



City of Phoenix

Planning Department

Staff Report: Z-68-09-8

March 2, 2010

Central City Village Planning Committee Meeting Date	March 8, 2010
Planning Commission Hearing Date	April 14, 2010
Request From:	R-4 CCSIOD (.23 Acres)
Request To:	P-1 CCSIOD (.23 Acres)
Proposed Use	Parking
Location	175 feet south of the SEC of 9th Avenue and Buckeye Road
Owner	Greater Shiloh Missionary Baptist Church
Applicant/Representative	Chavez & Associates
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use	
Street Map Classification	9th Avenue	Local	33 foot east half
	Alley (north)		20 foot full width
	Alley (east)		20 foot full width
<p><i>NEIGHBORHOOD ELEMENT, GOAL 5 CIRCULATION: TRAFFIC AND OVERFLOW PARKING FROM ADJACENT BUSINESSES SHOULD NOT IMPACT NEIGHBORHOODS BY DISRUPTING OR ALTERING THEIR QUALITY OF LIFE.</i></p> <p>The proposed parking is adjacent to commercial uses on Buckeye Road as well as land presently zoned for parking to the east. It will be used by patrons of a nearby church across 9th Avenue to the west. The parking is solely for this use and is not anticipated to negatively impact the residential area to the south.</p>			
<p><i>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 IMPACTS ON THE RESIDENTIAL PROPERTIES.</i></p> <p>Development of the surface parking area will be sensitive to the scale and character of the surrounding neighborhood. The site will be accessed from a commercial alley; no additional access to 9th Avenue is proposed. Landscaping will be placed adjacent to 9th Avenue and along the south property boundary.</p>			

NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 4 (RESIDENTIAL CONVERSION):

- **THE PROPOSED USE CHANGE IS COMPATIBLE WITH AND HELPS TO IMPLEMENT THE GENERAL PLAN OR OTHER ADOPTED PLANS.**
 The proposed use is compatible with the adopted plan for the area (see # 3 in Background/Issues/Analysis, below).
- **THERE IS A SUBSTANTIAL NEED IN THE IMMEDIATE FUTURE TO USE THE LAND FOR A COMMERCIAL OR INDUSTRIAL PURPOSE THAT CANNOT BE ACCOMMODATED IN AN EXISTING COMMERCIAL OR INDUSTRIAL ZONE.**
 Parking for the nearby church use cannot be accommodated in an existing non-residential zone.
- **THE AREA IS NOT VIABLE FOR CONTINUED RESIDENTIAL USE BECAUSE OF A COMBINATION OF FACTORS SUCH AS DETERIORATION, LAND USE OR TRAFFIC CONFLICT.**
 The site is presently vacant and is adjacent to commercial property. The two lots to the east as well as the lot to the south are also vacant. The parcel is small and would be difficult to develop under the existing R-4 multifamily zoning.
- **PARKING, TRAFFIC AND OTHER IMPACTS OF THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT NEARBY RESIDENTIAL USES.**
 As designed, with a 20 foot landscape buffer along 9th Avenue a 10 foot landscape setback along the south boundary, the impact of the proposed use on nearby residential properties is minimized.

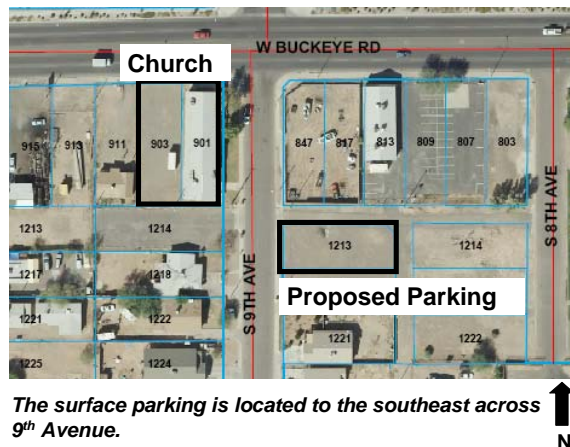
Area Plan
<u>CENTRAL CITY SOUTH AREA PLAN & CENTRAL CITY SOUTH INTERIM OVERLAY DISTRICT</u>
Consistent – See #3 in Background/Issues/Analysis, below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-4
North	Vacant, parking	C-3
South	Vacant, residential	R-4
East	Vacant, parking	P-1
West	Vacant, residential	R-3

