



**City of Phoenix**  
PLANNING AND DEVELOPMENT SERVICES

**Staff Report Z-29-16-4**  
July 7, 2016

**Encanto Village Planning Committee Meeting Date** July 11, 2016  
**Planning Commission Hearing Date** August 4, 2016  
**Request From:** R1-6 HP (0.36 Acre)  
**Request To:** P-1 HP (0.36 Acre)  
**Proposed Use** Surface parking  
**Location** Southeast corner of 3<sup>rd</sup> Avenue and Almeria Road  
**Owner** City of Phoenix Fire Department  
**Applicant/Representative** City of Phoenix Community and Economic Development  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 du / acre	
<b>Street Map Classification</b>	3 <sup>rd</sup> Avenue	Local	30 feet east half
	Almeria Road	Local	25 feet south half
<b><i>STRENGTHEN OUR LOCAL ECONOMY; LOCAL &amp; SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i></b>			
The surface parking will continue to support the adjacent Fire Station Number 4 and it will supplement parking for a nearby office on McDowell Road. The ability to provide additional parking on this site will contribute to the ability of the McDowell Road business to continue to thrive and grow.			
<b><i>CELEBRATE OUR DIVERSE COMMUNITY &amp; NEIGHBORHOODS; CERTAINTY &amp; CHARACTER; DESIGN PRINCIPLE: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.</i></b>			
The property exists as a surface parking lot in support of the adjacent Fire Station Number 4. The stipulations of approval regarding the maintenance of the landscape setbacks contribute to the sensitivity of the scale and character of the surrounding neighborhood.			

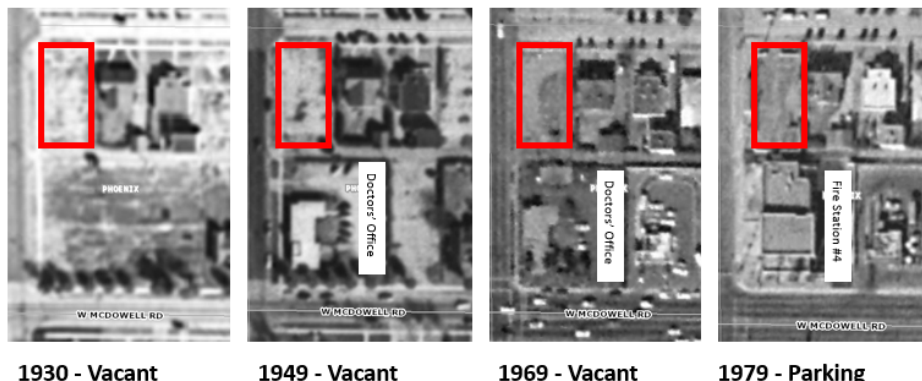
<b>Applicable Plans</b>
Willo Neighborhood Conservation Plan – See background item #3.
Tree and Shade Master Plan – See background item #8.

<b>Surrounding Land Uses/Zoning</b>		
	<b>Land Use</b>	<b>Zoning</b>
<b>On Site</b>	Surface parking	R1-6 HP
<b>North</b>	Single family residential	R1-6 HP
<b>South</b>	Municipal use (Fire station)	DTC – McDowell Corridor
<b>East</b>	Single family residential	R1-6 HP
<b>West</b>	Single family residential	R1-6 HP

<b>Commercial</b>		
<b>Standards</b>	<b>Requirements</b>	<b>Met or Not Met</b>
Landscaped Setbacks	(typically stipulated to commercial)	Existing
Street	None	Existing
Side	None	Existing
Rear	None	Existing
Parking	Not applicable	Existing

**Background/Issues/Analysis**

1. The subject site is currently utilized as a surface parking lot in support of the adjacent Fire Station Number 4 to the south. The proposal for rezoning to P-1 is to apply the appropriate zoning district to the surface parking land use which is already occurring. The surface parking will continue to be utilized by the Fire Department and some spaces will be leased to a nearby business on McDowell Road.
2. Although platted as a residential parcel with the North Chelsea subdivision in 1920, the site was never developed until it was utilized as a municipal use for parking in support of the newly constructed fire station in the late 1970s.



