



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-SP-6-14-6**  
December 19, 2014

**Camelback East Village Planning Committee Hearing Date** January 6, 2015

**Planning Commission Hearing Date** January 13, 2015

**Request From:** C-O/M-O SP (5.87 acres)

**Request To:** C-O/M-O SP (5.87 acres)

**Proposed Use** To amend the existing Special Permit (Z-SP-8-93) to allow underlying C-O/M-O uses

**Location** Approximately 275 feet south of the southeast corner of 32nd Street and Camelback Road

**Owner** Lako Limited Partnership

**Applicant's Representative** Earl, Curley & Lagarde, P.C.

**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	Camelback Road	Arterial	Varies, 65-70 foot south half street
	32nd Street	Arterial	Varies, 40-65 foot east half street
<p><b>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</b></p> <p>The proposed amendment to the existing Special Permit will allow the property owner to take advantage of the underlying zoning entitlements, allowing additional land uses which will lead to a greater diversity of land uses in the immediate area.</p>			
<p><b>LAND USE ELEMENT, GOAL 2: EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</b></p> <p>The proposal will allow additional land uses which will lead to a greater diversity of employment opportunities for the area.</p>			

### **Background/Issues/Analysis**

1. This is a request to rezone 5.87 acres from C-O/M-O SP (Commercial Office/Major Office Special Permit) to C-O/M-O SP (Commercial Office/Major Office Special Permit). The request is to amend an existing the Special Permit (Z-SP-8-93) which allows for a health club, to allow for the underlying C-O/M-O uses. The health club exists today, however the property owner would like flexibility with the use of the property and has requested to amend the Special Permit to include the underlying C-O/M-O uses.
2. The General Plan land use designation for the parcel is Commercial. The proposal is consistent with the General Plan designation and the land uses in the area.

### **Surrounding Land Uses & Zoning**

#### **3. North**

To the north across Camelback Road from the subject site is a large office building zoned C-O. The northeast corner of the site is a small, vacant home which is zoned R-O. The parcel located north of the western portion of the subject site is a small commercial shopping center zoned C-1.

#### **West**

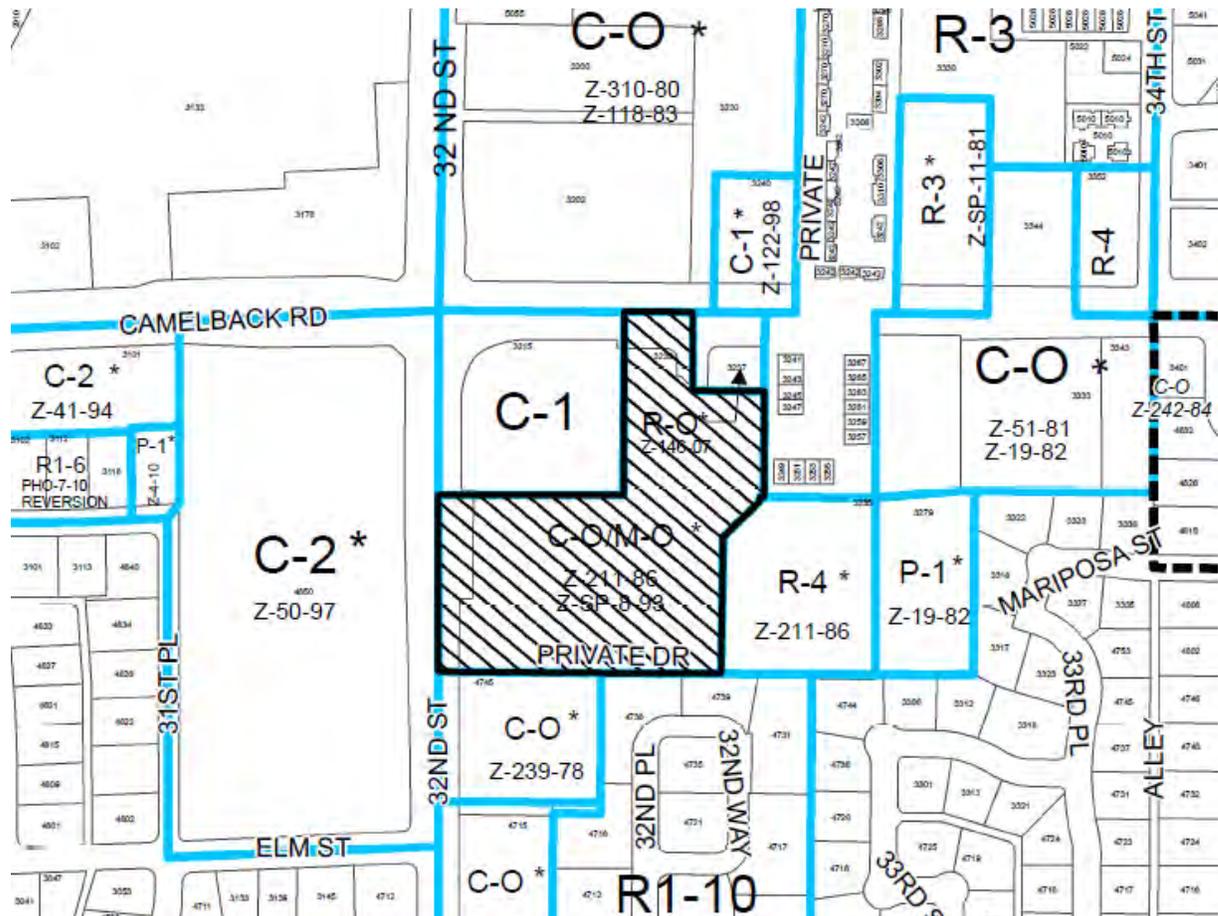
The parcel located west of the site across 32nd Street is zoned C-2 and is occupied by a large office building. West of the northern portion of the subject site is the same small commercial shopping center zoned C-1 that is north of the western portion of the site.