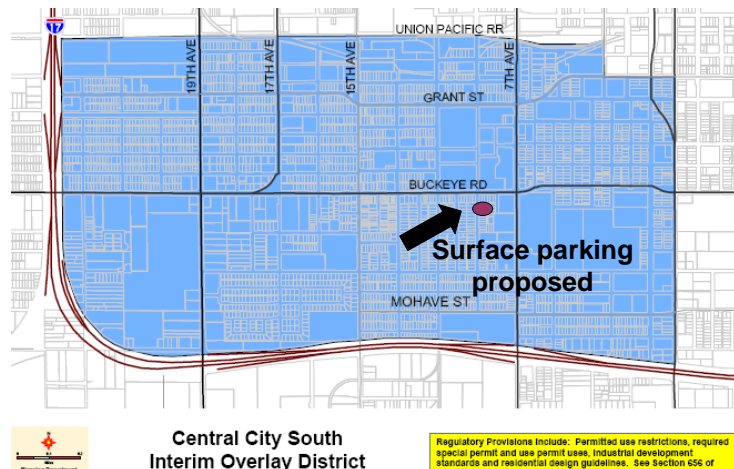
Commercial		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Landscaped Setbacks</i>		
Street	None	Met – 20 feet
Side	None	Met – 0 feet
Rear	None	Met – 0 feet
Parking	1 space per 3 seats 92 seats/3 spaces = 30.7	Met – 21 on church property 10 on off-site property

Background/Issues/Analysis

1. The subject site is proposed for use as surface parking for the church located on the southwest corner of 9th Avenue and Buckeye Road. The church is proposing an expansion and additional parking is needed to meet the city ordinance requirement. Ten spaces are proposed on the site with direct access from the commercial alley along the north boundary. A 20-foot landscape area with retention is proposed adjacent to 9th Avenue. No driveway access from 9th Avenue other than the alley entrance is planned.
2. There is a provision in the zoning ordinance allowing required parking to be accommodated at an off-site location. The parking area is required to be within 300 feet of the building for which the parking is being used, it has to be zoned to allow the parking and it cannot be across a collector or arterial street. The subject site meets the ordinance requirements for off-site parking as it is within 300 feet of the church, it is proposed to be rezoned to P-1 for surface parking and it is across a local street.



3. The subject site is located within the Central City South Interim Overlay District (CCSIOD) and the area of the Central City South Area Plan. The CCSIO District is bounded on the west and south by Interstate 17, on the east by Central Avenue, on the north by Lincoln Street between Central and 3rd Avenue and by



the Union Pacific Railroad line between 3rd Avenue and Interstate 17. The purpose of the district is to protect and enhance residential character in the area. Provisions of the district include prohibitions on the establishment of open land uses such as junk yards and billboards. The district imposes some restrictions on land uses such as automobile sales, storage yards, day labor center and pawn shops. Residential character is addressed through a requirement for new homes to undergo design review. This proposal to convert a vacant parcel near Buckeye Road to allow surface parking meets the intent of the CCSIO District. It proposes to develop a vacant parcel in support of the church land use. The site will be used for parking only and the zoning will not accommodate the land uses targeted by the CCIO District for prohibition or restriction.

4. A grant from the HOPE VI Revitalization Program allowed the city of Phoenix to redevelop the Matthew Henson Public Housing project in the area northwest of 7th Avenue and Buckeye Road. This area now has new housing, including owner-occupied units along with senior housing, a community resource center and a youth center. Expansion of the church on the south side of Buckeye Road, along with improvement of the subject parcel with landscaping and parking adds to the recent significant investment in the area.
5. The P-1 district is silent with regard to landscaping standards and landscape requirements are determined on a case-by-case basis and applied through stipulation in the rezoning process. The requirements imposed typically meet or approach the landscape standard required for commercial districts. The subject site proposes a landscape setback of 20 feet on 9th Avenues which is close to the commercial standard of 25 feet. The proposed 10 foot landscape buffer along the south edge of the property is appropriate as well.

6. The city of Phoenix Archaeology Section has commented that there are no known archaeological sites in this area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 30 feet of the discovery and the city of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
7. The Street Transportation Department has commented that development of the parcel for surface parking will require that the alley adjacent to the site will need to be paved and that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards.
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 2140 G of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.
9. 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. Development of a surface parking lot to support a nearby church is a use consistent with the goals and purpose of the Central City South Area Plan and the Central City Interim Overlay District.
2. The proposal, if approved for P-1, meets the guidelines of the General Plan's Residential Conversion policy.
3. Conversion of this parcel to surface parking, along with a landscaped setback on the local street and perimeter property line, will have minimal effect on nearby residences.

Stipulations

1. That the development shall be in general conformance with the site plan date stamped December 16, 2009, as approved by the Development Services Department, with specific regard to:
 - a. Provision of a 20 foot landscape setback along 9th Avenue and a 10 foot setback along the south boundary;
 - b. Access to the site shall be limited to the adjacent alley to the north.

