



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-52-15-6 & Z-SP-7-15-6**  
October 26, 2015

<b>Camelback East Village Planning Committee Hearing Date</b>	November 3, 2015
<b>Planning Commission Hearing Date</b>	November 10, 2015
<b>Request From:</b>	R-5 (Pending C-2) (6.02 acres) C-2 (2.16 acres)
<b>Request To:</b>	C-2 SP with Height Waiver (8.18 acres)
<b>Proposed Use</b>	Auto dealership and all underlying C-2 uses
<b>Location</b>	Northwest corner of 8th Place and Camelback Road
<b>Owner</b>	777 Properties LLC
<b>Applicant’s Representative</b>	Earl, Curley & Lagarde
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	8th Street	Local	Varies from 0 to 20-foot east half street
	8th Place	Local	30-foot west half street
	Pasadena Avenue	Local	30-foot north and south half street
	Camelback Road	Arterial	40-foot north half street
	7th Street	Major Arterial	40-foot east half street
<p><b>LAND USE ELEMENT: GOAL 3, POLICY 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area’s transitional objectives.</b></p> <p>The proposed rezoning will redevelop a series of underutilized parcels, thereby providing a development that is consistent with other automobile dealership development along the Camelback Road corridor.</p>			
<p><b>GROWTH ELEMENT, GOAL 1 - GROWTH: Maintain a high quality of life and economically healthy community.</b></p> <p>The proposed development will expand existing employment opportunities in the Camelback East Village.</p>			

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant / Office / Commercial Retail	R-5 / C-2
<b>North</b>	Multifamily Residential	C-2 / R-5
<b>South</b>	Church / Commercial Retail	C-2 HP / C-2
<b>East</b>	Multifamily Residential / Automobile Dealership	R-3 / P-1 / C-2 SP / C-2
<b>West</b>	Office / Commercial Retail	C-2

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Building Setbacks</i>		
Street	Average 25 feet for structures not exceeding 30 feet in height	Met – 160 feet (south)
		Met – 35 feet (west)
	Average 30 feet for structures exceeding 30 feet in height	Not met* – 10 feet (east)
Interior	45 feet adjacent to R-5 where maximum building height is 56 feet	Not met* – 10 feet (north)
	0 feet adjacent to C-2	Met – 10 feet (north)
<i>Landscape Setbacks</i>		
Street	Average 25 feet	Not met* - 10 feet (south)
		Not met* – Varies from 10 to 28 feet (east)
		Not met* – Varies from 0 to 10 feet (west)
Interior	10 feet adjacent to R-5 (north)	Met – 10 feet (north)
	0 feet adjacent to C-2 (north)	Met – 10 feet (north)
Lot Coverage	Maximum 50%	Met – 31.2%
Building Height	Maximum 30 feet or 56 feet with height waiver	Met – 40 feet (showroom building) 56 feet (inventory garage)
Parking	Minimum 178 required	Met – 1,021 provided
		<b>*VARIANCE REQUIRED</b>

