

Staff Report: Z-5-15-6March 12, 2015

Alhambra Village Planning Committee

Hearing Date

March 24, 2015

Planning Commission Hearing Date April 14, 2015

Request From: C-2 (2.58 acres), R-3 (1.60 acres) & P-1

(0.77 acres)

Request To: C-O / G-O HGT WVR (4.95 acres)

Proposed Use Expansion of an existing broadcasting

office and studio

Location Approximately 312 feet north of the

northeast corner of 7th Avenue and

Missouri Avenue

Owner Broadcasting Corporation

Applicant's Representative Wallcott Denison III

Staff Recommendation Approval, subject to stipulations

General Plan Conformity						
General Plan Land Use Designation			Commercial / Residential 3.5 to 5 du/acre			
Street Map Classification	7th Avenue		Arterial	Varies, 40-50-foot east half street		

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.

The proposal will allow a unique land use to expand and continue to operate at the subject site.

NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT 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.

The proposal will only add a relatively small scale single story building and maintain large setbacks for larger structures.

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Surrounding Land Uses/Zoning					
	Land Use	Zoning			
On Site	Broadcasting Office and Studio	C-2, R-3 & P-1			
North	Single Family Residential	R1-10			
South	Vacant Retail / Parking / Multi- Family Residential	C-2 / P-1 / R-3			
East	Church Parking Lot / Vacant	R-3			
West	Single Family Residential	R1-6			

C-O / G-O HGT WVR (Restricted Commercial / General Office Height Waiver)				
<u>Standards</u>	Requirements	Proposed (*Variance required)		
Building Setbacks				
Perimeter building setbacks	20 feet front yard (west)	Met – 20 feet		
	10 feet side yard (south)	Met – 32 feet		
	25 feet rear yard (east)	Met – 298 feet		
	10 feet side yard (north)	Not Met –0 feet (existing condition – Variance not required)		
Lot Coverage	Maximum 40%	Met – 26%		
Building Height	Maximum 42 feet	Met – 27 feet for new building (existing building is 46 feet)		
Parking	Minimum 231 required	Met – 291 provided		

Background/Issues/Analysis

- This is a request to rezone 4.95 acres from C-2 (Intermediate Commercial), R-3 (Multiple-Family Residence District) & P-1 (Passenger Automobile Parking) to C-O / G-O HGT WVR (Restricted Commercial / General Office Height Waiver) to allow for the expansion of an existing broadcasting office and studio.
- 2. The property is currently developed with a broadcasting office and studio. A 32 foot high, two story building exists along the northwest portion of the site. The southwest corner is developed with a parking lot and the primary driveway to the site. A 46 foot, three story building is located immediately to the east of the parking lot. The balance of the site is developed with surface parking with the exception of a garden located at the northeast corner of the site and several satellite dishes located along the northern boundary of the property. Several large carports cover a significant portion of the surface parking. The R-3 portion of the existing site is developed as surface parking which is not an allowed

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primary use in the R-3 zoning district.

3. The General Plan designation for the parcel is Commercial for the western one half of the site, and Residential 3.5 to 5 du/acre for the balance. 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 applicant is proposing to build a 6,838 square foot, 27 foot high, single story building to house a new broadcasting studio. The new building would be located directly east of the existing building. A height waiver is needed because the proposed height of the new building will be 27 feet, which is higher than the 25 foot maximum height allowed by Commercial Office / General Office.
- 5. The proposed height waiver would limit future development to a maximum height of 42 feet. The applicant has agreed to limit the height of future development within 99 feet of the north property line, and nearest to the adjacent single family residential, to a maximum of 32 feet. The applicant has also agreed to limit the height of future development within 150 feet of the eastern property line, and nearest potential multifamily residential to the east, to a maximum of height of 25 feet. Stipulations have 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 1740 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.

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Findings

1. As stipulated, the request is appropriately buffered from the surrounding residential uses.

- 2. The increase in traffic to the development would be minimal and the additional allowed uses would provide greater services to the surrounding community.
- 3. The proposal would bring the nonconforming R-3 portion of the site into compliance.

Stipulations

- 1. The development shall be in general conformance with the site plan date stamped January 22, 2015 except as modified by the following stipulations and approved by the Planning and Development Department.
- 2. Building height shall be limited to a maximum of 25 feet within 150 feet of the east property line as approved by the Planning and Development Department.
- 3. Building height shall be limited to a maximum of 32 feet within 99 feet of the north property line as approved by the Planning and Development Department.

Writer

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Attachments

Sketch Map Aerial Site Plan





