



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-24-17-8
June 30, 2017

Camelback East Village Planning Committee Meeting Date	July 11, 2017
Planning Commission Hearing Date	August 3, 2017
Request From:	C-2 SP (0.76 acres)
Request To:	C-2 (0.76 acres)
Proposed Use	Removal of special permit Z-SP-35-96 (for car rental) to allow a restaurant
Location	Approximately 115 feet south of the southwest corner of 44th Street and Thomas Road
Owner	Alicetrievamollie LLC
Applicant/Representative	Sustainability Engineering Group
Staff Recommendation	Approval

General Plan Conformity			
General Plan Land Use Designation		Mixed Use	
Street Map Classification	44th Street	Major Arterial	50-foot west half street
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS, & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</i></p> <p>The subject property is located in a secondary Village core and along a major arterial roadway. Intermediate commercial land uses are consistent with the scale and character of existing development in the surrounding area.</p>			
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</i></p> <p>The proposal will allow the development of a commercial business with employment opportunities and is located within the MAG designated Gateway major employment center.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject property contains a vacant commercial building. The proposal would allow the development of an intermediate commercial use consistent in scale and character with the property's MU1 (Mixed Use 1) designation in the 44th Street Corridor Specific Plan and the land use pattern in the surrounding area.

Area Plans

The property is located within the boundaries of the 44th Street Corridor Specific Plan. The Specific Plan is a policy plan adopted in 1991 that established a framework so that development projected in the corridor would occur in a manner compatible with the many residential neighborhoods within the corridor. The Specific Plan designated the subject site as Mixed Use 1 (MU1). The Specific Plan calls for MU1 properties to have a variety of uses including retail and multifamily residential. MU1 calls for a maximum building height of 90 feet. The proposal to remove a Special Permit for car rental to allow all underlying C-2 uses is consistent with the Specific Plan's recommendation.

Surrounding Land Uses/Zoning

	<u>Zoning</u>	<u>Land Use</u>
On Site	C-2 SP	Vacant commercial building
North	C-2	Auto title loan, mattress store
South	P-1, C-1 M-R	Mid-rise office, commercial strip center
East	C-2	Commercial shopping center
West	C-1	Drive-through restaurant

Background/Issues/Analysis

1. This request is to rezone approximately 0.76 acres located approximately 115 feet south of the southwest corner of 44th Street and Thomas Road from C-2 SP (Intermediate Commercial, Special Permit) to C-2 (Intermediate Commercial). The existing Special Permit only allows the property to be used for car rental. The request constitutes the removal of a Special Permit to allow the underlying intermediate commercial uses.

2. The General Plan Land Use Map designation for the subject property is Mixed-Use. The underlying C-2 zoning designation is consistent with the land use designation.

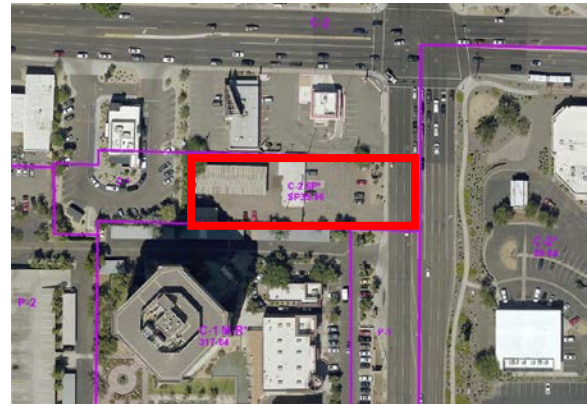


SURROUNDING USES AND ZONING

3. The subject property currently contains a vacant commercial building and metal parking canopies. The property has sole street frontage on 44th Street.

North of the subject property are two commercial buildings containing an auto title loan establishment and a mattress store. These properties are zoned C-2.

To the east, across 44th Street, is a major commercial shopping center with tenants ranging from big-box retailers to smaller commercial pads.



South of the subject property, adjacent to 44th Street, is a small commercial strip center zoned P-1 and C-2 M-R. West of the strip center is a mid-rise office building with C-2 M-R zoning.

West of the subject property is a drive-through restaurant with C-1 zoning.

4. Rezoning case no. Z-SP-35-96 established the Special Permit zoning to only allow car rental. The site was operated as an Enterprise Rent-A-Car until mid-2016. The subject property is currently vacant and protected by a temporary, chain-link fence.

Removal of the special permit would allow the site to be redeveloped with intermediate commercial land uses consistent with the underlying C-2 zoning. The C-2 zoning district is consistent with the property's MU1 designation in the 44th Street Corridor Specific Plan and the scale and character of existing development in the surrounding area.

DEPARTMENT COMMENTS

5. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
6. The Floodplain Management division indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
7. The Street Transportation Department indicated that the developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
8. The Aviation, Parks & Recreation, Public Transit, and Water Services Departments had no comments regarding the request.

MISCELLANEOUS

9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
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 abandonments, may be required.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Mixed Use.
2. The C-2 zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The request would support the development of a vacant, underutilized, and blighted parcel located in a major Village center.

