



City of Phoenix
Planning Department

Staff Report: Z-2-10-8
March 16, 2010

Central City Village Planning Committee Meeting Date April 12, 2010
Planning Commission Hearing Date May 12, 2010
Request From: R-3 RI (.21 Acres)
Request To: C-1 (.21 Acres)
Proposed Use Social services offices (expansion of adjacent use)
Location Approximately 100 feet east of the southeast corner of 10th Street and Pierce Street
Owner Greater Phoenix Youth at Risk
Applicant/Representative Greater Phoenix Youth at Risk
 John Shields
Staff Recommendation Approval

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	Pierce Street	Local	30 foot south half
	Alley		7 foot north half
<p>LAND USE ELEMENT: GOAL 3 INFILL: POLICY 5 – ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF THE AREA OR WITH THE AREA’S TRANSITIONAL OBJECTIVES.</p> <p>This request modifies the zoning of a vacant multi-family residential parcel to match the zoning of the adjacent commercial parcel which it serves. The parcel is presently used for open space and recreation in conjunction with the adjacent Phoenix Youth at Risk facility and the change is consistent with the character of the area.</p>			
<p>NEIGHBORHOOD ELEMENT: GOAL 8 NEIGHBORHOOD SAFETY – CRIME AND ENVIRONMENTAL HAZARDS IN NEIGHBORHOODS NEED TO BE ADDRESSED.</p> <p>This request provides this non-profit facility room for its outdoor activities with its after-school program allowing youth in the neighborhood access to a safe and secure environment.</p>			

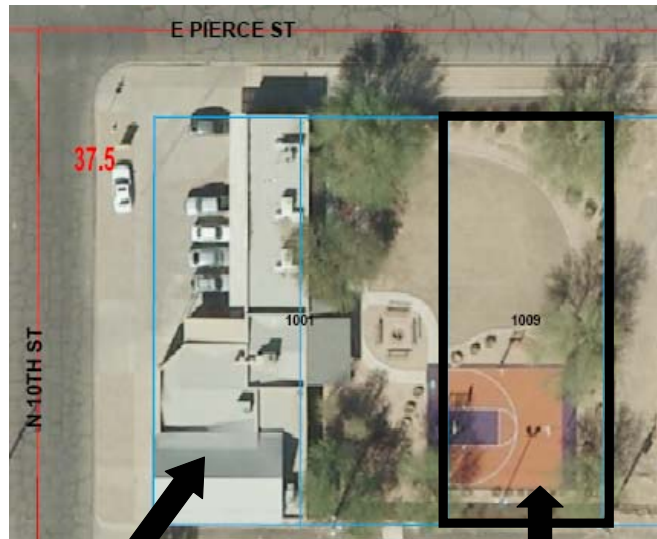
Area Plan
<u>GARFIELD REDEVELOPMENT PLAN- CONSISTENT</u>
See #6 in Background/Issues/Analysis below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3 RI
North	Multi-family residential	R-5 RI, R-3 RI
South	Single family residential	R-5 RI, R-3 RI
East	Vacant	R-3 RI
West	Office	C-1

Commercial/Commerce Park/Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	25 feet	N/A - no building proposed
Side	25 feet, 0 feet	N/A - no building proposed
Rear	10 feet	N/A - no building proposed
<i>Landscaped Setbacks</i>		
Street	25 feet	Met
Side	10 feet	Met
Rear	10 feet	Met
Lot Coverage	50% maximum	N/A - no building proposed
Building Height	30 foot maximum	N/A - no building proposed
Parking	N/A	N/A

Background/Issues/Analysis

1. The subject site is located in the Garfield neighborhood east of the southeast corner of 10th Street and Pierce Street. There is a Greater Phoenix Youth at Risk Community Center building on the immediate corner to the west and the two parcels to the east are utilized as open space for recreation. The open space area is utilized by the after school program and special events (neighborhood barbeques, holiday gatherings, etc.). The purpose of this application is to rezone the multi-family residential parcel to commercial so it can be combined with the adjacent parcels to the west as part of the overall center facilities. At present there is a sport court (basketball) constructed on the residential site. No structure is proposed.



Youth at Risk Community Center and adjacent open space, zoned C-1.

R-3 parcel with sport court, proposed as C-1.