1930 - Vacant

1949 - Vacant

1969 - Vacant

1979 - Parking

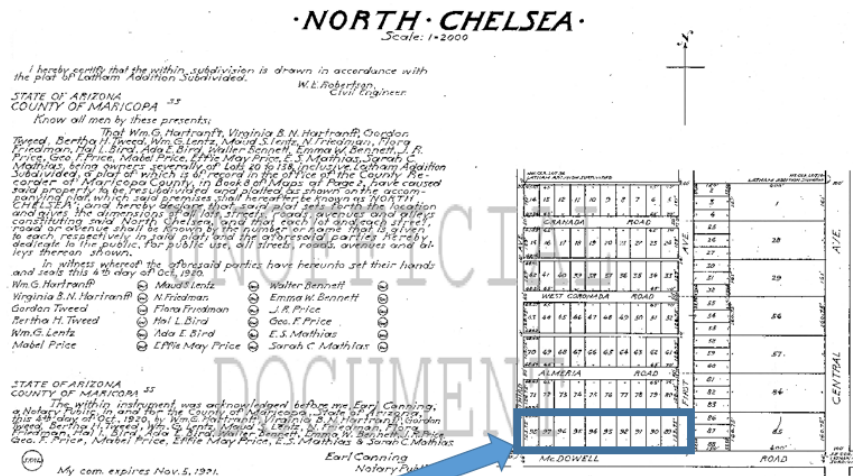
**Land Use History – Southeast corner of 3<sup>rd</sup> Avenue and Almeria Road**

- The *Willo Neighborhood Conservation Plan* was adopted in 1986, several years after the development of the subject site for surface parking. Although the document provides language with reference to McDowell Road properties (see below), there is no specific reference to the subject site.

### McDowell, Thomas, and Seventh Avenue Areas

Currently, there are no known conflicts between neighborhood single-family houses and uses on McDowell and Thomas Roads. Thus, no specific policies or actions area recommended, except for signage. However, the plan does envision the possibility of eventual redevelopment to offices (in which case parking may be a concern). Already there are parking lots on the north side of Edgemont.

- The Chelsea Subdivision plat for this area included lots for residential on the McDowell Road frontage. These lots are utilized for commercial purposes today and their small size pose challenges for providing patron parking on site.



Commercial Lots Originally Platted for Residential

It is appropriate, in this particular case, to recommend approval of the request for surface parking for two main reasons: the site will be zoned to the appropriate district to reflect a use that has been occurring for more than 30 years, and it provides an opportunity for parking for small commercial properties on McDowell Road.

5. The P-1 district is intended to provide off-street parking in appropriate locations for non-residential uses located near residential districts. There are structures allowed in the P-1 district, such as carports, public utility buildings and facilities and repair and/or storage facilities, none of which are appropriate at this location. This is addressed in Stipulation #1.a.

6. Two dumpsters which serve Fire Station Number 4 are currently placed on the site in the southeast corner and are visible from the 3<sup>rd</sup> Avenue right-of-way. These dumpsters need to be screened from view of the right-of-way per Section 507 TAB A I.B.7.4. of the Zoning Ordinance. This is addressed in Stipulation #3.



7. The surface parking area exists adjacent to existing residential development. It is appropriate that lighting on the site be designed to mitigate negative effects on those residential properties. It is recommended that if site lighting is installed that it be no higher than six feet. This is addressed in Stipulation #5.
8. The P-1 district is silent with regard to landscaping standards and landscape requirements are determined on a case-by-case basis and applied through stipulation in the rezoning process. The requirements imposed typically meet or approach the landscape standard required for commercial districts. The provision of a landscaped area commensurate with the setbacks provided by adjacent properties is important to reduce the impact of the commercial intrusion on the local street and on adjacent residential properties. The subject site was developed as a parking lot in the late 1970s with some landscaping provided. The parking area and landscape setbacks as they exist today will not change. The landscaped areas and the right-of-way on Almeria Road should provide trees in accordance with the commercial streetscape landscape standards. A permanent irrigation system is required for all landscaping. These requirements are addressed in Stipulation #s 1.c., 2. and 4.
9. The city of Phoenix Archaeology Section has commented that there are no known archaeological sites in this area. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 30 feet of the discovery and the city of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
10. Development of the parcel for surface parking will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation #6.

