



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-29-11-7

February 8, 2012

South Mountain Village Planning Committee Meeting Date February 14, 2012

Planning Commission Hearing Date March 14, 2012

Request From: R-5 (3.75 Acres)
To: C-2 (3.75 Acres)

Proposed Use Commercial retail center

Location Approximately 400 feet south of the southwest corner of Central and South Mountain avenues

Owner Luther Alkhasch & Kathleen Shepard

Applicant/Representative Southwest General Development
Jason Morris, Withey Morris, PLC

Staff Recommendation Deny as filed, and approval of C-1 subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ du / acre	
Street Map Classification	Central Ave	Arterial	50ft half-street
<p>LAND USE ELEMENT, GOAL 3, POLICY 5: ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF AREA OR WITH THE AREA'S TRANSITIONAL OBJECTIVES.</p> <p>The subject property was annexed into the city of Phoenix in 1960. Historic aerial photography shows the property as vacant then, and to this date no development has occurred. Rezoning of the subject site to C-1 will allow for the site to finally develop with a compatible neighborhood use.</p>			
<p>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.</p> <p>The C-1 zoning district offers a limited number of neighborhood commercial uses and is intended to be compatible with nearby residential uses. As stipulated, the proposed retail center provides an appropriate transition from Central Avenue to the residential neighborhood to the west.</p>			

Area Plan	
Rio Montaña Area Plan	
The project as stipulated addresses several of the Rio Montaña Area Plans's design provisions. See item # 5 for more information.	

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial office	C-O
North	Single family residential	R1-8
South	Open space and multi-family residential	P.A.D. 14
East	Open space	P.A.D. 14
West	Multi-family residential	R-4

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-5
North	Residential (mobile homes)	R-5
South	Commercial (restuarant)	C-2
East	Residential (single-family/mobile homes)	R1-6 / R1-6SP
West	Residential (single-family/mobile homes)	R-5 / R1-6

Commercial		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	25' Avg.	79' (met)
Side	10' (Next to R-5), 0' (Next to C-2)	183' (met), 92' (met)
Rear	10' (Next to R-5)	10' (met)
<i>Landscaped Setbacks</i>		
Street	25' Avg.	25' Avg. (met)
Side	10' (Next to R-5), 0' (Next to C-2)	60' (met), 10' (met)
Rear	10' (Next to R-5)	10' (met)
Lot Coverage	50% (max)	17% (met)
Building Height	30' (max)	18' (met)
Parking	71 spaces (min.)	86 (met)

Background/Issues/Analysis

1. The request for Commercial C-2 District - Intermediate Commercial zoning is to allow for the establishment of a neighborhood retail center on a 3.75 acre site located approximately 400 feet south of the southwest corner of Central and South Mountain Avenues.

The subject property is located adjacent to residential uses to the north and to the west. The proposed neighborhood retail center would be permitted within the Commercial C-1 District – Neighborhood Retail.

The C-1 zoning district's list of permitted uses is more restrictive than other commercial zoning districts (i.e. C-2 and C-3), and is intended to be compatible with nearby residential uses. Because the C-1 district would accommodate the proposal, and its list of permitted uses is more compatible with the adjacent residential uses, staff is recommending denial of the request for C-2 and approval of C-1 subject to stipulations.

2. The property is vacant and is zoned R-5. A review of historic aerials of the site shows that the site has never been developed. Immediately north and west of the property is a mobile home community zoned R-5. Just south of the property is a restaurant (Los Dos Molinos) zoned C-2.
3. The C-1 zoning district contains building and landscape setback standards aimed at buffering the commercial use from surrounding residential properties. Several stipulations are included to further mitigate the potential impacts of locating a commercial use next to residential.

Building Height: A stipulation has been included that limits the building height to 18 feet. The C-1 zoning district permits a building height up to 30 feet. The intent of this stipulation is to preserve the neighborhood's views of South Mountain as well as protect the privacy of adjacent homes.

