



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-20-14-6**  
July 10, 2014

**Alhambra Village Planning Committee Hearing Date** July 22, 2014  
**Planning Commission Hearing Date** August 12, 2014

**Request From:** R-3 SP (1.50 acres), & C-2 SP (0.43 acres)  
**Request To:** P-1 (1.09 acres), & C-2 (0.84 acres)  
**Proposed Use** Restaurant  
**Location** Southwest corner of 7<sup>th</sup> Street and San Juan Avenue  
**Owner** Colony North, LLC  
**Applicant's Representative** Adam Baugh / Withey Morris PLC  
**Staff Recommendation** Approval, subject to stipulations

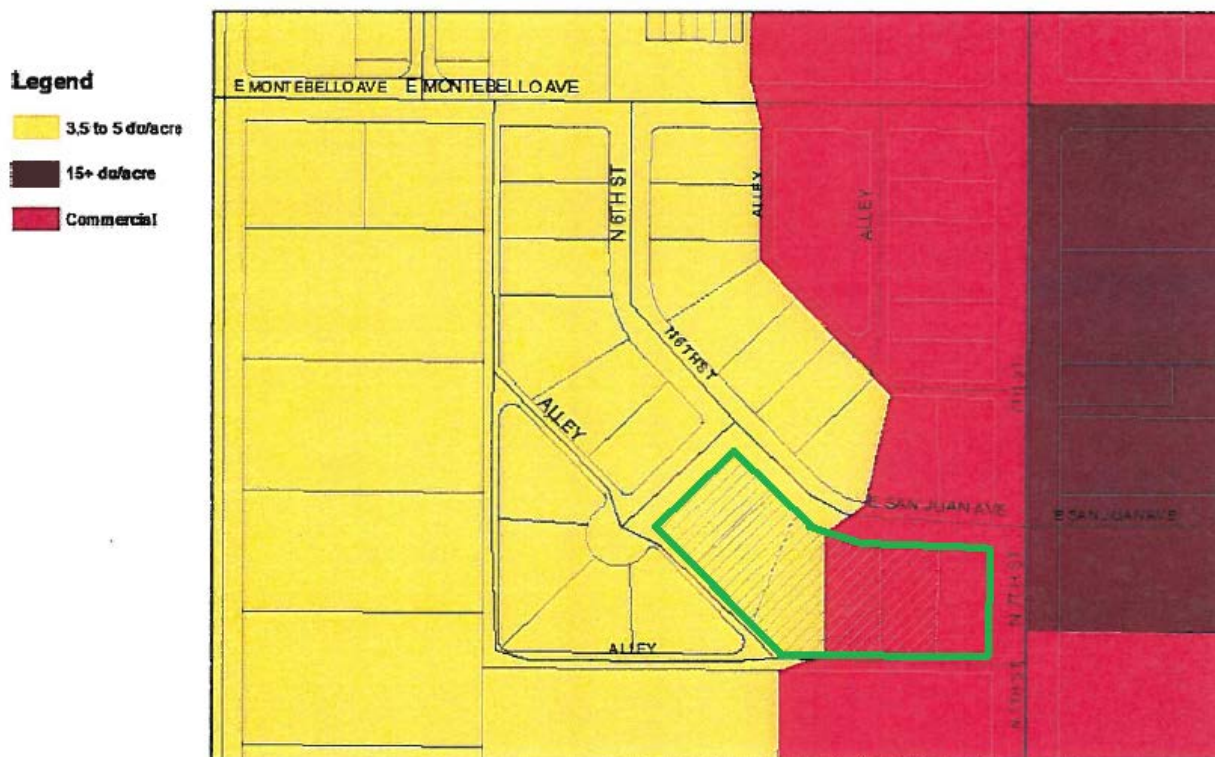
<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>	Commercial / Residential 3.5 to 5 du / acre		
<b>Street Map Classification</b>	7 <sup>th</sup> Street	Major Arterial	40 foot west half street
	San Juan Avenue	Local	25 foot south and east half street
<p><b>LAND USE ELEMENT, GOAL 3: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</b></p> <p>This proposal will redevelop an abandoned property in an older part of the city into a new land use which will be appropriately buffered from the adjacent residential uses, while providing a service which will be an asset to the community.</p>			
<p><b>CONSERVATION, REHABILITATION &amp; REDEVELOPMENT ELEMENT, GOAL 5: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND INVESTMENT.</b></p> <p>The proposed development will redevelop an abandoned retirement home which has become a blight for the community.</p>			

