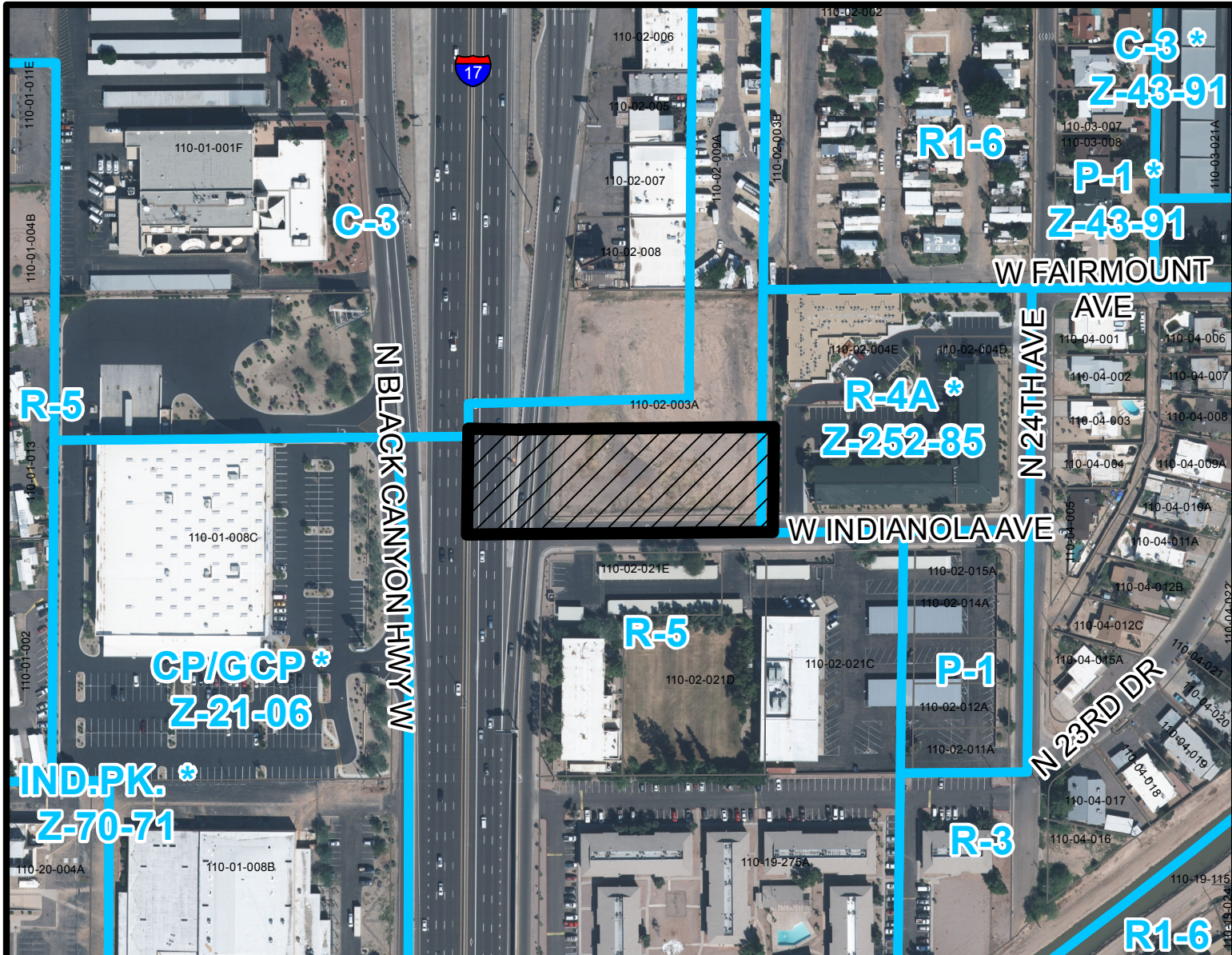




<b>APPLICANT'S NAME:</b> Rosemead Properties Inc.		<b>REQUESTED CHANGE:</b> FROM: R-5 (1.09 a.c.), R-4A (0.05 a.c.)  TO: P-1, (1.14 a.c.)	
<b>APPLICATION NO.</b> Z-79-16	<b>DATE:</b> 11/21/2016 <b>REVISION DATES:</b>	<b>* UNITS P.R.D. OPTION</b> 57, N/A N/A	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 1.14 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 16-23		
<b>MULTIPLES PERMITTED</b> R-5, R-4A P-1	<b>CONVENTIONAL OPTION</b> 47, 2 N/A		

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

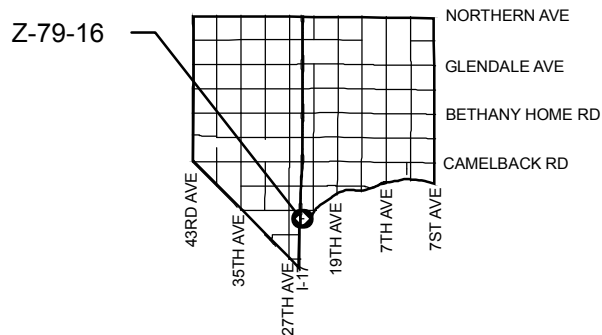




**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 4



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Rosemead Properties Inc.

APPLICATION NO. Z-79-16

DATE: 11/21/2016

REVISION DATES:

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

1.14 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 16-23

ZONING MAP  
H-7

REQUESTED CHANGE:

FROM: R-5 (1.09 a.c.),  
R-4A (0.05 a.c.)

TO: P-1, (1.14 a.c.)

