



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-298-84-5(6)

December 20, 2019

Planning Commission Hearing Date:	September 12, 1984 January 9, 2020
Request From:	R1-6
Request To:	P-1
Proposed Use:	Surface parking
Location:	Approximately 350 feet west of the southwest corner of 12th Street and Glendale Avenue
Owner:	WFC Glendale and 12th, LLC
Applicant/Representative:	City of Phoenix, Planning and Development Department
Staff Recommendation:	Approval

This addendum is to outline the history of Rezoning Case No. Z-298-84-5(6) and to revise the staff recommendation for P-1 zoning.

Rezoning Case No. Z-298-84-5(6) is a request to rezone a 0.30 acre site located approximately 350 feet west of the southwest corner of 12th Street and Glendale Avenue (1119 East Glendale Avenue) from R1-6 to P-1. The subject site is developed as a parking lot and part of an existing shopping center. The rezoning from R1-6 to P-1 was initially requested on May 23, 1984. On September 13, 1984 the Planning Commission recommended denial per the staff recommendation by a vote of 4-1. On October 1, 1984 City Council heard the item and referred the case back to the Planning Commission with the recommendation that C-O zoning be initiated on an adjacent R-5 portion of the site.

On February 13, 1985 City Council approved Rezoning Case No. Z-20-85-6 for the C-O zoning on 1125 East Glendale Avenue with the stipulation that the development not exceed one story in height. The area approved with C-O zoning was then ultimately rezoned to C-1 which is the current zoning for the majority of the property.

The P-1 zoning case was never heard again at Planning Commission for a recommendation and final action was not taken by City Council. However, the P-1 zoning was officially adopted by two supplementary zoning maps in error.

Please see the attached original staff report, an updated sketch map, and meeting minutes from Planning Commission and City Council.

Staff recommends approval of Rezoning Case No. Z-298-84-5(6) per the following findings:

1. The zoning was adopted on August 31, 1988 and November 8, 1989 in error.
2. There was final site plan approval on April 18, 1986 allowing the use of the site as a parking lot.
3. There has been continued use of the site as a parking lot since approximately 1986.
4. The parking lot provides a buffer between the single-family residential to the west and the commercial development to the east.

ATTACHMENTS

Staff Report with original Sketch Map (3 pages)

Updated Sketch Maps (2 pages)

Planning Commission Minutes, September 13, 1984 (3 pages)

City Council Meeting Minutes, October 1, 1984

Application No. 298-84

Applicant: Harold Moll (Owner: Dr. Frank Cadwell & Dr. William Risley)
Subject: To rezone 1119 East Glendale Avenue (approximately 70' x 139')
from R1-6 to P-1.

PROPOSED USE

Parking lot for adjacent office building

RECOMMENDATION

It is recommended that this request be denied.

DISCUSSION

The subject site contains a single-family residence and is surrounded on 3 sides with single-family residences. The property is to be used for overflow parking, from the existing chiropratic office to the east. The chiropratic office abuts a small retail shopping center and provides access via a common drive at the property line. A site plan submitted by the applicant shows a 26 space parking lot with a separate access onto Glendale Avenue.

Approval of P-1 zoning at this location will encourage the further expansion of an existing commercial office which should maintain a residential scale, and spur similar requests for conversion or removal of the single-family homes along Glendale Avenue. A goal of the Camelback East Village Planning Committee is to preserve to the extent possible the existing single-family residential stock. It is therefore recommended that this request be denied.

Any consideration for approval should include a stipulation requiring that the only access be provided through the chiropratic office parking lot.

LAND USES

On site: Single-family residence

East -- Office

West -- Single-family residences

North -- Single-family residences

South -- Single-family residences

ZONING HISTORY

On Parcel (Ten Years)

None

Application No. 298-84 (Continued)

In Area (Five Years)

SP 28-84 A request for a special permit to allow for a child day care center at the southeast corner of 12th Way and Glendale Avenue. The Planning Commission will hear the request on October 10, 1984.