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Abandoned Retirement Community	R-3 SP & C-2 SP
<b>North</b>	Office/Multi Family Residential	C-2 / P-1 / R-3
<b>South</b>	Retail/Single-Family Residential	C-2 / R-3
<b>East</b>	Retail	C-2
<b>West</b>	Multi Family Residential	R-3

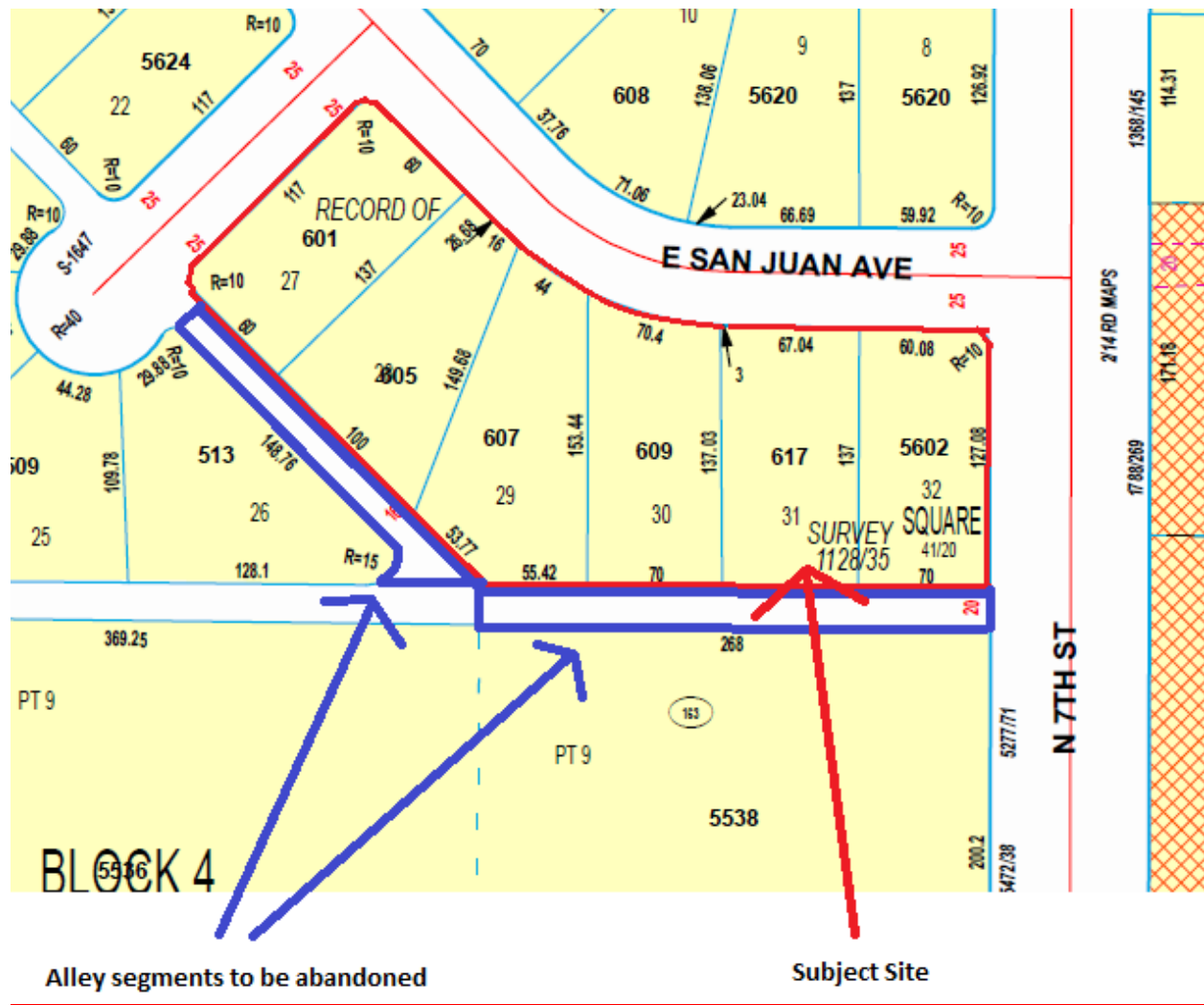
<b>C-2 &amp; P-1 (Intermediate Commercial and Passenger Automobile Parking, Limited)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b> (*Variance required)
C-2 landscape and building setback	25 feet (east) 25 feet (north)	*Not met – less than 25 feet *Not met – less than 25 feet
Lot Coverage	Maximum 50%	Met – 13.58%
Building Height	Maximum 30 feet	Met – 20 feet 4 inches
Parking	Minimum 92 required	Met – 92 provided

