



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-86-16-4
January 27, 2017

Village Planning Committee Meeting Date: February 7, 2017
Planning Commission Hearing Date: March 2, 2017
Request From: R-3 (0.23 acres)
Request To: P-1 (0.23 acres)
Proposed Use: Surface parking lot
Location: Approximately 70 feet west of the northwest corner of 11th Street and Mariposa Street
Owner: Palo Verde Place LLC
Applicant/Representative: Virginia Senior, One Development
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Mariposa Street	Local	30 ft half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; GOAL: <i>Promote the development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area’s transitional objectives.</i></p> <p>The proposed rezoning would allow for the development of a vacant lot on a piece of property designated Commercial on the General Plan Land Use Map.</p> <p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOOD CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: <i>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>			

As stipulated, the proposed surface parking lot will provide adequate buffers to the adjacent single-family homes and restrict any vehicular access on Mariposa Street.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3
North	Commercial	C-2
South	Single-family residential	R-3
East	Surface parking	P-1
West	Single-family residential	R-3

Background/Issues/Analysis

1. This is a request to rezone a 0.23 acre parcel located approximately 70 feet west of the northwest corner of 11th Street and Mariposa Street from R-3 to P-1 to allow for the development of surface parking lot that will serve the commercial building to the north.
2. The subject site is currently vacant. A surface parking lot exists to the east. The proposal calls for the subject site to be combined with the adjacent site to function as one parking lot. The adjacent surface parking area is accessed from 11th Street and the subject site will utilize this access. A copy of the submitted site plan, date stamped November 15, 2016, is included as an exhibit to this staff report.

A stipulation has been included that restricts access to the site from Mariposa Street to prevent any vehicular traffic from accessing or leaving the site utilizing a street that is primarily used by single-family residential homes.

3. The P-1 district is silent with regard to landscaping standards. 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 standards required for commercial districts.

A stipulation has been included that requires a landscape setback of 25 feet on Mariposa Street which matches the commercial standard of 25 feet. The adjacent P-1 to the east has a similar landscape setback however at this time, with the exception of a palm tree, the setback area is not landscaped. During the site planning process, it is anticipated that the overall site plan will be amended to show landscaping for both of the parcels where they front on

Mariposa Street.

A ten-foot area for landscaping is also stipulated on the west property line, adjacent to the single-family home. It is important that the street and perimeter landscaping provide appropriate buffering for the commercial surface parking use. The stipulations for the landscaped areas have minimum requirements for the landscaping quantity and spacing in each of the setbacks.

4. The subject site is designated Commercial on the General Plan Land Use Map. The request is consistent with this designation.

The site is located just south of Camelback Road. This portion of the Camelback Road corridor includes larger commercial parcels at the arterial intersections and strip commercial along the corridor between arterials. The strip commercial parcels were usually smaller residential parcels at one point in time and they have transitioned to commercial districts as the commerce in the area increased. Over the years, as the arterial streets were widened to accommodate increased traffic, these commercial parcels have lost area in the front where parking may have historically been accommodated. The depth of these lots is often shallow given the existence of neighborhoods behind them. In some areas adjacent to these arterial corridors, where feasible, land to the interior of the neighborhoods has been rezoned for surface parking. The General Plan Map designation of commercial on the parcels south of the existing commercial zoned land anticipates this type of conversion.

5. Conversion of residential land to surface parking can be a viable option for supporting adjacent commercial land. This request is one such viable option for a number of reasons:
 - a. Mariposa Street provides a logical break between the commercial uses and the adjacent neighborhood uses
 - b. Land to the east of the subject site is zoned for surface parking in support of adjacent commercial on Camelback Road. This request is consistent with both the existing zoning pattern and the General Plan Map designation for Commercial.
 - c. The provision of a 25 foot landscaped setback on Mariposa Street, combined with the restriction against access to the local street, minimizes the effect of the land use change on nearby residential properties.
6. The existing surface parking lot to the east was rezoned to P-1 in 1971 via rezoning case Z-62-71. One of the stipulations associated with that case is that no access to the alley be permitted. The attached site plan shows vehicular access to and from the subject site via the alley. Utilization of an alley for vehicular access needs to meet certain technical requirements regarding everything from a minimum width to minimum requirements for the driving

surface. A stipulation is included that restricts alley access to the site unless it is approved separately through the Planning and Development Department's Driveway and Alley Appeal process. This process will allow for the necessary technical review to occur.