Noise/Odor: Placement of trash receptacles near residential uses can have negative impacts on the quality of life of adjacent property, and from additional noise, to odors from the receptacles. The property is stipulated to locate trash receptacles 25 feet from residential property lines.

Traffic: The west property line for the site abuts a drive aisle for the adjacent mobile home community. A stipulation has been included that restricts vehicular access to the site from the west boundary to prevent vehicular traffic from ever utilizing this residential drive aisle to access the property.

4. The property falls within the boundaries of the Rio Montaña Area Plan. The plan was adopted by the Phoenix City Council in 2000 as means of preserving the area's rural character, preserving natural desert areas, encouraging pedestrian and equestrian activity, encouraging a sense of community, and encouraging economic development and investment in the community.

In order to address the aforementioned goals, the Rio Montaña Area Plan provides a series of design standards to follow. Several stipulations have been developed to address these design standards.

Views: The plan states that limits should be placed on the use of two story

buildings. As mentioned in item #3, a stipulation is provided that limits the proposed building to 18 feet in height.

Climate: The plan calls for minimizing the amount of material that contributes to the harsh impacts of the desert heat. A stipulation has been included that requires at least 30% of the required parking stalls be composed of an alternative permeable surface. The use of this alternative permeable surface will mitigate the potential heat island impacts of adding buildings and asphalt to the site.

History: The plan addresses the need to design new development in a way that is consistent with existing development. The subject property is just north of Los Dos Molinos restaurant. One of the defining characteristics of the Los Dos Molinos site is that a majority of the required parking is provided behind the restaurant, with one row of parking along the front. The proposed retail center attempts to match this concept by providing one row of parking between the building and the landscape setback, with additional parking provided beyond the front façades of the buildings. Attention to this design element is called out in the stipulation requiring general conformance to the site plan.

The plan also outlines the importance that vegetation can play in enhancing the character of the area. The proposal goes beyond the minimum landscape requirements of the C-1 zoning district. A stipulation has been included that requires that the property owner maintain at least 5,000 square feet of the site, outside of the required landscaped setbacks as landscaped open space. This additional landscape will serve as one of the defining characteristics of the site.

Access: The plan brings attention to the need to take pedestrian connectivity to existing trails into consideration when developing a site design. The submitted site plan provides pedestrian connections from the two proposed buildings to the detached sidewalk along Central Avenue along with pedestrian connections across the drive aisle to the two buildings. Pedestrian paths are stipulated to be of an alternative material than what is used to pave the parking surface to make them more noticeable for pedestrians and drivers.

5. 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 Commercial C-1 District – Neighborhood Retail will accommodate the proposed retail center and is more compatible with the adjacent residential uses than the requested Commercial C-2 District – General Commercial.
2. The recommendation for Neighborhood Commercial (C-1) zoning is not

consistent with the Residential 15+ du / acre land use designation on the General Plan Land Use Map, but a General Plan Amendment is not required because the site is less than 10 acres.

3. The site has been vacant since it was annexed into the city of Phoenix in 1960. Rezoning of the site to C-1 provides the site an opportunity to be developed with a project compatible with the surrounding neighborhood.
4. As stipulated, the project addresses many of the design provisions of the Rio Montaña Area Plan, and provides an appropriate buffer between Central Avenue and the residential uses west of the site.

