



**City of Phoenix**  
PLANNING AND DEVELOPMENT SERVICES

**Staff Report Z-21-14-8**  
July 31, 2014

**Central City Village Planning Committee Meeting Date** August 11, 2014  
**Planning Commission Hearing Date** August 12, 2014  
**Request From:** R-4 (0.55 Acre)  
**Request To:** C-3 (0.55 Acre)  
**Proposed Use** Warehouse  
**Location** Approximately 105 feet east of the southeast corner of 20th Street and Monroe Street  
**Owner/Applicant/Representative** Anne Karber  
**Staff Recommendation** Approval, subject to stipulations

| General Plan Conformity  |                |            |                           |
|--|----------------|------------|---------------------------|
| <b>General Plan Land Use Designation</b>   |                | Commercial |                           |
| <b>Street Map Classification</b>   | Monroe Street  | Local      | 30 feet south half        |
|  | Papago Freeway | Freeway    | ~80 feet to frontage road |
| <p><b>LAND USE ELEMENT, GOAL 3 INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</b></p> <p>The subject site is vacant and in an older part of the city. The proposal is consistent with existing development and is not detrimental to the long term character and goals for the area.</p> |                |            |                           |
| <p><b>TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK, F. DISTRICT PLANNING, POLICY F.1. SUPPORT PEDESTRIAN-ORIENTED DESIGN STANDARDS, SHORT BLOCK SUBDIVISION STANDARDS, BICYCLE PARKING STANDARDS AND COMPLETE STREET STANDARDS IN ORDER TO IMPROVE WALKABILITY AND BIKEABILITY.</b></p> <p>The frontage of the site will be landscaped with shade trees and bicycle parking will be provided on site.</p>   |                |            |                           |

| <b>Area Plan</b>  |
|---|
| Eastlake Garfield Transit Oriented Development District Plan – The Eastlake Garfield TOD District encompasses the area between 7th Street and the Papago Freeway from the Loop 202 Freeway on the north to the Union Pacific Railroad to the south. The subject site is within this area. This plan is in the process of being written. This small site, adjacent to the freeway, is in an area that has transitioned from residential uses to intense commercial uses. |

| <b>Surrounding Land Uses/Zoning</b> |                        |               |
|-------------------------------------|------------------------|---------------|
|                                     | <u>Land Use</u>        | <u>Zoning</u> |
| <b>On Site</b>                      | Vacant                 | R-4           |
| <b>North</b>                        | Commercial             | C-3           |
| <b>South</b>                        | Commercial             | C-3           |
| <b>East</b>                         | Transportation/Freeway | R-4           |
| <b>West</b>                         | Commercial             | C-3           |

| <b>Commercial</b>          |                     |                           |
|----------------------------|---------------------|---------------------------|
| <u>Standards</u>           | <u>Requirements</u> | <u>Met or Not Met</u>     |
| <i>Landscaped Setbacks</i> |                     |                           |
| Street                     | 25 feet (average)   | 0 feet (Not met)          |
| Side                       | 0 feet              | 0 feet (Met)              |
| Rear                       | 0 feet              | 0 feet (Met)              |
| Parking Area               | 10% Minimum         | Not met                   |
| <i>Building Setbacks</i>   |                     |                           |
| Street                     | 25 feet (average)   | 30 feet (Met)             |
| Side                       | 0 feet              | Varies (Met)              |
| Rear                       | 0 feet              | 11 feet (Met)             |
| Lot Coverage               | 50% maximum         | 46% (Met)                 |
| Building Height            | 30 feet maximum     | Unknown                   |
| Parking                    | Unknown             | 9 spaces (wrong location) |

**Background/Issues/Analysis**

1. The subject site is currently vacant and is located in what was once a residential area. For the past several decades parcels in this area have been transitioning to commercial uses. It is the one remaining residentially zoned parcel between 20th Street and the freeway. The proposal for use as a small warehouse is consistent with the requested C-3 zoning. Further, the site is surrounded by parcels which are zoned C-3.
2. The site plan dated May 15, 2014 does not meet Zoning Ordinance standards for development of a parcel in the C-3 district.

