



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-19-14-3
July 8, 2014

North Mountain Village Planning Committee Meeting Date	July 16, 2014
Planning Commission Hearing Date	August 12, 2014
Request From:	C-1 SP (6.52 Acres)
Request To:	C-1 (6.52 Acres)
Proposed Use	Removal of Special Permits Z-SP-9-98 and Z-SP-22-02 to allow the underlying C-1 uses.
Location	Northwest corner of 19th Avenue and Cholla Street
Owner	Phoenix 2006 Partners LLC
Applicant and Representative	Earl, Curley, & Lagarde, P.C.
Staff Recommendation	Approval

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Classification Map	19th Avenue	Major Arterial	55-foot half-street width
	Cholla Street	Minor Collector	40-foot half-street width
<i>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.</i>			
Public vehicular access to the subject parcel is provided by 19th Avenue, a Major Arterial street. The applicant is proposing a driveway off of Cholla Street to only be utilized for Fire Department and trash collection purposes. This will mitigate any traffic that may cut-thru the neighborhood located to the west of the site. A stipulation from Z-SP-22-02 only permits access onto 19th Avenue. In order to access Cholla Street, a stipulation modification through the Planning Hearing Officer process is required.			
<i>LAND USE ELEMENT, GOAL 2: POLICY 2: LOCATE MAJOR TRAFFIC-GENERATING LAND USES ON MAJOR STREETS IN AREAS PLANNED FOR SUCH USES, OR NEAR PARKWAY AND FREEWAY ACCESS AND TRANSIT CENTERS OR LIGHT RAIL TRANSIT STATIONS, AND AVOID USE OF LOCAL STREETS.</i>			
The subject site is located along an arterial street and in proximity to a highway. With the proposed vehicular access limited to 19th Avenue there are no negative impacts anticipated on the adjacent area as a result of additional traffic generated by future uses.			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Sports Facility	C-1 SP
North	Church	R-4A
South	Volley Ball Facility, Single-Family Residential, Parking, and Commercial/Retail/Office	C-1 SP, R1-6, P-1, C-2
East	Commercial/Retail	C-2
West	Single-Family Residential	R1-6

C-1 (Neighborhood Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 25 feet (Peoria Ave) Average 25 feet (Cholla St)	Met – 98 feet Met – 183 feet
Side	0 feet (south) 25 feet (west) 10 feet (north)	Met – 28 feet Met – 53 feet Met – 121 feet
<i>Landscape Setbacks</i>		
Street (south)	Average 25 feet	Met – 25 feet
Side (east)	0 feet	Met – 0 feet
Rear and side (north, west)	0 feet	Met – 0, 25 feet
Lot Coverage	Maximum 50%	Met – 27.4%
Building Height	Maximum 30 feet	Met – 28 feet
Parking	Minimum 230 required	Met – 386 provided

Background/Issues/Analysis

1. The purpose of this request is to remove a Special Permit to allow for office uses and all underlying C-1 uses. The subject site is located at the northwest corner of 19th Avenue and Cholla Street. The property was rezoned to Neighborhood Commercial Special Permit (C-1 SP) to allow for the development of a sports complex.



2. The proposed development is consistent with the intensity and character of the existing commercial properties to the east along 19th Avenue and a portion of the south along Cholla Street, as well as the large church located north of the subject site. The uses to the west and a portion of the south are single-family residential developments. The proposed building and site improvements to the site are occurring at the east side of the existing building.



Boundary for original Sport Complex Special Permit request
Boundary for Z-19-14-3, subject site

3. The General Plan depicts the subject parcel as Commercial. The request is consistent with the land uses in the area.
4. The current C-1 Special Permit entitlement (Z-SP-22-02) was approved in 2002 for the southern portion of the subject site to allow for the development of a sports complex. The Mayor and Council at that time approved the request subject to the following stipulations:
- 1) That development shall be in general conformance with the site plan date April 11, 2002 as approved or modified by the Development Services Department.
 - 2) That use of the sports complex shall be for members and for tournaments and fund raising/community events using the site for recreational purposes.
 - 3) There shall be no entertainment or public assembly use of the site except as related to the recreational facilities and activities provided.
 - 4) That ingress and egress shall be limited to the 19th Avenue frontage.
 - 5) That all west and south facing doors of the volleyball facility shall remain closed during volleyball practice and tournament events.
 - 6) That no lighting, except for wall-mounted security lighting, shall be placed on the west and south sides of the (volleyball) building.

