



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-121-14-6
December 19, 2014

Camelback East Village Planning Committee Hearing Date January 6, 2015

Planning Commission Hearing Date January 13, 2015

Request From: C-3 (1.02 acres)

Request To: A-1 (1.02 acres)

Proposed Use Storage Warehouse/Off-Premise Sign

Location Northwest corner of 53rd Street and Van Buren Street

Owner H & M Enterprises Inc.

Applicant’s Representative Earl, Curley & Lagarde, PC – Stephen Earl

Staff Recommendation Approval, subject to stipulations

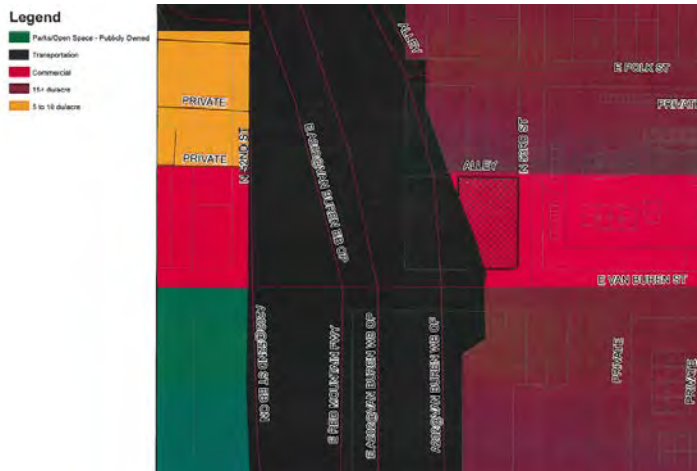
General Plan Conformity			
General Plan Land Use Designation		Commercial / Transportation	
Street Map Classification	Van Buren Street	Arterial	50-foot north half street
	Papago Street/53rd Street	Local	30-foot west half street
	Red Mountain Freeway	Freeway	Varies, 256-292 foot east half street
<p><i>LAND USE ELEMENT, GOAL 2: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</i></p> <p>The proposed development will develop a long vacant lot which is leftover from the development of the adjacent freeway.</p>			
<p><i>CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT, GOAL 5: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND INVESTMENT.</i></p> <p>The proposal will develop a blighted property and promote new investment in the area.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant lot	C-3
North	Abandoned Multi-Family Residential	R-5
South	Vacant lot	R-4A
East	Multi-Family Residential	R-4
West	Red Mountain Freeway	C-3

Background/Issues/Analysis

1. This is a request to rezone 1.02 acres from C-3 (General Commercial) to A-1 (Light Industrial District) to allow for a storage warehouse and an off-premise sign.
2. The property is currently a vacant lot. The property owner has proposed building a small storage warehouse to store maintenance trucks for area off-premise signs. The property owner is also proposing a new off-premise sign oriented towards freeway traffic. In order to meet the off-premise sign separation requirements, the property owner will need to remove a nonconforming off-premise sign located within the apartment complex to the east.

3. The General Plan designation for the parcel is Transportation for a small piece of the site near the southwest corner. The remainder of the site is designated Commercial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.



4. Although much of the site is adjacent to multi-family residential zoning districts, the site's proximity to the freeway, small size of the subject parcel and the removal of the non-conforming off-premise sign make the proposal an appropriate land use for this location. In addition, the property owner has agreed to general conformance with the site plan and elevations, limiting the building type and location, street access and parking areas. A stipulation has been added to address this restriction. Finally, the Phoenix Zoning Ordinance does not allow any outdoor storage within 75 feet of a public street, which will restrict any outdoor storage on the subject site because of the size of the property.

5. A component of the proposal will include an off-premise sign at the southwest corner of the site. Staff does not support the development of the off-premise sign without any other improvements to the site. The property owner has agreed to install landscaping prior to the development of the off-premise sign and a stipulation has been included to address this requirement.
6. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
7. 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 abandonment may be required.

Findings

1. As stipulated, the request is an appropriate use for a remnant parcel next to a freeway.
2. The development would redevelop a vacant remnant parcel which has remained vacant since the development of the freeway.
3. The proposal would result in the removal of a nonconforming off-premise sign located on a residential property.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped November 6, 2014 and the elevations date stamped December 19, 2014, except as modified by the following stipulations and approved by the Planning and Development Department.
2. The required landscaping along the street frontage shall be installed prior to the off-premise advertising structure being permitted as approved by the Planning and Development Department.
3. 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

Xandon Keating

12/19/14

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December 19, 2014
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Team Leader