Stipulations

None

Writer

Adam Stranieri

June 30, 2017

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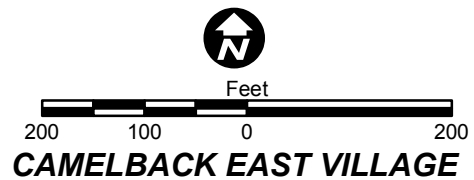
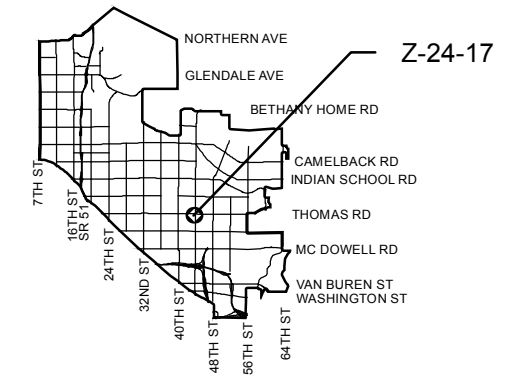
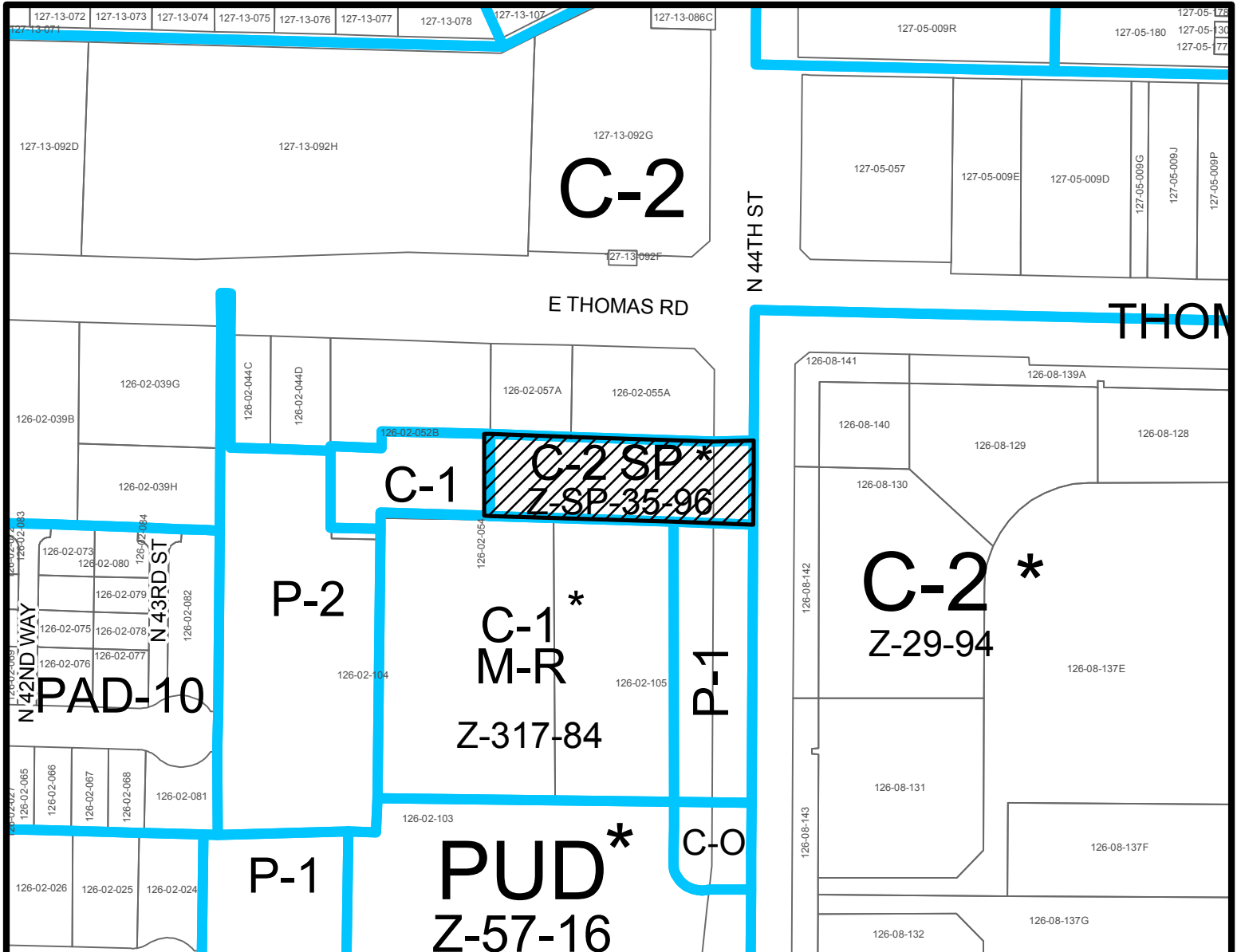
Team Leader