Stipulation #4 limited vehicular access to the site from 19th Avenue only. The intent was to mitigate and limit any traffic that may cut-thru the neighborhood located to the west of the subject site. The proposed site plan is showing access to the site on 19th Avenue and Cholla Street. The two points of access along 19th Avenue provide access to 379 of the 386 parking spaces that are located at the east and north of the building and it should follow that these parking spaces will be utilized by employees and customers of the facility. The site plan shows a proposed new drive on Cholla Street, however, such improvements are not located within the subject request. The proposed new drive off of Cholla Street is located within the property shown on the site plan as "Existing Volleyball Facility" and is not part of this request. This property will remain subject to the original Special Permit Case No. Z-SP-22-02, with stipulations. Stipulation #4 from Z-SP-22-02 requires ingress/egress be limited to 19th Avenue. This stipulation would need to be modified through the Planning Hearing Officer process to provide this access.

5. The current request to remove the Special Permit from the subject site will still retain the established C-1 Neighborhood Commercial base zoning. With this request the applicant may utilize any of the C-1 uses outlined in the Zoning Ordinance.
6. The proposed removal of the Special Permit (Z-SP-22-02) is not being requested for the south western portion of the site, shown as the "Existing Volleyball Facility" on the site plan. This original Special Permit case and its stipulations will be retained and enforced on the southwest portion of the site.
7. The proposed site plan shows the modification of an existing building. The modifications include façade and front-of-house renovations which include a new plaza and building entrance, concrete walks, additional building landscaping, and parking configurations. The total building area is 65,773 square feet which will be used as office. The site plan also shows a 25-foot landscape setback along both 19th Avenue and Cholla Street with primary vehicular access being provided off of 19th Avenue.
8. The Street Transportation, Water Services, and Fire Departments have stated that there are no issues with this request.
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 abandonments, may be required.

Findings

1. The proposal is consistent with the land use pattern in the area.
2. The proposed commercial uses are appropriately located along an arterial street and in proximity to an interstate freeway.