7. The City of Phoenix Archaeology Office has noted that there are no known archaeological sites within this project area. A stipulation is included that does require the developer to notify the City of Phoenix Archaeology Office if any archaeological materials are encountered during construction.
8. 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 abandonments may be required.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. Conversion of this parcel to surface parking will eliminate a vacant underutilized parcel.
3. As stipulated, the proposal will enhance the streetscape along Mariposa Street and a landscape buffer to the single-family home to the west.

Stipulations

1. A minimum 10-foot landscape setback along the west property line shall be planted with minimum 3-inch caliper trees to be placed 20-feet on center, or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum 25-foot landscape setback along the south property line shall be planted with a minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper trees, and minimum 25% 4-inch caliper trees to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
3. Vehicular access to and from the site from the adjacent alley shall only be permitted if approved separately through the Planning and Development Department's Driveway and Alley Appeal process.

4. No vehicular access is permitted onto or from Mariposa Street.
5. Parking area lighting shall be no higher than six (6) feet and shielded to cast the light downward.
6. There shall be no trash enclosures/dumpsters located on the site, as approved by the Planning and Development Department.
7. The property owner shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.
8. 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.

Writer

J. Bednarek

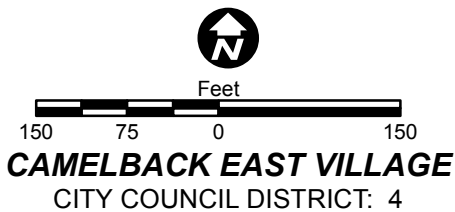
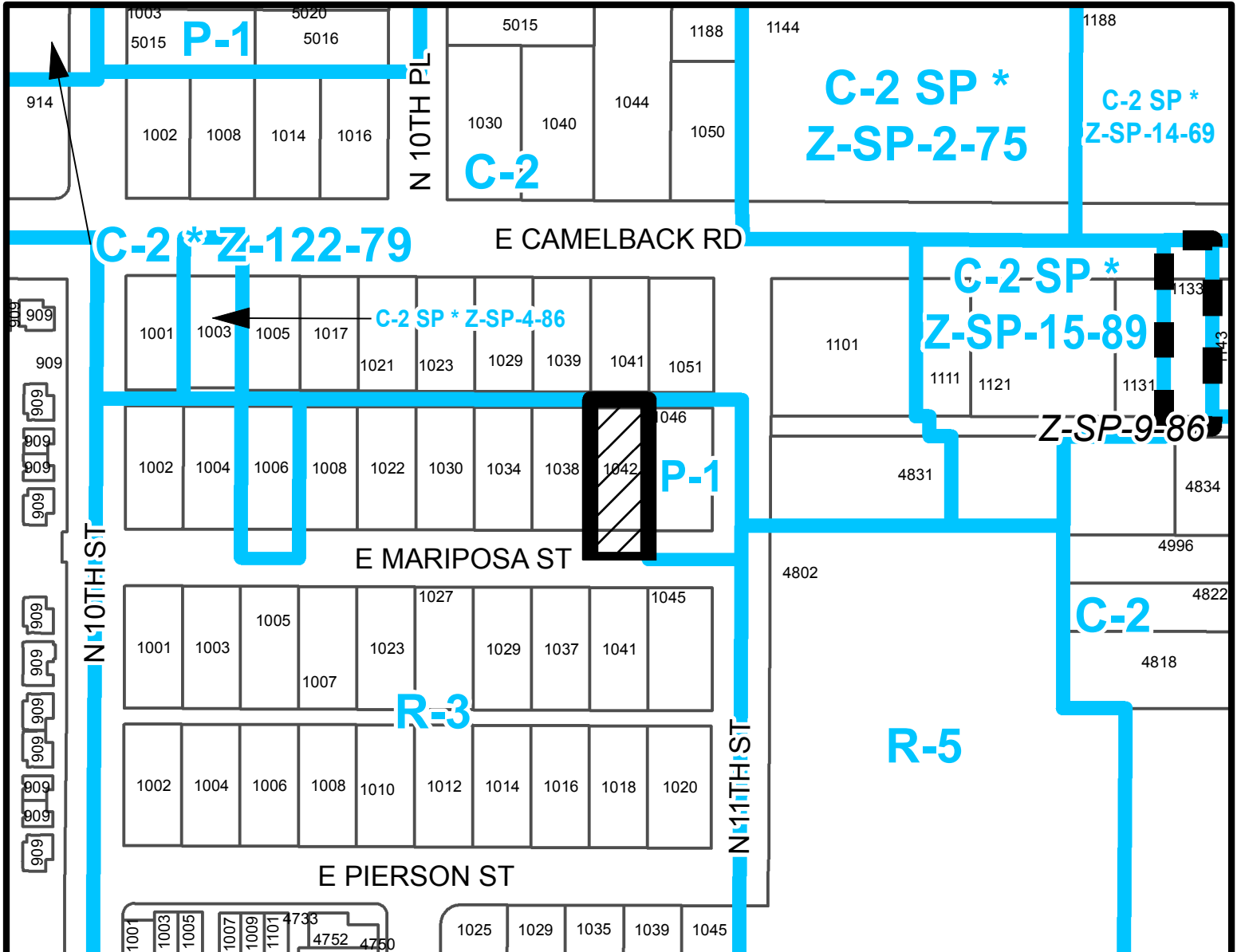
January 27, 2017

