



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-7-15-6
May 19, 2015

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

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du/acre	
Street Map Classification	Campbell Avenue	Minor Collector	40-foot south half street
<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 surfaced parking lot will help reduce any overflow parking on nearby local streets.</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>The proposed development has been designed to be sensitive to the surrounding single family neighborhoods by incorporating landscape setbacks where adjacent to residential properties.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single Family Residence	R1-10
North	Single Family Residential	R1-6
South	Single Family Residential	R1-10
East	Retail / Office/Restaurant	C-1
West	Single Family Residential	R1-10

P-1 (Passenger Automobile Parking, Limited)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Landscape Setbacks</i>		
Street	None	0 feet
Side	None	0 feet (east) 20 feet (west)
Rear	None	4 feet
Parking	Not applicable	24 provided

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

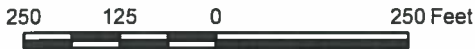
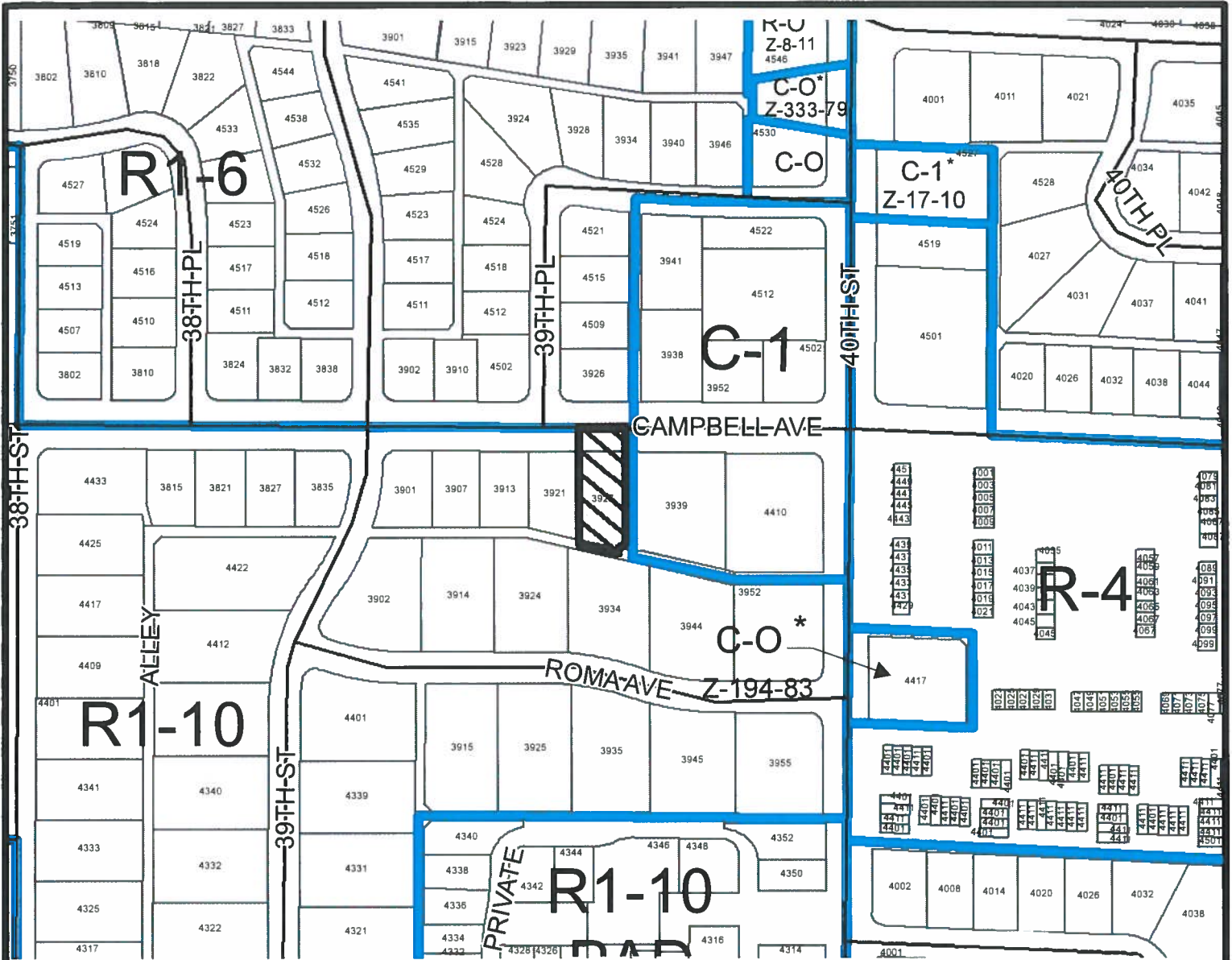
Joshua Bednarek