2. There is landscaping installed along Pierce Street and along the east and south property lines. No changes to this landscaping are proposed. The current utilization of the site is for open space/recreational purposes, and the landscaping presently in place may not meet the commercial standard. It is recommended that the landscaping currently installed remain in place. Future plans for redevelopment of the site may necessitate provision of additional landscaping to meet the commercial standard.
3. All four corners of 10th Street and Pierce Street are zoned neighborhood commercial, C-1. The northwest corner is occupied by the American Way Market which has a Historic Preservation (HP) designation on the site. The northeast corner has a commercial building, also with an HP designation and that building is presently not in use. The southwest corner is vacant. Across the street, directly north of the subject site are recently developed multi-family units.
4. The subject site lies in the central portion of the Garfield Redevelopment Area. The redevelopment area boundaries are generally encompassed by the I-10 freeway on the north, 16th Street on the east, both sides of Van Buren on the south and parcels just east of 7th Street but not fronting 7th Street on the west.

5. The site is also located within the Garfield Neighborhood Initiative Area. The boundaries are the same as the redevelopment area, but exclude the south side of Van Buren Street and include the parcels fronting 7th Street. Neighborhood Initiative Areas focus city resources in targeted areas for neighborhood revitalization.
6. The request is consistent with three of the goals in the Garfield Redevelopment Area Plan. First, that the residents feel a sense of community; second, that crime prevention and social programs should be well developed and supported; and third, that neighborhood retail services should be located in appropriate locations easily accessible to the residents. The commercially zoned land west of this request is occupied by a social service provider. The Youth at Risk Community Center site addresses these goals through its provision of after school programs and the availability of its open space area for neighborhood activities. These foster a sense of community and support social programs. Bringing the subject parcel into compliance with its land use and zoning through a C-1 designation furthers the support of this important social service in the Garfield neighborhood. A C-1 zoning district would allow for future retail use of the site in a location adjacent to the existing commercial land at the 10th Street and Pierce Street intersection.
7. 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 2135 F of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.
8. 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

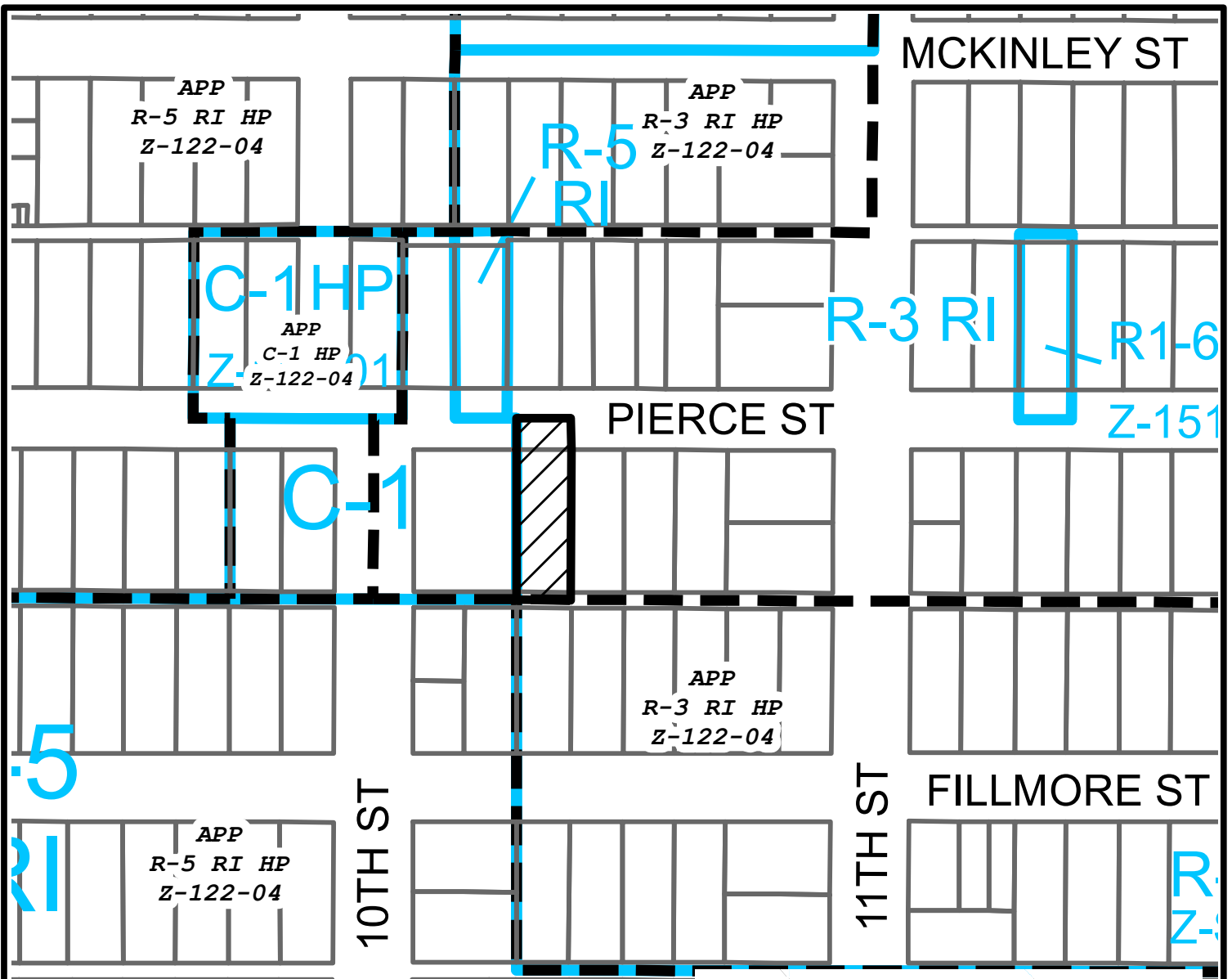
1. The proposal for commercial zoning on this parcel is not consistent with the General Plan Land Use Map, however the site size is such that an amendment is not required.
2. The request is consistent with the goals and objectives of the Garfield Redevelopment Plan.
3. Approval of the request will bring the recreational land use, which is an accessory to the office use to the west, into compliance with the requirements of the Zoning Ordinance.