- a. Vehicle parking is not allowed in the front building setback and will need to be located elsewhere on the site.
  - b. Interior surface parking requires 10% landscaping.
  - c. The proposed height of the building is unknown.
3. Landscaping is required to be provided within the front setback on the Monroe Street frontage per Section 624.E.4.e. of the Zoning Ordinance. The provision of shade trees in this landscaped area is an essential component for contributing toward the goals of the Eastlake Garfield Transit Oriented Development District Plan.
  4. The site plan dated May 15, 2014 does not illustrate a location for retention of stormwater. It is suggested that some stormwater can be retained on site in the Monroe Street landscaping area, subject to the Grading/Drainage provisions of Section 507 TAB A.II.A.2. of the Zoning Ordinance.

5. The subject site is located at the eastern boundary of the Eastlake Garfield Transit Oriented Development District. Enhancing walkability, bikeability and access to transit are goals of the draft plan for the area. Although the site is relatively small, provision of shade trees along the frontage as well as bicycle parking on site, will contribute toward meeting the plan's goals. Bicycle parking on site should accommodate a minimum of two bicycles with a rack in an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation # 1.



*Inverted-U bicycle racks.*

6. The Water Services Department has commented that there is an existing 6-inch water main in Monroe Street and an existing 8-inch sewer main in the alley. The owner/engineer will need to verify the existing water main is an adequate size to comply with fire flow requirements provided by the Fire Department.
7. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation #2.
8. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 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. Zoning adjustments, abandonments or other formal actions may also be required.

### **Findings**

1. The site is consistent with the General Plan Land Use designation of commercial.
2. The site is the sole remaining residentially zoned parcel between 20th Street and the Interstate 10 freeway.
3. Conversion of this parcel to commercial, along with the required landscaped setback on the local street, will improve the street frontage.
4. The proposal assists in meeting the intent of the draft Eastlake Garfield Transit Oriented Development District Plan through the provision of shade at the lot frontage and the provision of bicycle parking on site.

### **Stipulations**

1. The development shall provide parking for a minimum of two bicycles.
2. That the developer shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

### **Writer**

Katherine Coles

06/23/2014

### **Team Leader**

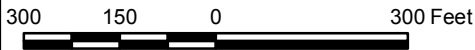
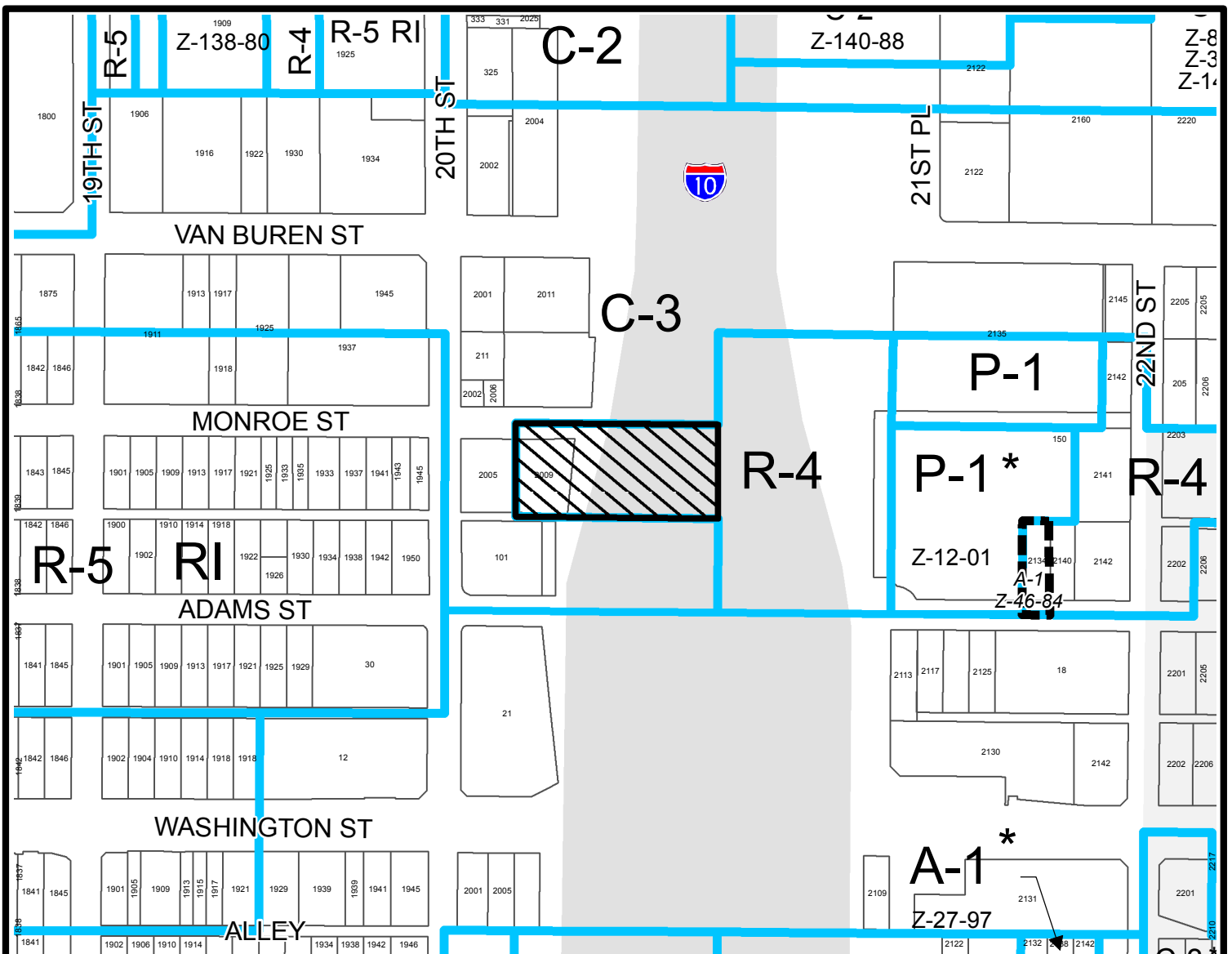
Joshua Bednarek

