



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-18-14-8
August 28, 2014

| | |
|---|---|
| Camelback East Village Planning Committee Hearing Date | September 9, 2014 |
| Planning Commission Hearing Date | October 14, 2014 |
| Request From: | R-5 (0.69 acres) |
| Request To: | C-1 (0.69 acres) |
| Proposed Use | Beauty School |
| Location | Approximately 205 feet south of the southwest corner of 36 th Street and Thomas Road |
| Owner | Gerard Windstein |
| Applicant's Representative | Carlos Dominquez |
| Staff Recommendation | Approval, subject to stipulations |

| General Plan Conformity | | | |
|---|-------------------------|---------------------------|--------------------------|
| General Plan Land Use Designation | | Residential 15+ du / acre | |
| Street Map Classification | 36 th Street | Minor Collector | 33 foot west half street |
| <p>CONSERVATION, REHABILITATION & REDEVELOPMENT, GOAL 4: ADAPTIVE REUSE OF OBSOLETE DEVELOPMENT: ENCOURAGE REUSE OF VACANT STRUCTURES AND SUBSTANTIAL REHABILITATION OF OBSOLETE BUILDINGS.</p> <p>The rezoning will encourage the adaptive reuse of the vacant commercial building.</p> | | | |
| <p>LAND USE ELEMENT, GOAL 1, POLICY 3: INCLUDE A VARIETY OF LAND USES: OFFICE, RETAIL SHOPPING, ENTERTAINMENT AND CULTURAL, HOUSING, HOTEL AND RESORT, AND WHERE APPROPRIATE, SOME TYPES OF INDUSTRY.</p> <p>The proposed beauty school will provide a specialized land use that will add to the commercial diversity in the area.</p> | | | |

| Surrounding Land Uses/Zoning | | |
|------------------------------|-----------------|---------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant | R-5 |
| North | Bar | C-2 |

| | | |
|--------------|---------------------------|------|
| South | Office | R-5 |
| East | Retail | C-2 |
| West | Single Family Residential | R1-6 |

| C-2 (Intermediate Commercial) | | |
|--------------------------------------|---|--|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| <i>Building Setbacks</i> | | |
| Street | Average 25 feet (east) | Existing – 17 feet |
| Interior | 25 feet (west) 10 feet (south) 0 feet (north) | Existing – 63 feet Existing – 67 feet Existing – 17 feet |
| <i>Landscape Setbacks</i> | | |
| Street (east) | Average 25 feet | Existing - 15 feet |
| Side (west) | 10 feet | 10 feet |
| Lot Coverage | Maximum 50% | Met – 13.01% |
| Building Height | Maximum 30 feet | Existing – 15 feet |
| Parking | Minimum 32 required | Met – 35 provided |

Background

1. This is a request to rezone 0.69 acres from R-5 (Multi-family Residential) to C-1 (Neighborhood Retail) to allow for a beauty school.
2. The site is currently developed with a vacant single story office building which was previously used as a contractors office. The rectangular building sits near the northeastern end of the site with a parking lot to the south and west.
3. The General Plan designation for the parcel is Residential 15+ du / acre. 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. The majority of the property zoned R-5 in the immediate vicinity of the subject site is no longer used for a residential use. Converting the subject site to a neighborhood commercial use would further strengthen the buffer between the intermediate commercial uses along Thomas Road and the single family residential to the west and south. Furthermore the request is consistent with the adjacent land uses along 36th Street.
5. The adjacent land uses to the west of the subject site consist primarily of single family development. To help buffer these land uses from the proposed commercial business, the applicant has agreed to reconfigure the parking lot to allow for a 10 foot landscape setback along the western edge of the property. A stipulation has been added to

address this provision.

6. The existing street side landscape setback does not meet the minimum 25 feet requirement. Because the building is existing, the City cannot require the full 25 feet, but the applicant has agreed to utilize the C-1 streetscape landscape standards for planting types and spacing for the existing landscaping area along the street. A stipulation has been added to address this requirement.
7. 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 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
8. 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. The proposal provides improvement to the surrounding area with new landscaping, an upgraded parking lot and the improved appearance of the property.
2. The proposal would be appropriately buffered from the surrounding single family residential development.
3. The proposal is consistent with the surrounding commercial land uses.

Stipulations

1. The development shall be in general conformance with the site plan date stamped August 6, 2014, except as modified by the following stipulations and approved by the Planning and Development Department.
2. The property owner shall provide a 10-foot landscape setback along the west property line as approved by the Planning and Development Department.
3. The development shall utilize the C-1 streetscape landscape standards for planting types and equivalent groupings along 36th Street, as approved by the Planning and Development Department.
4. 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.