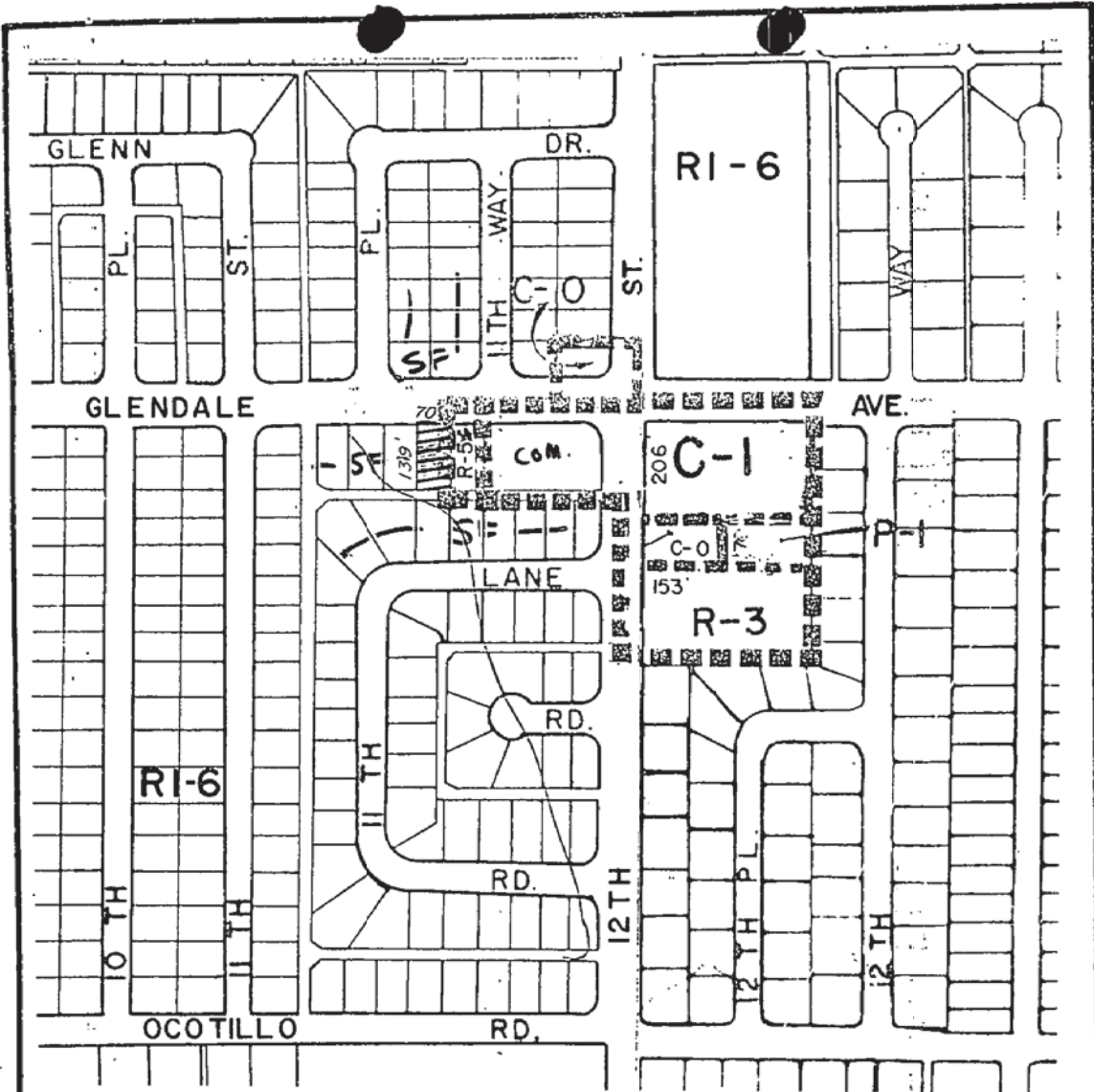
#111-83 A request to rezone a parcel beginning 89' west of 12th Way on the south side of Glendale Avenue from R1-6 to P-1. The Planning Commission and City Council recommended denial.

EXISTING STREETS AND RIGHTS-OF-WAY

Glendale Avenue - 80' right-of-way with a 40' south half street.