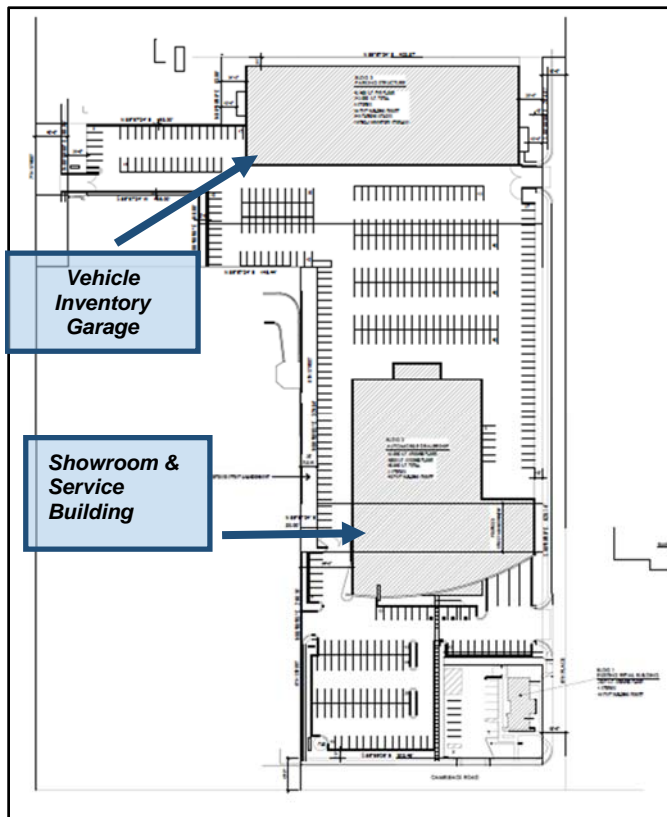
### **Background/Issues/Analysis**

1. This is a request to rezone a 8.18 acre parcel from R-5 pending C-2 (Multifamily Residence District, pending Intermediate Commercial) via companion Rezoning Case Z-51-15, and C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow for an automobile dealership and all underlying C-2 uses. The Special Permit is being requested via Rezoning Case Z-SP-7-15. A Height Waiver, to allow for a 40-foot showroom building and 56-foot inventory garage, is also being requested for the entire 8.18 acre parcel via Rezoning Case Z-52-15.
2. The property has a General Plan Land Use designation of Commercial, as do properties to the north, south, west and southeast. Property to the northeast of the subject property has a General Plan designation of Residential 10 to 15 dwelling units per acre. The rezoning proposal is consistent with the current General Plan designation and the land uses in the area.
3. Currently, the middle portion of the subject site is used for a professional office development. The southeastern corner of the site is used for a commercial retail establishment which will be incorporated into the automobile dealership at a later date. The remainder of the site is currently vacant, but was previously utilized as a mobile home community on the northern portion and additional offices and retail uses on the southern portion. The northwest portion of the site was rezoned to R-5 in 2007, via Rezoning Case Z-92-07, to allow for a multifamily development in place of the mobile home community.
4. A three-story multifamily residential community is located to the north of the subject site and is zoned C-2 and R-5. A two-story multifamily residential community is located to the northeast of the subject property and zoned R-3. An automobile dealership and its associated parking garage are located to the east of the site and are zoned C-2 SP and P-1, respectively. Properties to the west are zoned C-2 and are utilized for office and retail uses. A church and restaurant, zoned C-2 HP and C-2, are located directly to the south, across Camelback Road.



5. Automobile dealerships have historically located along the Camelback Road corridor west of 16th Street. Due to the adjacent residential development, commercial frontage along the corridor is limited. The urban automobile dealerships that have located within the corridor have dealt with this constraint by assembling property, spreading operations among several sites and constructing decked parking to house vehicle inventory.

6.



The proposed site plan depicts a 52,000 square foot showroom, sales and service building on the southern portion of the site in addition to a 616-space vehicle inventory garage on the northern portion of the site. A series of variances will need to be obtained in order to reduce the building and landscape setbacks to those represented on the proposed site plan. A gated surface inventory area is depicted between the showroom and inventory garage. Access to the showroom and service building will be provided from both 8th Street and 8th Place. Additional gated access points are provided from 7th Street and adjacent to the inventory garage on 8th Place. In order to

limit non-residential traffic north of the site, a stipulation has been added limiting turning movements into and out of the site from 8th Place.

7. The existing retail building located at the southeast corner of the site is planned to remain, but will be incorporated into the dealership at a later date. The existing professional office development will be removed to make way for the proposed development.
8. In order to provide consistency with other automobile dealerships along the corridor and to ensure the proposed development is compatible with nearby residential uses, stipulations have been added addressing landscaping, vehicle off-loading and outside amplification. Stipulations have been requested requiring 3-inch caliper trees in all landscaped setbacks adjacent to residential

uses and along street frontages. Similarly, stipulations have been added restricting off-site unloading of vehicles and outside speaker systems.

9. Currently, a portion of Pasadena Avenue extends from 8th Street on the west to 8<sup>th</sup> Place on the east north of Camelback Road. A request to abandon this portion of Pasadena Avenue as well as a portion of 8th Street has been filed to accommodate the proposed development. In order to accommodate the abandonment request for 8th Street, the Street Transportation Department has requested a stipulation that sufficient right-of-way be provided to allow for continued access for the businesses located on the west side of 8th Street. The Street Transportation Department has also requested a stipulation requiring the construction or improvement of all streets located within or adjacent to the development.
10. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
11. 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.
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 abandonment may be required.

### **Findings**

1. The proposal is consistent with the General Plan Land Use designation of Commercial.
2. As stipulated, the proposed development is compatible with the surrounding land uses and automobile dealerships in the area.
3. The proposal will allow for redevelopment of several infill lots which will serve to produce additional employment opportunities for the area.

