



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-1-14-4
March 18, 2014

Camelback East Village Planning Committee Hearing Date	April 1, 2014
Planning Commission Hearing Date	April 8, 2014
Request From:	R-5 (0.31 acres)
Request To:	C-2 (0.31 acres)
Proposed Use	To allow a restaurant and wine bar
Location	Northwest corner of 12th Street and Campbell Avenue
Owner	Joan and Robert Guidry
Applicant's Representative	Ajanta Design
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	12th Street	Collector	33-foot west half street
	Campbell Avenue	Local	30-foot north 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 tapas and wine bar 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	Office	R-5
South	Office	R-5
East	Multi-Family Residential	R-5
West	Office	R-5

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u> (*Variance required)
<i>Building Setbacks</i>		
Street	Average 25 feet (east) Average 25 feet (south)	Existing – 17 feet *Not met – 8 feet
Side	10 feet (west) 10 feet (north)	Existing – 0 feet Met – 54 feet
<i>Landscape Setbacks</i>		
Street (east, south)	Average 25 feet	*Not met – 0 feet
Side (west, north)	10 feet	*Not met – 0 feet
Lot Coverage	Maximum 50%	Met – 23.3%
Building Height	Maximum 30 feet	Met – 15 feet
Parking	Minimum 17 required	*Not met – 8 provided

Background/Issues/Analysis

1. This is a request to rezone 0.31 acres from R-5 (Multifamily) to C-2 (Intermediate Commercial) to allow for a restaurant and wine bar.
2. The site is currently developed with a vacant single story office building which was previously used as a contract post office. The rectangular building sits near the southern end of the site with a small gravel strip to the south and a large gravel area to the north. Both the southern and northern gravel areas were previously used for parking.
3. The General Plan designation for the parcel is Commercial. The proposal is consistent with the General Plan designation and the land uses in the area.
4. Although the site is entirely surrounded by R-5 multifamily zoning, the land use pattern along 12th Street is primarily commercial. The properties to the north, west and south are all occupied with commercial businesses and the subject site was previously used for commercial. Only the site to the east is developed with a multifamily development. In addition, the majority of property along 12th Street between the Grand Canal and Camelback Road is occupied by a commercial use. The proposed development and additional permitted uses are compatible with the existing development in the area.
5. The site is not large enough to provide the required parking for the restaurant/wine bar use. As a result, the applicant will need to seek a variance to reduce the number of parking spaces required. To help mitigate the negative impact of the reduced onsite parking, the applicant has agreed to provide parking offsite through the use of a parking agreement. A stipulation has been added to address this requirement.

6. Because of the small size of the site, and the nonconforming nature of the existing structure, the developer will not be able to meet landscaping setbacks from the street, or from adjacent residential property. Variances will be required to reduce these landscape setbacks. Although the landscape setbacks will need to be reduced, the applicant has agreed to install trees along the 12th Street and Campbell Avenue frontages. Stipulations have been added to address this requirement.
7. The subject site is near some of the City's bicycle infrastructure, including the Grand Canal and the bike lanes along 12th Street. The applicant has agreed to install bike racks to encourage patrons to travel to the site by bicycle. A stipulation has been added to address this requirement.
8. The parking lot driveway is located approximately 50 feet from the signalized intersection of two collectors, 12th Street and Campbell Avenue. The applicant has agreed to maintain a driveway width of 30 feet and restrict the driveway to right-in/right-out to minimize the negative effects of the proximity to the busy intersection. The applicant will also be removing the parking area along the south side of the building and will be replacing it with landscaping. Stipulations have been added to address these requirements.
9. 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.
10. 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 provides improvement to the surrounding area with new landscaping, parking lot and the improved appearance of the property.
3. The proposal is consistent with the surrounding commercial land uses.

Stipulations

1. The applicant shall provide a recorded shared-parking agreement between the subject site and another parcel within 300 feet for a minimum number of parking spaces equal to the number of required parking spaces the property owner is unable to provide onsite. The agreement shall be reviewed by the Planning and Development Department prior to recordation with Maricopa County.
2. A minimum of three, 3-inch caliper trees shall be provided along the 12th Street frontage as approved by the Planning and Development Department.
3. A minimum of two, 3-inch caliper trees shall be provided along the Campbell Avenue frontage as approved by the Planning and Development Department.
4. The property owner shall provide a bike rack with a minimum capacity of five bikes as approved by the Planning and Development Department.
5. The driveway width shall be a minimum of 30 feet along 12th Street as approved by the Planning and Development Department.
6. The driveway access along 12th Street shall be restricted to right-in/right-out only as approved by the Planning and Development Department.