Writer

Katherine Coles
02/10/2010
J. Hatmaker

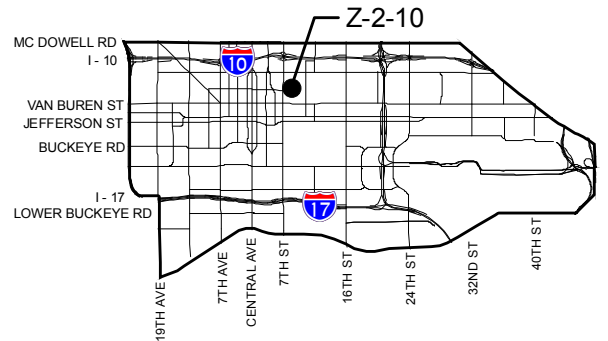
Attachments

Zoning Sketch
Aerial
Site plan dated January 22, 2010



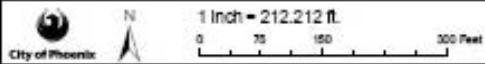
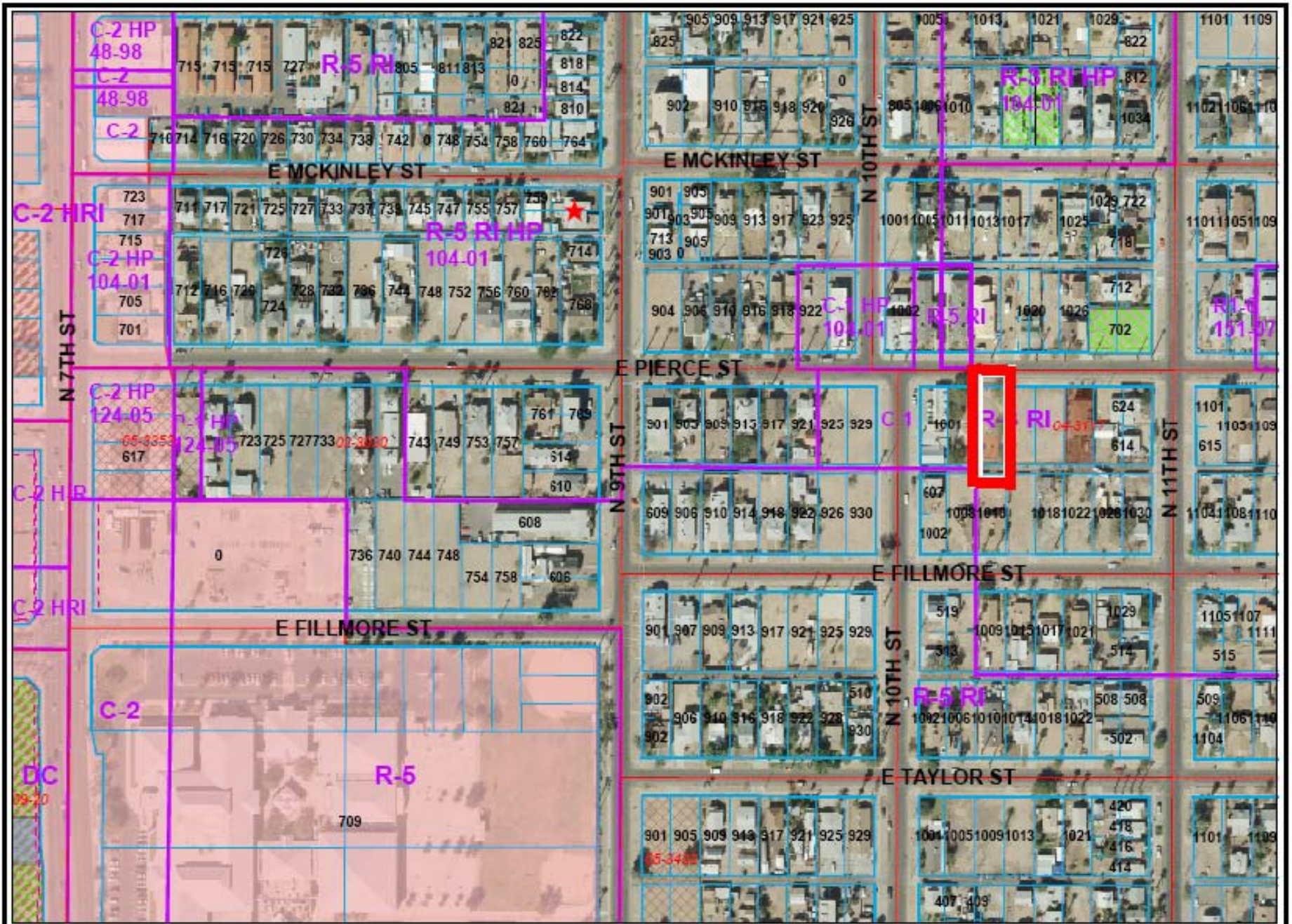
150 75 0 150 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
CENTRAL CITY VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Greater Phoenix Youth at Risk		REQUESTED CHANGE:	
APPLICATION NO.: Z-2-10		FROM: R-3 RI, (0.21 a. c.)	
DATE: 01/03/10 <small>REVISION DATES:</small>		TO: C-1, (0.21a. c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.21 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q8-26 <small>ZONING MAP</small> F-8	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-3		3	
C-1		3	
		* UNITS P.R.D. OPTION	
		3	
