



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-28-17-8
May 31, 2017

South Mountain Village Planning Committee Meeting Date June 13, 2017
Planning Commission Hearing Date August 3, 2017
Request From: R1-6 SP (9.95 acres)
Request To: R1-6 (9.95 acres)
Proposed Use Removal of Special Permit (Z-SP-27-80) to allow single-family residential
Location Northwest corner of 23rd Avenue and Roeser Road
Owner Jose Molina
Applicant/Representative Jonathan Molina
Staff Recommendation Approval

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	23rd Avenue	Local	30 foot west half street
	Roeser Road	Local	30 foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The underlying R1-6 zoning designation is consistent with the zoning on properties to the north, south, and west, the land use pattern in the surrounding area, and the property's General Plan land use designation of residential 3.5 to 5 dwelling units per acre.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLE: Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.</i></p> <p>Lindo Park is located immediately to the southeast of the subject property. The property is ideally suited for potential residents to have quick and easy access to this public park.</p>			

Improvements to the streetscape that would accompany development of the site would also improve access opportunities to Lindo Park for residents in the surrounding area.

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 property is currently vacant aside from four AM radio towers and related infrastructure. The proposal would allow for the development of a single-family residential subdivision consistent in scale and character with the land use pattern in the surrounding area.

Area Plans

The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Radio towers	R1-6 SP
North	Single-family residential	R1-6
South	Vacant	R1-6
East	Automobile auction yard, public park	A-1, Industrial Park
West	Single-family residential	R1-6

Background/Issues/Analysis

1. This request is to rezone approximately 9.95 acres located at the northwest corner of 23rd Avenue and Roeser Road from R1-6 SP (Single-Family Residence District, Special Permit) to R1-6 (Single-Family Residence District). The existing Special Permit only allows the property to be used for radio transmitting towers. The request constitutes the removal of a Special Permit to allow single-family residential development.

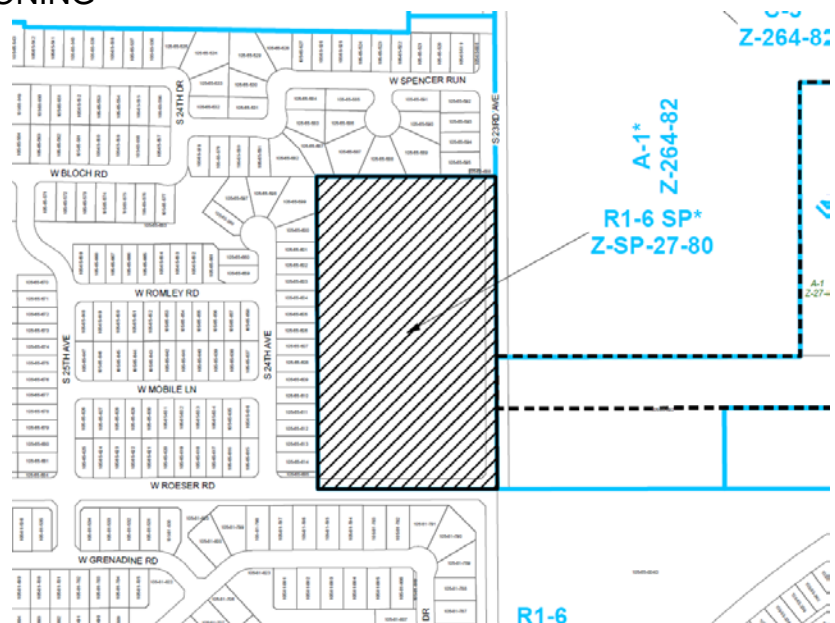
2. The General Plan Land Use Map designation for the subject property is 3.5 to 5 dwelling units per acre. The proposed land use is consistent with the General Plan designation.



SURROUNDING USES AND ZONING

3. The subject property is currently a vacant dirt lot, aside from four AM radio towers and associated equipment. The property has frontage on both 23rd Avenue and Roeser Road, neither of which are improved in this location.

North and west of the subject property are single-family detached homes zoned R1-6.



Northeast of the subject property is a large-scale automobile auction site zoned A-1 (Light Industrial). Southeast of the subject property is a public park zoned Ind. Pk. (Industrial Park).