Attachments

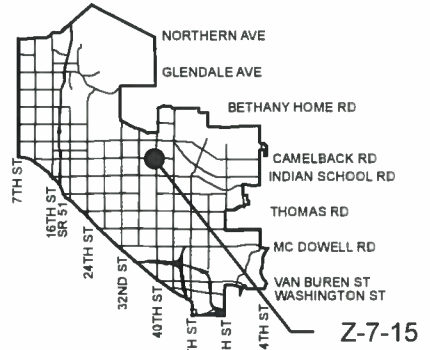
Sketch Map

Aerial

Site Plan (date stamped 5/5/15)



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



APPLICANT'S NAME: Postino Winebar, LLC		REQUESTED CHANGE: FROM: R1-10, (.34 a.c.) TO: P-1, (.34 a.c.)	
APPLICATION NO. Z-7-15	DATE: 2/23/15 <small>REVISION DATES:</small>	* UNITS P.R.D. OPTION 1 N/A	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> .34 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO</small> QS 17-36		
MULTIPLES PERMITTED R1-10 P-1		CONVENTIONAL OPTION 1 N/A	

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

project team

DEVELOPER
 POSTNO MEDIA, LLC
 27 East Campbell Avenue
 Phoenix, AZ 85012
 480.225.2100
 info@postnomedia.com

project data

PROJECT ADDRESS
 1177 East Campbell Avenue
 Phoenix, AZ 85012

EXISTING / PROPOSED ZONING
 R1-1 (Single-Family Residential)

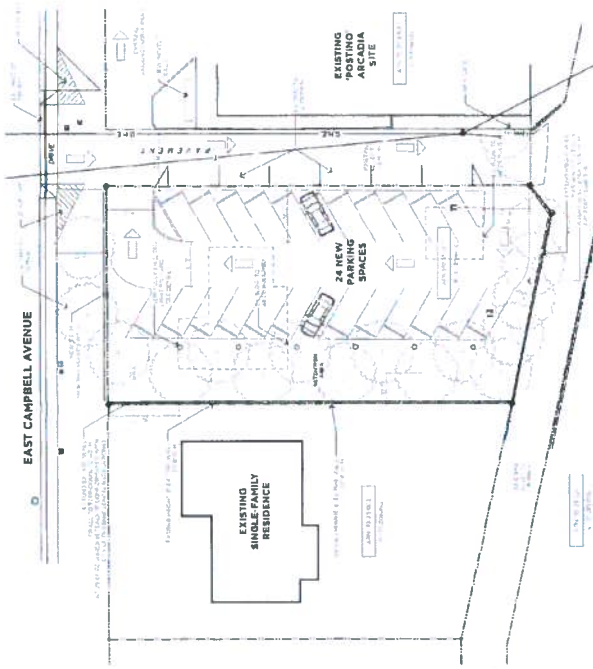
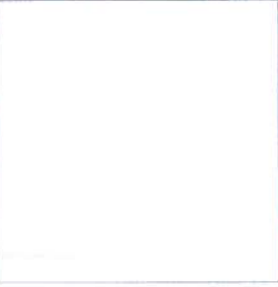
BUILDING LOCALIZATION
 East of 117th St, West of 118th St, South of 117th St, North of 118th St

SITE AREA
 11,322 SF (0.26 Acres)

LOT COVERAGES
 11.7% (1,324 SF)

BUILDING HEIGHT
 11.7' (3.6m)

CITY OF PHOENIX
 Planning & Development Department



6 BICYCLE RACK MOUNTING DETAILS



5 BI FOLD GATE @ ALLEY



4 FACADE @ CMU SCREEN WALL



3 DETAIL A GATE HINGE



2 CMU SCREEN WALL DETAIL

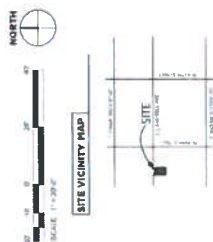


1 TYPICAL DETAILS AT FULLY SHIELDED LED BOLLARD (0859)

VARiances AND USE PERMITS REQUIRED
 1. Signage for the proposed parking lot

PERMITS
 1. Signage Permit
 2. Electrical Permit
 3. Fire Department Permit

PERMITS TO BE OBTAINED FROM THE CITY OF PHOENIX
 1. Signage Permit
 2. Electrical Permit
 3. Fire Department Permit



BRICK & WEST
 DESIGN

POSTNO
 ARCHITECT

UPWARD PROJECTS

BRICK & WEST
 DESIGN

POSTNO
 ARCHITECT

UPWARD PROJECTS

BRICK & WEST
 DESIGN

POSTNO
 ARCHITECT

UPWARD PROJECTS

BRICK & WEST
 DESIGN

POSTNO
 ARCHITECT

UPWARD PROJECTS

BRICK & WEST
 DESIGN

POSTNO
 ARCHITECT

UPWARD PROJECTS

BRICK & WEST
 DESIGN

POSTNO
 ARCHITECT

UPWARD PROJECTS