Joshua Bednarek

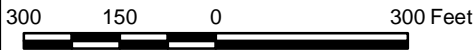
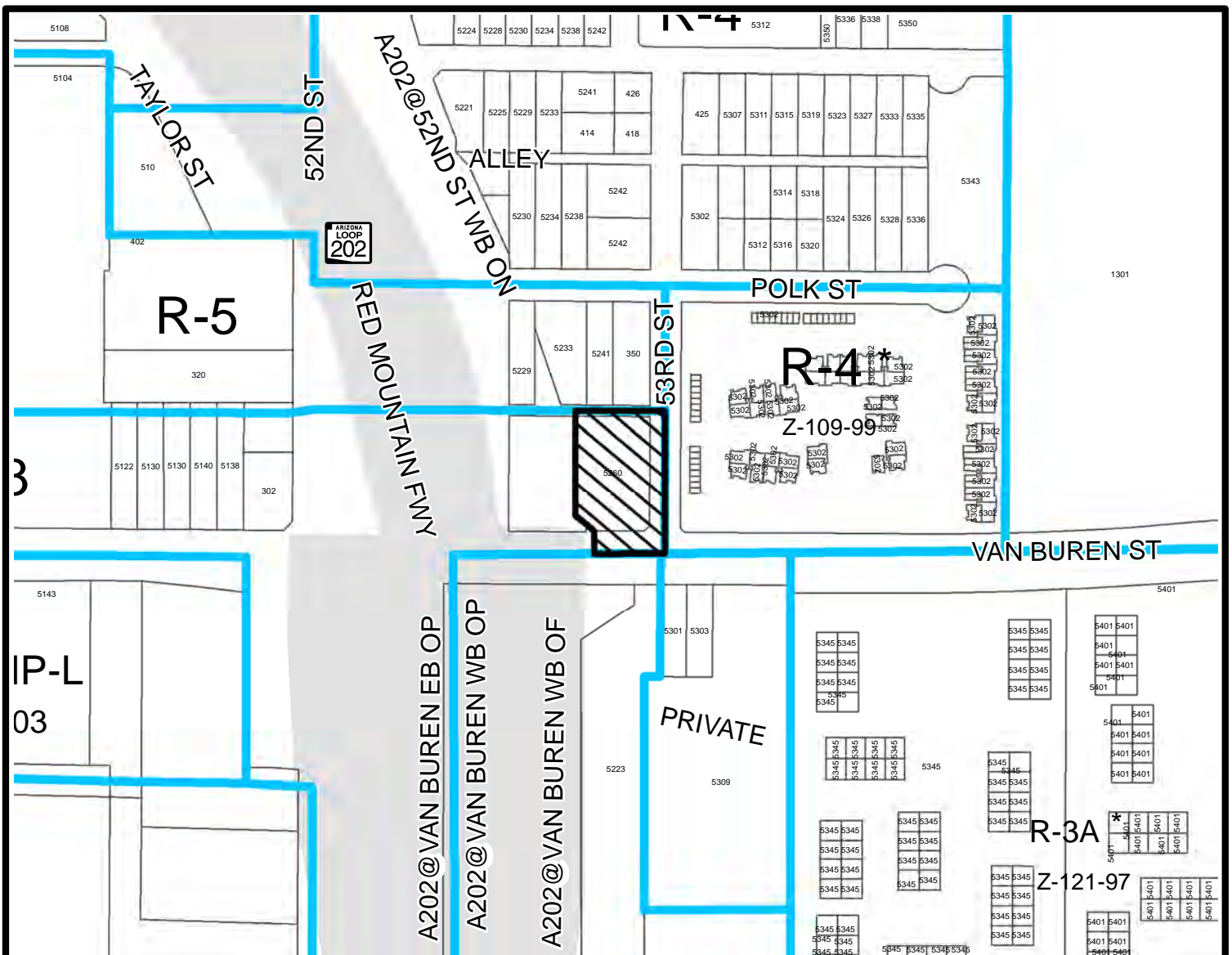
Attachments

Sketch Map

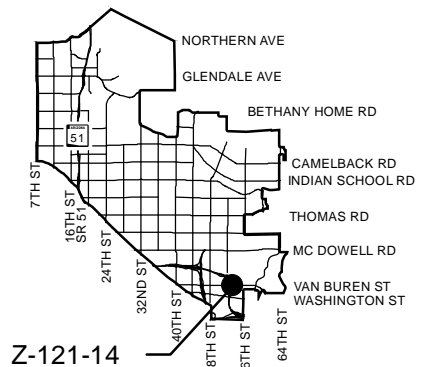
Aerial

Site Plan date stamped November 6, 2014

Elevations date stamped November 6, 2014 and December 19, 2014 (2 pages)