Joshua Bednarek

Attachments

Sketch Map

Aerial

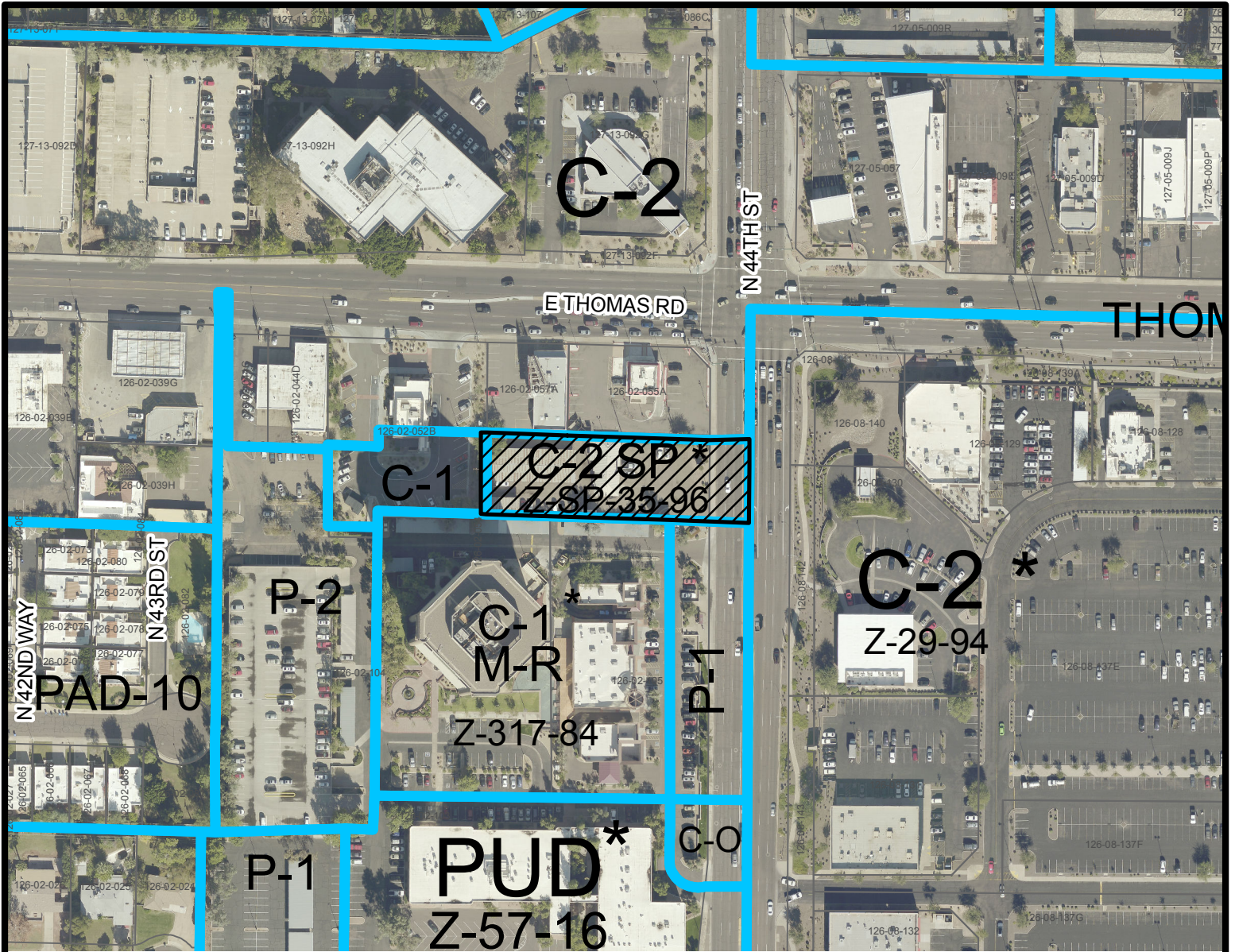


CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Sustainability Engineering Group		REQUESTED CHANGE: FROM: C-2 SP, (0.76 a.c.) TO: C-2, (0.76 a.c.)	
APPLICATION NO. Z-24-17	DATE: 05/02/2017	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.76 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 14-37	ZONING MAP G-10	
MULTIPLES PERMITTED C-2 SP C-2	CONVENTIONAL OPTION 11 11	* UNITS P.R.D. OPTION 13 13	

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



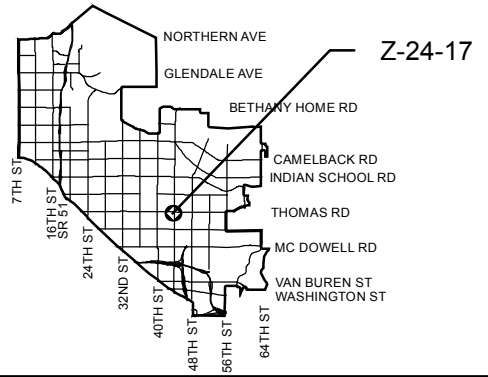
Feet

200 100 0 200
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



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 PLANNING AND DEVELOPMENT DEPARTMENT



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APPLICATION NO. Z-24-17

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 QS 14-37

ZONING MAP
 G-10

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TO: C-2, (0.76 a.c.)

MULTIPLES PERMITTED

C-2 SP
 C-2

CONVENTIONAL OPTION

11
 11

*** UNITS P.R.D. OPTION**

13
 13

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