11. 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 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. 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. Although the site is not consistent with the General Plan Land Use designation of single-family residential, a General Plan amendment is not required because the subject site is less than 10 acres in size.
2. The site provides parking for Fire Station Number 4 and will supplement parking for a nearby office site.
3. Rezoning of this parcel to surface parking, which is consistent with the existing land use, along with required landscaped setbacks on the local street and perimeter property lines, will have minimal effect on nearby residences.
4. The use of the site predates the adoption of the Willo Conservation District Plan.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped May 13, 2016, as approved by the Planning and Development Department, with specific regard to the following:
  - a. There shall be no carports, utility or repair/storage structures on site.
  - b. The depth of the existing landscape setbacks on 3<sup>rd</sup> Avenue and Almeria Road shall remain as shown.
  - c. There shall be a minimum of four (4) trees in the landscape setback on 3<sup>rd</sup> Avenue.
  - d. The site plan shall be amended to reflect the location and screening of the trash dumpsters in the southeast portion of the site.
2. A permanent irrigation system shall be provided for the trees and shrubs in the landscape setbacks and right-of-way, as approved by the Planning and Development Department.
3. The trash dumpsters on the site shall be screened from view of the right-of-way, as approved by the Planning and Development Department.
4. Three (3) trees shall be planted on Almeria Road as follows:
  - a. One (1) on each side of the driveway entrance between the curb and the sidewalk.

- b. One (1) in the landscape setback on Almeria Road to the east of the driveway entrance.
5. Parking area lighting shall be no higher than six (6) feet.
6. The developer shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Services Department.

**Writer**

K. Coles

7/5/2016

**Team Leader**

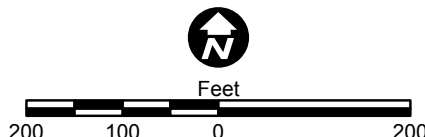
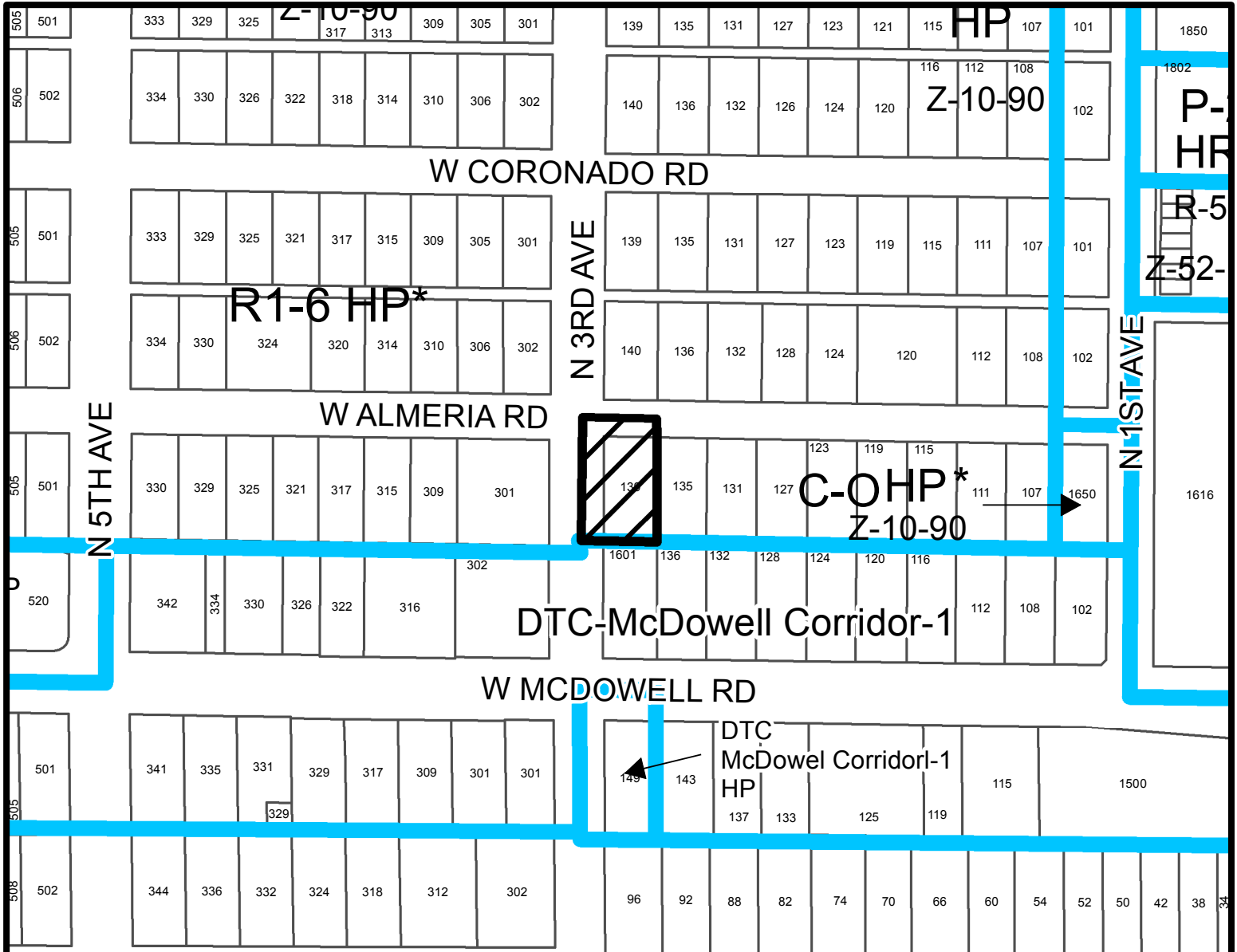
Joshua Bednarek