### **Stipulations**

1. The developer shall provide minimum 3-inch caliper trees placed 20-feet on center, or in equivalent groupings, within the landscape setback adjacent to street right-of-way along the south, east and west property lines, as approved by the Planning and Development Department.

2. The developer shall provide a minimum 25-foot landscape setback along the west property line, adjacent to 7th Street, as approved by the Planning and Development Department.
3. The developer shall provide minimum 2-inch caliper trees placed 20-feet on center, or in equivalent groupings, within the landscape setback along the east 404 feet of the north property line, adjacent to the parking structure, as approved by the Planning and Development Department.
4. Height shall be limited to a maximum of 56 feet for the parking structure and a maximum of 40 feet for all other buildings, as approved by the Planning and Development Department.
5. There shall be no outside amplification or speakers installed as part of the development.
6. All vehicle off-loading shall occur on-site.
7. Vehicular egress to 8th Place from the northern driveway shall have a sign prohibiting left turns out of this driveway, as approved by the Planning and Development Department.
8. The developer shall dedicate sufficient right-of-way, or a private accessway easement, to provide a total of 28 feet of paving, face of curb to face of curb, on 8th Street for the length of the project or as otherwise approved by the Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

**Writer**

Samantha Keating

10/16/15

**Team Leader**

Joshua Bednarek

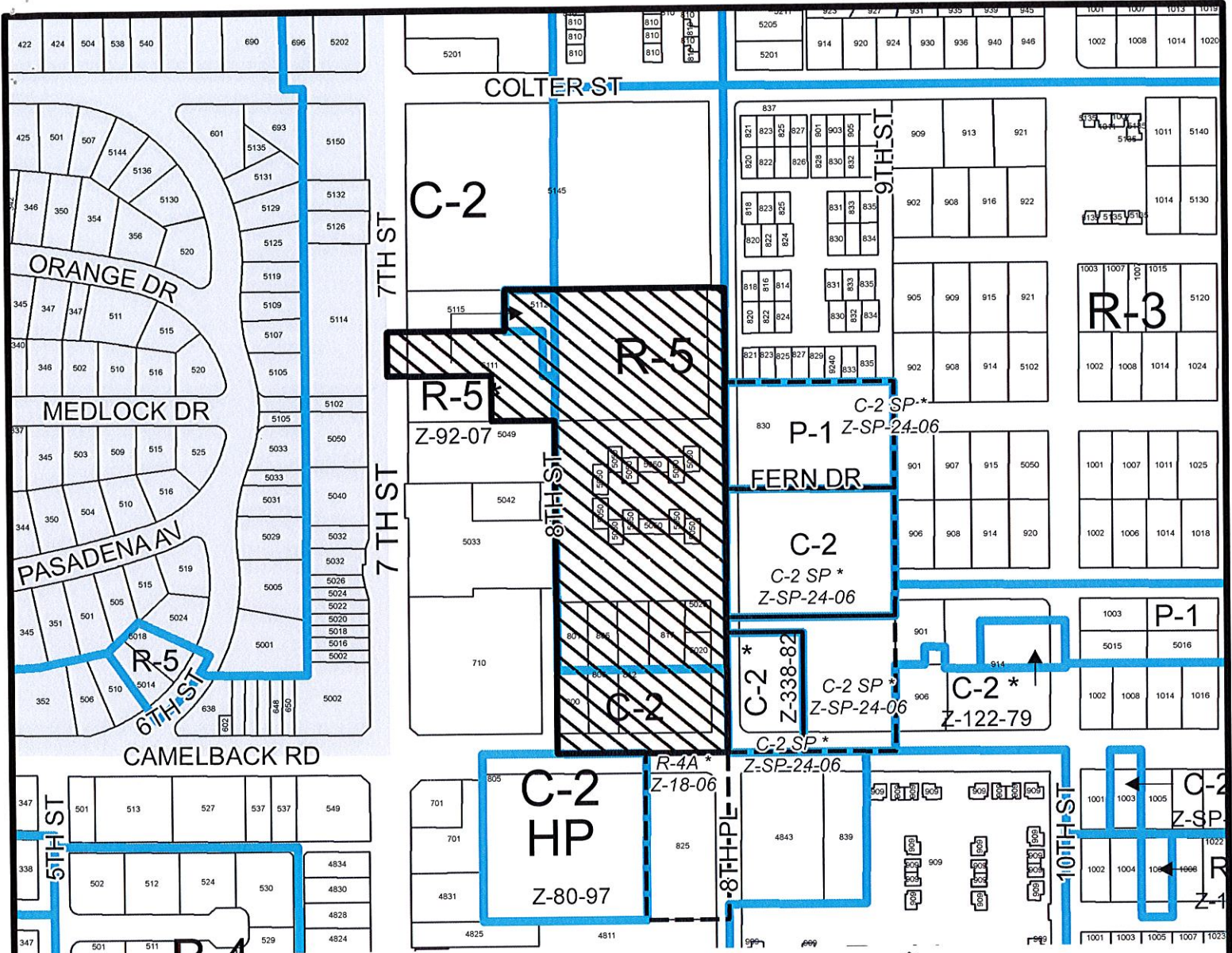
**Attachments**

Sketch Map

Aerial

Site Plan date stamped 9/10/2015 (1 page)

Elevations date stamped 9/10/2015 (3 pages)



CITY OF PHOENIX PLANNING DEPARTMENT

**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: **Stephen C. Earl, Earl, Curley & Lagarde**

APPLICATION NO. **Z-52-15**

DATE: **9/16/15**  
REVISION DATES:

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

**8.18 Acres**

AERIAL PHOTO & QUARTER SEC. NO.  
**QS 19-29**

ZONING MAP  
**H-8**

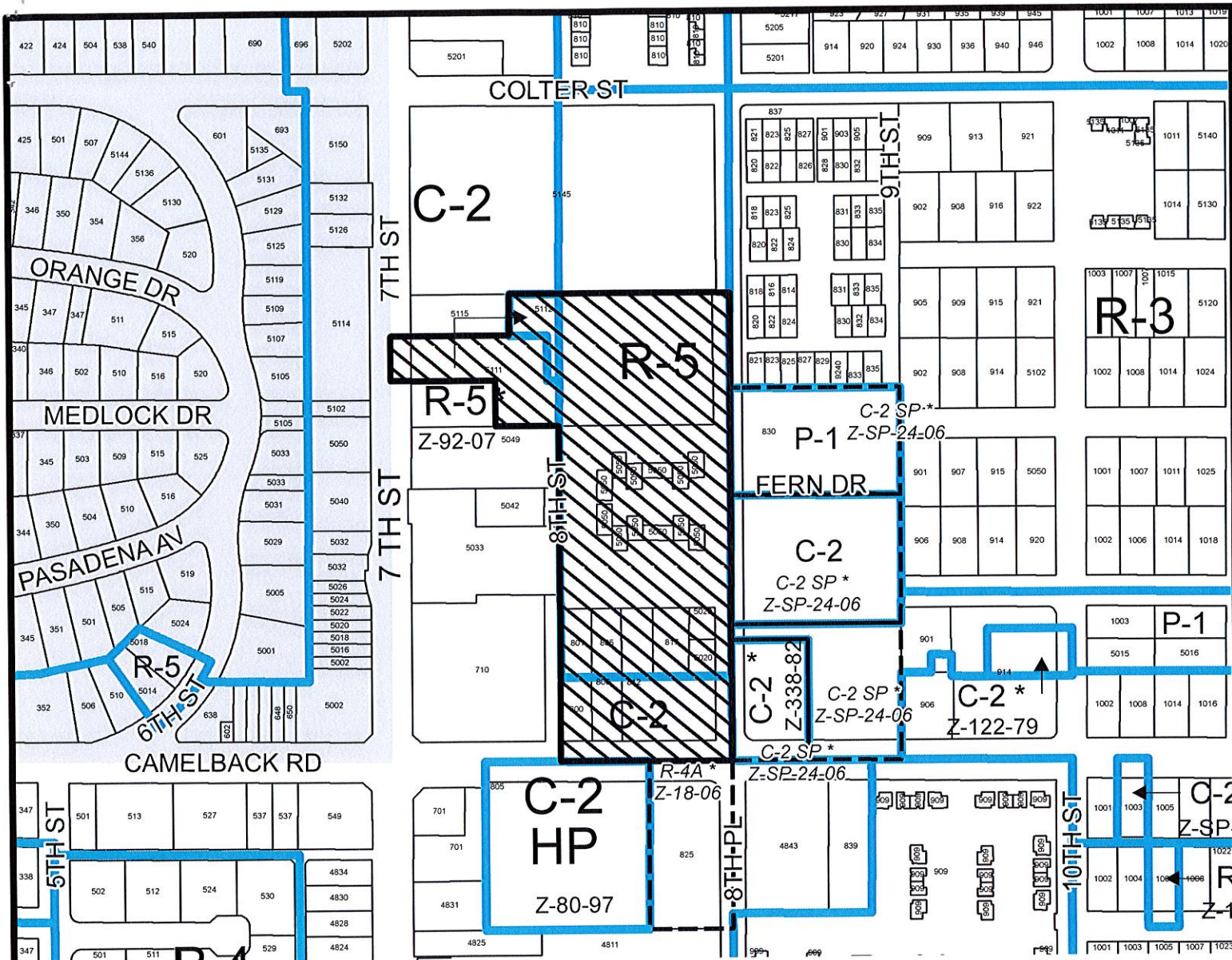
**MULTIPLES PERMITTED**  
R-5 (C-2, C-2 SP), C-2 (C-2 SP)  
C-2 SP HGT/WVR