* * * * *

RFC:DER:MS:mm



SCALE 1" = 300'

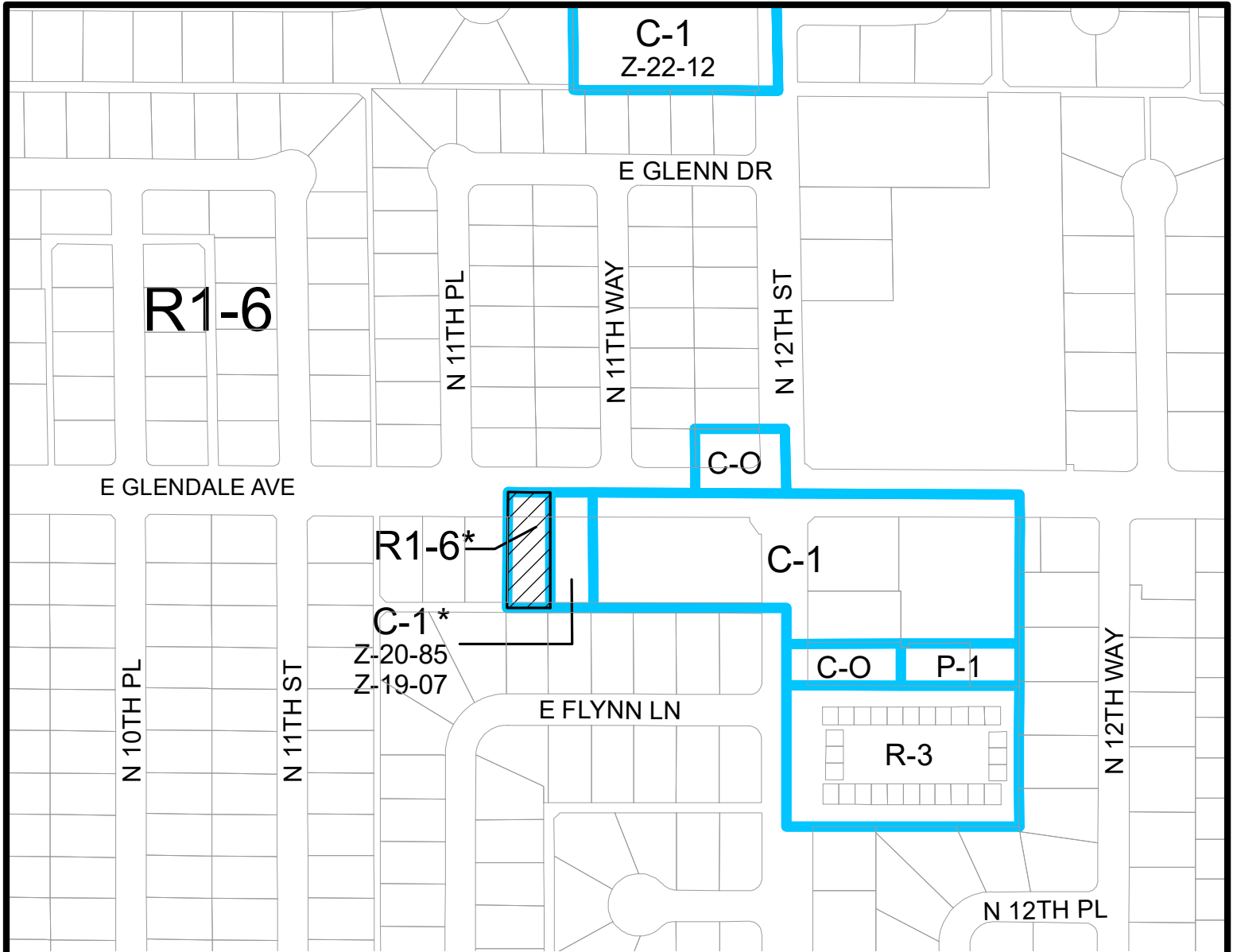
CITY OF PHOENIX
 PLANNING DEPARTMENT
 CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT 5



APPLICANT'S NAME <i>HAROLD MOLL</i>			REQUESTED CHANGE FROM TO <i>RI-6 P-1</i>		
APPLICATION NO. <i>298-84</i>	HEARING DATES <i>9-12-84</i>	P.C. <i>22-29</i>	C.C. <i>H-6</i>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <i>.30</i> ACRES		AERIAL PHOTO & QUARTER SEC. NO. <i>22-29</i>	ZONING MAP. <i>H-6</i>		
MULTIPLES PERMITTED _____ _____ _____		UNITS STANDARD OPTION _____ _____		* UNITS P.R.D. OPTION _____ _____	