Stipulations

1. Development shall be in general conformance with the site plan date stamped January 27, 2012, as approved by the Planning and Development Department with specific regard to the following:
 - a. 10-foot landscape setback along the south property line
 - b. 5-foot landscape setback along the building façade
 - c. One row of single-loaded parking spaces between Central Avenue and the front of the buildings.
2. Development shall be in general conformance with the building elevations date stamped January 27, 2012, as approved by the Planning and Development Department.
3. The maximum building height shall be 18 feet.
4. A minimum 5,000 square feet of the site outside of the required and stipulated landscaped setbacks shall be provided as open space and landscaped. Landscape shall be provided in accordance with the C-1 Zoning District's streetscape landscape standards as approved by the Planning and Development Department.
5. Trash receptacles shall be located a minimum of 25 feet from the west property line.
6. At a minimum, three pedestrian paths constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided across the drive aisles and provide pedestrian connections with the sidewalk on Central Avenue and between all buildings as approved by the Planning and Development Department.
7. A minimum 30% of the required parking stalls shall be composed of a permeable alternative surface as approved by the Zoning Administrator.

8. Right-of-way totaling 50 feet shall be dedicated for the west half of Central Avenue as approved by the Planning and Development Department.
9. No vehicular access shall be provided along the west boundary of the property, as approved by the Planning and Development Department.
10. 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 to future owners or tenants of the property.