**CONVENTIONAL OPTION**  
262 (87, 87), 31 (31)  
118

**REQUESTED CHANGE:**  
FROM: R-5 (Pending C-2, pending C-2 SP) (6.02 a.c.)  
C-2 (Pending C-2 SP) (2.16 a.c.)  
TO: C-2 SP HGT/WVR (8.18 a.c.)

**\* UNITS P.R.D. OPTION**  
314 (105, 105), 37 (37)  
142

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



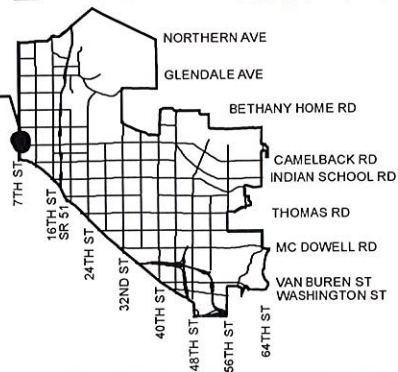
300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6

Z-SP-7-15



APPLICANT'S NAME: Stephen C. Earl, Earl, Curley & Lagarde

APPLICATION NO. Z-SP-7-15

DATE: 9/16/15  
REVISION DATES:

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

8.18 Acres

AERIAL PHOTO & QUARTER SEC. NO.  
QS 19-29

ZONING MAP  
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**REQUESTED CHANGE:**

FROM: R-5 (Pending C-2) (6.02 a.c.)  
C-2 (2.16 a.c.)

TO: C-2 SP (8.18 a.c.)

**MULTIPLES PERMITTED**

R-5 (C-2), C-2  
C-2 SP

**CONVENTIONAL OPTION**

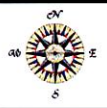
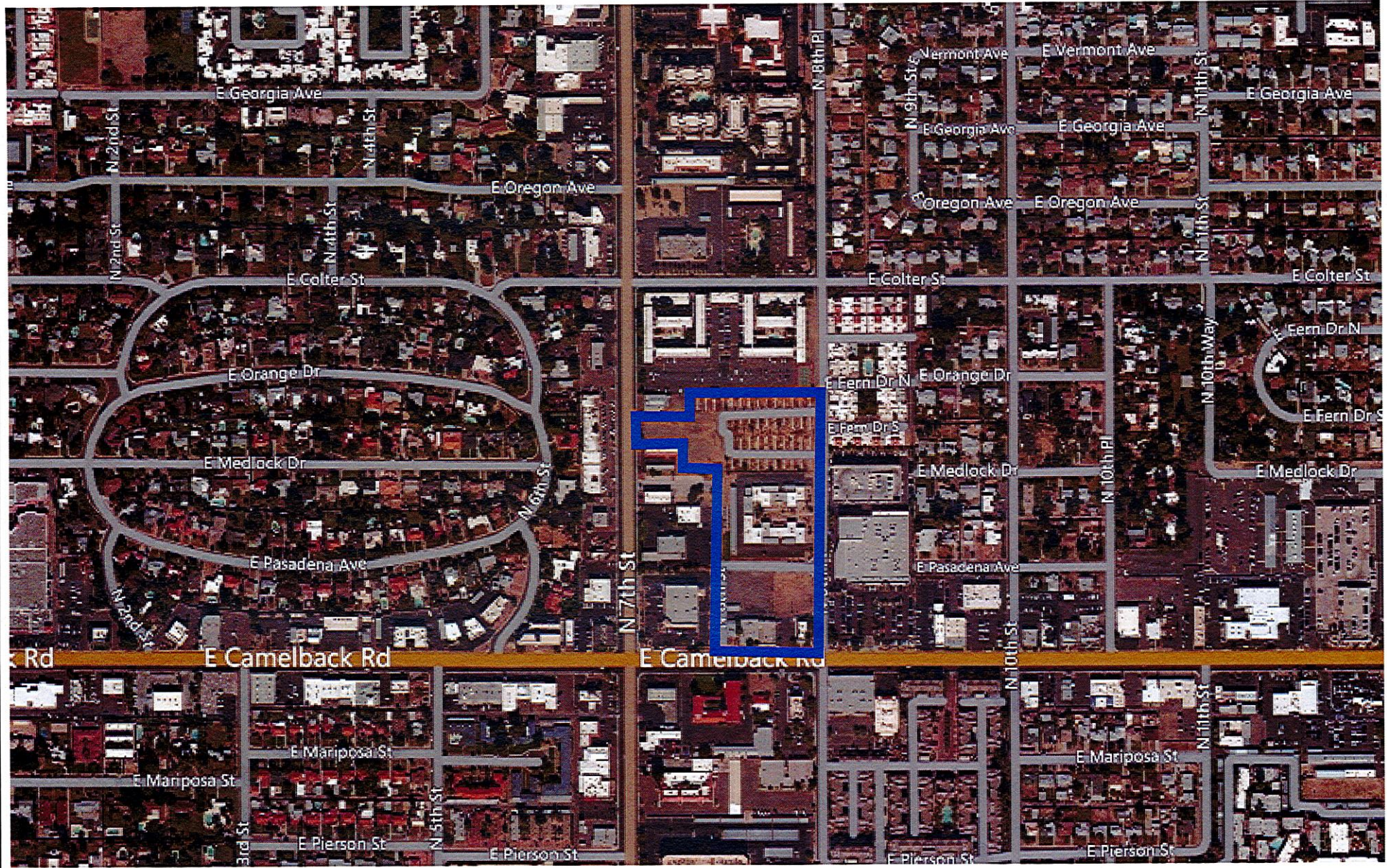
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314 (105), 37  
142

