Camelback East

ANNUAL REPORT

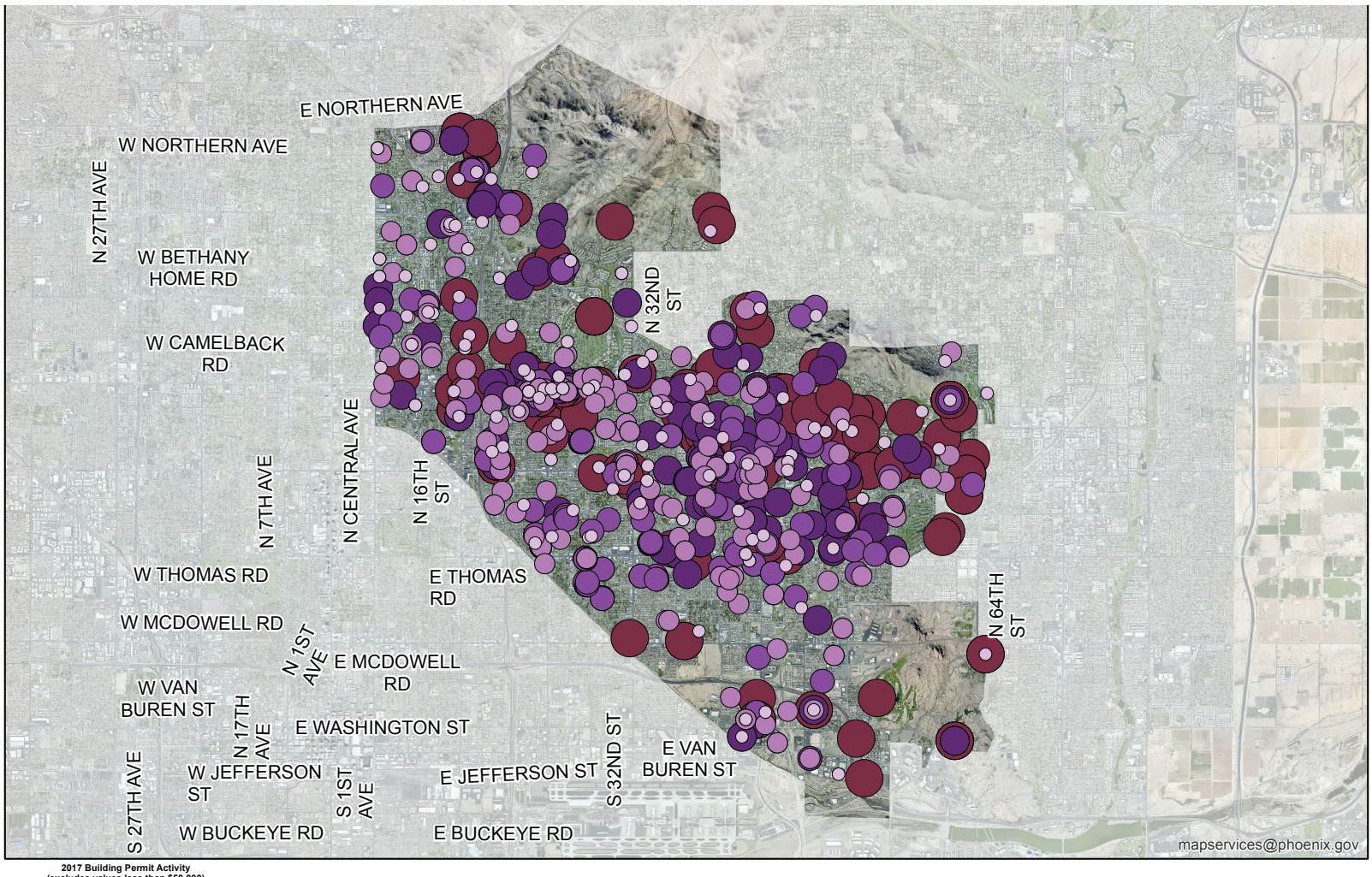
2017

CAMELBACK EAST VILLAGE

MAPPING GROWTH

The village offers a range of housing diversity and neighborhood types. There are over 75 city registered neighborhood associations committed to protecting the values of their residential properties in this village. The housing stock is evenly split in the number of single-family and multifamily residences, and the price ranges accommodate all levels of income. Areas such as the Arcadia neighborhood consist of large, acre lots while higher density residential developments surround the more concentrated centers like the Camelback East primary core.