**Attachments**

Zoning sketch

Aerial

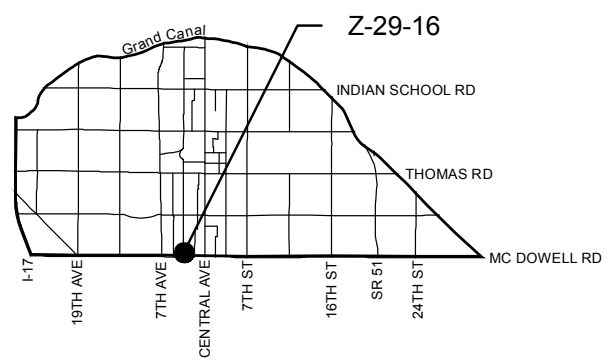
Site plan dated May 13, 2016



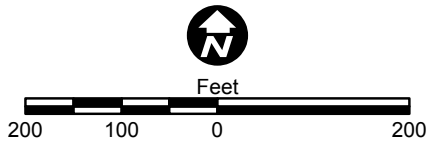
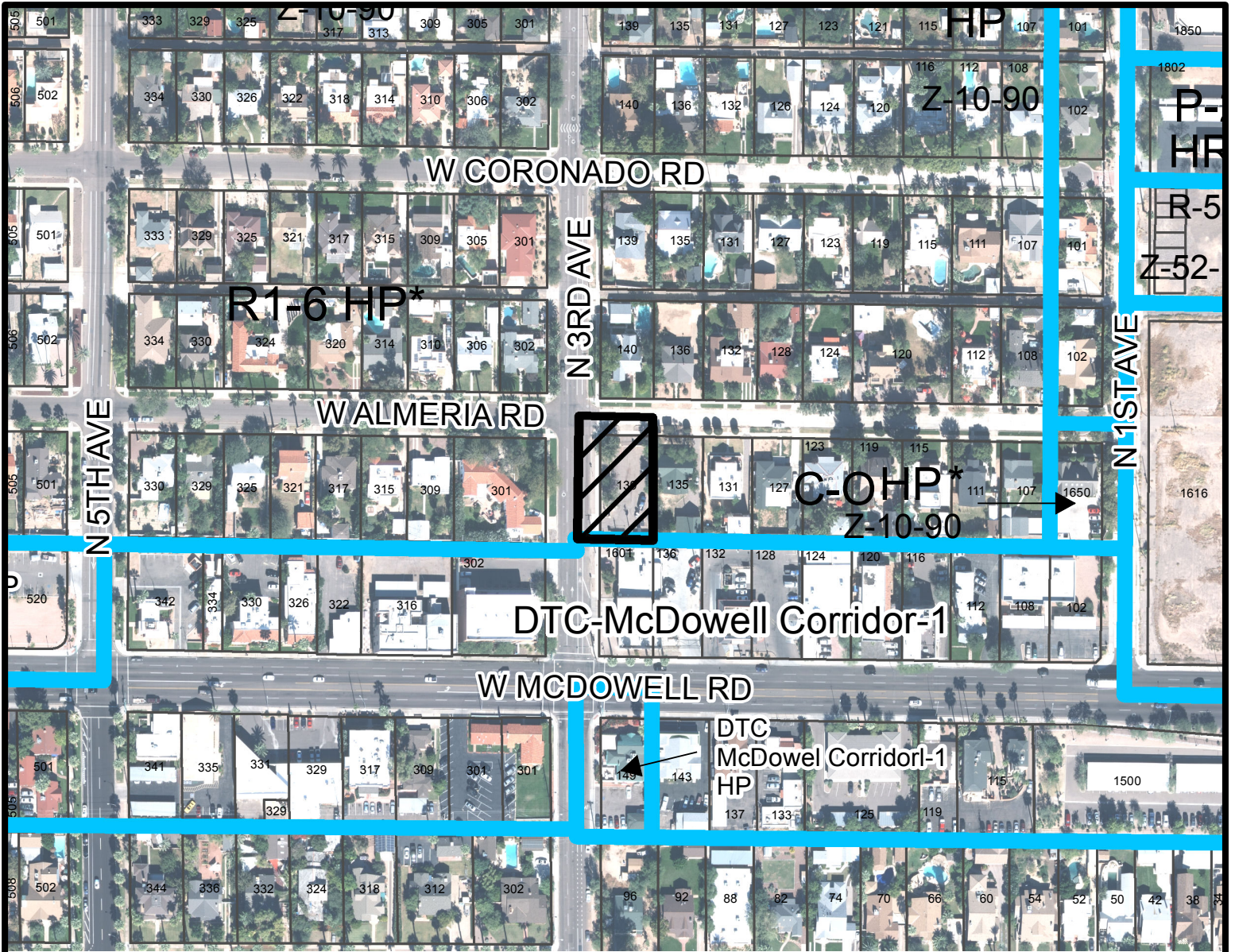
**ENCANTO VILLAGE**  
CITY COUNCIL DISTRICT: 4



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> City of Phoenix Fire Department		<b>REQUESTED CHANGE:</b> FROM: R1-6 HP, (0.36 a.c.)  TO: P-1 HP, (0.36 a.c.)	
<b>APPLICATION NO.</b> Z-29-16	<b>DATE:</b> 6/6/16 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  0.36 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 13-27	<b>ZONING MAP</b> G-8	