South of the subject property is vacant agricultural land zoned R1-6. This land is platted for a single-family detached residential subdivision.

ZONING HISTORY

5. Rezoning case no. Z-SP-27-80 established the Special Permit zoning to only allow radio transmitting towers. The radio transmitting towers were intended to provide

the opportunity for nighttime broadcasting capacity for Spanish-speaking AM radio station KPHX.

The Planning Department recommendation in this case was for denial due to concerns that the proposal may hinder development of adjacent R1-6 zoned properties, as the towers may be perceived as an undesirable land use adjacent to a single-family residential neighborhood. Properties adjacent to the north and east of the site did develop as single-family residential neighborhoods under the R1-6 zoning designation. The vacant agricultural land to the south is currently platted for a single-family residential subdivision.

The City Council approved the request subject to stipulations including a requirement that landscaping consisting of crops or other suitable groundcover be provided on the entirety of the site. The site is not in compliance with this stipulation and consists primarily of dirt.

DEPARTMENT COMMENTS

6. The Aviation Department noted that the site is within Phoenix Sky Harbor International Airport (PHX) traffic pattern airspace and the proposed use is residential. They recommend that the developer record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
7. 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.
8. 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 2215 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. The Parks and Recreation Department had no comments regarding the request.
10. The Street Transportation Department noted that the following right-of-way dedications would be required in order to develop the site:
 - 1) Right-of-way totaling 13 feet shall be dedicated for the west half of 23rd Avenue.
 - 2) Right-of-way totaling 3 feet shall be dedicated for the north half of Roeser Road.

Additionally, they indicated that the developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.

11. The Public Transit Department had no comments regarding the request.

MISCELLANEOUS

12. 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 Residential 3.5 to 5 dwelling units per acre.
2. The R1-6 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, blighted parcel adjacent to a single-family residential neighborhood.
4. Development of the subject property would improve access opportunities for residents in the surrounding area to an adjacent public park.

Stipulations

None

Writer

Adam Stranieri

May 31, 2017

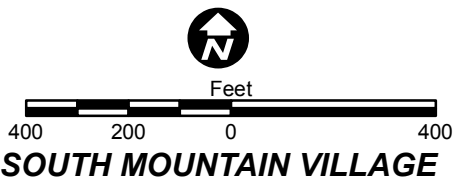
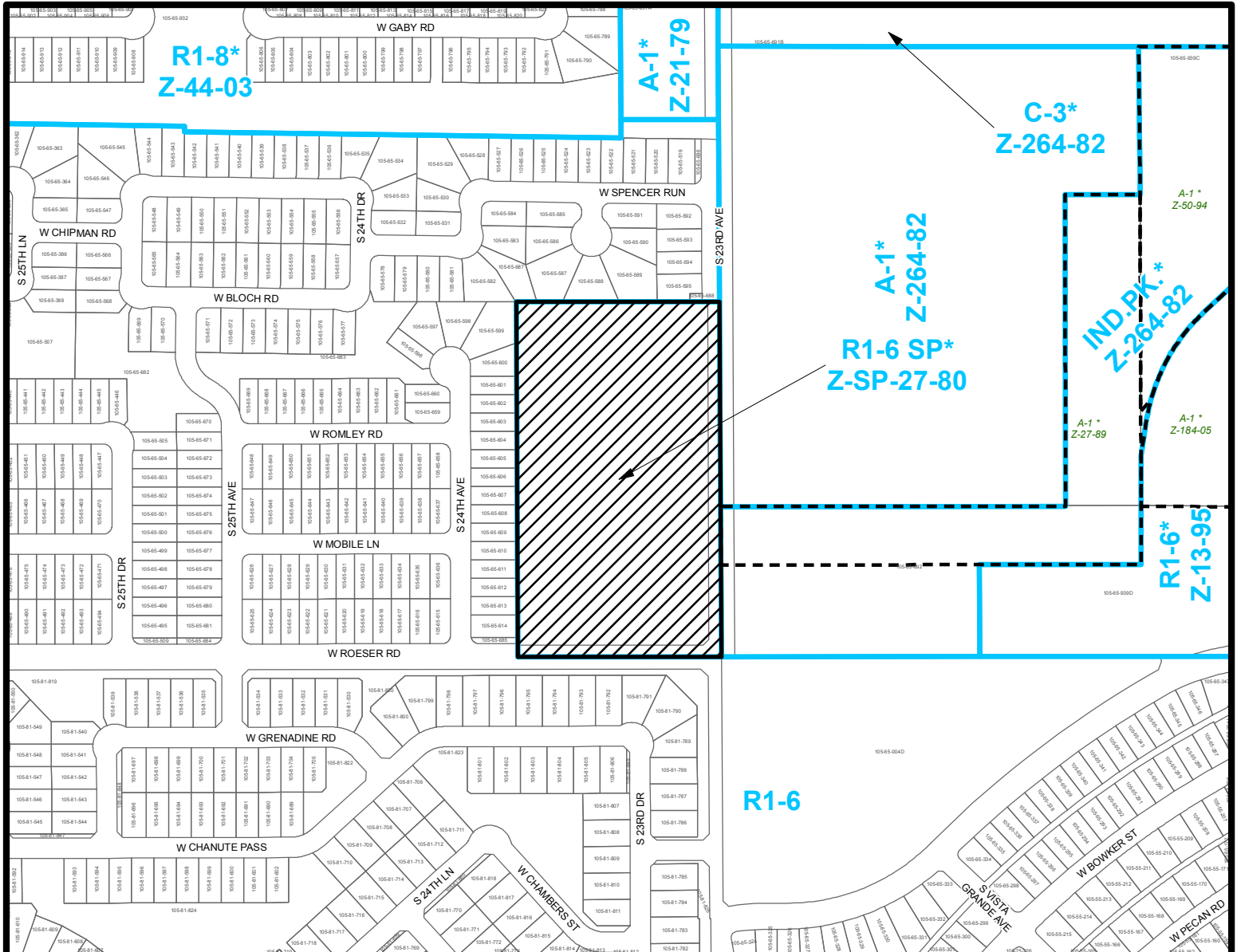
Team Leader