BUILDING PERMIT ACTIVITY



2017 Building Permit Activity
(excludes values less than $50,000)

- $50,000 - $100,000
- $100,000 - $200,000
- $200,000 - $300,000
- $300,000 - $500,000
- $500,000 +

NORTH

0 0.5 1 2 3 4 Miles

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

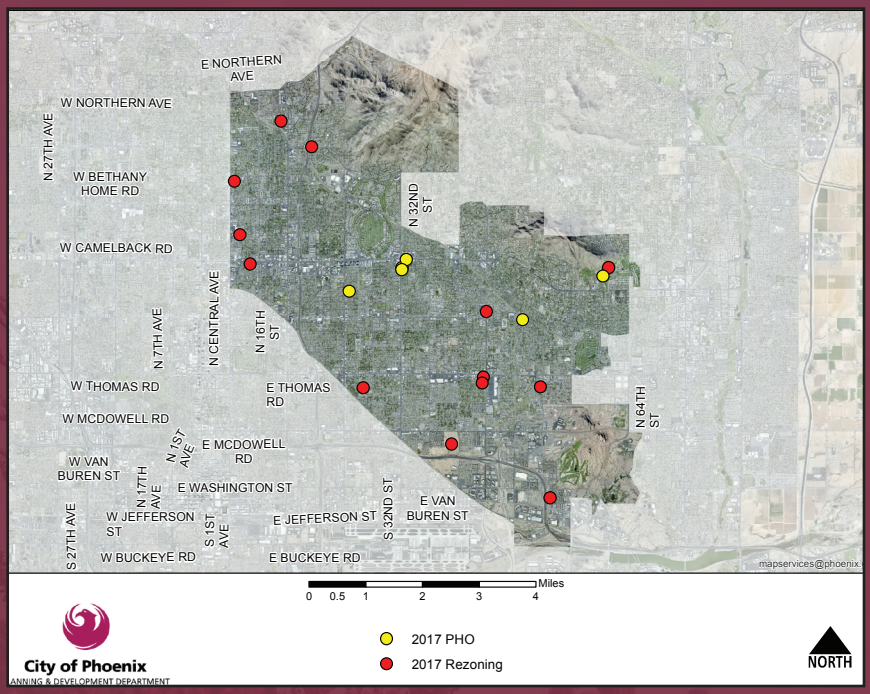
Data represents activity between January 2017 - December 2017

CAMELBACK EAST VILLAGE

MAPPING GROWTH

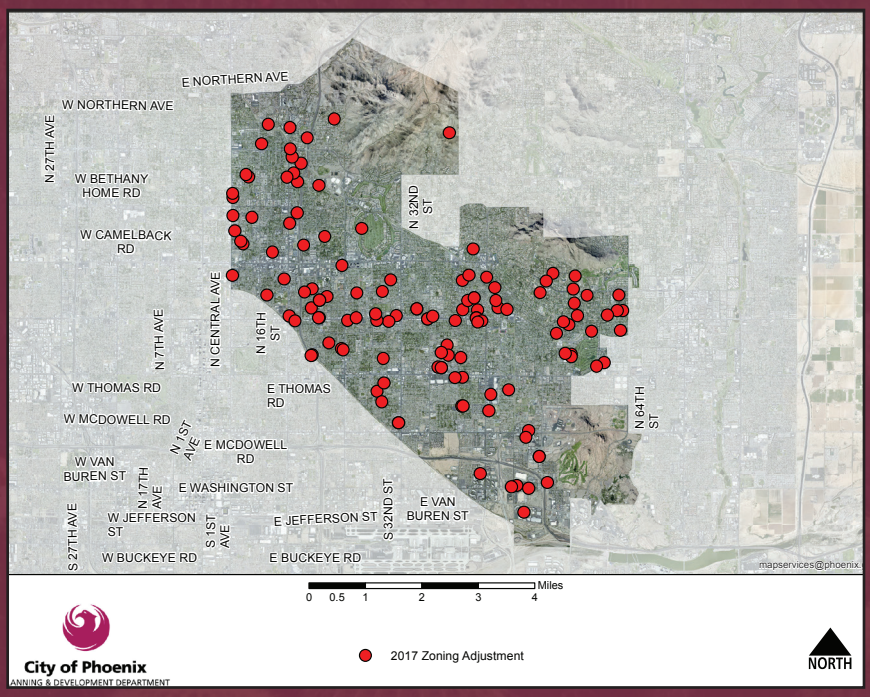
REZONING ACTIVITY

Zoning is the principal tool by which the city of Phoenix implements the goals and future development plans expressed in the General Plan. Zoning regulations are intended to protect existing land uses and assure that uses are compatible with each other and with available public facilities and services. Through the rezoning process, land use and other factors are evaluated to determine the appropriateness of a specific rezoning proposal.



ZONING ADJUSTMENT ACTIVITY

Zoning Adjustments include Variance and Use Permit requests. A variance is a request to allow a deviation from a development standard required by the Zoning Ordinance. A Use Permit is a request to allow a use which is permitted by the Zoning Ordinance provided that the use will not cause an adverse impact on adjacent property or properties in the area.