#### **South**

South of the site is a small vacant office building which was recently rezoned to PUD for a storage facility. Also south of the site is a single family neighborhood zoned R1-10.

#### **East**

The two parcels to the east are both occupied by townhomes communities with one zoned R-3, while the other is zoned R-4.



5. The site is part of two previous rezoning applications, Z-211-86-6 and Z-SP-8-93-6. Each of these zoning approvals included several stipulations, referencing site plan, elevations, lighting, pedestrian connectivity, landscaping, trash enclosure and mechanical equipment location, building square footage and neighborhood notification, which continue to be relevant to the development and are included as stipulations for this request.
6. Near the north end of the site remains a remnant piece of right-of-way (ROW). The remnant ROW was previously part of a street which provided access to single family homes in the neighborhood previously located on the subject site. The remnant ROW currently provides access to the R-O parcel adjacent to the north end of the subject site, and does not need to be abandoned at this time.
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 1745 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 is consistent with the Commercial General Plan Land Use designation.
2. The proposal will allow additional commercial uses, adding to the office diversity in the area.
3. The protections stipulated during previous applications will be carried forward with the new rezoning case.

### **Stipulations**

1. The development shall be in general conformance with the site plan and elevations presented as part of rezoning case Z-SP-8-93-6 as modified by the following stipulations as approved by the Planning and Development Department.
2. All exterior lighting including security and parking lot lighting shall be directed down and inward toward the development and screened so as to minimize light dispersion onto adjacent properties as approved by the Planning and Development Department.
3. Breaks in the wall shall be allowed in order to allow for pedestrian interaction between the existing C-1 shopping center and the subject site as approved by the Planning and Development Department.
4. Trees shall be required to be located along the east side of the property, adjacent to the second story windows of the existing condominiums, in a manner so as to screen activities and parking lot lights as approved by the Planning and Development Department.
5. The trash enclosure shall be located in the alley north and west of the office component as approved by the Planning and Development Department.
6. The property owner shall provide a minimum 24-inch box size drought-resistant trees spaced 15 feet on center with a minimum 8-foot landscape setback along the south property line as approved by the Planning and Development Department.
7. The mechanical equipment for the office structures shall be located below grade in the parking structure and properly insulated so that the average noise level, measured at the property line, shall not exceed 55 db (1dn) when measured on an "A Weighted" sound level meter, and according to the procedures of the Environmental Protection Agency as approved by the Planning and Development Department.
8. The office component shall be limited to a total of 142,496 square feet of gross building area with all office buildings limited to a maximum of three stories in height as approved by the Planning and Development Department.

9. The property owner shall notify the neighbors in attendance at the October 14, 1987 meeting of proposed plans and meetings with the Planning and Development Department.
10. The following neighborhood members shall be notified of any Planning and Development Department meeting regarding the subject site:

Ms. Karen Scheehle	3251 E Camelback Road Phoenix AZ 85018
Mr. Norman J. Fuchs	1525 N Central Ave Ste #106 Phoenix AZ 85004
Mr. R.C. Manning	3237 E Camelback Road Phoenix AZ 85018
Ms. Katherine Halpin	3241 E Camelback Road Phoenix AZ 85018
Ms. Sherry Wolfert	3247 E Camelback Road Phoenix AZ 85018

**Writer**

Xandon Keating

12/19/14

**Team Leader**

Joshua Bednarek

**Attachments**

Sketch Map

Aerial