Writer

Xandon Keating

03/18/14

Team Leader

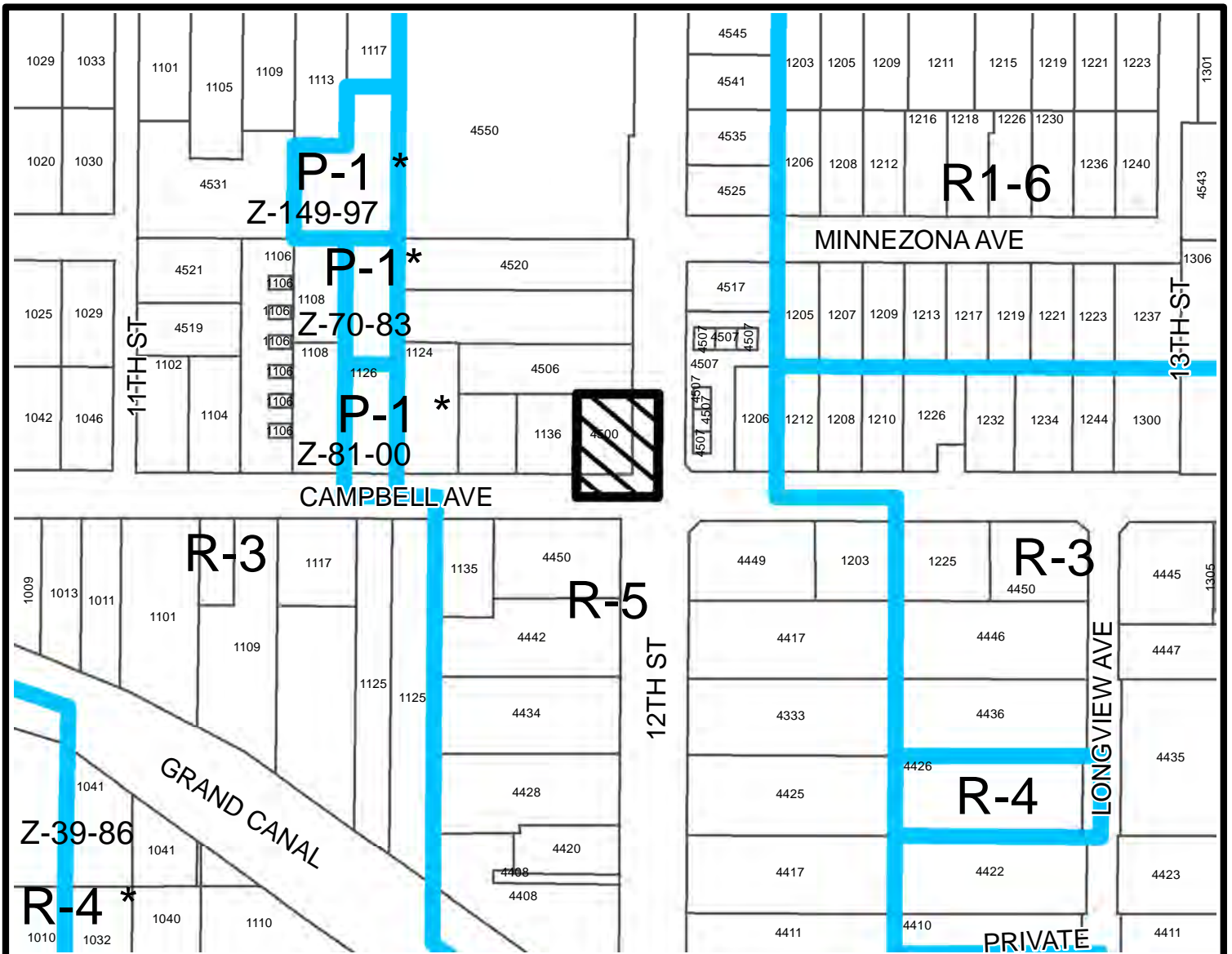
Joshua Bednarek

Attachments

Sketch Map

Aerial

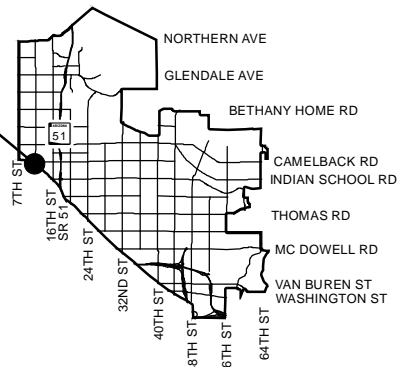
Site Plan (date stamped 1/21/14)



