



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-37-15-4
 September 9, 2015

Alhambra Village Planning Committee Hearing Date September 22, 2015
Planning Commission Hearing Date October 13, 2015

Request From: C-2 SP (9.90 acres)
Request To: C-2 (9.90 acres)
Proposed Use Remove Special Permit Z-SP-6-01 to allow commercial retail uses

Location Southeast corner of 23rd Avenue and Camelback Road

Owner 2223 Camelback LLC
Applicant's Representative Mike Withey / Withey Morris PLC
Staff Recommendation Approval

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Camelback Road	Arterial	40-foot south half street
	23 rd Avenue	Minor Collector	40-foot east half street
	22 nd Avenue	Local	30-foot west half street
	Pierson Street	Local	30-foot north half street
<p><i>NEIGHBORHOOD ELEMENT: GOAL 3, INFILL – 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.</i></p>			
<p>A change in property ownership and land use will no longer require the Special Permit designation. Keeping the Special Permit designation would lead to an underutilized property. The base zoning would allow development to occur that would be compatible with the existing area.</p>			

LAND USE ELEMENT: GOAL 1, NEIGHBORHOOD POLICY: POLICY 6 – ENSURE THAT NEIGHBORHOODS HAVE REASONABLE ACCESS TO BASIC NEIGHBORHOOD SUPPORT SERVICES.

The proposal would allow a commercial property to be redeveloped and provide services to the neighborhood which are currently unavailable.

Area Plan

Solano TOD Policy Plan. The subject request is to remove the Special Permit will not change the underlying zoning. The removal of the Special Permit which requires an auto oriented use near light rail, will open up the possibility of a future transit oriented development at this location. The request also furthers the goals of the Solano TOD Policy Plan by redevelopment of underutilized property near the light rail lines.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 SP
North	Commercial / Automobile Dealership	C-2 / C-2 SP
South	School	R1-6
East	Automobile Dealership / Multi-Family Residential / Single Family Residential	C-2 SP / R-3 / R1-6
West	Automobile Dealership	C-2

Background/Issues/Analysis

1. This is a request to rezone a 9.90 acre parcel from C-2 SP (Intermediate Commercial Special Permit) to C-2 (Intermediate Commercial) to allow for a commercial retail center.
2. The site currently consists of a vacant car dealership. The current owner would like to redevelop the site with a commercial retail center, which requires the removal of the Special Permit.
3. The General Plan designation for the parcel is Commercial. The site is also located within the Solano TOD Policy Plan boundaries which surround the western end of the light rail line. The proposal is consistent with the General Plan designation and the land uses in the area.
4. The northern portion of the site was originally approved for C-2 on December 18, 1962 through rezoning case Z-320-62. The southern portion of the site was rezoned to C-2 on December 20, 1972 through rezoning case Z-200-72.

Concurrently with rezoning case Z-200-72, City Council approved Z-SP-17-72 which established a Special Permit on the majority of the site, excluding the northeast corner. Rezoning case Z-SP-6-01 was approved on August 29, 2001 which replaced the existing Special Permit, and expanding the boundaries to include the entire site.

5. A Special Permit authorizes a use not otherwise permitted in the underlying zoning district. In this case, the underlying zoning district is C-2 and as such, the current request is only to remove the Special Permit and utilize the existing C-2 zoning for a commercial retail center. No stipulations or conditions can be placed on this request to remove the Special Permit.
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 underlying zoning is consistent with the Commercial land use designation on the General Plan Land Use Map.
2. The underlying zoning allows commercial development consistent with the surrounding zoning and uses.
3. The removal of the Special Permit will take away regulations for a single use that would not allow future development.