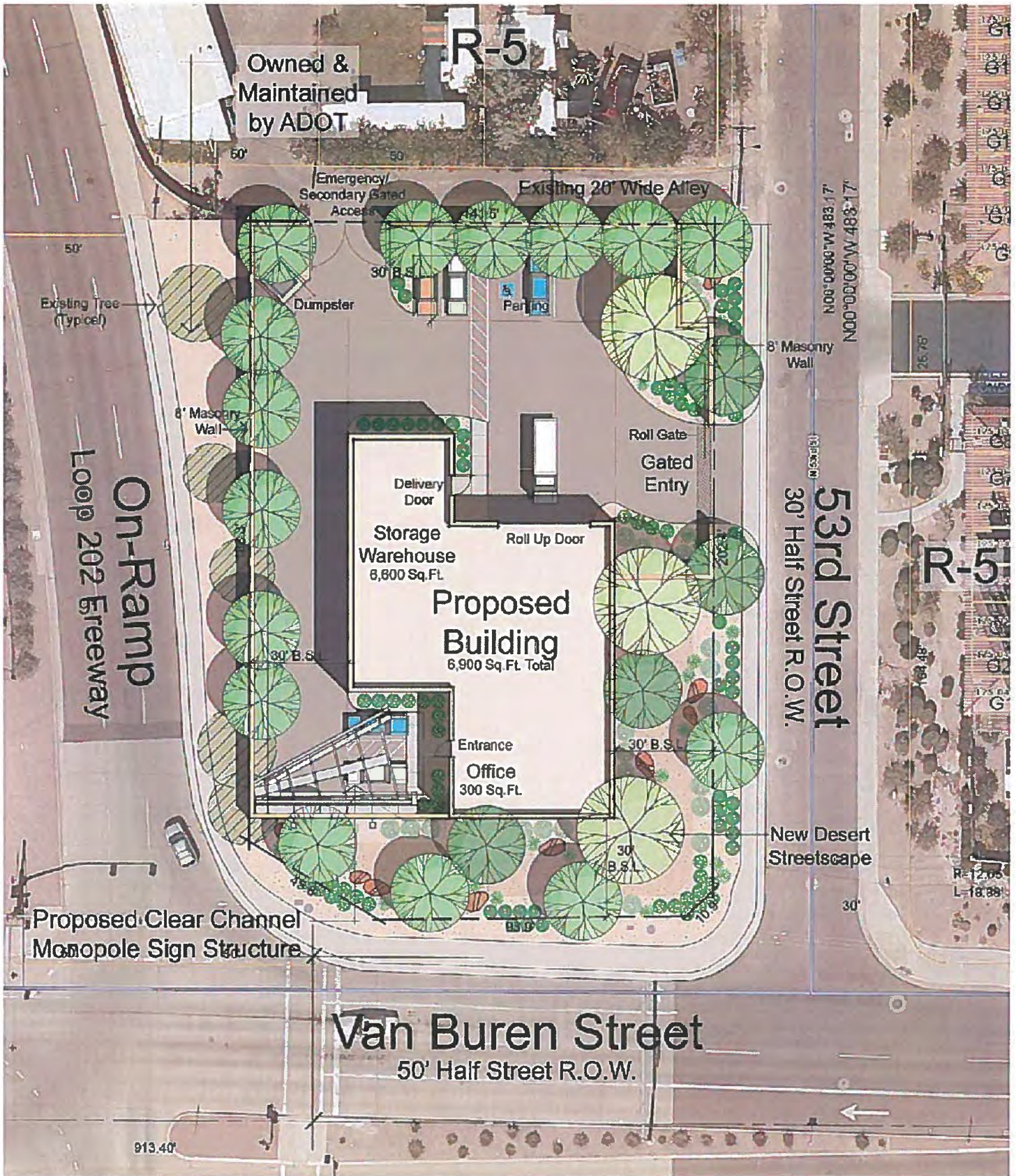
CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Earl, Curley & Lagarde, PC -Stephen Earl		REQUESTED CHANGE:	
APPLICATION NO. Z-121-14		FROM: C-3, (1.02 a.c.)	
DATE: 11/20/14		TO: A-1, (1.02 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.02 Acres		REVISION DATES:	
AERIAL PHOTO & QUARTER SEC. NO. QS 11-40		ZONING MAP F-11	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-3		15	
A-1		N/A	
		* UNITS P.R.D. OPTION	
		18	
		N/A	

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





Plan Data:

APN#: 125-04-006A	Project Area: +/-0.67 Acres
Existing Zoning: C-3	Proposed Zoning: A-1
Use: Storage Warehouse	Building Area: 6,900 Sq.Ft.
Required Parking: 2 Spaces (1 Space/300 Sq Ft. of Office & 1 Space/1.5 Worker)	
Parking Provided: 8 Spaces	

Conceptual Site Plan for:

CITY OF PHOENIX

NOV 08 2014

Planning & Development
Department

Applicant:

Earl, Curley & Lagard, P.C.
3101 N. Central Avenue, Suite 1000

Phoenix, AZ 85012

Owner/Developer:

Clear Channel

2005 E. Camelback Rd., Suite 250

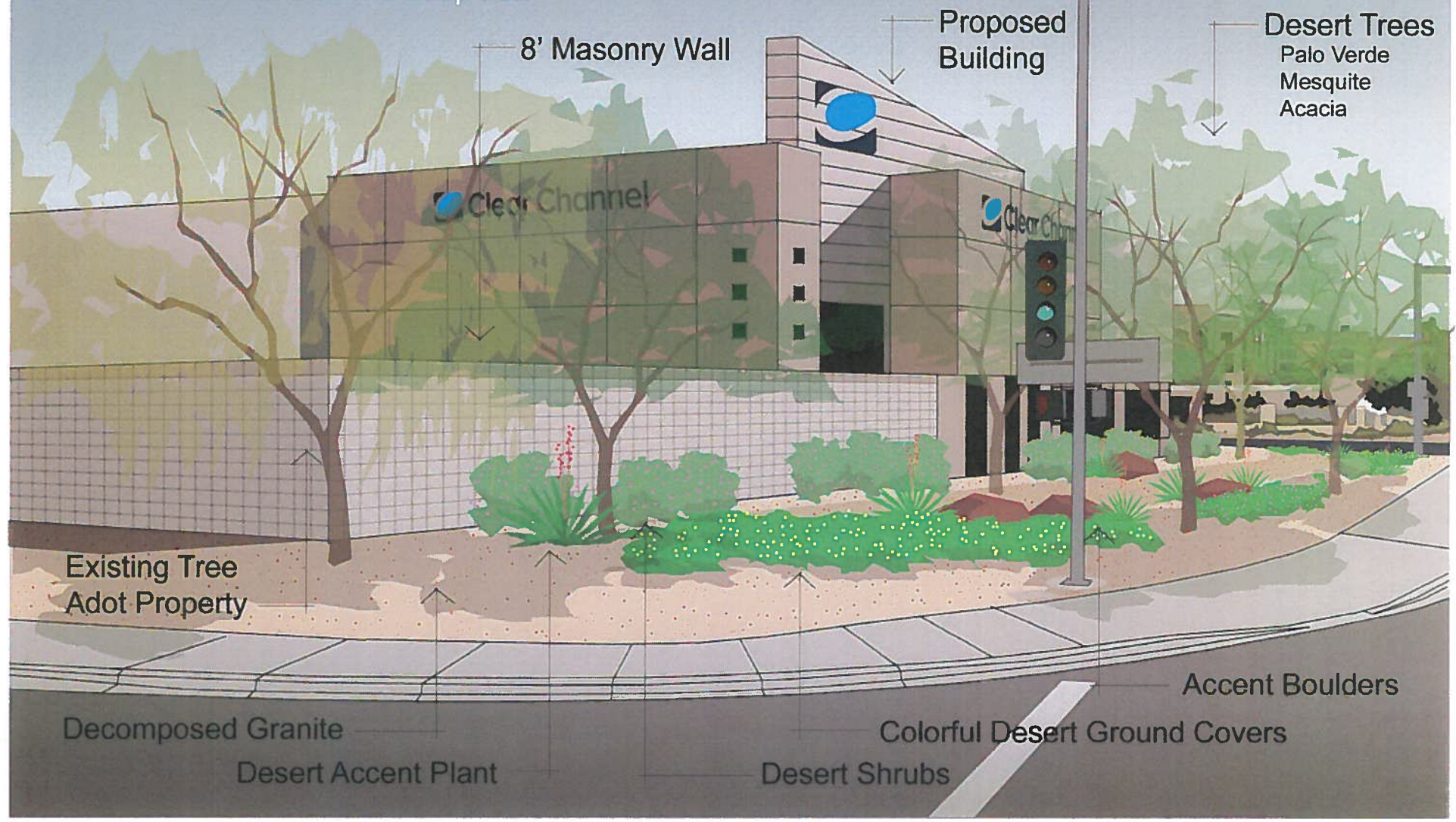
Date:
9/19/2014

Approximate
Scale: 1"=30'