Exhibits

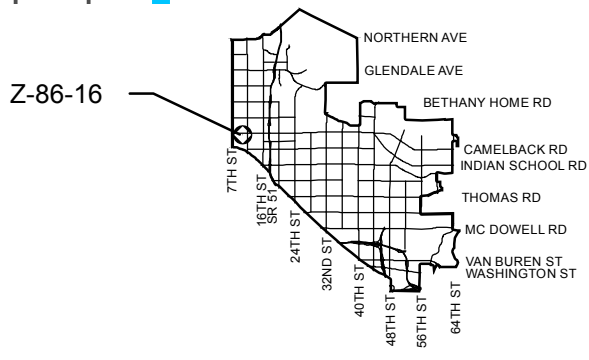
Zoning sketch

Aerial

Site plan date stamped November 15, 2016

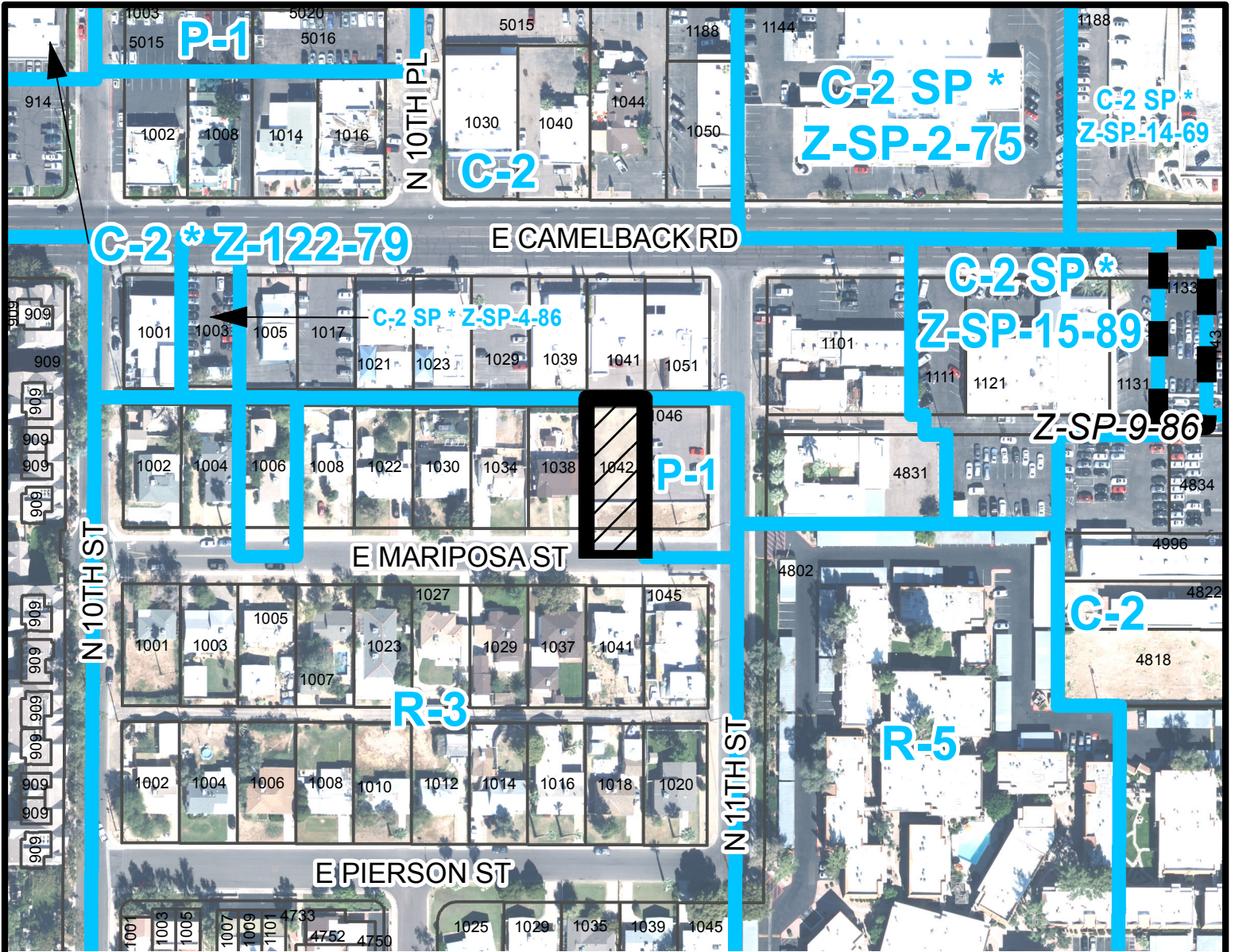


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PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: One Development, Virginia Senior		REQUESTED CHANGE: FROM: R-3 (0.23 a.c.) TO: P-1, (0.23 a.c.)	
APPLICATION NO. Z-86-16	DATE: 12/22/2016 REVISION DATES:	* UNITS P.R.D. OPTION 4 N/A	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.23 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-29		
MULTIPLES PERMITTED R-3 P-1	CONVENTIONAL OPTION 3 N/A		

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



Feet

150 75 0 150

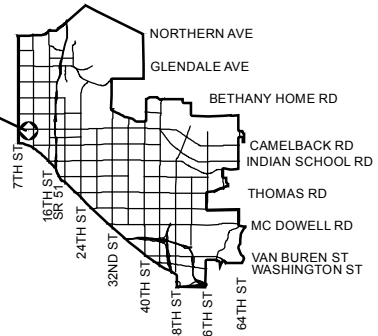
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 4



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Z-86-16



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REQUESTED CHANGE:

FROM: R-3 (0.23 a.c.)

APPLICATION NO.

Z-86-16

DATE:

12/22/2016

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

0.23 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 18-29

ZONING MAP
H-8

TO: P-1, (0.23 a.c.)

MULTIPLES PERMITTED

R-3

P-1

CONVENTIONAL OPTION

3

N/A

* UNITS P.R.D. OPTION

4

N/A

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