200 100 0 200 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 4

Z-1-14



APPLICANT'S NAME: Michael Chan and Ray Sinelli		REQUESTED CHANGE: FROM: R-5, (.31 a.c.) TO: C-2, (.31 a.c.)	
APPLICATION NO. Z-1-14	DATE: 1/30/14	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> .31 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 18-29	ZONING MAP H-8	
MULTIPLES PERMITTED R-5 C-2	CONVENTIONAL OPTION 13 4	* UNITS P.R.D. OPTION 16 5	

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




The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary

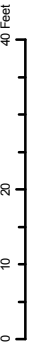
Planning and Development

City of Phoenix

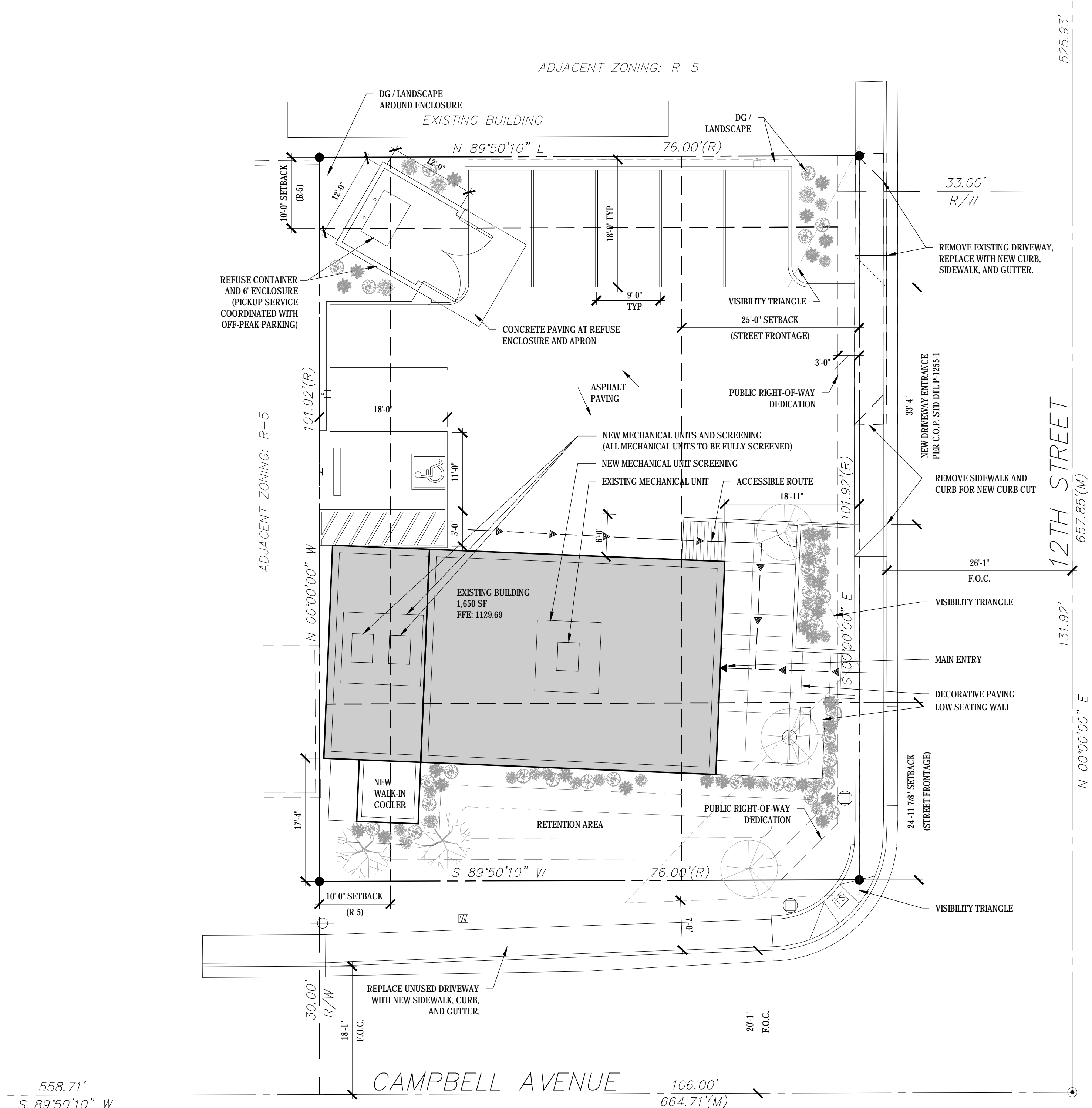
N



1 inch = 25.6645 ft.