Proposed Storage Warehouse

S.W. Corner of Van Buren & Loop 202



8' Masonry Wall

Proposed Building

Desert Trees
Palo Verde
Mesquite
Acacia

Existing Tree
Adot Property

Decomposed Granite

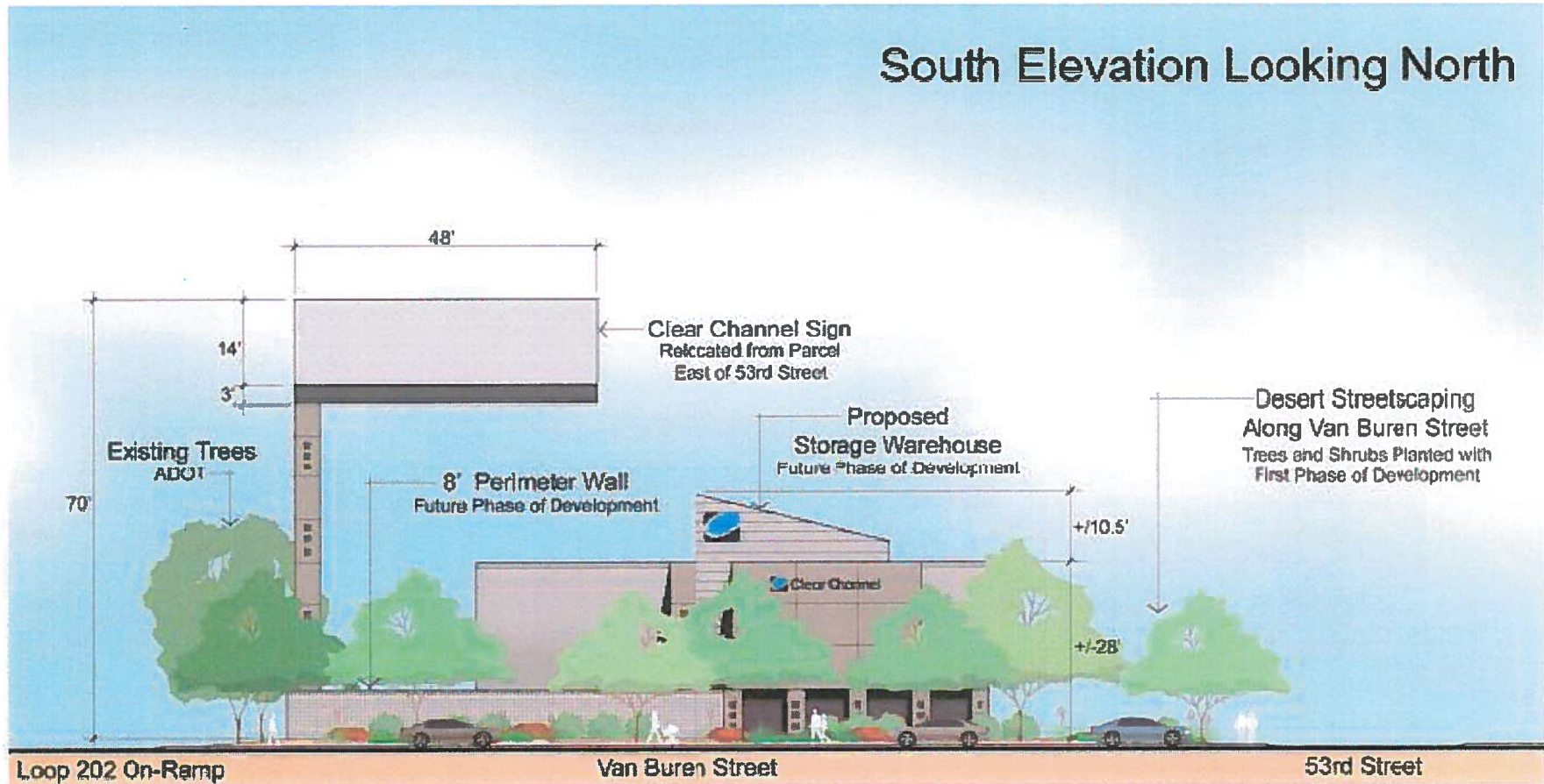
Desert Accent Plant

Desert Shrubs

Colorful Desert Ground Covers

Accent Boulders

South Elevation Looking North



Conceptual Building Elevation for:

Proposed Storage Warehouse

S.W. Corner Van Buren & Loop 202

prepared by: Daffing Sands Design, Inc.
December 18, 2014

Note:

This elevation is conceptual in nature and subject to revision.
Not for construction purposes.

CITY OF PHOENIX

DEC 19 2014

Planning & Development
Department