		3	

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



Development Services

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

PIERCE STREET

CITY OF PHOENIX

JAN 22 2010

Planning Department

75.0' R/W

50.0' R/W

33.0' EXIST ROAD

100.0'

EXISTING CHAIN LINK FENCE

LOT 14
ZONED R-3
APN 116-27-115G

LOTS 15 & 16
ZONED C-1
APN 116-27-118F

LOT 14
ZONED R-3
APN 116-27-116E
(UNDEVELOPED)

EXISTING PYAR BLDG
4,500 SF
FAR 21.8%

137.5'

25.0' BSTB LSTR

25.0' BSTB

10.0' LSTR

11.5' LSTR

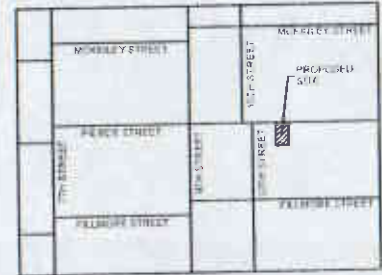
137.0'

13.0'

EXISTING ALLEY

15.0'

10TH STREET



VICINITY MAP



LEGEND

- RIGHT OF WAY LINE
- - - - - BOUNDARY SETBACK
- LANDSCAPE SETBACK

SITE PLAN
SCALE: 1" = 50'-0"

REZONING APPLICATION SITE PLAN
PHOENIX YOUTH AT RISK
PHOENIX, ARIZONA