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS

MCS

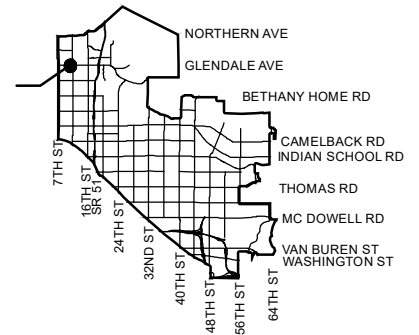


0 0.05 0.1 Miles

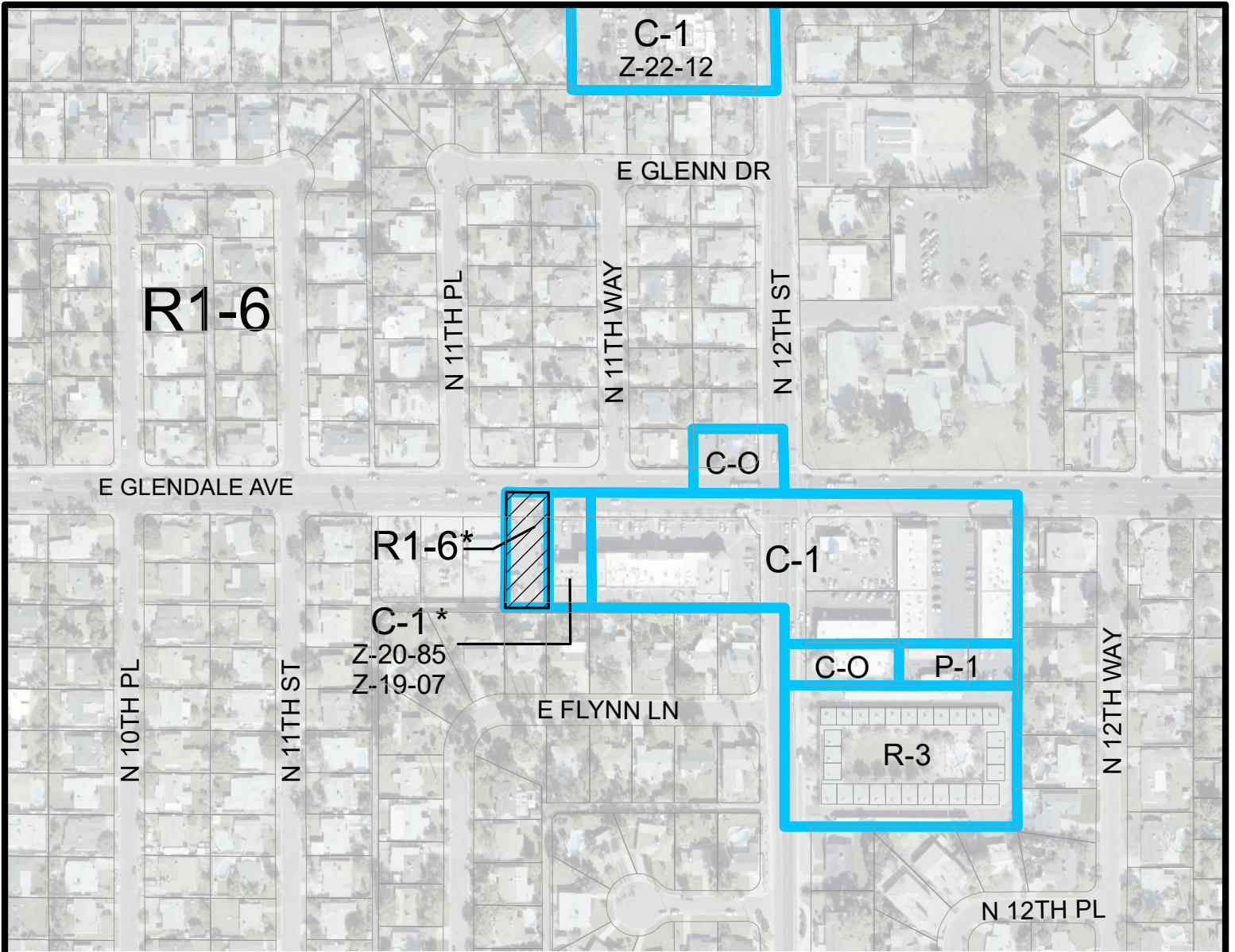
CAMELBACK VILLAGE
CITY COUNCIL DISTRICT: 6