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Earnhardt Lexus

The Earnhardt Lexus dealership, located at the northwest corner of 8th Place and Camelback Road, represents the redevelopment of a number of underutilized parcels with a new, modern automobile dealership. The location is in the heart of the City, in close proximity to Central Avenue and the Camelback Road corridor, the home of many historic automobile dealership uses. Automobile dealerships have historically located along the Camelback Road corridor west of 16th Street. Due to the adjacent residential development, commercial frontage along the corridor is limited. The urban automobile dealerships that have located within the corridor have dealt with this constraint by assembling property, spreading operations among several sites and constructing decked parking to house vehicle inventory. The approved site plan includes a 52,000 square foot showroom, sales and service buildings on the southern portion of the site, and a 616-space vehicle inventory garage on the northern portion of the site. Access to the showroom and service building is provided from both 8th Street and 8th Place.

CAMELBACK EAST VILLAGE

BY THE NUMBERS

REZONING ACTIVITY

ten rezoning cases

TEXT AMENDMENTS

two text amendment cases

PHO ACTIVITY

three planning hearing officer cases

GENERAL PLAN AMENDMENTS

three general plan amendments

planPHX

ESTIMATED PERMIT VALUE

997 million dollars

$$$

BUILDING PERMITS

887 building permits

Data represents activity between January 2017 - December 2017

CAMELBACK EAST VILLAGE

TO DO LIST

HOW CAN YOU HELP REINFORCE OUR CHARACTER AND ASSETS, ADDRESS OUR CHALLENGES, AND HELP IMPLEMENT OUR GOALS?

Tools	Village Priorities	Completed
Operations	Invite the Planning and Development Department to provide a presentation on standards regarding the maintenance of landscaping on private property.	[ ]
Knowledge	Request the Planning and Development Department to provide an overview of rezoning and development activity that has occurred within the last three years along 7th Street from Camelback Road to Glendale Avenue.	[ ]
Partnerships	Partner with the multi-family development community to analyze recently completed apartment complexes (4 stories or more) within the Village. The analysis would include vacancy rates and any available traffic data from the surrounding streets.	[ ]
Plans	Develop a set of criteria that could be used analyze a project's impact on surrounding neighborhoods' quality of life.	[ ]
Plans	Develop a matrix to track rezoning cases the Village Planning Committee provides recommendations on and review the matrix on a monthly basis.	[ ]
"I PlanPHX"	Collaborate with Planning and Development Department staff to organize and host a community Summit meeting to develop and draft a Camelback East Village Character Plan.	[ ]
"I PlanPHX"	Refine and forward a completed Camelback East Village Character Plan to the Planning Commission and City Council for adoption.	[ ]
Knowledge	Invite speakers from Valley Metro and the Public Transit Department to discuss future public transit and investment opportunities as identified in the Phoenix Transportation 2050 (T2050) plan.	[ ]
Knowledge	Invite Street Transportation Department staff to discuss details regarding a T2050 Mobility Study for the area surrounding the intersection of 24th Street and Camelback Road.	[ ]
Partnerships	Provide feedback and input to Planning and Development Department staff on implementation of ongoing planning and development process improvement recommendations.	[ ]

CAMELBACK EAST VILLAGE

YEAR TO DATE

PERFECT ATTENDANCE

Danny Sharaby

Karen Beckvar

Jay Swart

NEW MEMBERS

Linda Bair
Andrea Hardy
Blake McKee

26+
HOURS OF ACTIVITIES

210+
RESIDENTS WHO ATTENDED THE MEETINGS

29
RECOMMENDATIONS

27
INFORMATIONAL PRESENTATIONS

Camelback East Village MEMBERS

Jay Swart, Chair
Richard Cole Jr., Vice Chair
Greg Abbott
Linda Bair
Ronda Beckerleg Thraen
Karen Beckvar
William Fischbach
Andrea Hardy
Kathryn Langmade
Blake McKee
Lee Miller
Jaleh Najafi
Tom O'Malley
Darrin Orndorff
Barry Paceley
Marc Scher
Danny Sharaby
Craig Tribken
Josefina Valenzeula
Steven Vondran

Village Planners: Joshua Bednarek & Adam Stranieri

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Camelback East Village

For more information, or to view the electronic version of this document please visit **https://www.phoenix.gov/villages**

The Camelback East Village Planning Committee generally meets the 1st Tuesday of each month at 6:00 p.m. at the Devonshire Community Center, 2802 East Devonshire Avenue. Please consult the public meeting notices page for an agenda to confirm that the meeting will occur.
https://www.phoenix.gov/cityclerk/publicmeetings/notices

This publication can be made available in alternate format upon request. Contact Angie Holdsworth at the Planning and Development Department at 602-495-5622. TTY: Use 7-1-1

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