Stipulations

N/A

Writer

Xandon Keating

09/03/15

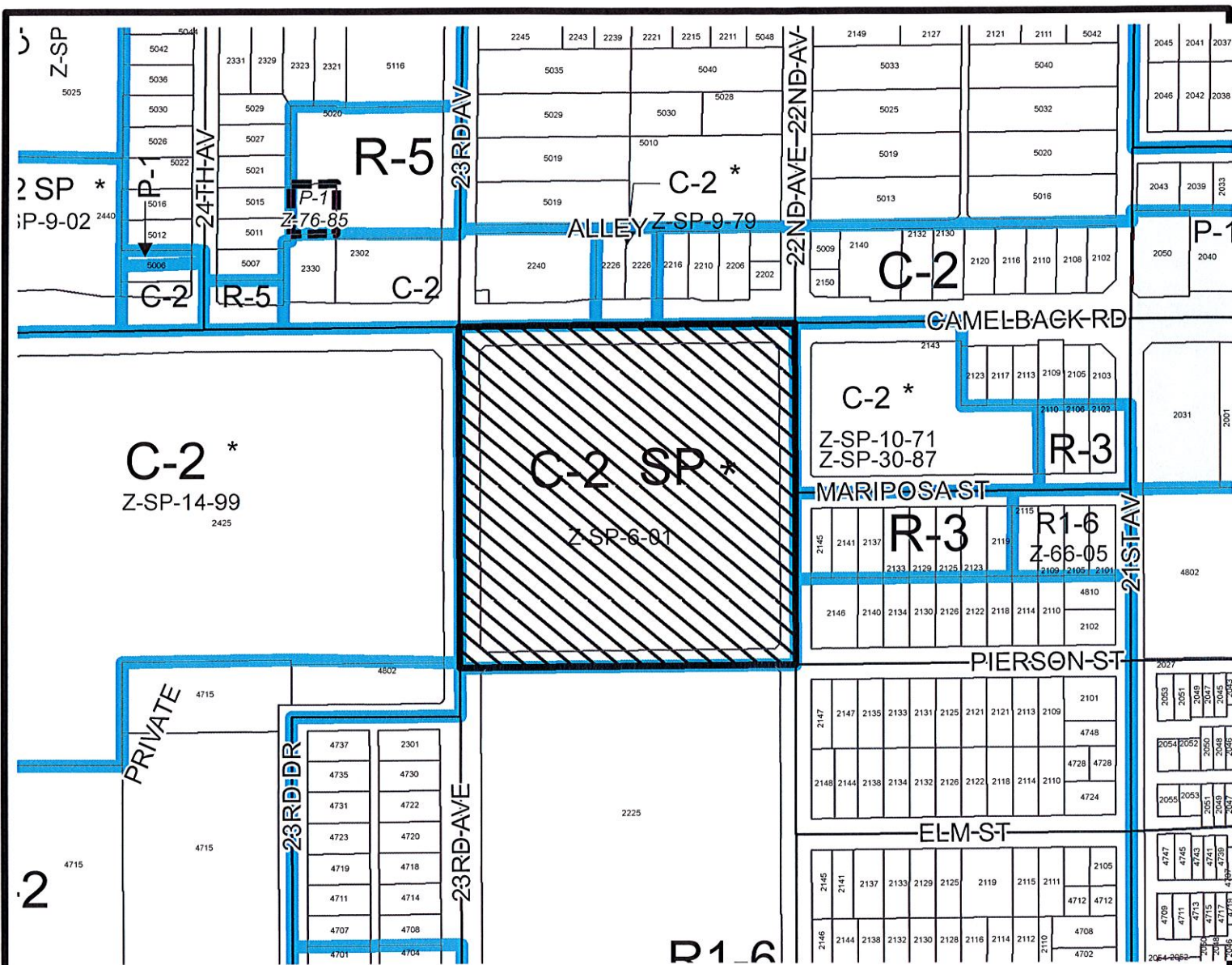
Team Leader

Joshua Bednarek

Attachments

Sketch Map

Aerial

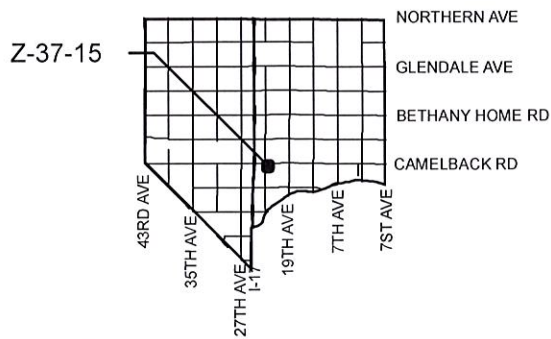


300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: **Mike Withey/ Withey Morris PLC**

REQUESTED CHANGE:

FROM: C-2 SP (9.90 a.c.)

APPLICATION NO. **Z-37-15**

DATE: **7/6/15**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

9.90 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 18-24

ZONING MAP

H-7

TO: C-2 (9.90 a.c.)