**Background**

1. This is a request to rezone 1.93 acres from R-3 SP (Multi Family Residential Special Permit), & C-2 SP (Intermediate Commercial Special Permit) to P-1 (Passenger Automobile Parking, Limited), & C-2 (Intermediate Commercial) to allow for a restaurant.
2. The site is currently developed with six garden style apartment buildings, with covered parking accessed off the alleyway. The apartments were previously used as a retirement home, but have been abandoned for several years. The site is currently fenced off and has fallen into a state of disrepair, becoming a blight for the surrounding community. The site is also segmented into multiple parcels, making redevelopment burdensome.
3. The General Plan designation for the eastern portion of the property is Commercial while the General Plan designation for the western portion of the property is Residential 3.5 to 5 du/acre. The proposed parking lot over this portion of the property would provide a buffer between the more intense commercial use to the east, and the single family and multi family uses to the west. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.



4. The adjacent land uses to the north and west of the parking portion of the site consist primarily of single-family and multi family development. To help buffer these sensitive land uses from the proposed parking area, the applicant has agreed to landscape setbacks along San Juan Avenue, along with a robust planting of trees and shrubs. Stipulations have been added to address these provisions.
5. While the site has direct access to 7<sup>th</sup> Street, a major arterial, the site is also adjacent to a residential neighborhood with single-family homes. In an effort to protect the surrounding neighborhood from the negative impact of traffic generated by the proposed restaurant, the applicant has agreed to restrict any vehicular access to San Juan Avenue or the alleys through the neighborhood. These restrictions will limit traffic into the neighborhood. Stipulations have been added to address these restrictions.
6. The larger development includes the retail site to the south. Parking requirements have been calculated based on the land use mix and total parking for the entire site. As a result, a cross-access agreement between the two parcels would be required. A stipulation has been added to address this requirement.
7. The primary access drive to the subject site exists as a dedicated alley. Another alley along the western portion of the south property line is no longer used by the City for trash collection. The applicant has agreed to pursue an abandonment process for both of these alleys.



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 1714 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. Increased traffic to the site would be directed away from the single-family neighborhood, limiting the impact on the surrounding homes.
2. The proposal would be appropriately buffered from the surrounding residential neighborhood.

3. The proposal would consolidate and redevelop several smaller parcels into one larger development.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped July 1, 2014 and the elevations date stamped May 13, 2014 except as modified by the following stipulations and approved by the Planning and Development Department.
2. The property owner shall provide a minimum 13-foot landscape setback along the western 187 feet of the north property lines as approved by the Planning and Development Department.
3. The property owner shall provide a minimum 12-foot landscape setback along the west property line as approved by the Planning and Development Department.
4. The property owner shall provide a minimum of 50%, 2-inch caliper trees and 50%, 3-inch caliper trees placed 20 feet on center within the required landscape setback along the west and north property lines as approved by the Planning and Development Department.
5. The property owner shall provide a minimum of five 5-gallon shrubs per tree in the required landscape setback as approved by the Planning and Development Department.
6. A one-foot vehicular non-access easement shall be provided along the north and west property lines, as approved by the Planning and Development Department.
7. The applicant shall install an automatic gate to restrict access to the alley to the west as approved by the Planning and Development Department and the Public Works Department.
8. The property owner shall provide a cross-access agreement between the subject site and the parcel to the south. The agreement shall be reviewed by the Planning and Development Department prior to recordation with Maricopa County.
9. The property owner shall dedicate a 10-foot sidewalk easement on the west half of 7th Street for the length of the project as approved by the Planning and Development Department.