### **Attachments**

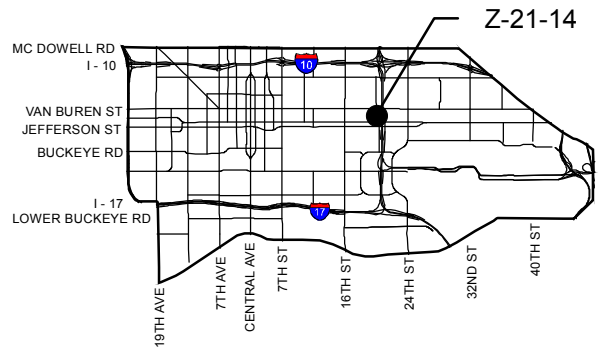
Zoning sketch

Aerial

Site plan dated May 15, 2014



CITY OF PHOENIX PLANNING DEPARTMENT  
**CENTRAL CITY VILLAGE**  
 CITY COUNCIL DISTRICT: 8



|  |  |                            |  |
|--|--|----------------------------|--|
| <b>APPLICANT'S NAME:</b> Anne Karber   |  | <b>REQUESTED CHANGE:</b>   |  |
| <b>APPLICATION NO.</b> Z-21-14   |  | FROM: R-4, (.55 a.c.)      |  |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.<br>.55 Acres |  | TO: C-3, (.55 a.c.)        |  |
| <b>MULTIPLES PERMITTED</b>   |  | <b>CONVENTIONAL OPTION</b> |  |
| R-4  |  | 16                         |  |
| C-3  |  | 8                          |  |
| <b>* UNITS P.R.D. OPTION</b>   |  | 19                         |  |
| 9  |  |                            |  |

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



**GENERAL NOTES**

CONTRACTORS AND SUBCONTRACTORS MUST VERIFY BUILDING SETBACK AND BUILDING FOOTPRINT PRIOR TO ANY GROUND PIERCE. NOTIFY THE DESIGNER IMMEDIATELY IF THERE IS ANY POSSIBILITY OF ENCROACHMENT.

WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.

VERIFY PROPERTY AND BUILDING LINES AND FINISH FLOOR ELEVATIONS PRIOR TO CONSTRUCTION. CONFIRM THAT UTILITIES (SEWER, ELECTRIC, WATER) ARE LOCATED AS SHOWN, AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.