2. That the development shall utilize the C-2 streetscape landscape standards for planting type along 9th Avenue and the south property line, as approved by the Development Services Department.
3. That the developer shall pave the alley adjacent to the site and comply with all ADA accessibility standards, as per plans approved by the Development Services Department.

Writer

Katherine Coles

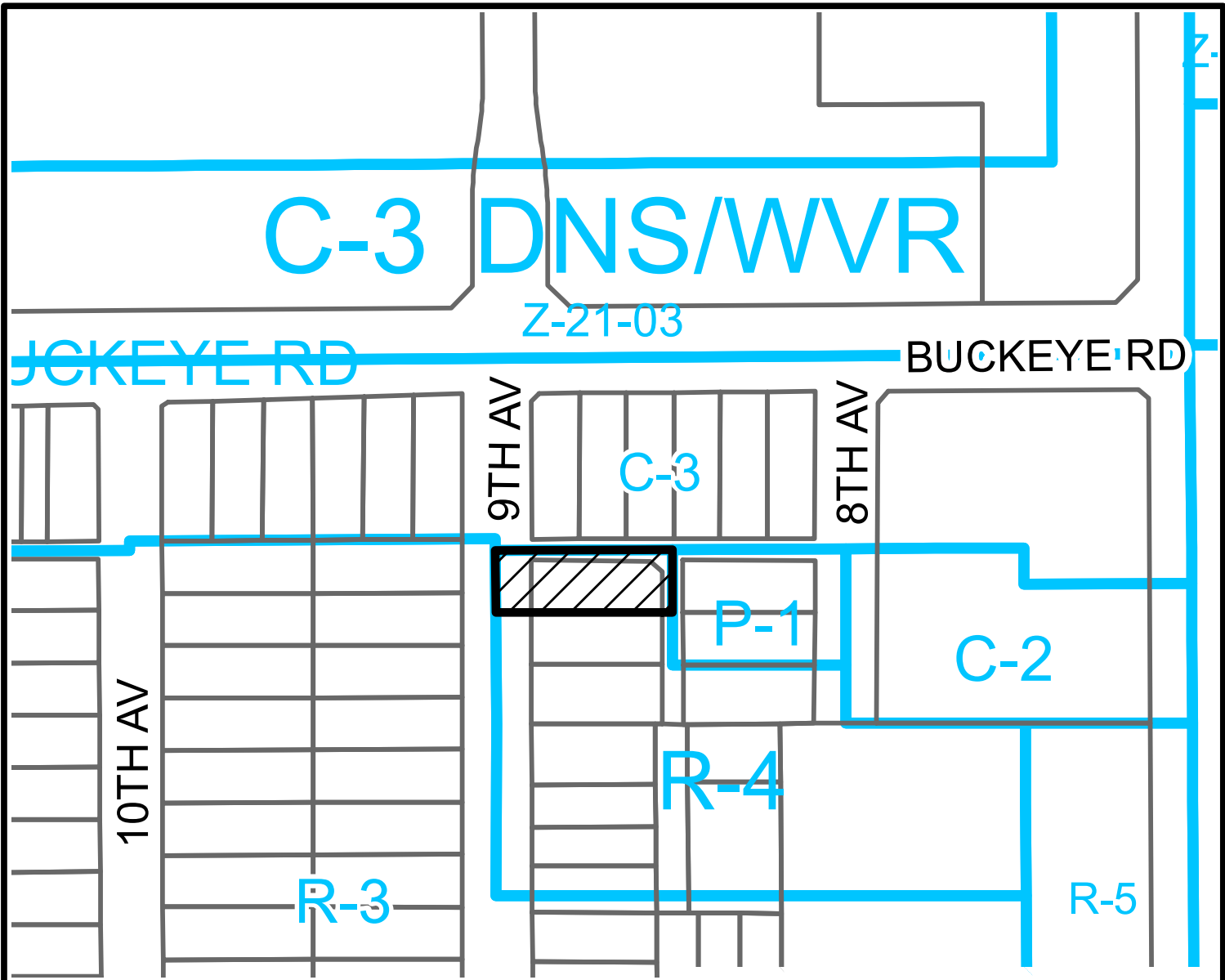
01/21/2010

Attachments

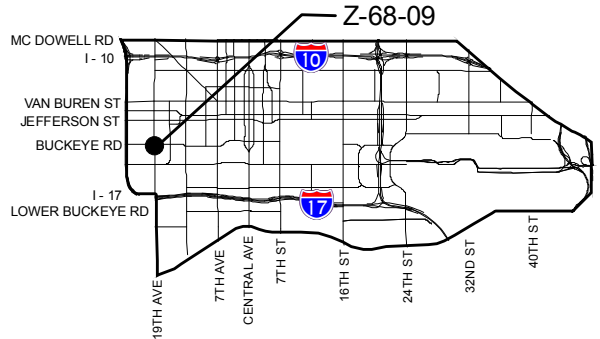
Zoning Sketch

Aerial

Site Plan dated December 16, 2009



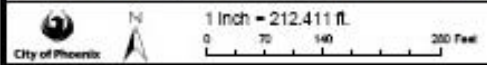