### **Writer**

Xandon Keating

07/09/14

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July 10, 2014

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**Team Leader**

Joshua Bednarek

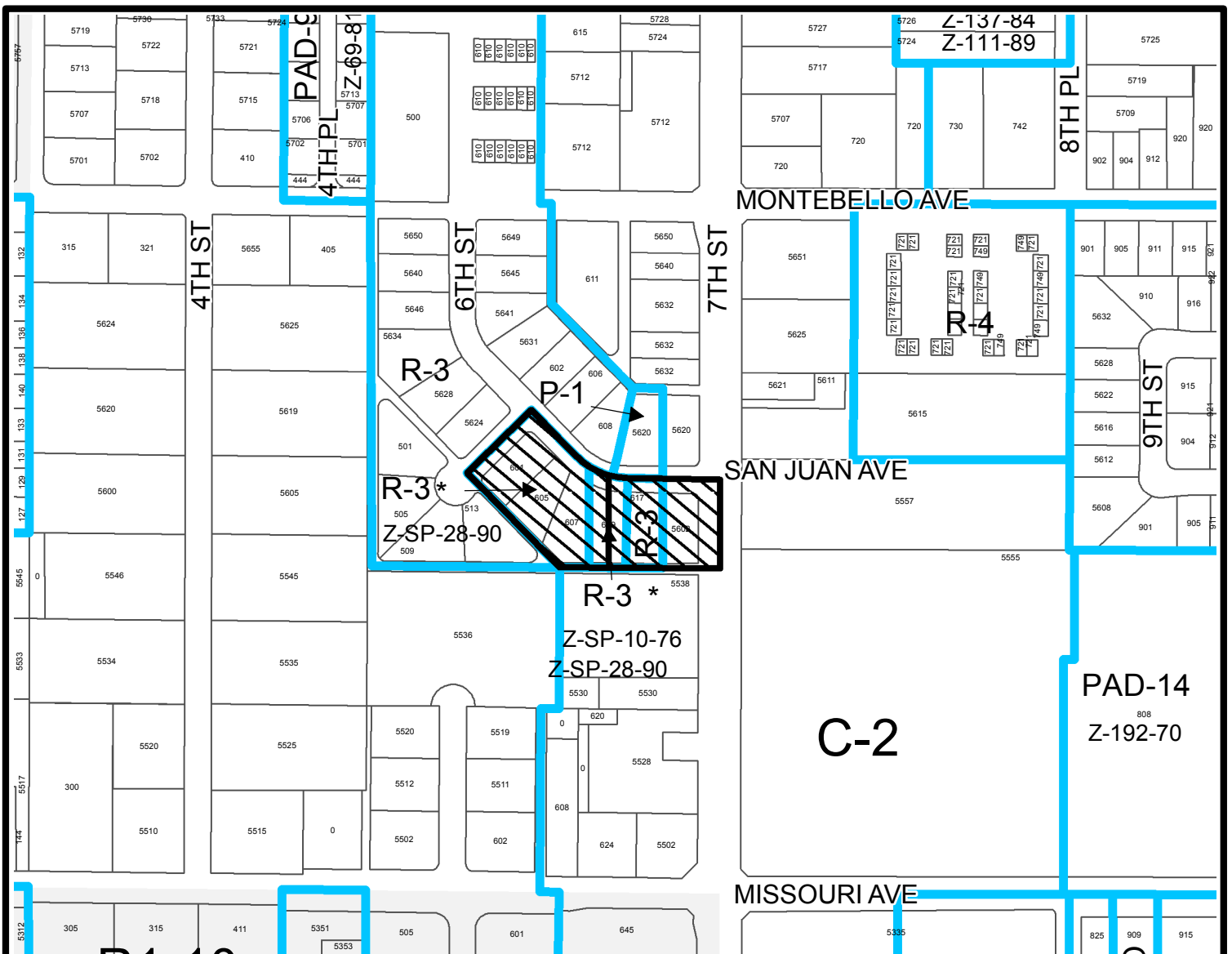
**Attachments**

Sketch Map

Aerial

Site Plan (date stamped 7/1/14)

Elevations (date stamped 5/13/14)