Writer

Joshua Bednarek

202/02/2012

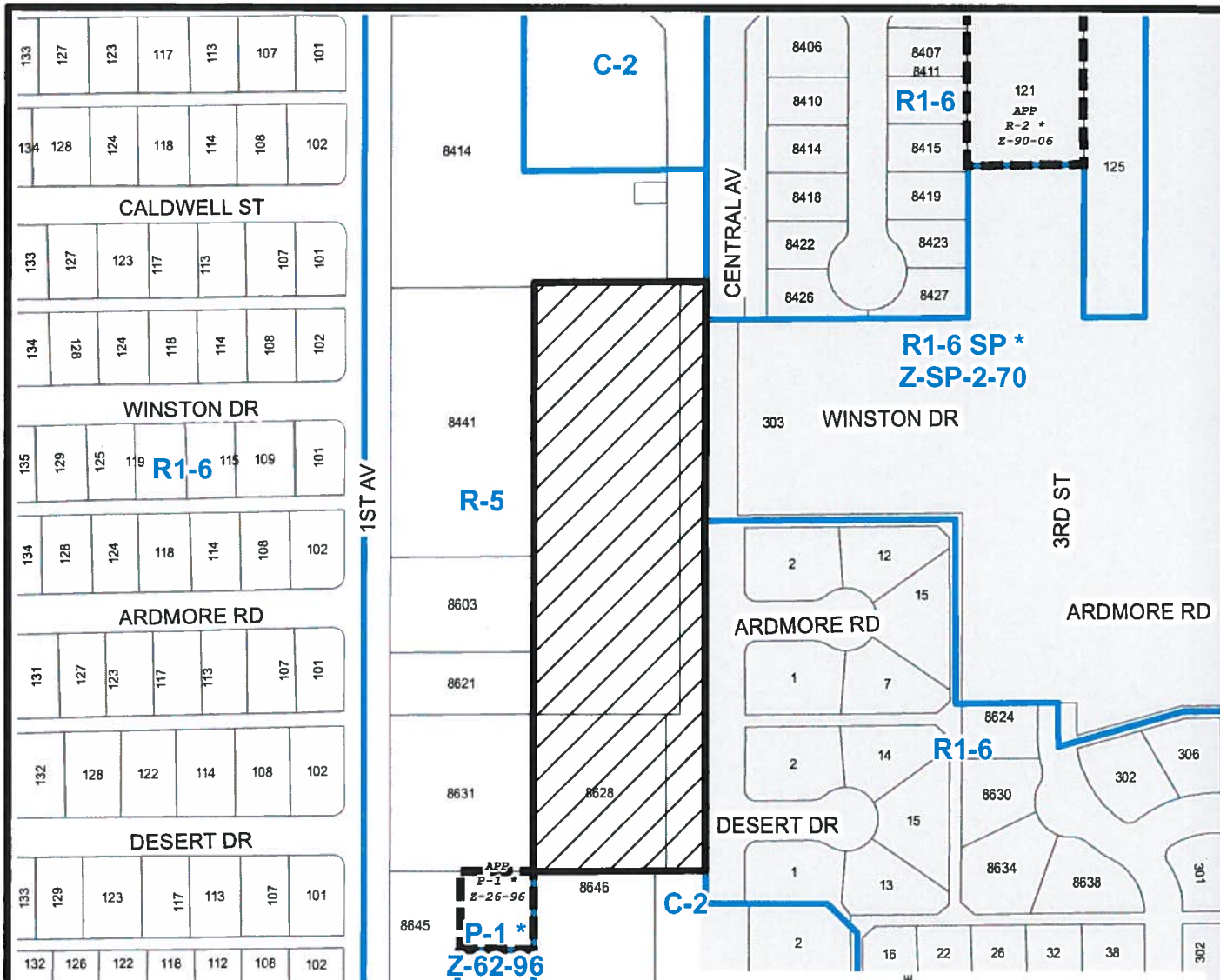
Attachments

Attachment A: Sketch Map

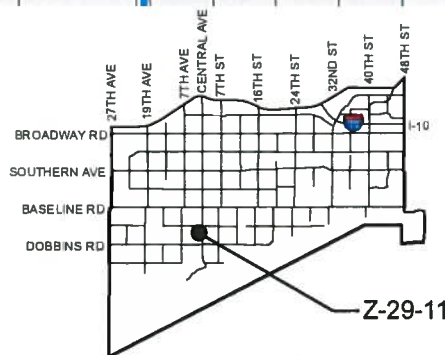
Attachment B: Aerial

Attachment C: Site Plan date stamped January 27, 2012

Attachment D: Building Elevations date stamped January 27, 2012



CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 7

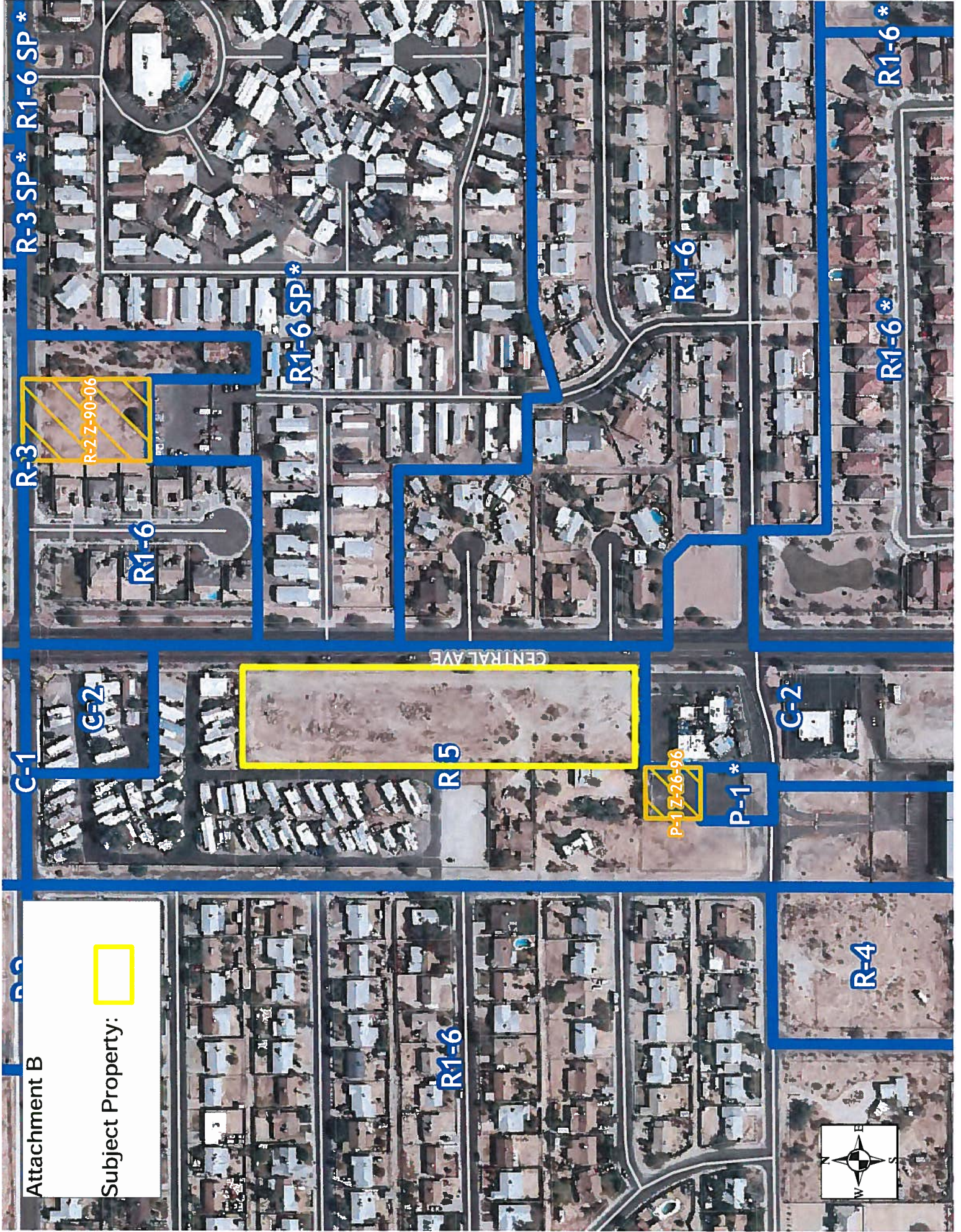


APPLICANT'S NAME: Southwest General Development		REQUESTED CHANGE: FROM: R-5, (3.75 a. c.) TO: C-2, (3.75 a. c.)	
APPLICATION NO. Z-29-11	DATE: 12/3/11 <small>REVISION DATES:</small>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.75 