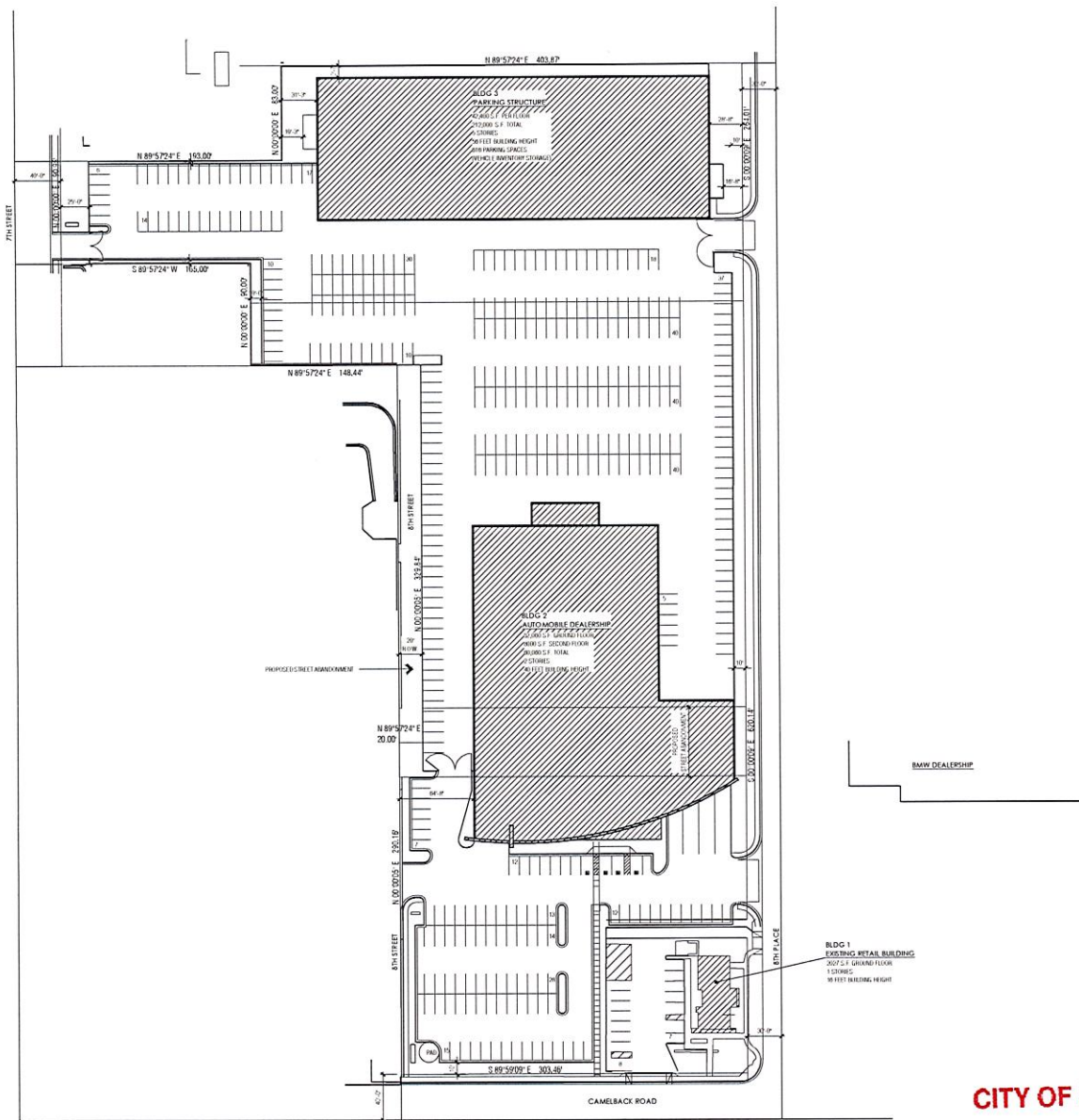
\* Maximum Units Allowed with P.R.D. Bonus





 Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.



**PROJECT INFORMATION**

OWNER: 777 PROPERTIES LLC  
758 W. CAMELBACK  
CHANDLER, ARIZONA 85226

ARCHITECT: JOHN MAHONEY ARCHITECT LLC  
10500 ELLIOTT ROAD #100  
TEMPE, ARIZONA 85284  
480.345.8457

PROJECT DESCRIPTION:  
CONSTRUCTION OF A NEW AUTOMOBILE SALES AND SERVICE FACILITY (PARKING STRUCTURE AND RELATED SITE IMPROVEMENTS)

GRASSY SITE AREA: 30,000 S.F. (0.23 ACRES)

NET SITE AREA: 30,000 S.F. (0.27 ACRES)

PROPOSED BUILDING: 1 BLDG 2  
PROPOSED PARKING: 2,500

BLDG 1: 2,507 S.F.

BLDG 2: 5,000 S.F. GROUND FLOOR  
2,500 S.F. SECOND FLOOR  
7,500 S.F. TOTAL

BLDG 3: 4,000 S.F. FIRST FLOOR  
2,000 S.F. TOTAL

GRASSY BUILDING AREA ON SITE: 27,497 S.F.

F.A.R.: 274,000/250,000 = 1.1

SITE COVERAGE: 84,000/250,000 = 33.6%

**PARKING CALCULATIONS:**

BLDG 1:  
REQUIRED: 1,000 + 200,000 = 201,000 (1 ACCESSIBLE)  
PROVIDED: 10 (ACCESSIBLE)

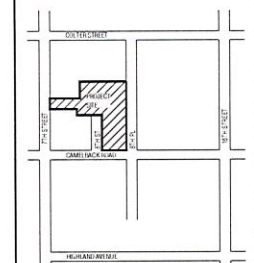
BLDG 2:  
REQUIRED: 8 (OFFICE AND SERVICE CALLS) + 100 (SALES) + 100 (CUSTOMER DISPLAY) = 208 (2 ACCESSIBLE)  
PROVIDED: 10 (ACCESSIBLE)