<b>MULTIPLES PERMITTED</b> R1-6 P-1	<b>CONVENTIONAL OPTION</b> 2 N/A	<b>* UNITS P.R.D. OPTION</b> 2 N/A	
* Maximum Units Allowed with P.R.D. Bonus			

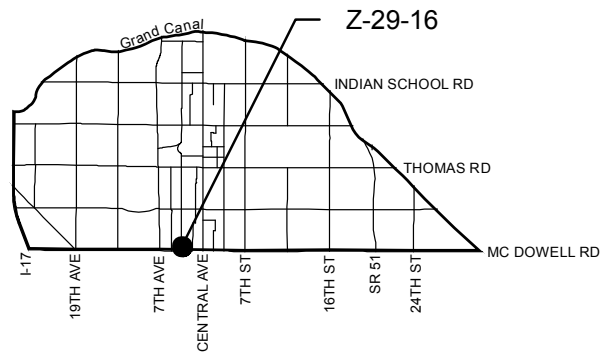


**ENCANTO VILLAGE**  
CITY COUNCIL DISTRICT: 4



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT



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





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Contract No. \_\_\_\_\_

Revision No. \_\_\_\_\_ Date \_\_\_\_\_ Description \_\_\_\_\_

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Document No. \_\_\_\_\_  
 Date: 05/13/2016  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Project Title: \_\_\_\_\_