Joshua Bednarek

Attachments

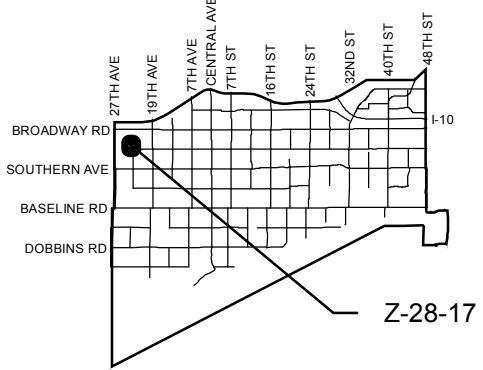
Sketch Map

Aerial



SOUTH MOUNTAIN VILLAGE

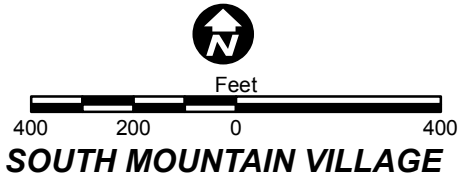
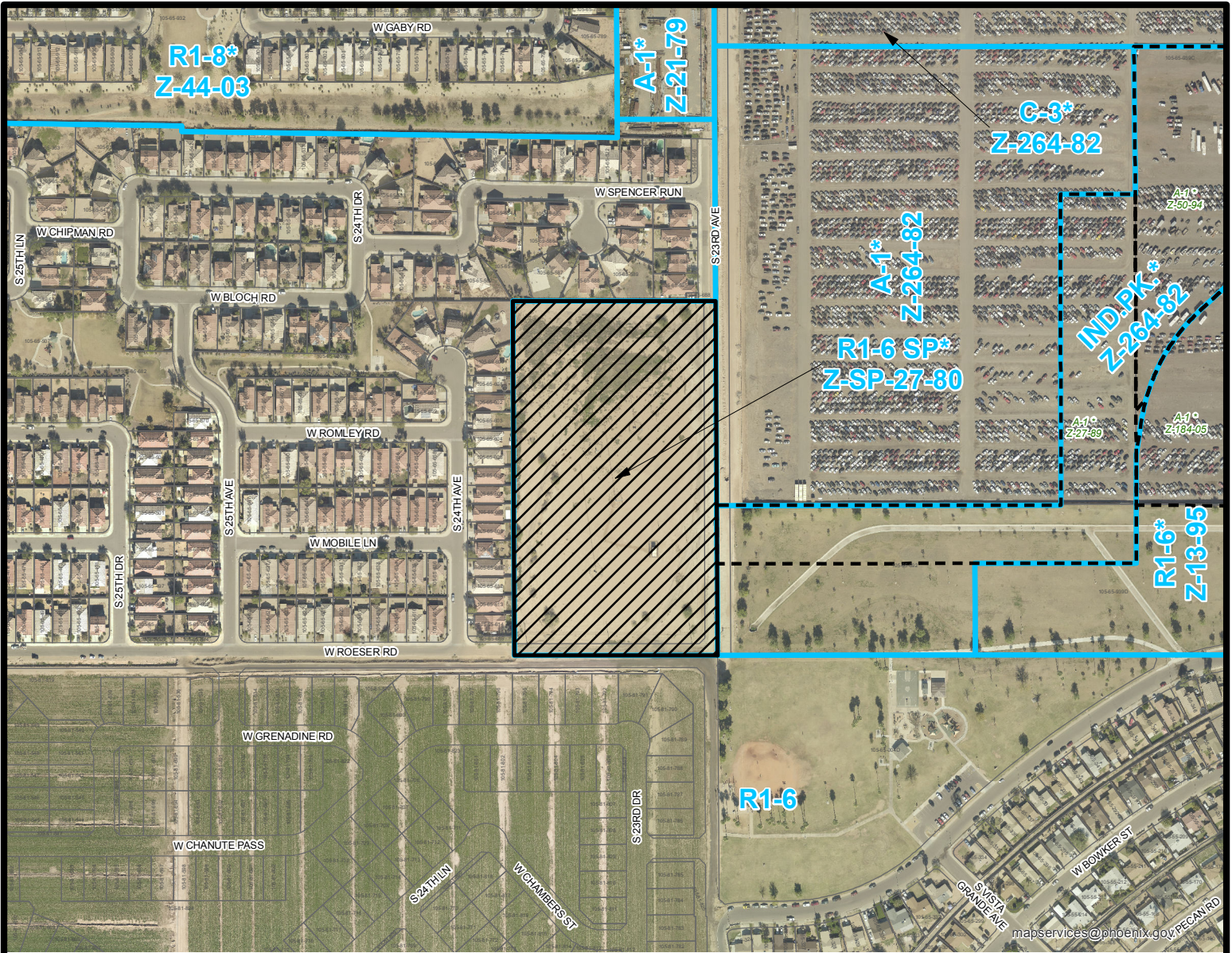
CITY COUNCIL DISTRICT: 8



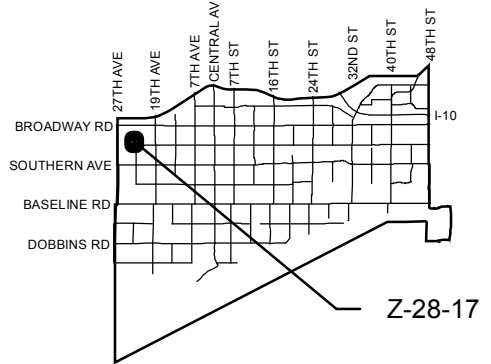
APPLICANT'S NAME: Jonathan Molina	
APPLICATION NO. Z-28-17	DATE: 04/21/2017
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.95 Acres	REVISION DATES:
	AERIAL PHOTO & QUARTER SEC. NO. QS 4-23
MULTIPLES PERMITTED R1-6 SP R1-6	CONVENTIONAL OPTION 52 52

REQUESTED CHANGE:
FROM: R1-6 SP, (9.95 a.c.)
TO: R1-6, (9.95 a.c.)
* UNITS P.R.D. OPTION
63
63

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



CITY COUNCIL DISTRICT: 8



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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.95 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 4-23	ZONING MAP E-7	
MULTIPLES PERMITTED R1-6 SP R1-6	CONVENTIONAL OPTION 52 52	* UNITS P.R.D. OPTION 63 63	

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