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Writer

Xandon Keating

08/22/14

Team Leader

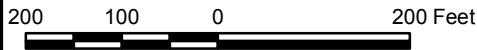
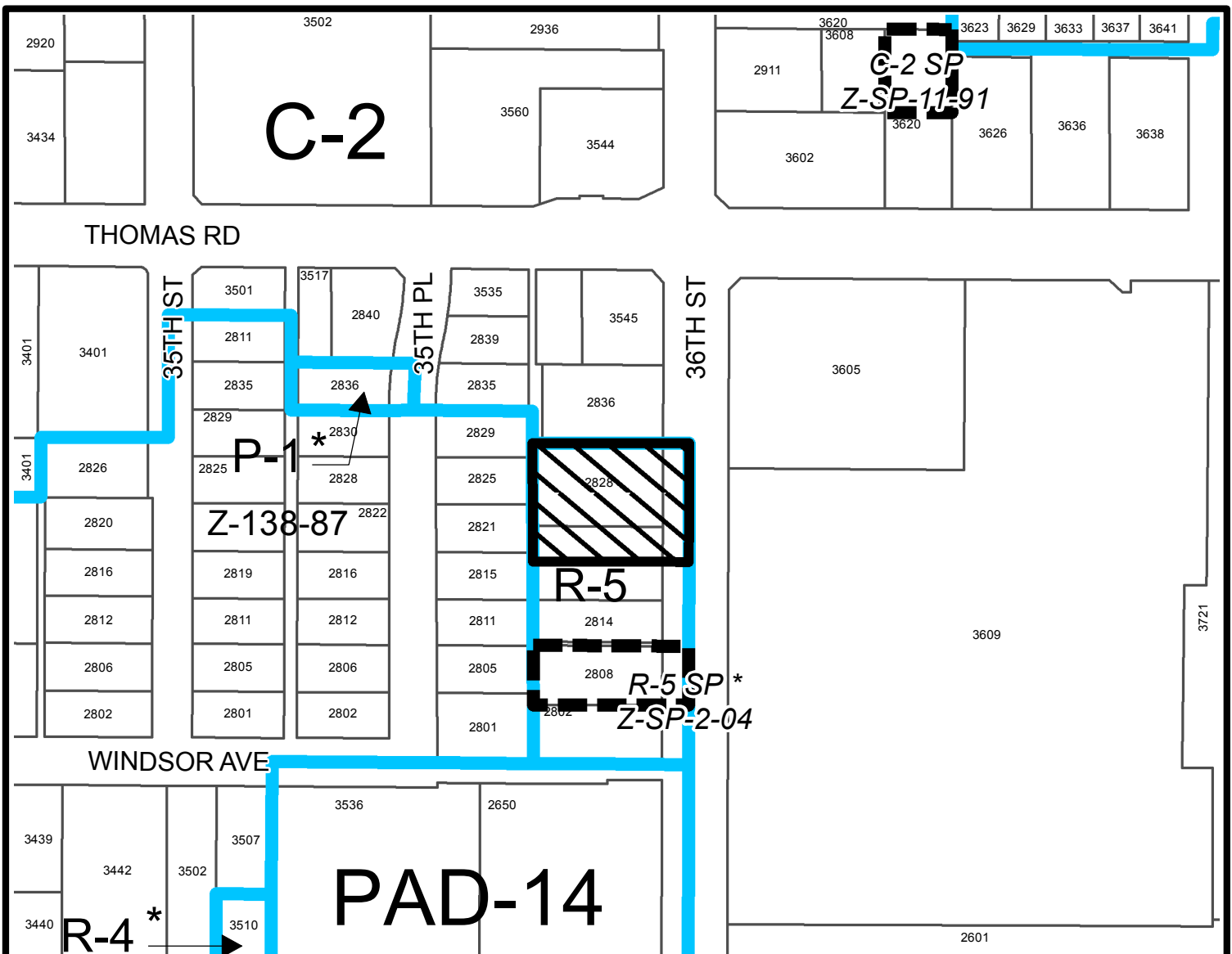
Joshua Bednarek

Attachments

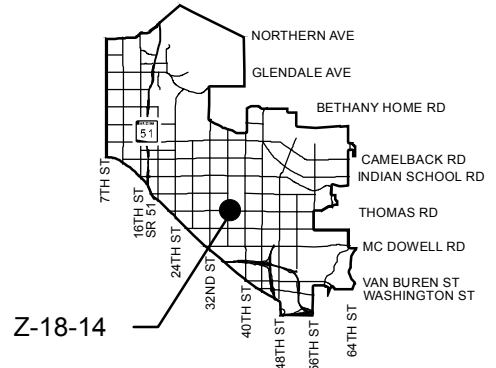
Sketch Map

Aerial

Site Plan (date stamped 8/6/14)