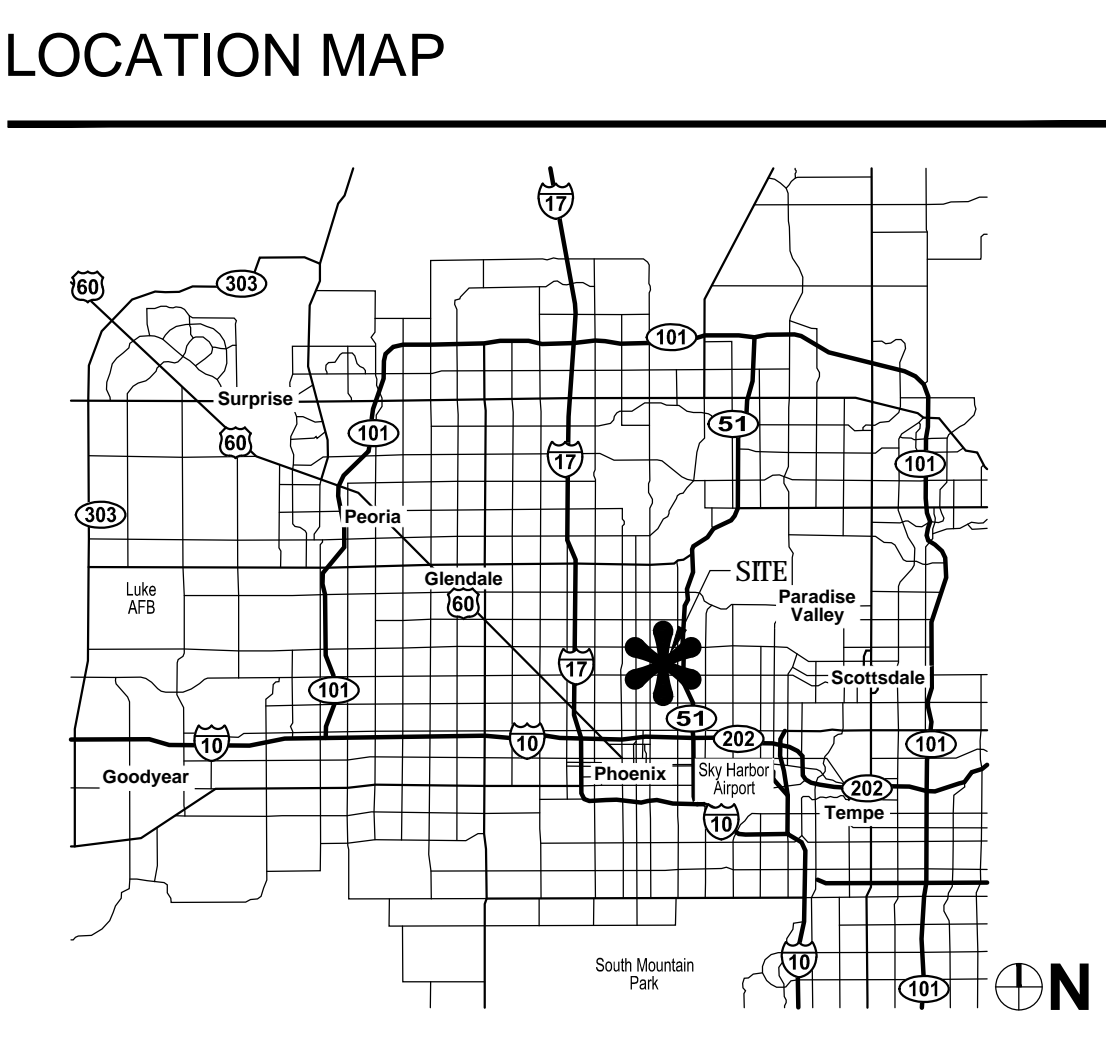


0 10 20 40 Feet



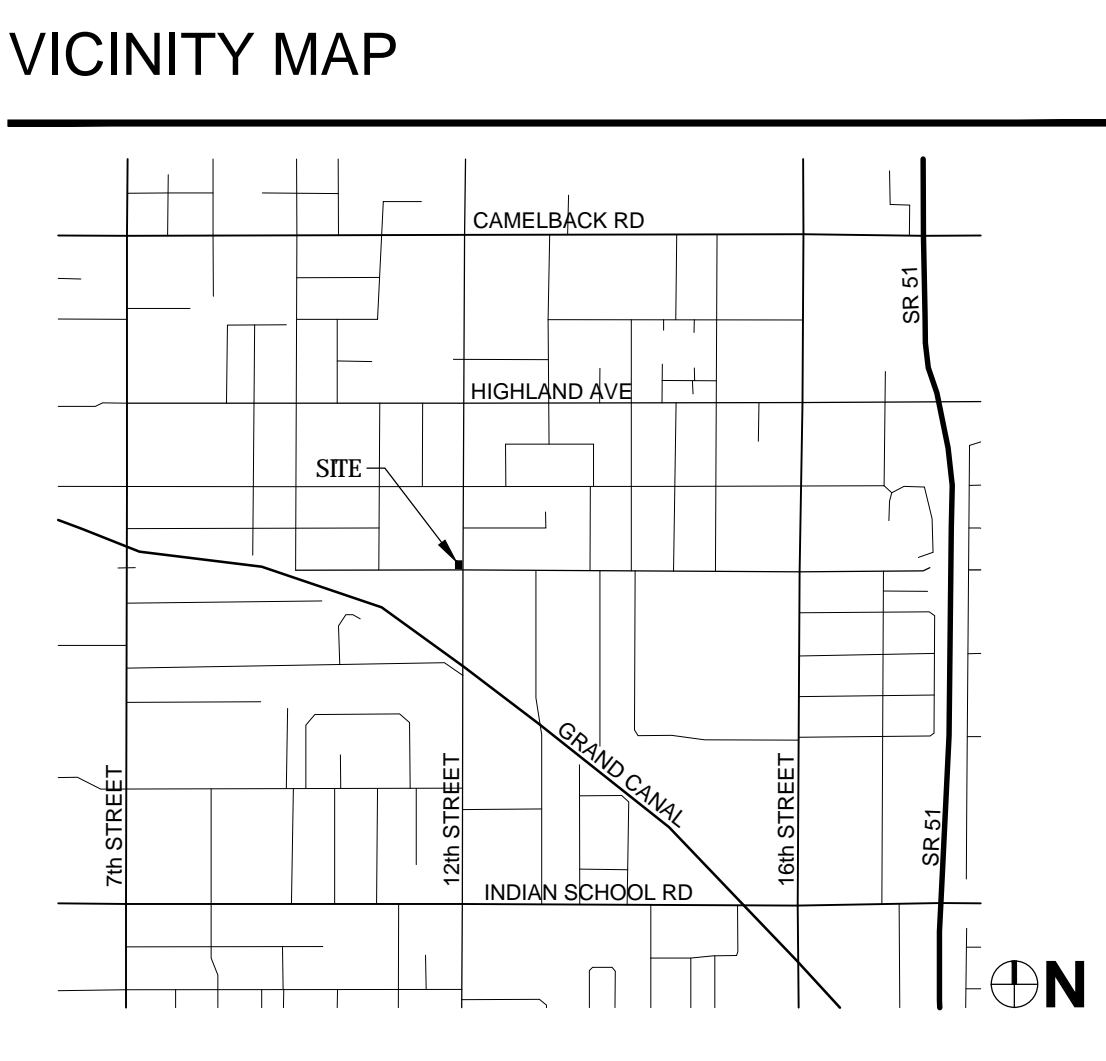
PARKING CALCULATIONS

REQUIRED PARKING:	
PARKING RATIO:	RESTAURANT - 1 SPACE PER 50sf DINING AREA
INTERIOR DINING AREA:	834 SF
834sf DINING AREA / 50sf =	17 TOTAL SPACES REQUIRED
ACC. SPACES REQUIRED:	1 SPACES
STANDARD SPACES REQUIRED:	16 SPACES
PROVIDED PARKING:	
ACC. PARKING:	1 SPACES
STANDARD PARKING:	7 SPACES
TOTAL PARKING PROVIDED:	8 SPACES (VARIANCE APPLIED FOR)



PROJECT INFORMATION

OWNER:	ROBERT & JOAN GUIDRY 4500 N. 12TH STREET PHOENIX, AZ 85014
BUYER / DEVELOPER:	CoR TAPAS 7135 E. MCDOWELL ROAD #230 SCOTTSDALE, AZ 85251
ARCHITECT:	AJANTA DESIGN 3138 E. MCDOWELL RD, STE. 100 PHOENIX, AZ 85008 BRIAN BRAGANZA, AIA brian.braganza@ajantadesign.com