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q02-28	<small>ZONING MAP</small> C-8	
MULTIPLES PERMITTED R-5 C-2	CONVENTIONAL OPTION 196 54	* UNITS P.R.D. OPTION 196 65	

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

Attachment B

Subject Property:



R-3 SP * R1-6 SP *

R-3

R-2 Z-90-06

R1-6

R1-6 SP *

R5

CENTRAL AVE

P-1 Z-26-96

P-1 *

C-2

R1-6

R-4

R1-6 *

R1-6 *



Attachment D



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TEL: 480.344.8888 FAX: 480.344.8889
WWW.BRISSETTEARCHITECTS.COM

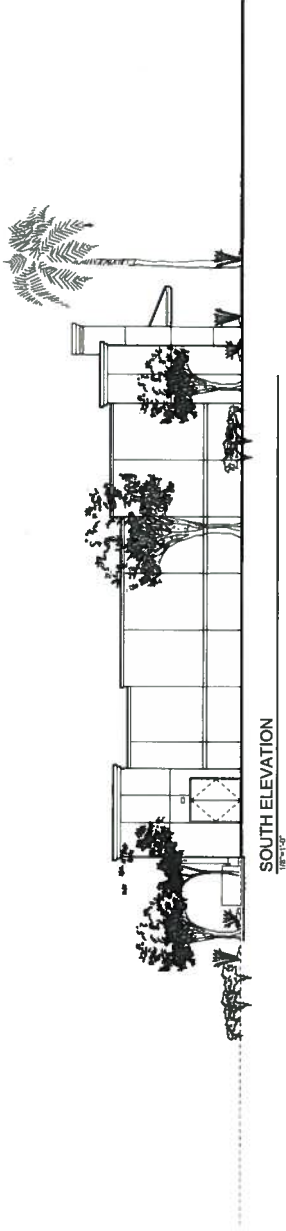
CENTRAL PLAZA
SOUTH CENTRAL AVENUE, PHOENIX, ARIZONA