Staff Report: Z-19-14-3

July 8, 2014

Page 5 of 5

Stipulations

N/A

Writer

Ray Brown

07/08/14

Team Leader

Joshua Bednarek

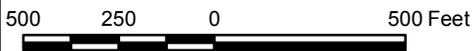
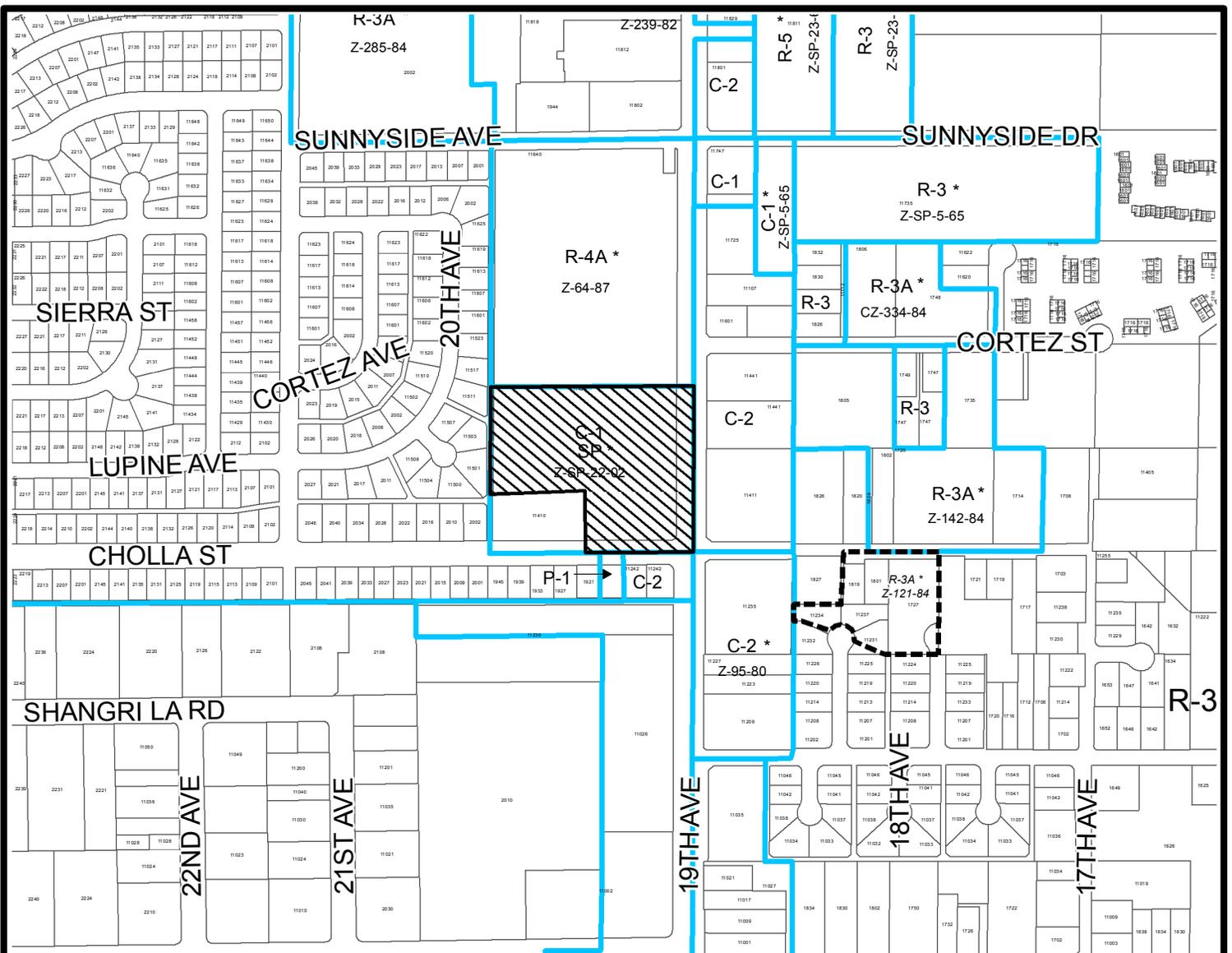
Attachments

Sketch Map

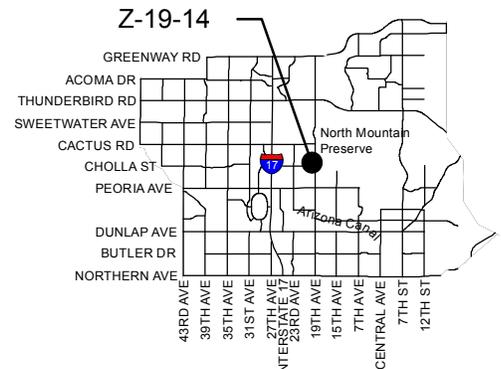
Aerial

Site Plan date stamped May 8, 2014

Elevation date stamped May 8, 2014



CITY OF PHOENIX PLANNING DEPARTMENT
NORTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Earl, Curley, & Lagarde, P.C.		REQUESTED CHANGE:	
APPLICATION NO.: Z-19-14		FROM: C-1 SP, (6.52 a.c.)	
DATE: 5/19/14		TO: C-1, (6.52 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.			
6.52 Acres			
AERIAL PHOTO & QUARTER SEC. NO.			
QS 30-24			
ZONING MAP			
K-7			
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-1 SP		94	
C-1		113	
		113	

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

