Camelback East Village Planning Committee Hearing Date June 2, 2015
Planning Commission Hearing Date June 9, 2015

Request From: R1-10 (0.34 acres)
Request To: P-1 (0.34 acres)
Proposed Use Surface parking
Location Approximately 315 feet west of the southwest corner of 40th Street and Campbell Avenue
Owner Postino Winebar, LLC
Applicant’s Representative Heidi K. Short, Fennemore Craig
Staff Recommendation Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
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<tbody>
<tr>
<td>General Plan Land Use Designation</td>
</tr>
<tr>
<td>Street Map Classification</td>
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</tbody>
</table>

**NEIGHBORHOOD ELEMENT, GOAL 5 CIRCULATION: TRAFFIC AND OVERFLOW PARKING FROM ADJACENT BUSINESSES SHOULD NOT IMPACT NEIGHBORHOODS BY DISRUPTING OR ALTERING THEIR QUALITY OF LIFE.**

The proposed surfaced parking lot will help reduce any overflow parking on nearby local streets.

**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.**

The proposed development has been designed to be sensitive to the surrounding single family neighborhoods by incorporating landscape setbacks where adjacent to residential properties.

<table>
<thead>
<tr>
<th>Surrounding Land Uses/Zoning</th>
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<tbody>
<tr>
<td><strong>Land Use</strong></td>
</tr>
<tr>
<td>On Site</td>
</tr>
<tr>
<td>North</td>
</tr>
<tr>
<td>South</td>
</tr>
<tr>
<td>East</td>
</tr>
<tr>
<td>West</td>
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P-1 (Passenger Automobile Parking, Limited)

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street</td>
<td>None</td>
<td>0 feet</td>
</tr>
<tr>
<td>Side</td>
<td>None</td>
<td>0 feet (east)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>20 feet (west)</td>
</tr>
<tr>
<td>Rear</td>
<td>None</td>
<td>4 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>Not applicable</td>
<td>24 provided</td>
</tr>
</tbody>
</table>

**Background/Issues/Analysis**

1. This is a request to rezone a 0.34 acre parcel from R1-10 (Single-Family Residence District) to P-1 (Passenger Automobile Parking, Limited) to allow for parking for adjacent retail office, and restaurant uses.

2. The site is currently developed with a single family residence. There are residential uses to the north, west and south of the site. Existing commercial development is located to the east and northeast of the site. There is a need for additional parking which would be served by the proposed surface parking lot.

3. The General Plan Land Use Map designation for this property is Residential, 3.5 to 5 dwelling units per acre. Although the proposal is not consistent with the General Plan Land Use Map designation, an amendment is not required as the subject parcel is less than 10 acres.

4. The P-1 zoning district is intended to provide off-street parking in appropriate locations for non-residential uses located near residential districts. Trash dumpsters and trash enclosures are typically permitted as accessory uses. Due to the proximity of the site to the adjacent residential neighborhood, inclusion of trash dumpsters and trash enclosures are not appropriate on this site. A stipulation has been added to address this requirement.

5. The P-1 zoning district is silent with regard to landscape standards. Landscape requirements are determined on a case-by-case basis and applied through stipulation(s) in the rezoning process. The requirements imposed typically meet or approach the landscape standard requirements for commercial districts. In order to reduce the impact of the commercial development on the adjacent residential properties and the adjoining street, stipulations have been added to provide landscape setbacks on the west and south sides of the property as well as to provide additional landscaping in the adjacent right-of-way to the north of the property.

6. The surface parking area is proposed in an area that is adjacent to existing residential development. Walls and lighting proposed for the site should be designed to mitigate negative effects on the residential properties. Stipulations have been added to address wall design and height of site lighting.
7. The subject site is near some of the City’s bicycle infrastructure, including the Arizona Canal and the bike lanes along Campbell Avenue. The property owner has agreed to install bicycle racks either on the subject site or on the adjacent site to encourage patrons to travel to the site by bicycle. A stipulation has been added to address this requirement.

8. 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 1765 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

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 abandonment may be required.

Findings

1. The proposed development will provide an appropriate buffer between the residential uses to the west and south and the commercial development to the east.

2. The site will provide additional parking to address the needs of the adjacent commercial development and reduce neighborhood overflow parking.

3. As stipulated, the proposal will have a minimal effect on nearby residences.

Stipulations

1. The property owner shall construct a 3-foot high decorative screen wall along the north property line, as approved by the Planning and Development Department.

2. The property owner shall construct an 8-foot high wall along the south property line, as approved by the Planning and Development Department.

3. Wall height along west property line shall be limited to a maximum height of 40 inches within 25 feet of the north property line, as approved by the Planning and Development Department.

4. The property owner shall provide a minimum 20-foot landscape setback with minimum 3-inch caliper trees to be placed 20-feet on center or in equivalent groupings along the west property line, as approved by the Planning and Development Department.

5. The property owner shall provide an average 5-foot, minimum 4-foot, landscape setback with minimum 3-inch caliper trees to be placed 20-feet on center or in equivalent groupings along the south property line, as approved by the Planning and Development Department.
6. The property owner shall provide two, minimum 3-inch caliper trees, to be planted in the landscape area along Campbell Road, as approved by the Planning and Development Department.

7. Any parking area lighting shall be no higher than 6 feet and shielded to cast the light downward.

8. There shall be no trash enclosures/dumpsters located on the site, as approved by the Planning and Development Department.

9. Bicycle parking for the commercial development served by this surface parking lot shall be provided, either as two secure spaces in lockers within the surface parking area, or four bicycle rack spaces in a location near a building entrance, as administratively approved by the Planning Hearing Officer.

**Writer**
Samantha Keating
05/15/15

**Team Leader**
Joshua Bednarek

**Attachments**
Sketch Map
Aerial
Site Plan (date stamped 5/5/15)