MULTIPLES PERMITTED

R-5, R-4A

P-1

CONVENTIONAL OPTION

47, 2

N/A

\* UNITS P.R.D. OPTION

57, N/A

N/A

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



# CONCEPTUAL SITE PLAN

FOR

3839 NORTH BLACK CANYON HIGHWAY

A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## DEVELOPER

ARIZONA WATER COMPANY  
3835 NORTH BLACK CANYON HIGHWAY  
PHOENIX, ARIZONA 85018  
PHONE: (602) 265-8800  
CONTACT: FRED SCHROEDER

## CVL DESIGN TEAM

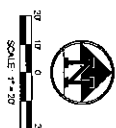
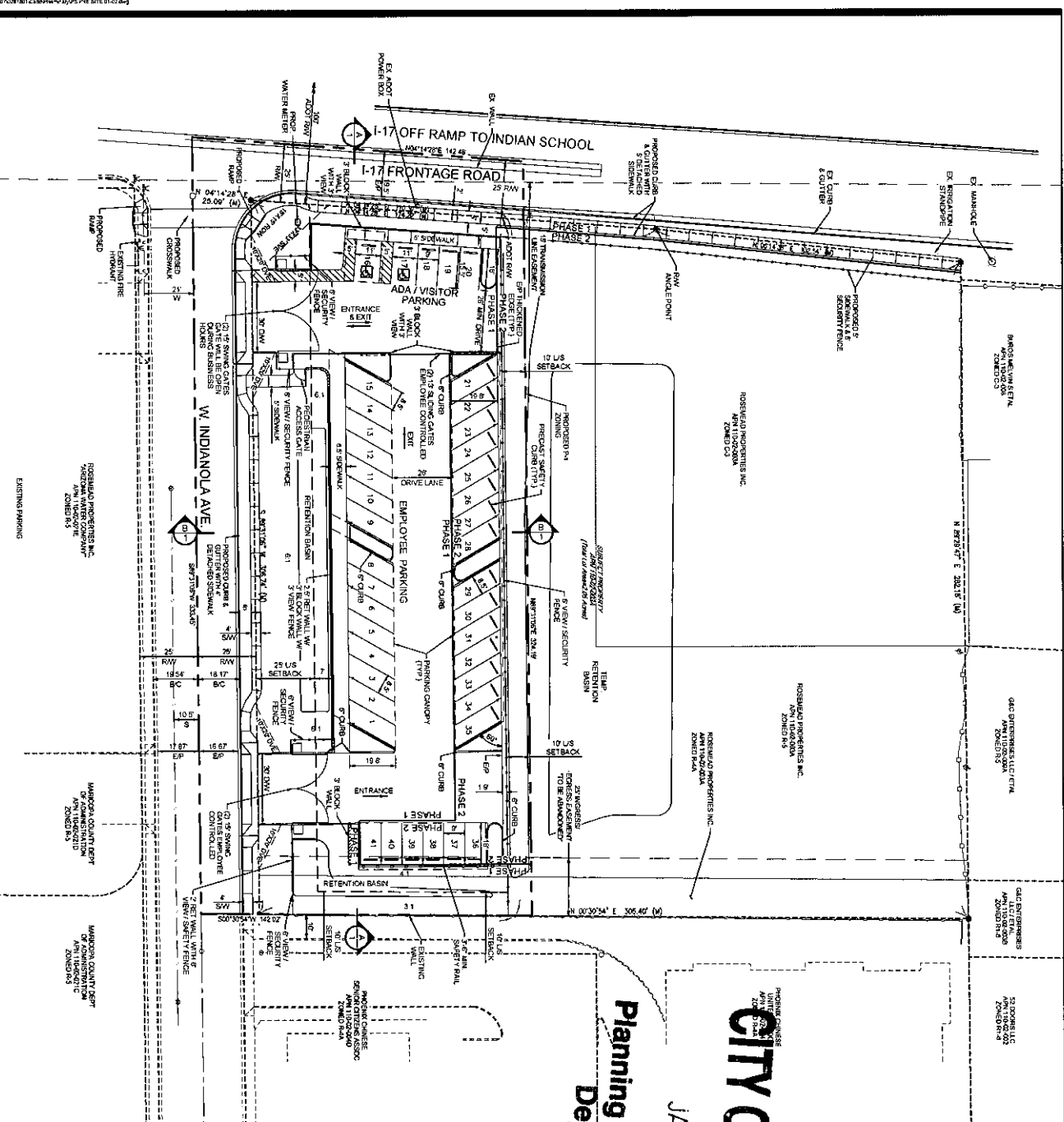
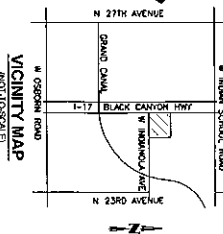
CVE AND VAN LOO LLC  
690 N. 17TH STREET  
PHOENIX, ARIZONA 85016  
PHONE: (602) 265-4752  
CONTACT: DAVE COBLE

# CITY OF PHOENIX

JAN 04, 2017

Planning & Development  
Department

## VICINITY MAP



## SHEET INDEX

1. CONCEPTUAL SITE PLAN  
2. CONCEPTUAL SITE PLAN  
3. CONCEPTUAL SITE PLAN  
4. CONCEPTUAL SITE PLAN  
5. CONCEPTUAL SITE PLAN  
6. CONCEPTUAL SITE PLAN  
7. CONCEPTUAL SITE PLAN  
8. CONCEPTUAL SITE PLAN  
9. CONCEPTUAL SITE PLAN

**PLANNING & DEVELOPMENT**

**SHEET 02 OF 02**

DATE: 01/04/2017