1 PER SERVICE BAY  
TOTAL: 10 (ACCESSIBLE)

PROVIDED: 57 DISPLAY SPACES  
44 CUSTOMER SPACES  
80 BAYKUP SPACES  
818 PARKING SPACES SPACES  
1021 TOTAL

**JOHN MAHONEY ARCHITECT**  
850 W. ELLIOTT ROAD #100  
TEMPE, ARIZONA 85284  
P 480.345.8457 F 480.345.1759

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION



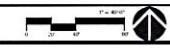
PROJECT NO. 1348  
ISSUE DATE: 8/8/16

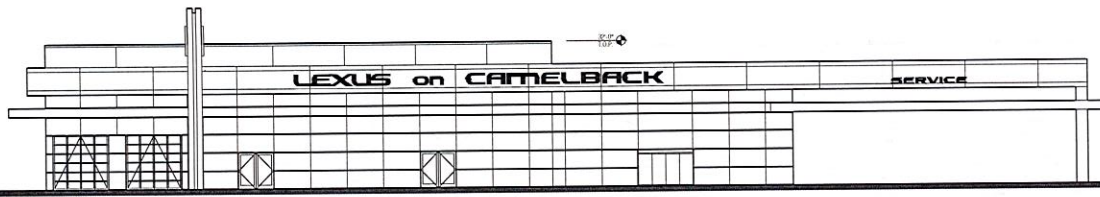
**SITE PLAN**

**A100**

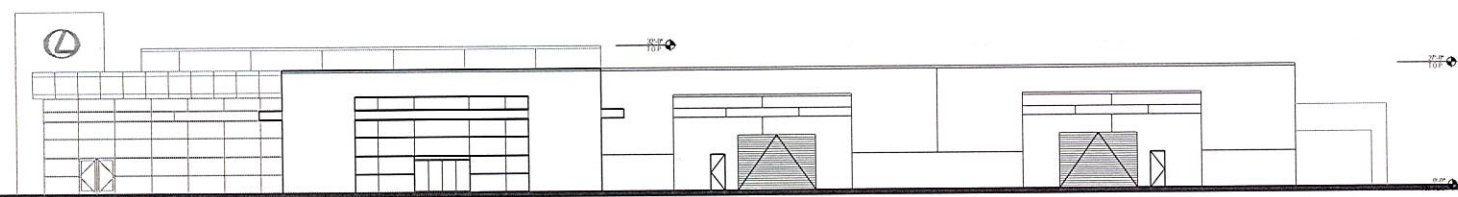
**CITY OF PHOENIX**  
SEP 10 2015  
Planning & Development  
Department

**SITE PLAN**

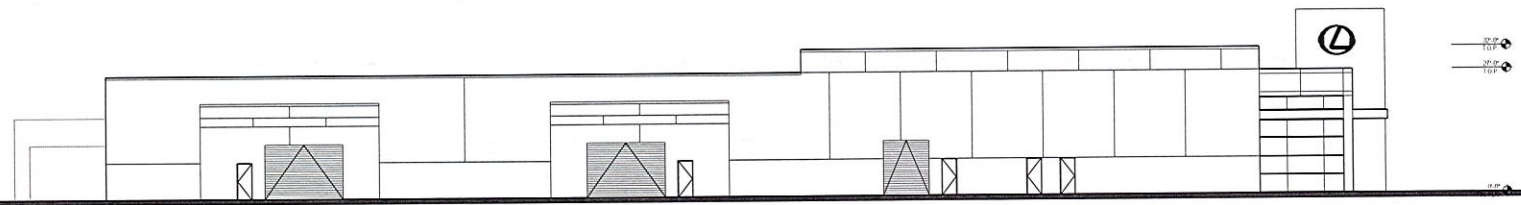




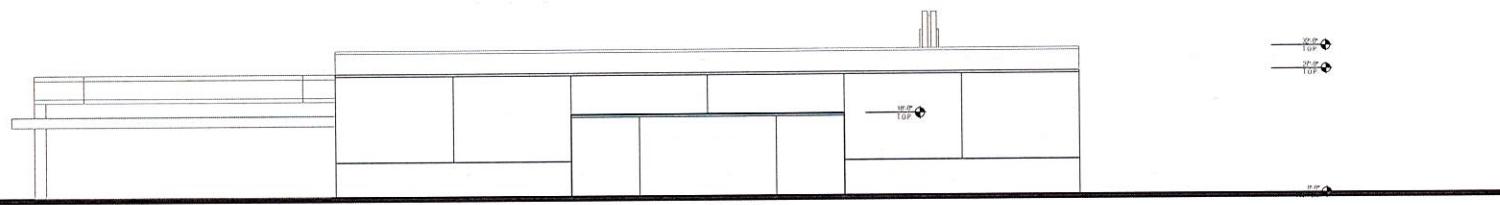
**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**JOHN MAHONEY ARCHITECT**  
850 W. ELLIOT ROAD #108  
TEMPE, ARIZONA 85284  
P: 480.345.8457 F: 480.345.1759

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

LEARNHARDT LEXUS ON CAMELBACK  
E. CAMELBACK ROAD  
PHOENIX, ARIZONA



PROJECT NO. 13-48  
ISSUE DATE: 8/3/15

**CITY OF PHOENIX**  
SEP 10 2015  
Planning & Development  
Department

**DEALERSHIP ELEVATIONS**

**A200**



**CITY OF PHOENIX**

SEP 10 2015

Planning & Development  
Department