Z-298-84-5(6)A



APPLICANT'S NAME: John Golston, Westwood Financial		REQUESTED CHANGE:	
APPLICATION NO. Z-298-84-5(6)		FROM: R1-6 (0.30 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.30 Acres		TO: P-1 (0.30 a.c.)	
<small>DATE:</small> 12/20/2019 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 22-29	
<small>ZONING MAP</small> H-6		<small>* UNITS P.R.D. OPTION</small> 2	
MULTIPLES PERMITTED R1-6 P-1		CONVENTIONAL OPTION 1 N/A	
* Maximum Units Allowed with P.R.D. Bonus		N/A	

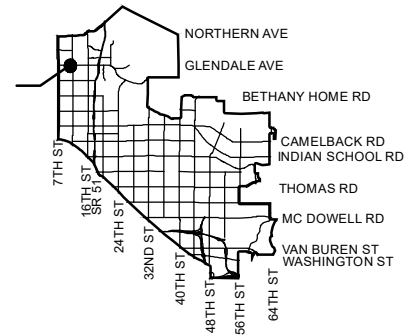


0 0.05 0.1 Miles

CAMELBACK VILLAGE
CITY COUNCIL DISTRICT: 6



Z-298-84-5(6)A



APPLICANT'S NAME: John Golston, Westwood Financial		REQUESTED CHANGE:	
APPLICATION NO. Z-298-84-5(6)		FROM: R1-6 (0.30 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.30 Acres		TO: P-1 (0.30 a.c.)	
<small>DATE:</small> 12/20/2019 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 22-29		<small>ZONING MAP</small> H-6	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6		2	
P-1		N/A	

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

September 13, 1984

Application No. 298-84

Applicant: Harold Moll (Owner: Dr. Frank Cadwell and Dr. William Risley)

Subject: To rezone 1119 East Glendale Avenue (approximately 70' x 139')
from R1-6 to P-1.

Mr. Richert presented the staff recommendation which was for denial. He noted the application would remove a residence from the property and expand it for parking to support the project to the east. Mr. Richert pointed out the area is strictly a residential area. Staff feels any further advancement toward 7th Street would encourage further conversion of residential properties along the major streets of this low intensity periphery area of this village. He advised the Commission if there was a favorable consideration of this request, staff would suggest the access to this project be internalized to the existing driveways along Glendale.

There was no opposition.

Mr. Harold Moll, 2609 East Victor Hugo, spoke regarding this matter. He said his clients had gradually built up an excellent practice. Their office is on an R-5 lot, and their parking was adequate for many years. He explained the need for more space has become necessary. Since his clients are landlocked, they were left with one viable alternative. They purchased the lot which is subject of this rezoning request.

Mr. Moll said they chose an award winning landscape architect to develop the site plan. Every effort had been made to see that the plan conforms to Planning Department requirements. The parking lot fronts on Glendale with a 20-foot grass setback, six feet of shrubs, bushes, and several trees, with a six-foot screening wall. They believe their proposal is the highest and best use of the property. They believe it does not set any commercial precedents. Its only function is to enhance an already existing use. Therefore, he would ask the Commission's approval.

Mr. Bookbinder advised Mr. Moll that staff was suggesting their parking be required to go through the present chiropractic office parking lot. He asked if that was possible.

Mr. Moll said it was technically possible. He pointed out their plan was prepared in conjunction with consultation with the Planning Department. It was in relationship to normal parking.

Mr. Bookbinder said he believed staff's suggestion was a good idea. With greenery on three sides, this would make the parking lot a good buffer for the neighborhood and be very appropriate.

Doctor William Risley, 1007 East Northern, spoke at this time. He was one of the property owners. He said they would have a problem with that proposal. They currently have one access to the rear for parking on the east side of their building.

September 13, 1984

They have to pay the shopping center for access to cross their adjacent commercial property.

Mr. Richert said he believes the applicant is saying that he has joint access which cost him a certain amount of money to cross the easement of the commercial property to the east.

Doctor Risley said they have owned the R-5 home-office property approximately 10 years. They have the one-way access only. The City required them to put in bumpers. This gave them only one access. The City agreed if they made arrangements and paid the shopping center, they could have that additional access.

Mr. Turner asked why they could not eliminate that access and ingress/egress through the subject property.

Doctor Risley said that is what they had hoped to do.

Mr. Turner asked the applicant if he was trying to avoid sharing access with the shopping center.