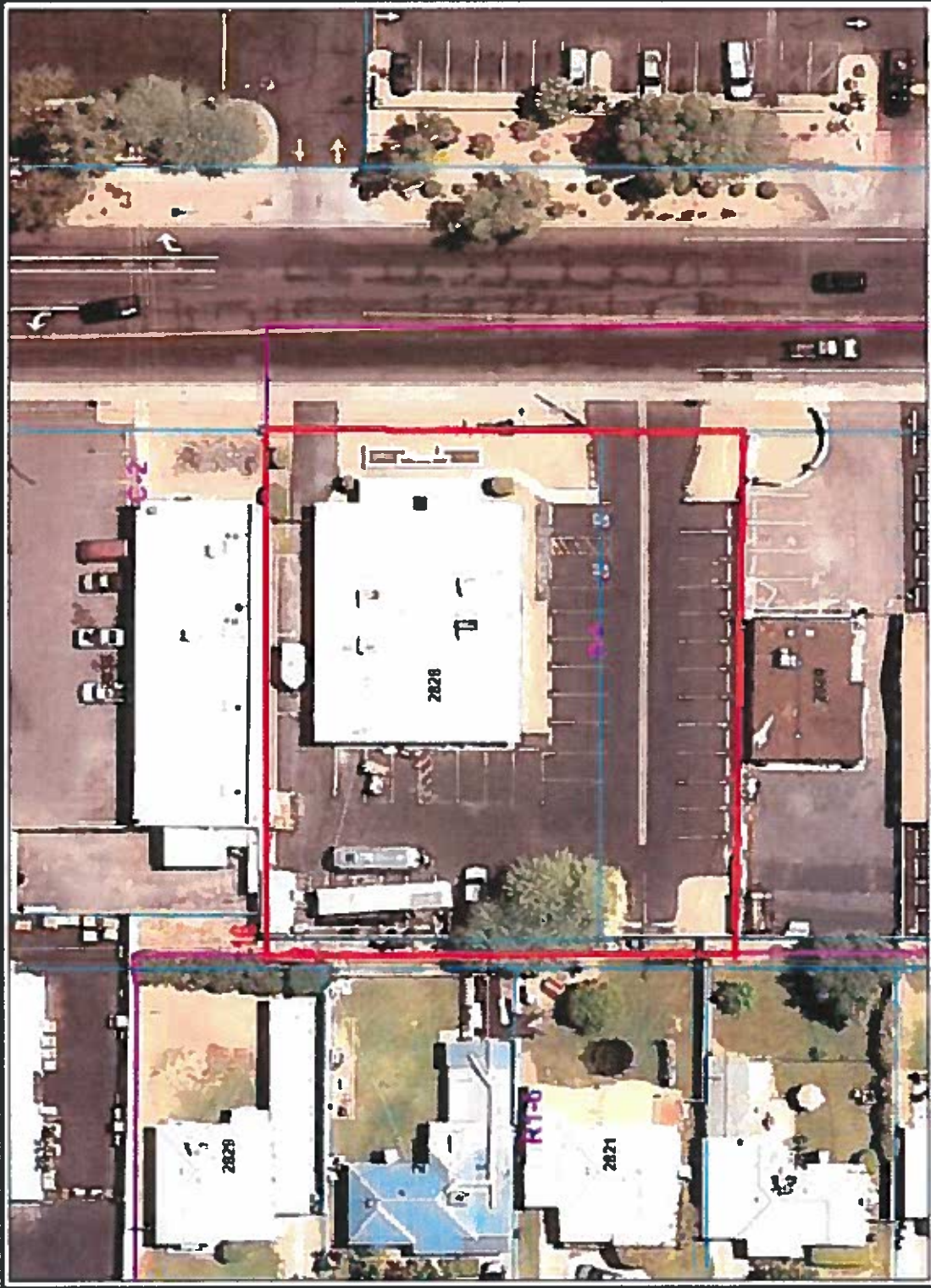


CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 8



| | | | |
|---|--|-----------------------------------|---------------------|
| APPLICANT'S NAME: Maria Arroyo | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-18-14 | DATE: 6/11/14 <small>REVISION DATES:</small> | FROM: R-5, (.69 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> .69 Acres | <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 14-35 | <small>ZONING MAP</small> G-10 | TO: C-1, (.69 a.c.) |
| MULTIPLES PERMITTED | CONVENTIONAL OPTION | * UNITS P.R.D. OPTION | |
| R-5 | 30 | 36 | |
| C-1 | 10 | 12 | |

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



The information appearing on this map is based on records provided to the City of Portland by the Oregon Department of Transportation. The City of Portland is not responsible for any errors or omissions on this map.

Planning and Development

City of Portland
1 inch = 331.3 feet
0 10 20 30 40 50 feet