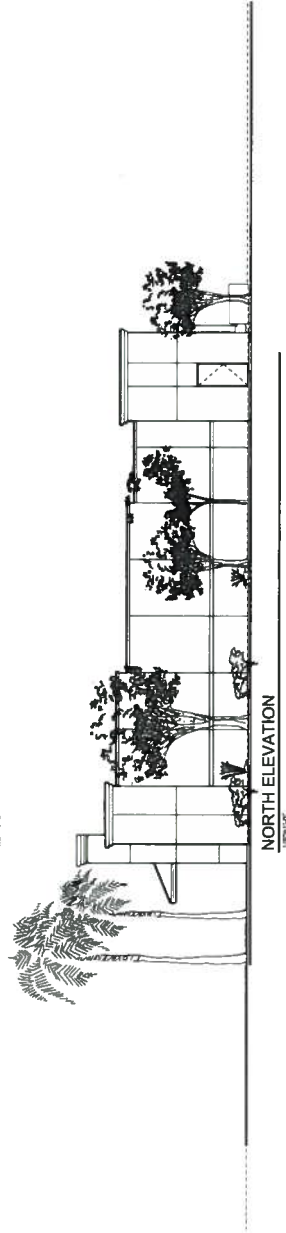
REVISIONS

DATE: 12/26/2012
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1/8"=1'-0"

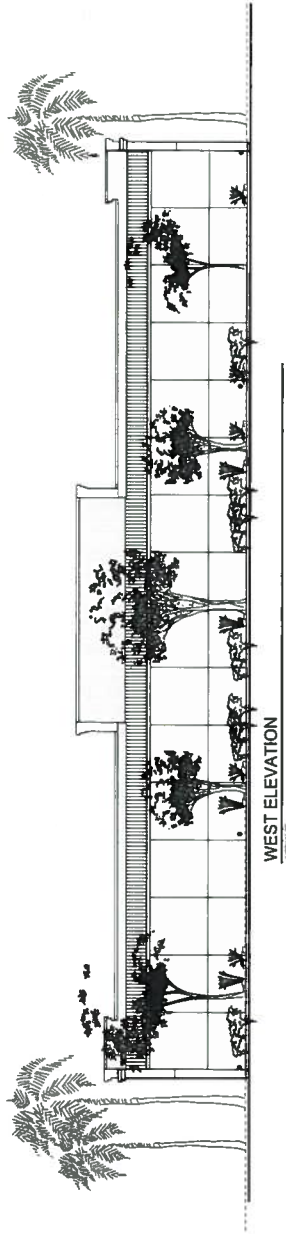
ELEV.
A-102
ON LEAF 8



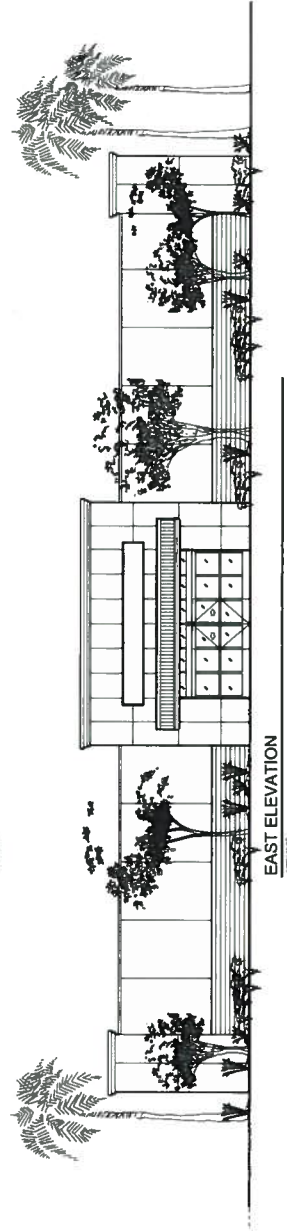
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION