



City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

Staff Report Z-53-16-8
February 9, 2016

Central City Village Planning Committee Meeting Date	February 13, 2017
Planning Commission Hearing Date	March 2, 2017
Request From:	R-3 RI (0.20 Acre)
Request To:	P-1 (0.20 Acre)
Proposed Use	Surface parking
Location	Approximately 200 feet west of the southwest corner of 16th Street and Willetta Street
Owner	Willetta Building LLC
Applicant	Dr. Ricardo Celaya
Representative	Luis Badilla
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 dwellings per acre	
Street Map Classification	Willetta Street	Local	30-foot south half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; GOAL: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>There is no longer a residence on this site. The proposed rezoning would allow the site to be utilized for surface parking in support of an adjacent office use.</p> <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOOD CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.</i></p> <p>As stipulated, the proposed surface parking lot will provide adequate buffers to the adjacent single-family homes and restrict any vehicular access on Willetta Street and to the adjacent alley.</p>			

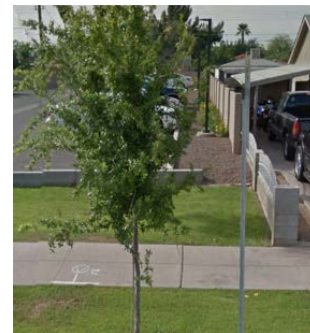
Area Plan
Eastlake Garfield Transit Oriented Development Policy Plan. See discussion in point 11, below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Surface parking	R-3 RI
North	Single family residential	R-3 RI
South	Single family residential	R-3 RI
East	Office	R-5 RI
West	Single-family residential	R-3 RI

Background/Issues/Analysis

1. The subject site is zoned R-3 RI (Multifamily Residence District Residential Infill District) and is currently vacant and being used for parking. The proposal for use as surface parking requires rezoning to P-1 (Passenger Automobile Parking, Limited) as the R-3 zoning does not allow parking as a primary use. Until recently, a single family residence existed on the site. The residence was demolished so additional parking could be provided for the medical clinic on the parcel to the east, which faces 16th Street. The adjacent clinic office site was formerly zoned R-5 RI SP (Multifamily Residence District Residential Infill Special Permit) and R-5 SP, restricting the use of the site to a daycare facility. In 2013 the Special Permit overlay was removed (Z-28-13-8), thereby allowing the clinic, a use allowed in the R-5 district. The applicant submitted a site plan showing reuse of the site which involved removing the playground area and expanding the surface parking area to provide 24 parking spaces (KIVA #13-1581).

2. The adjacent clinic site had a landscape setback between the R-5 RI and the R-3 property of approximately five feet and this area was planted with some type of shrub. Additionally, there was a block wall and some parking lot lighting along the property line. Trees should have been planted in this area, with 60% of the required trees being a minimum of 2-inch caliper and 40% of the required trees being a minimum of 1-inch caliper. There were no trees planted along this property line. The current plan depicts a 10-foot landscape setback along the west property line. Provision of this setback is addressed in Stipulation 1.



Landscape area along west property line of the clinic site before the residence was demolished.

3. 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 some of which are not appropriate at this location. This is addressed in Stipulation 1.

4. Access to the parking area from Willetta Street should occur from the R-5 RI zoned parcel only. The existing curb cut on Willetta Street which formerly served a residence should be removed. This is addressed in Stipulation 1.
5. The dwelling that existed on this site was demolished and the site paved for parking without the required permits and development review. Additionally, the opening in the wall adjacent to the alley has been widened. The applicant secured an Administrative Temporary Use Permit (ATUP) in 2015 to utilize the site for parking for a period of one year. Although the ATUP has expired, enforcement is suspended while the request for rezoning of the site is being processed.
6. As mentioned previously, the site has been paved without site development review. The applicant will be required to demonstrate that the requirements for landscaping and storm water retention are met. The development review process and the conditions of this approval will require the existing paving to be modified.
7. The surface parking area is proposed in an area that is 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 the site lighting be no higher than six feet. This is addressed in Stipulation 2.

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



Comparison of adjacent properties for landscape setback.

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 proposes a landscape setback on Willetta Street. The R-3 RI zoned parcels on the south side of Willetta Street have an existing setback of approximately 25 feet from the property line. It is appropriate that the subject site provide a minimum 25 foot landscaped area from the property line to match the setback for the adjacent residence to the west. It is important that the street and perimeter landscaping improvements provide appropriate buffering for the commercial surface parking use. The landscaped areas should provide trees and shrubs in accordance with the commercial streetscape landscape standards. This is addressed in Stipulations 3 and 4.

9. The proposed plan shows that the existing opening to the alley will be closed. It is recommended that a one-foot non-vehicular access easement be recorded along the south property line. These considerations are addressed in Stipulations 1 and 5.
10. 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. This is addressed in Stipulation 6.
11. The site is within the Eastlake-Garfield Transit Oriented Development District. The Health Element of the District Policy Plan supports the ability of area residents to access medical services. The adjacent medical office provides the opportunity for access to medical care.
12. 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 7.
13. 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 2140 G of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.
14. 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 will provide parking to supplement parking on an adjacent office site.
3. Required landscaped setbacks on the local street and west property line will provide a buffer between the surface parking use and the single family residential uses.

Stipulations

1. The development shall be in general conformance with the site plan date stamped August 16, 2016, as approved by the Planning and Development Department, with specific regard to the following:
 - a. a 10-foot landscape setback on the west property line.

- b. Access to the site from the R-5 RI zoned portion of the development.
 - c. Removal of Willetta Street driveway and elimination of access to the alley.
 - d. There shall be no carports, utility or repair/storage structures or trash enclosures on site.
2. Parking area lighting shall be no higher than six (6) feet.
3. The development shall provide a minimum 25-foot landscaped setback on Willetta Street as approved by the Planning and Development Department.
4. The development shall utilize the commercial streetscape landscape standards for planting type and size, Section 622.E.4.e., along Willetta Street and the west property line, as approved by the Planning and Development Department.
5. A one-foot non-vehicular access easement shall be recorded along the south property line, as approved by the Planning and Development Department.
6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
7. The developer shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

Writer

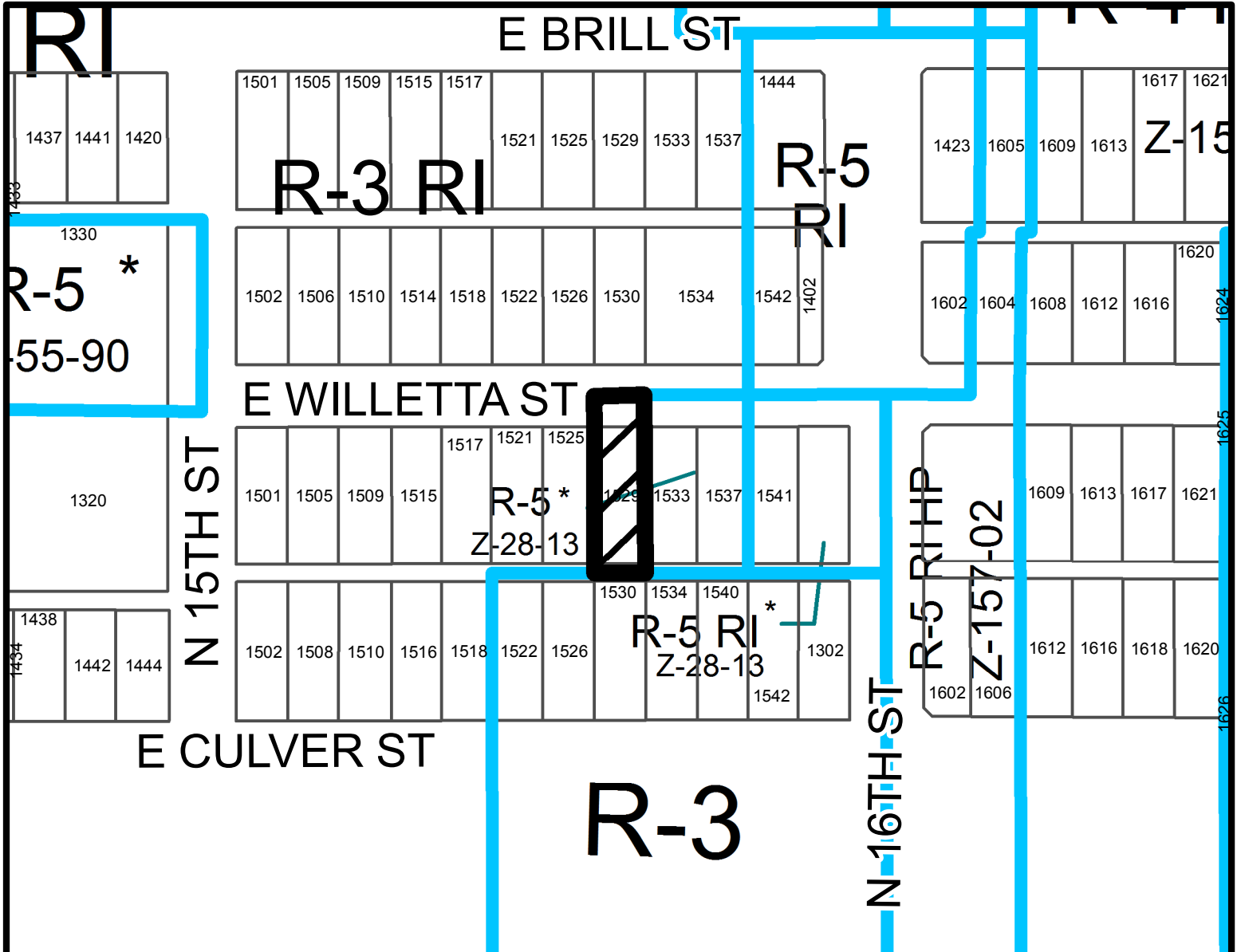
K. Coles
02/5/2017

Team Leader

J. Bednarek

Attachments

Zoning sketch
Aerial
Site plan dated August 16, 2016

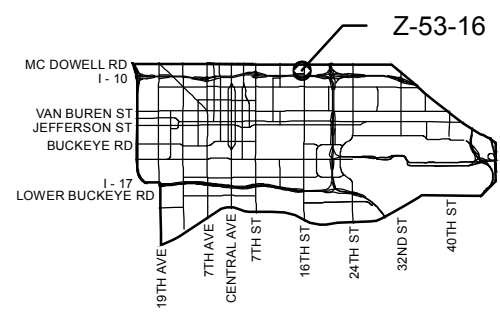


CENTRAL CITY VILLAGE
CITY COUNCIL DISTRICT: 8



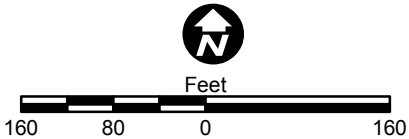
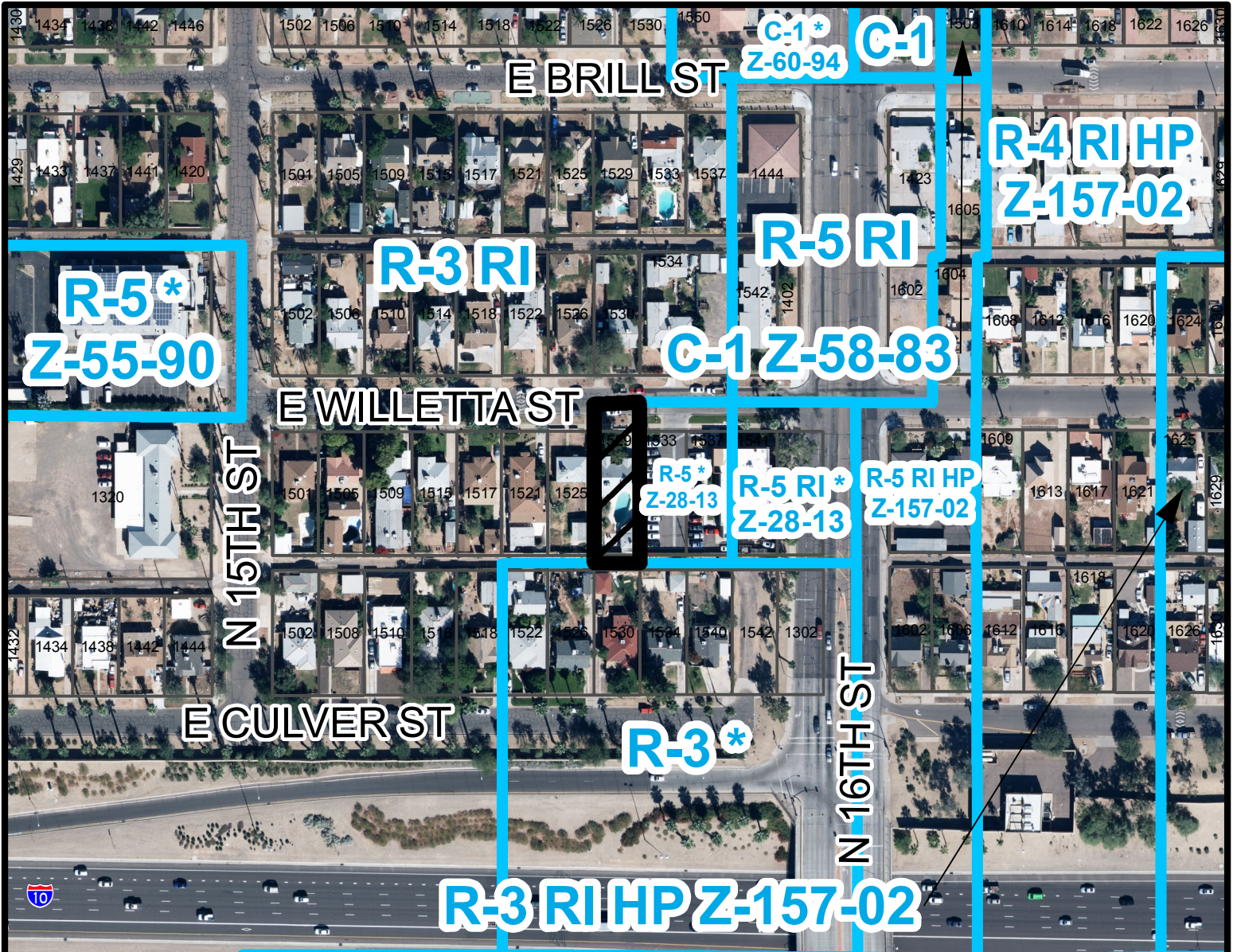
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PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Dr. Ricardo Celaya		REQUESTED CHANGE: FROM: R-3, (0.2 a.c.) TO: P-1, (0.2 a.c.)				
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* Maximum Units Allowed with P.R.D. Bonus

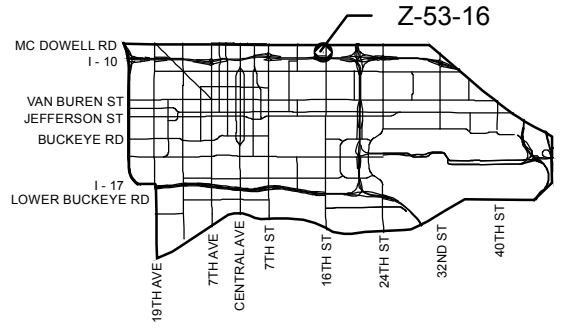


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APPLICATION NO. Z-53-16	DATE: 10/03/16 REVISION DATES:		
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