

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

Alhambra Village Planning January 24, 2017 Committee Meeting Date:

Planning Commission Hearing Date: February 2, 2017
Request From: R-5 (1.09 acres)

R-4A (0.05 acres)

Request To: P-1 (1.14 acres) **Proposed Use:** Surface Parking

Location: Northeast corner of Black Canyon

Highway and Indianola Avenue

Owner: Fred Schneider, Arizona Water

Company

Applicant/Representative: Rosemead Properties Inc.; David

Coble, Coe and Van Loo LLC

Staff Recommendation: 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		

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.

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.

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

	P-1	*if variance required
<u>Standards</u>	Requirements	Proposed site Plan
Interior landscaping (exclusive of perimeter landscaping and all setbacks)	Minimum 5%	Met - 6% Phase I Met – 9% Phase II
Device atom Loude conjunt		
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)

1. 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.

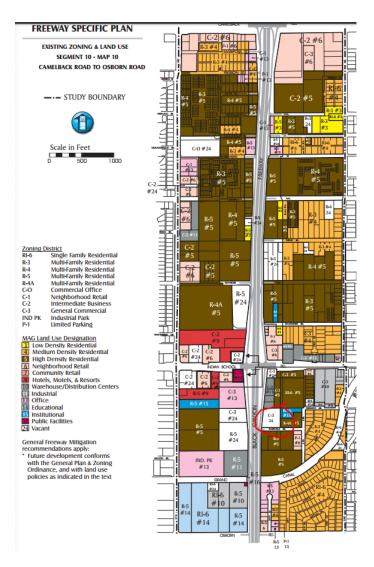


SURROUNDING ZONING AND LAND USE

2. 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.
- The Black Canyon/Maricopa 4. 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.

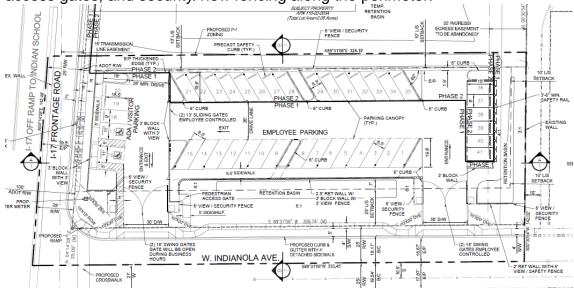


ANALYSIS OF PROPOSAL (USE)

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

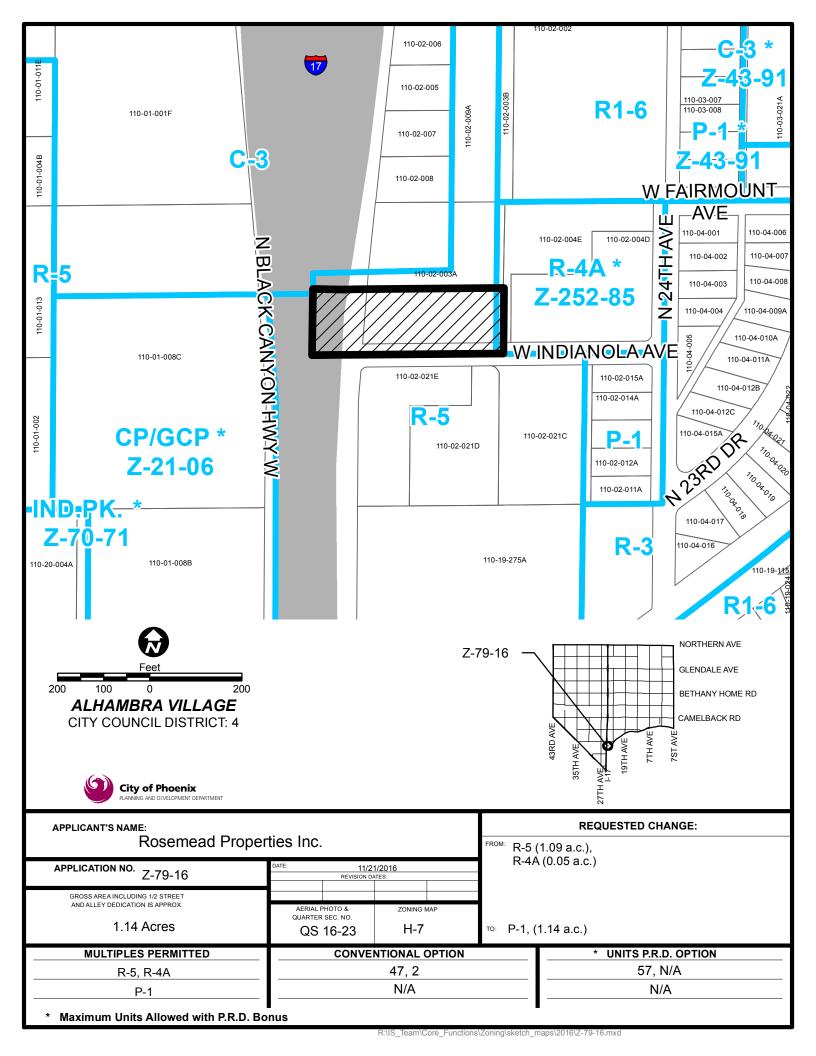
- 1. The development shall be in general conformance with the site plan and elevations date stamped January 4, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. A minimum 10-foot landscape setback along 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.