Phoenix Parking Lot  
 Site Plan Reasoning

Sheet Title  
 SITE PLAN

Sheet Number

A100

Scale: 1" = 100'

RECORDING ID	31478
VALUATION ID	15174E
PARCEL ID	9214E
SECTION ID	15174E
LOT ID	011700000101

Vicinity Map

**General Notes**

1. ALL CONDITIONS ARE EXISTING, UNLESS INDICATED OTHERWISE.

**Property Description**

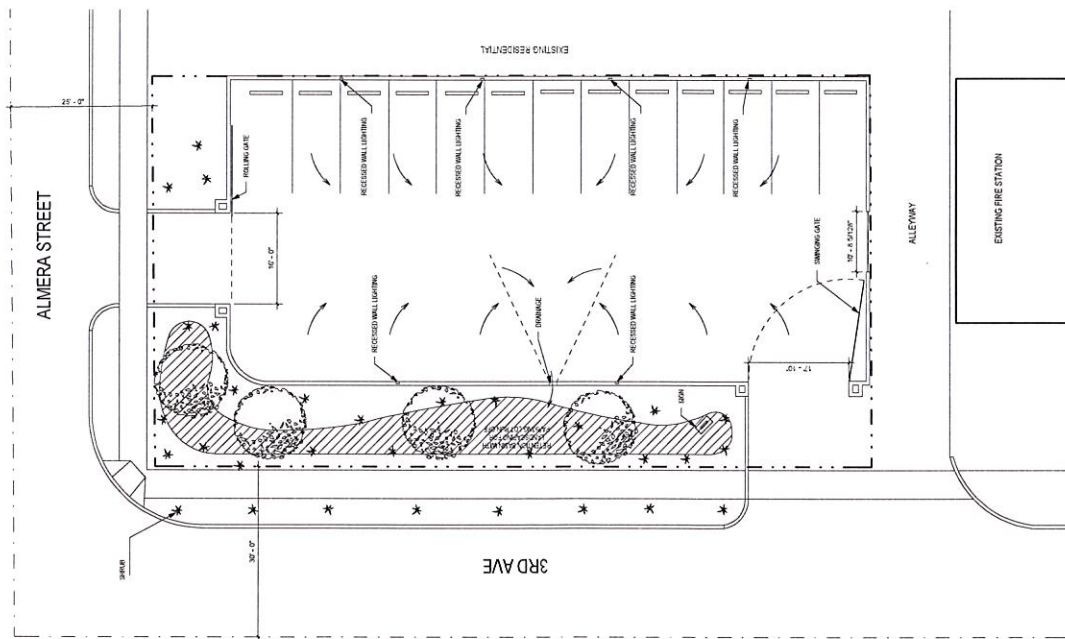
EXISTING RESIDENTIAL PROPERTY OWNED BY THE CITY OF PHOENIX THAT IS BEING USED AS A PARKING LOT FOR ELEMENTARY FIRE STATION. PARCEL ID: 9214E. LOT ID: 011700000101. LOCATION: 3RD AVE AND ALMERA STREET. ZONING: RM-1.5. SUBDIVISION: PHOENIX CHANDELIER. PROPERTY USE: MUNICIPAL PROPERTY.

**Project Description**

CONVERT EXISTING PARKING LOT TO A

**Contacts**

Name:	_____	Phone:	602.442.4444
Contact:	_____	FAX:	602.442.4444
Address:	_____	Cell:	_____



**CITY OF PHOENIX**

MAY 13 2016

Planning & Development  
 Department



Scale: 1" = 100'