DEVELOPMENT SUMMARY TABLE

PROJECT DESCRIPTION:	CHANGE EXISTING COMMERCIAL BUILDING TO RESTAURANT. ADD PAVED PARKING AREA AND LANDSCAPING.
A.P.N.:	155-12-102
EXISTING ZONING:	R-5
PROPOSED ZONING:	C-2
ZONING CASE REQUEST:	
ZONING CASE HISTORY:	ZA-136-61 ZA-214-02 ZA-907-06 ZA-545-07
ZONING ADAPTIVE REUSE PARKING MODIFICATIONS:	702.E.8.d - NEW PARKING NOT SUBJECT TO LANDSCAPE REQUIREMENTS
VARIANCES REQUESTED:	1. REDUCE MINIMUM PARKING STALL WIDTH FROM 9'-6" TO 9'-0" FOR STANDARD PARKING SPACES. 2. REDUCE REQUIRED PARKING FROM 17 TO 8 SPACES. 3. REDUCE BUILDING SETBACKS ALONG STREET FRONTAGES AND SIDE / REAR YARDS. 4. REDUCE LANDSCAPE SETBACKS ALONG BOUNDARIES WITH R-5. 5. WAIVE REQUIREMENT FOR SCREEN WALL BETWEEN C-2 AND R-5 ZONING.
SITE AREA:	13,984 SF = 0.3210 ACRES GROSS 7,440 SF = 0.1708 ACRES NET
GROSS BUILDING AREA:	1,650 SF EXISTING 83 SF PROPOSED NEW 1,733 SF TOTAL
F.A.R.:	1,733 SF / 13,984 SF = 12.39%
LOT COVERAGE:	1,733 SF / 7,440 SF = 23.3%
BUILDING HEIGHT:	1 STORY / 15 FT (EXISTING)

LEGAL DESCRIPTION

PARCEL:
THE EAST 76 FEET OF LOT 1, MEADOWBROOK ACRES, ACCORDING TO BOOK 10 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.
SAID PARCEL CONTAINS 0.1778 ACRES (7746.71 SQ. FT)

RIGHT OF WAY DEDICATION:
THE EAST 76 FEET OF LOT 1, MEADOWBROOK ACRES, ACCORDING TO BOOK 10 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

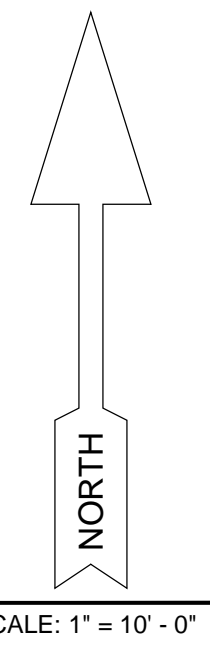
A PORTION OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 21, T2N, R3E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PHOENIX MARICOPA COUNTY ARIZONA.

COMMENCING AT THE MID-SECTION OF SAID SECTION 21, S89°50'10"W, A DISTANCE OF 30.00 FEET;
THENCE N00°00'00"E, A DISTANCE OF 30.00 FEET; TO THE TRUE POINT OF BEGINNING;
THENCE N00°00'00"E, A DISTANCE OF 101.92 FEET TO A POINT ALONG THE NORTH PROPERTY BOUNDARY OF SAID LOT;
THENCE N89°50'10"W, A DISTANCE OF 3.00 FEET TO A POINT ALONG THE NORTH PROPERTY BOUNDARY OF SAID LOT;
THENCE S00°01'00"E, A DISTANCE OF 93.92 FEET;
THENCE S44°55'05"W, A DISTANCE OF 11.33 FEET TO A POINT ALONG THE NORTH PROPERTY BOUNDARY OF SAID LOT;
THENCE N89°50'00"E, A DISTANCE OF 11.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 337.77 SQ. FT (±) 0.00775 ACRES MORE OR LESS.

REGISTRATION

CITY OF PHOENIX
JAN 21 2014
Planning & Development
Department



LANDSCAPE LEGEND

	NEW TREE
	EXISTING TO REMAIN OR RELOCATED TREE
	NEW GROUNDCOVER / LOW PLANTINGS

CITY APPROVAL STAMPS

KIVA#:	07.1281
QS#:	18-29

SITE PLAN