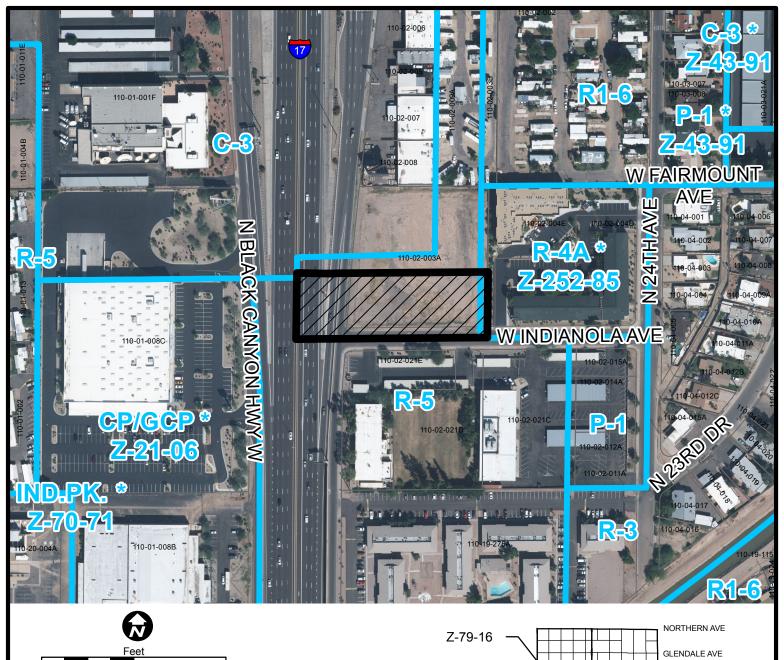
Writer

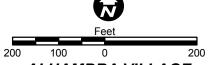
Joél Carrasco January 10, 2016 Joshua Bednarek

Exhibits

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

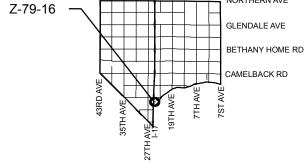






ALHAMBRA VILLAGE CITY COUNCIL DISTRICT: 4

City of Phoenix



REQUESTED CHANGE:



1.14 Acres QS 16-23 **MULTIPLES PERMITTED** R-5, R-4A

CONVENTIONAL OPTION 47, 2 N/A

* UNITS P.R.D. OPTION 57, N/A N/A

P-1

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES
- THIS PROJECT ISLOCATED IN THE OTY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
- STRUCTURES AND LANDSCAPING WITHIN A TRANSLE RESQUEED BACK TO FROM THE PROPERTY LINE AND TO ALLOW THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEROHT OF 3
- ANY LIGHTING WALL BE PLACED 50:A5 TO DIRECT LIGHT AWAY FROM ADJANCEM RESIDENTIAL, DISTRICTS AND WALL NOT EXCENDED ONE-ECOT CANALE AT THE REPORTETY LIME AN ORISELE COOP, OF VIEWATION WALL BE WITTED AT ANY LIPIGE, EXCEEDING THE GENERAL LEYEL OF KOSE, COOP, OR VIERATION HUTTED BY USES IN THE AREAS OUTSIDES OF THE STILE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RICHTS OF YARY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS OF YARY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT ATTER FINAL, APROVAL 14E REQUECT WILLER INSECTED FOR ZOWING COMPLIANCE CHIRING CONSTRUCTOR MODERATE CHIRING TO COCCUPANCY TO CONSTRUCTOR FOR PROCE TO COCCUPANCY TO ARRANGE FOR INSECTIONS CALL 362-5861 AND REQUEST A DESIGN REVIEW INSECTION
- ALL SERVICE AREAS SMALL BE SCREEKED TO CONCEAL TRANSI CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKET, OW REPOLENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT
- SHOKE, GAS AND COOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ATTICLES 18 AND 4 OF THE HAZARDOUS WASTE RECULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT THE AVERACE NOISE LIPEL, MEASUREDAT THE PROPERTY UNE SHALL NOT EXCRED 50.08 () DAY WHEN MEASURED DAY ANY WEIGHTET? SOUND LEYEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY
- 15. PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE QUINEAU AL NAM SAMTAM SAMRA INES WITHIN THE SITE SHALL BE PRINKTE PILLIBRIC UNES SUBJECT OTHE PACIFICATION PLUMBAGE COCCE ON THE ARCOCAN CEPARATIEST OF ENVERSHAM COLLATIVE (AUCE) ACQUITE PACIFICATION PROSONAI (APP) CHEMIA PERMIA ADI IN ACCORDANCE WITH ARCOCAN ADMINISTRATIVE COCC TILLE IS CAMPTERS SECTION ESDY LOUGH RESPECTIVE VINCHOPERTS IN SEPPLICABLE
- THE SANTARY SEMER COLLECTION SYSTEM WITHIN THIS PROJECT MILL BE APPRIVED SYSTEM (OWNED AND MAINTAINS DIST THE PROPERTY OWNERING OR ASSOCIATION. THE SYSTEM WILL BE REFLICAD AND MAINTAINS BY THE REPORT OF THE BUILDING SHETY SECTION OF THE PLANKING AND DEVELOPMENT SERVICES CERVATURENT.
- ALL ON-SITE WAITER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE

ADA / VISITOR PARKING W. INDIANOLA AVE. KEY MAP

DEVELOPER
ARIZONA WATER COMPANY
2005 NORTH BLACK CANYON H
PHOEINX, AZ 82015-5251
PHONE: (800) 2-90-5890
CONTACT: FRED SCHNEIDER

CVL DESIGN TEAM
COE AND VAN LOC LLC.
4550 N. 12TH STREET
PHOENK, AZ 85014
PHONE: 1637) 285-4752
CONTACT: DAVE COSLE

3839 NORTH BLACK CANYON

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

HIGHWAY

CONCEPTUAL SITE PLAN

9 NOTE: PAINT STRIPE WIDTH TO BE A MINIMUM OF 4"

TYPICAL PARKING SPACE DETAIL

NOT TO SCALE

CITY OF PHOENIX

JAN 0-4 2017

GRAND CANA VICINITY MAP

Planning & Development is process, and a resource a Department

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ELECTRIC
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WATER
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TC= 1±

SHEET 01 - GOVER SHEET / NOTES / SITE DATA TABLE / CROSS SECTION DETAIN SHEET 02 - CONCEPTUAL SITE PLAN SHEET INDEX

Q CAL CONTRACTOR OF THE PROPERTY CANADA CONTRACTOR OF THE PROPERTY CANADA



LEGAL DESCRIPTION

COMMENCING AT THE CITY OF PHOEND BRASS CAP MARKING THE NORTH MARKET OF SAID SECTION 25, SROM WHICH THE CITY OF PHOEND BRASS AP MARKING THE ADRIPHANCES TO COMER OF SAID SECTION 25 BEARS OUTH 89°25'24" WEST, A DISTANCE OF 3861 86 FEET; AT PART OF THE NORTHANEST QUARTER OF SECTION 25. TOWNSHIP 2 RTH, RANGE 2 ENST OF THE GILLARND SALT RIVER MERIDIAN, MARICOPA UNITY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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NEW PLACE

P= 1121 C

-CURBED-

LOW POINT

260 280 * PHASE LINE VARIES

SECTION A-A
HOR SCALE 17-6
VERT SCALE 17-6

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EMOZ CONTRUING SOUTH 87 TYRE WEST, ALONG SAID MONUMENT LINE FINDANDLA AVENUE, A DISTANCE OF 33 45 FEET TO A POINT O'N A LINE HACH IS PARALLEL WITH AND TO GETE WESTERLY, AS MESSATED AT GHT ANGLES FROM THE EASTERLY RIGHT OF MAY LINE OF INTERSTATE

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25.05 RETAINING WAL DRIVE LANE PROPOSED P-1-PHASE UNE WARIES NITERIM 1122 (INTERNA 1124 DRAINAGE) **建** 1121,4±

> DASPACES, 11' x 18' SPACES PROVIDED SPACES, 8.5' x 18 SITE DATA TABLE 41 100%

SPACES, 6.5 x 16"

SHEET (01 年 (2