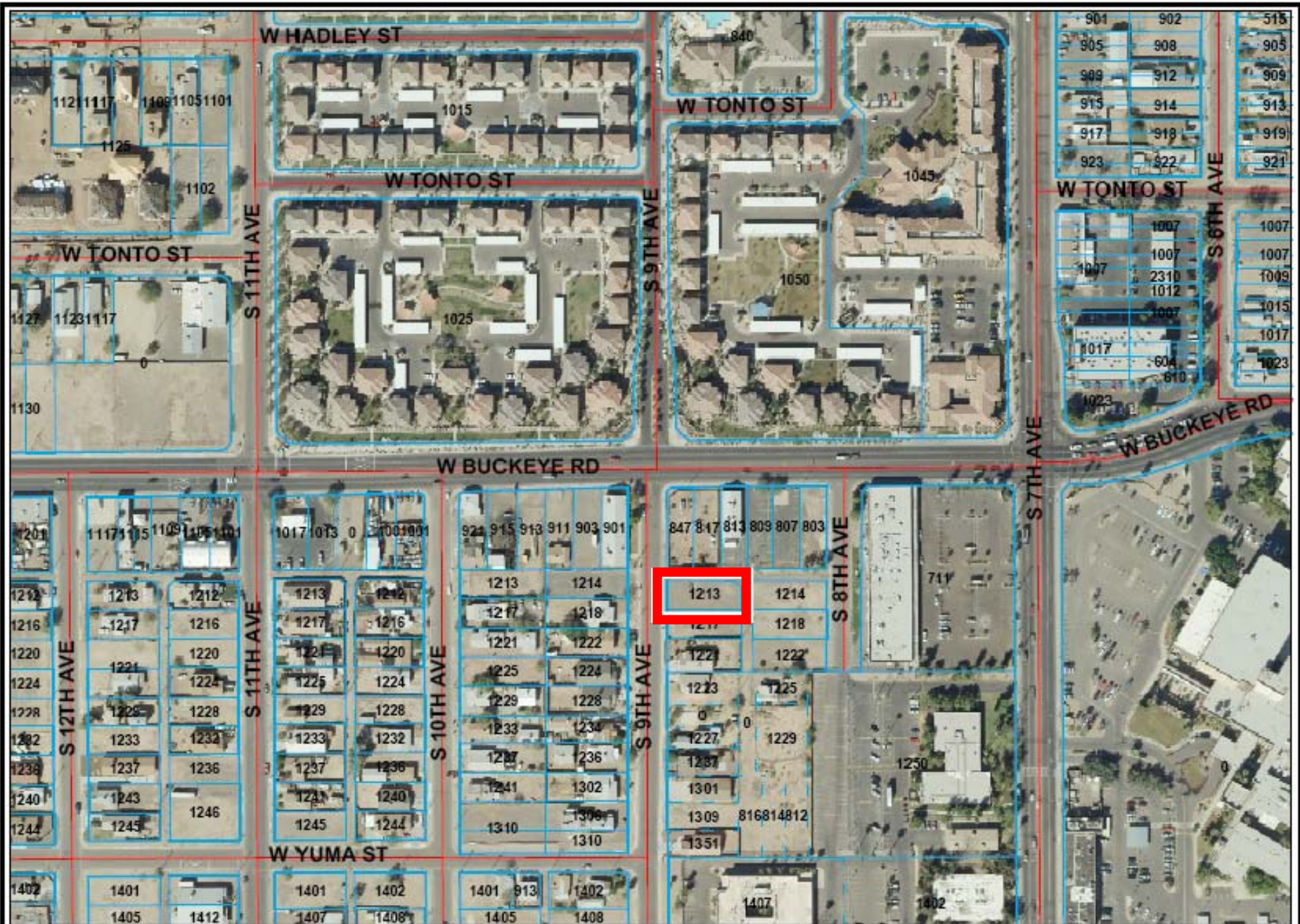
150 75 0 150 Feet



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

APPLICANT'S NAME: Chavez & Associates		REQUESTED CHANGE:	
APPLICATION NO. Z-68-09		FROM: R-4 CCSIOD, (0.23 a. c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.23 Acres		TO: P-1 CCSIOD, (0.23 a. c.)	
<small>DATE:</small> 10/31/09 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q8-26 <small>ZONING MAP</small> F-8	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-4		6	
P-1		N/A	
		* UNITS P.R.D. OPTION	
		8	
		N/A	

* 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.