MULTIPLES PERMITTED

C-2 SP

C-2

CONVENTIONAL OPTION

143

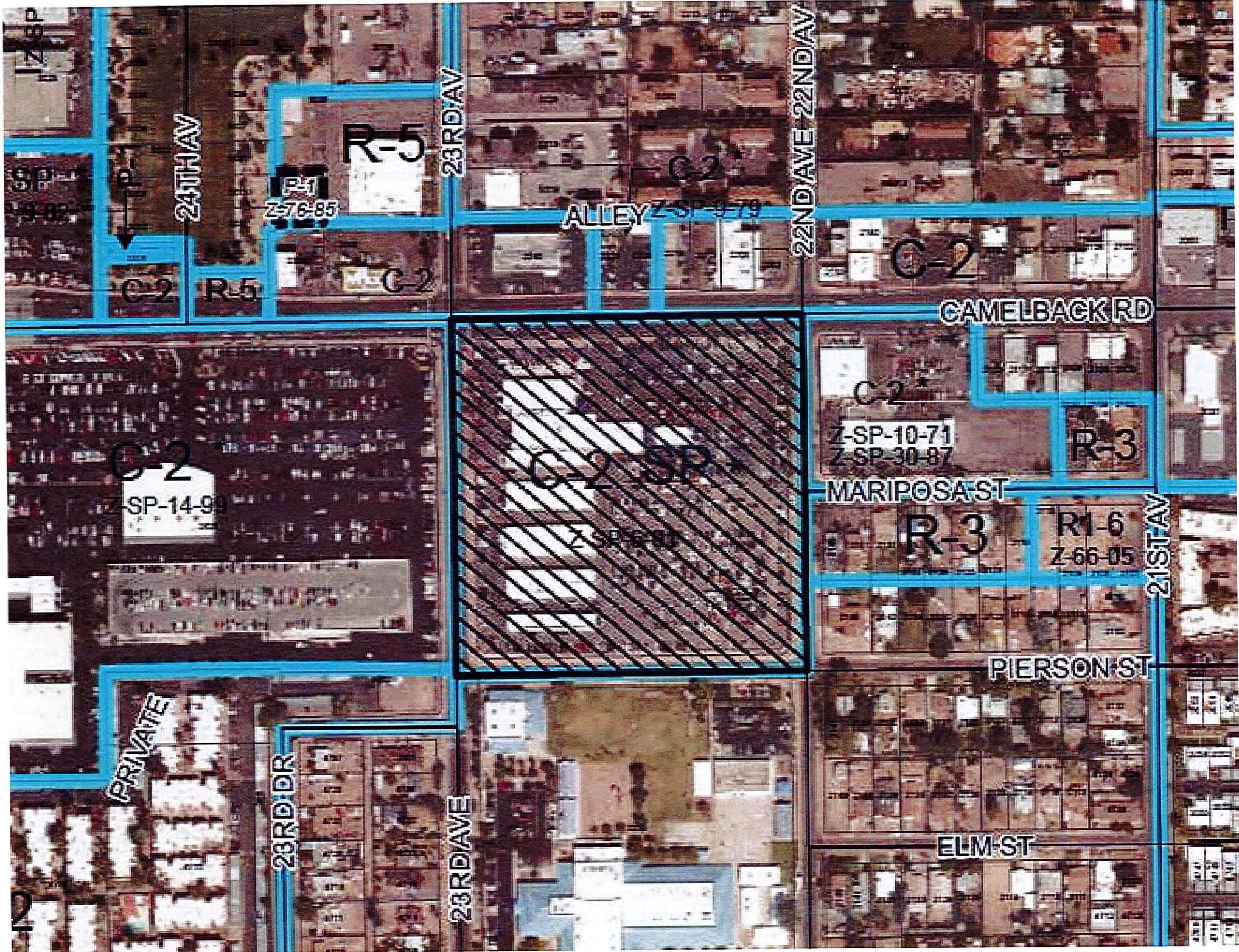
143

* UNITS P.R.D. OPTION

172

172

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



24TH AV

23RD AV

22ND AVE 22ND AV

R-5
Z-76-85

ALLEY Z-SP-9-79

CAMELBACK RD

C-2
Z-SP-14-99

C-2 SP
Z-SP-5-80

C-2
Z-SP-10-71
Z-SP-30-87

R-3

MARIPOSA ST

R-3

R1-6
Z-66-05

21ST AV

PRIVATE

23RD DR

23RD AVE

PIERSON ST

ELM ST