DRAWINGS ARE NOT TO BE SCALED. BUILD FROM DIMENSIONS INDICATED. VERIFY ALL DIMENSIONS NOTIFY DESIGNER AND/OR ENGINEER OF ANY CONFLICTS.

AREAS DISTURBED DURING CONSTRUCTION OF DRAINAGE FACILITIES OR UTILITY (SEWER, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.

FINISH GRADE SHALL BE A MINIMUM OF 8" BELOW FLOOD PLAINING AT BUILDING EXTERIOR. SLOPE FINISH GRADE AWAY FROM BUILDING FOR A 10'-0" HORIZONTAL DISTANCE.

FLOOD ELEVATIONS OF ALL AIR AND ELECTRO MECHANICAL UNITS SHALL BE SET REASONABLY HIGHER THAN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER A 100-YEAR STORM EVENT.

TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSION IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE DESIGNER AND/OR ENGINEER FOR A RESOLUTION.

**KEY NOTES**

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. ROLL CURB
4. EXISTING 6" CHAIN LINK FENCE
5. EXISTING CONCRETE WALK WAY
6. PROPOSED 30X30" STEEL BUILDING DESIGNED BY OTHERS



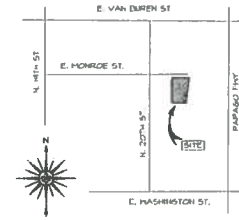
CALL 180 HOURS  
DAYS BEFORE YOU DIG  
202-1000  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

**CITY OF PHOENIX**

MAY 15 2014

Planning & Development  
Department

**VICINITY MAP (NTS)**



**PROJECT DATA**

|                        |  |
|------------------------|--|
| OWNER                  | KARBER PROPERTIES LLC                  |
| APN                    | 15-02-18                               |
| ADDRESS                | 2009 E. MONROE ST<br>PHOENIX, AZ 85084 |
| HEC#                   | 07126                                  |
| SUBDIVISION            | XXX                                    |
| SECTION                | PHOENIX                                |
| LOT                    | 15                                     |
| SECTION-TOWNSHIP-RANGE | 10N-02E                                |
| USE                    | SINGLE FAMILY                          |
| YEAR                   | 2007                                   |
| ZONING                 | R1-4                                   |

**AREA CALCULATION**

|                           |                |
|---------------------------|----------------|
| PROPOSED STORAGE BUILDING | 1000.00 SQ FT  |
| LOT SIZE                  | 13225.00 SQ FT |

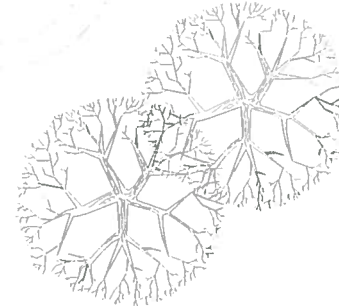
**SCOPE OF WORK**

NEW STEEL STORAGE BUILDING DESIGNED BY OTHERS

**BUILDING SAFETY CODES**

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS FOR THEIR ADOPTING JURISDICTIONS:

- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2011 NATIONAL ELECTRIC CODE (NEC)
- 2012 UNIFORM PLUMBING CODE (UPC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL FIRE CODE (IFC)
- 2012 INTERNATIONAL FIRE CODE (IFC)
- 2012 INTERNATIONAL FIRE CODE
- CURRENT PHOENIX ZONING ORDINANCE



**ARCHITECTURAL SITE PLAN**

SCALE: 1"=10'-0"

PHOENIX - CONCEPT - DESIGN - PERMITTING  
**JOHN ANTHONI**  
 DRAFTING & DESIGN  
 www.jadadrafting.com 602.980.2286

**REVISIONS**

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |

A CUSTOM FABRICATION SHOP FOR  
**KARBER PROPERTIES LLC**  
 2009 E. MONROE STREET  
 PHOENIX, ARIZONA

Permitted by AFD within the  
 jurisdiction of the City of Phoenix  
 under the City of Phoenix  
 Zoning and Land Use Department

2014  
 City of Phoenix Planning & Development Department

**DATE:** 5/15/14  
**FILE NAME:** KARBER SITE PLAN  
**PROJECT NUMBER:** 740  
**DRAWING NUMBER:** 1