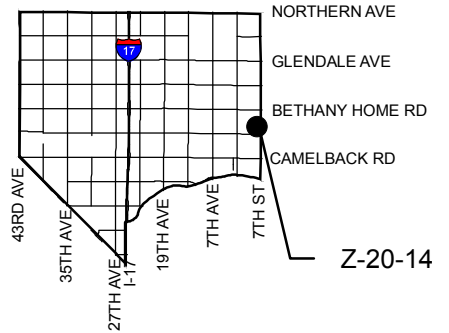


300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

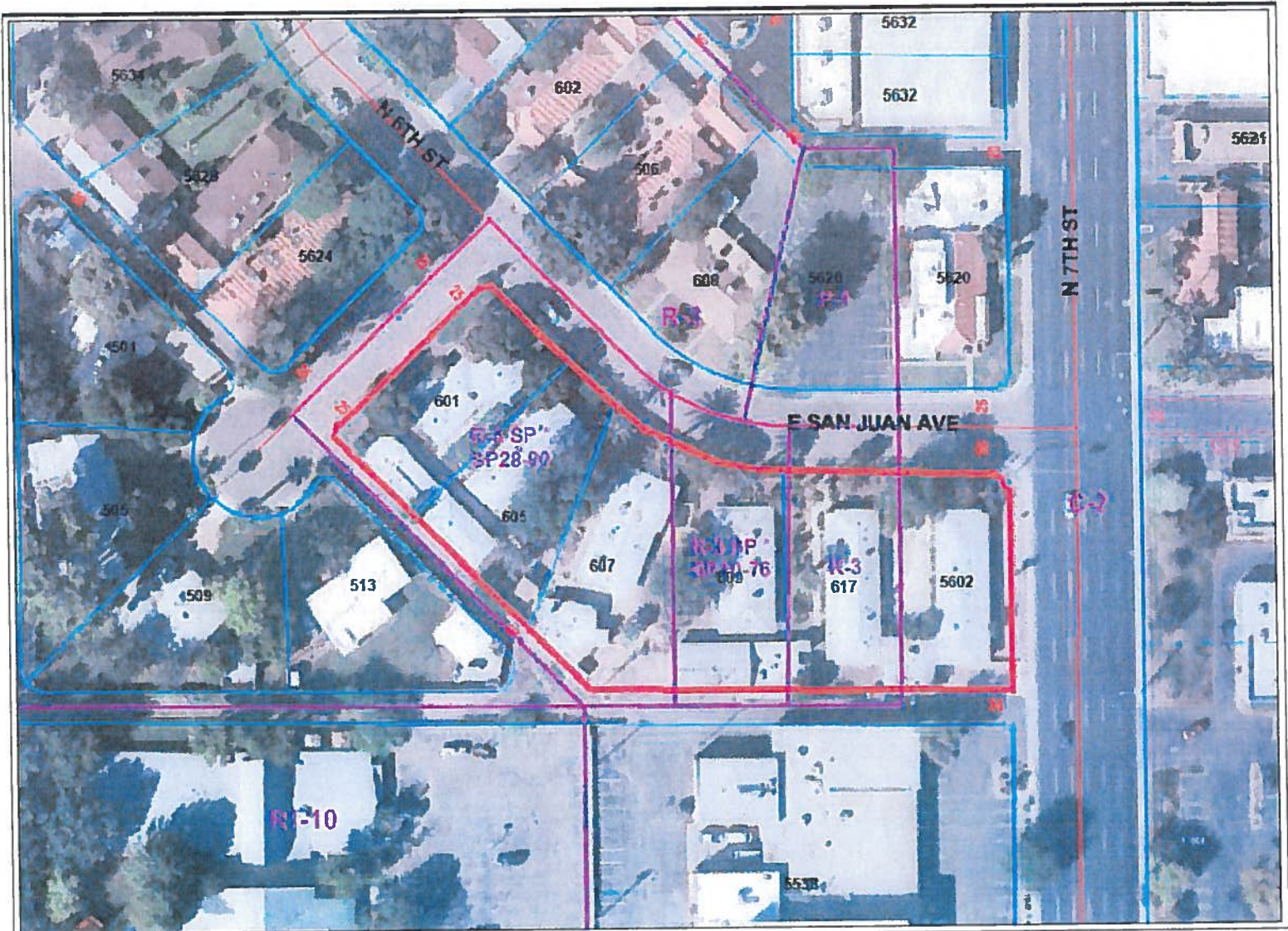
**ALHAMBRA VILLAGE**

CITY COUNCIL DISTRICT: 6



<b>APPLICANT'S NAME:</b> Adam Baugh / Withey Morris PLC		<b>REQUESTED CHANGE:</b> FROM: R-3 SP, (1.50 a.c.) C-2 SP, (.43 a.c.)  TO: P-1, (1.09 a.c.) C-2, (.84 a.c.)	
<b>APPLICATION NO.</b> Z-20-14	<b>DATE:</b> 6/24/14 <b>REVISION DATES:</b> 6/25/14		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small>  1.93 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 20-28	<b>ZONING MAP</b> I-8	
<b>MULTIPLES PERMITTED</b> R-3, C-2 P-1, C-2	<b>CONVENTIONAL OPTION</b> 22, 6 N/A, 12	<b>* UNITS P.R.D. OPTION</b> 26, 7 N/A, 14	

