



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-35-14-4
November 6, 2014

Alhambra Village Planning Committee Hearing Date November 18, 2014
Planning Commission Hearing Date December 9, 2014

Request From: P-1 HP TOD-1 (0.27 acres)
Request To: R-3 HP TOD-1 (0.27 acres)
Proposed Use Single Family Residential
Location Approximately 213 feet east of the northeast corner of 3rd Avenue and Mariposa Street

Owner Pina Investments
Applicant's Representative Best Luxury Homes
Staff Recommendation Approval

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Mariposa Street	Local	30-foot north half street
<p>LAND USE ELEMENT, GOAL 2: 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.</p> <p>The proposed development will redevelop a vacant parcel with a new single family residential use that is compatible with existing single family residential uses in the area.</p>			
<p>NEIGHBORHOOD ELEMENT, GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT: 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.</p> <p>The proposal is consistent with the existing single family residential in the surrounding neighborhood.</p>			

Area Plan
Interim Transit-Oriented Zoning Overlay District One. The proposed use is situated in a primarily single family neighborhood, and is bordered on three sides by other single

family land uses. The site is not appropriate for a more intense land use typical of transit oriented development.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant lot	P-1 HP TOD-1
North	Light Rail Park and Ride	C-2 TOD-1
South	Single Family Home	R-3 HP TOD-1
East	Single Family Home	R-3 HP TOD-1 / C-2 TOD-1
West	Single Family Home	R-3 HP TOD-1

Background/Issues/Analysis

1. This is a request to rezone 0.27 acres from P-1 HP TOD-1 (Parking Historic Preservation Interim Transit-Oriented Zoning Overlay District One) to R-3 HP TOD-1 (Multiple Family Residence District Historic Preservation Interim Transit-Oriented Zoning Overlay District One) to allow for a single-family home.
2. The property is currently vacant. The property owner would like to develop one single family home, similar to the homes surrounding the subject site. The R-3 zoning would allow for the home while staying consistent with the surrounding R-3 zoning.
3. The General Plan designation for the parcel is Commercial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres. In addition, the surrounding properties along the north side of Mariposa Street and are also residential and do not conform to the Commercial General Plan Land Use designation.
4. The subject site falls within the planning area for the Central and Camelback light rail station which is designated as a Historic Neighborhood Center by the Transit Oriented Development Strategic Policy Framework. The proposed low intensity, single family home is consistent with the land use and intensity recommendations for the Historic Neighborhood Center designation.
5. The subject site falls within the project boundaries for the ReinventPHX project. Support for maintaining existing single family neighborhoods has been a consistent theme throughout the ReinventPHX project. The proposed development would further stabilize the existing single family neighborhood surrounding the site by eliminating a vacant lot in the middle of the neighborhood.
6. The City of Phoenix Floodplain Management Division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area

(SFHA), but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

7. 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 abandonment may be required.

Findings

1. The proposal is consistent with the surrounding single family land uses along Mariposa Street.
2. The development would redevelop a vacant lot within an existing single family neighborhood.
3. Increased traffic to the site would be limited and have a minimal impact on the surrounding single family homes.

Stipulations:

N/A

Writer

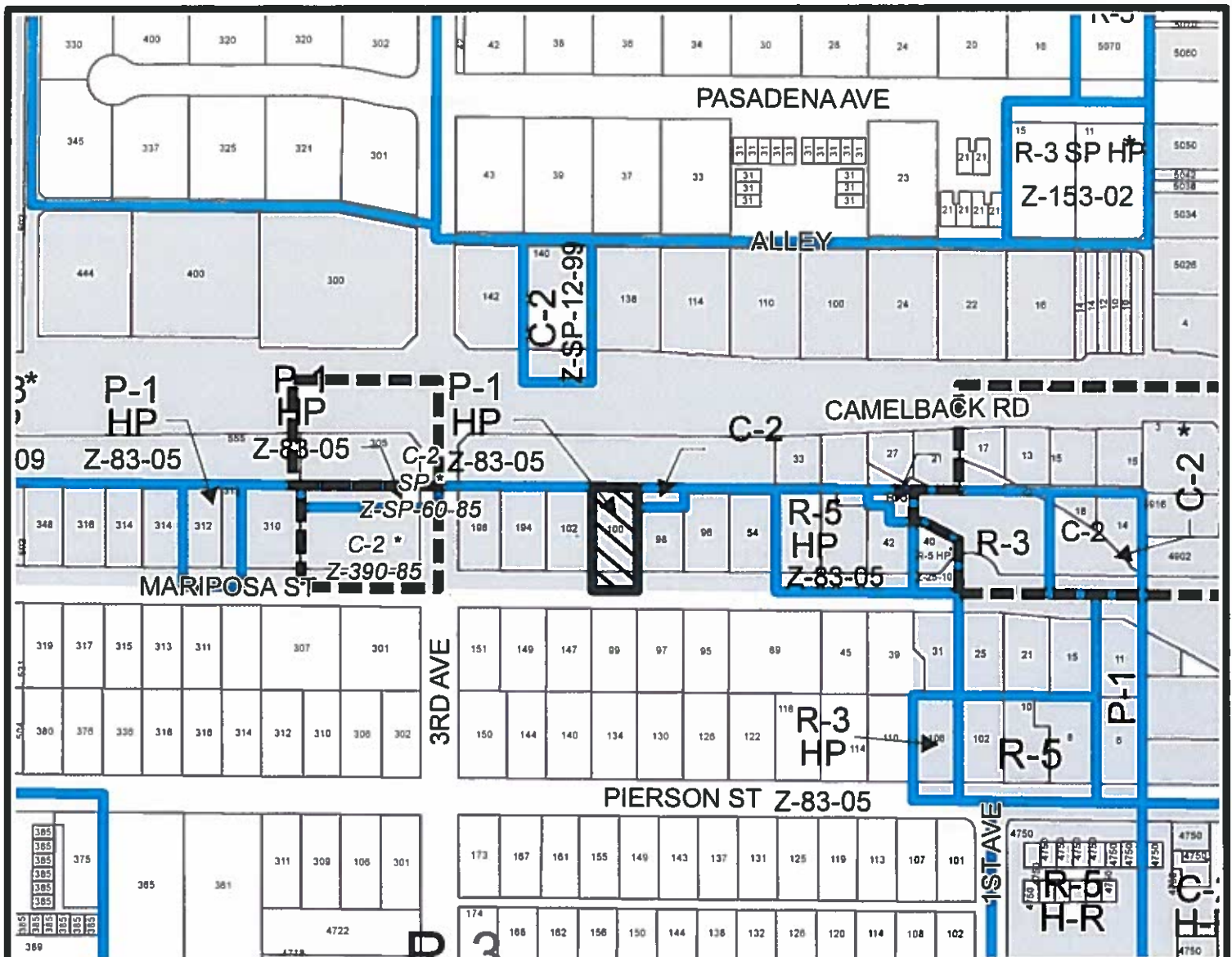
Xandon Keating
11/4/14

Team Leader

Joshua Bednarek

Attachments

Sketch Map
Aerial
Site Plan

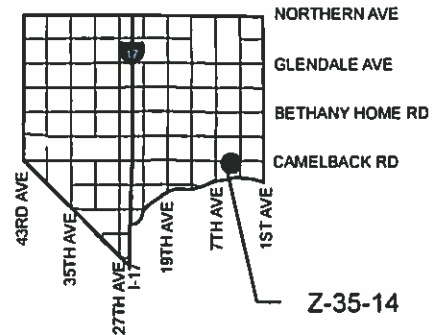


250 125 0 250 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Best Luxury Homes		REQUESTED CHANGE: FROM P-1 HP TOD-1, (.27 a.c.) TO: R-3 HP TOD-1, (.27 a.c.)	
APPLICATION NO. Z-35-14	DATE 9/19/14 <small>REVISION DATES</small>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX</small> 27 Acre	<small>AERIAL PHOTO & QUARTER SEC. NO</small> QS 18-27	<small>ZONING MAP</small> H-8	
MULTIPLES PERMITTED P-1 R-3	CONVENTIONAL OPTION N/A 4	* UNITS P.R.D. OPTION N/A 4	

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