Doctor Risley said no. They had 14 spaces available at the present time. They have four doctors who see approximately 100 people per day. This makes an access problem.

Mr. Turner asked Dr. Risley if he currently had access on his lot.

Doctor Risley said they had one lane coming in, and the exit was through the shopping center. He said that had functioned for them for 10 years. However, the volume of traffic is too involved for that now. There are barely two lanes of access. The shopping center is extremely close to their building. The garbage trucks have hit their fence and destroyed it on two occasions.

Mr. Turner asked staff's opinion on eliminating the access they have now and making the main access on the lot in question.

Mr. Richert said staff does not want to encourage any further advancement for commercial development along Glendale Avenue. By eliminating access along Glendale and keeping it in its present locations will move toward that concern. He added Development Coordination review is appropriate with P-1. Mr. Moll had indicated they had consulted them. However, Development Coordination will review plans based on the information provided, not the disposition of this Commission. Therefore, he would suggest there be no access along Glendale unless a situation exists through the review of the Development Coordination Office on the R-5 and C-1 properties to the east which could become an unsafe situation for proper ingress/egress with the size of the parking lot including what the applicant is proposing tonight.

Ms. Moore asked Mr. Richert staff's opinion on the impact this zoning change would have on the residential areas to the west and to the south.

September 13, 1984

Mr. Richert said staff believes the tendency could be there to start a trend of converting smaller lots. It increases the potential for increasing development potential on the R-5 and C-1 properties. He noted the R-5 has no intensity limitations.

Chairman Bookbinder called for a motion.

Mr. Turner made the MOTION that Application No. 298-84 be forwarded to the City Council with a recommendation for approval, subject to a non-vehicular easement along Glendale unless the situation becomes unsafe with the current means of access on the applicant's property; a heavy landscaped barrier along the west and south sides of the property, including 24-inch box trees, 20-feet on center; and general compliance to the site plan presented tonight.

The MOTION FAILED for lack of a second.

Mr. Osborn made the MOTION that Application No. 298-84 be forwarded to the City Council with a recommendation for denial. He feels a precedent could be set along Glendale, a residential area that has been successful in holding its residential character.

Ms. Moore SECONDED the motion.

There being no further discussion, Chairman Bookbinder called for a vote and the MOTION PASSED four to one with Mr. Turner in opposition.

* * * *

October 1, 1984

Mr. Korrick felt an 11-story building was unappropriate at this time.

Roll Call: Ayes: Adams, Nelson, Parks, Pell, Starr, Wilcox, and Mayor Goddard
Nays: Korrick
Absent: Vice Mayor Goode

MOTION CARRIED.

DISTRICT 5 -
HAROLD MOLL

Application 298-84 - Appealed by Applicant - request of Harold Moll, on behalf of Dr. Frank Cadwell and Dr. William Risley, to rezone 1119 East Glendale Avenue (approximately 70' x 139') from R1-6 to P-1.

The Planning Commission recommended, 4-1 vote, that the application be denied.

Mr. Counts said the applicant in this case was seeking additional parking in conjunction with professional offices which were zoned R-5. There was no neighborhood opposition present at the Planning Commission hearing, but the Commission recommended denial by a 4-1 vote. The staff concern was encouraging a strip zoning precedent along East Glendale; however, if the site could be integrated with the professional office to the west, this proposal would not be severely detrimental to the area.

Mr. Adams said the general feeling of the neighbors was that they would be in favor if the P-1 parking did not go into the neighborhood.

Mayor Goddard stated there was a suggestion that there would be less concern if the present R-5 was changed to C-0 and asked staff to clarify. Mr. Counts said the C-0 with P-1 would be a better combination for protecting the neighborhood.

Mr. Starr asked if the application could be changed this evening. Mr. Counts advised Council to either direct as a condition of the approval of the P-1 that they file for C-0 or refer the matter back to the Planning Commission.

MOTION was made by Mr. Adams, SECONDED by Mr. Nelson, that Application 298-84 be referred back to the Planning Commission with the recommendation that C-0 be initiated on the R-5.

ADJOURNMENT

There being no further business to come before the Council, MOTION was made by Mr. Starr, SECONDED by Mr. Nelson, that the meeting be adjourned. MOTION CARRIED UNANIMOUSLY.


MAYOR

ATTEST:


CITY CLERK