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



Planning and Development

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.





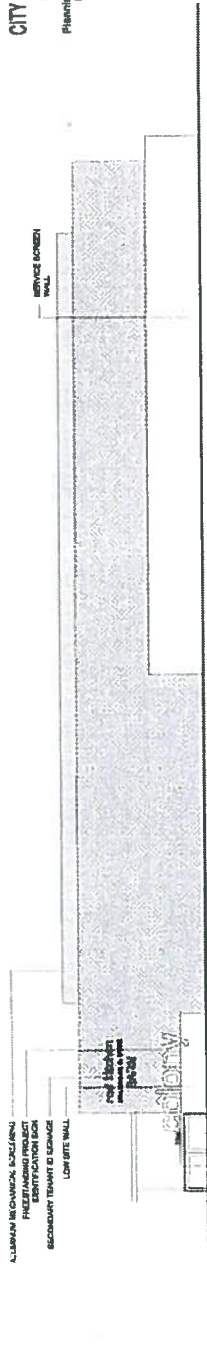


PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #	ESTIMATOR/SCALE
DATE	SCALE
DESIGNER	DATE
CHECKED BY	DATE
PROJECT NO.	DATE

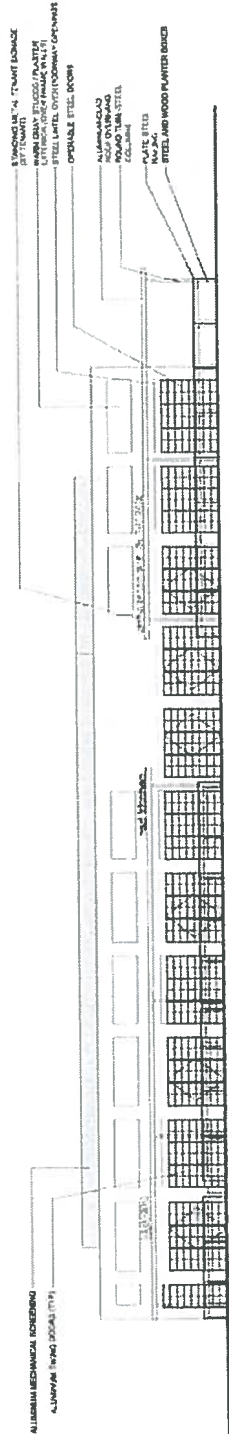
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**CITY OF PHOENIX**  
 MAY 13 2014  
 Planning & Development  
 Department



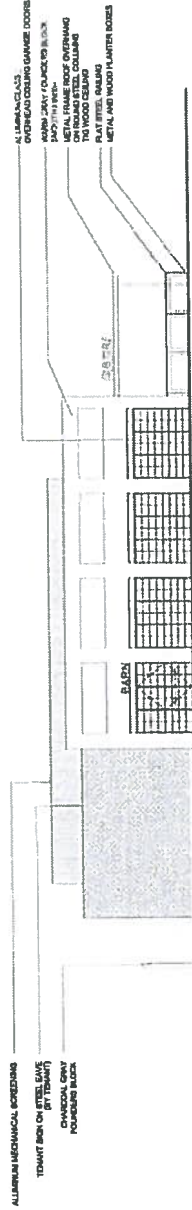
**NORTH ELEVATION**

SCALE 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE 1/8" = 1'-0"



**WEST ELEVATION**

SCALE 1/8" = 1'-0"



**EAST ELEVATION**

SCALE 1/8" = 1'-0"