



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-2-14-6
July 23, 2014

Camelback East Village Planning Committee Hearing Date August 5, 2014
Planning Commission Hearing Date August 12, 2014
Request From: C-2 (0.38 acres)
Request To: C-2 SP (0.38 acres)
Proposed Use Automobile retail sales and all underlying C-2 uses
Location Approximately 473 feet east of the northeast corner of 7nd Street and Glendale Avenue
Owner Linda K. Bayless
Applicant's Representative Dev Pawar
Staff Recommendation Approval, subject to Stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Glendale Avenue	Major Arterial	Varies, 40-52 foot north half street
<p>LAND USE ELEMENT, GOAL 1, POLICY 3: INCLUDE A VARIETY OF LAND USES: OFFICE, RETAIL SHOPPING, ENTERTAINMENT AND CULTURAL, HOUSING, HOTEL AND RESORT, AND WHERE APPROPRIATE, SOME TYPES OF INDUSTRY</p> <p>The proposed car sales brokerage office would add an additional use, adding to the retail diversity at this center.</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 proposed use would be an added service to an existing development within an existing shopping center. There are no proposed changes to the existing building or the site plan.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Retail	C-2
North	Multi-Family Residential	PAD-15
South	Retail / Parking	C-2 / P-1
East	Retail	C-2
West	Retail	C-2

Background/Issues/Analysis

1. This is a request to rezone 0.38 acres from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow automobile retail sales and all underlying C-2 uses.
2. The request is for a single suite within an existing strip retail center. The applicant is proposing to broker automobile sales for their clients, and then deliver vehicles from offsite to the customer either at an offsite location, or at the subject property.
3. The General Plan land use designation for the parcel is Commercial. The proposal is consistent with the General Plan designation and the land uses in the area.
4. The basic functions of automobile sales are appropriate at this location, however the actual display or storage of vehicles for sale is not appropriate in a retail center parking lot. The applicant has agreed to no onsite vehicle display or overnight storage and a stipulation has been added to address this requirement.
5. On occasion, the applicant will need to deliver a vehicle to a customer onsite. To minimize the disruption to other center occupants and users, the applicant has agreed to deliver no more than two cars at one time. A stipulation has been added to address this restriction.
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 Commercial General Plan Land Use designation.
2. Traffic to the facility would not be excessive and the use would provide a service to the surrounding community.
3. The proposal will provide a specialized commercial service that caters to the diverse needs of the community within an existing shopping center.

Stipulations

1. There shall be no onsite vehicle display or overnight storage.
2. The property owner shall be limited to a maximum of two vehicles on the property for customer pickup and delivery.

Writer

Xandon Keating

07/15/14

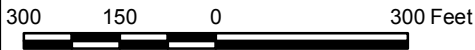
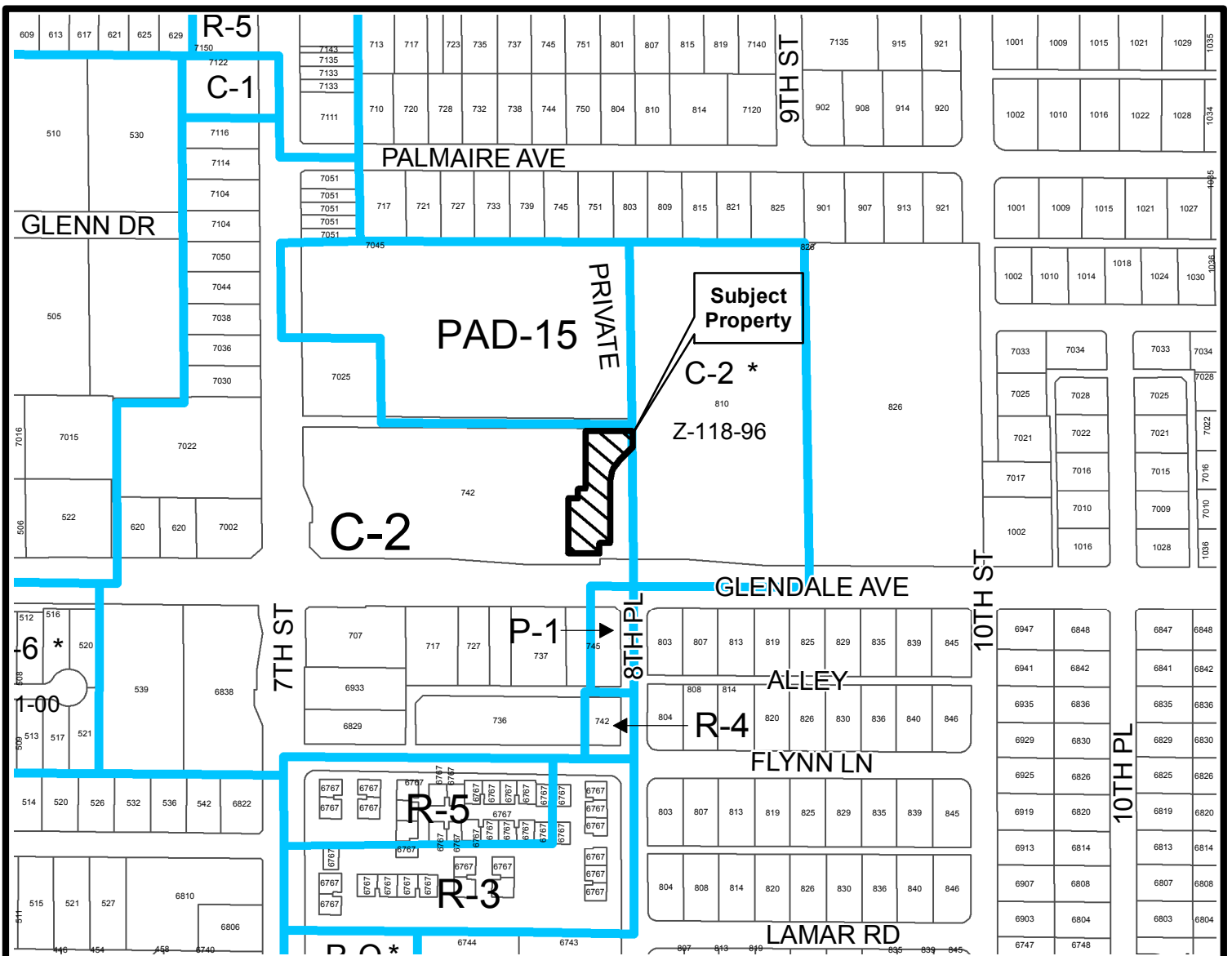
Team Leader

Joshua Bednarek

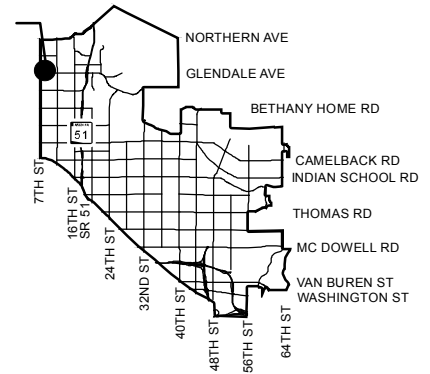
Attachments

Sketch Map

Aerial



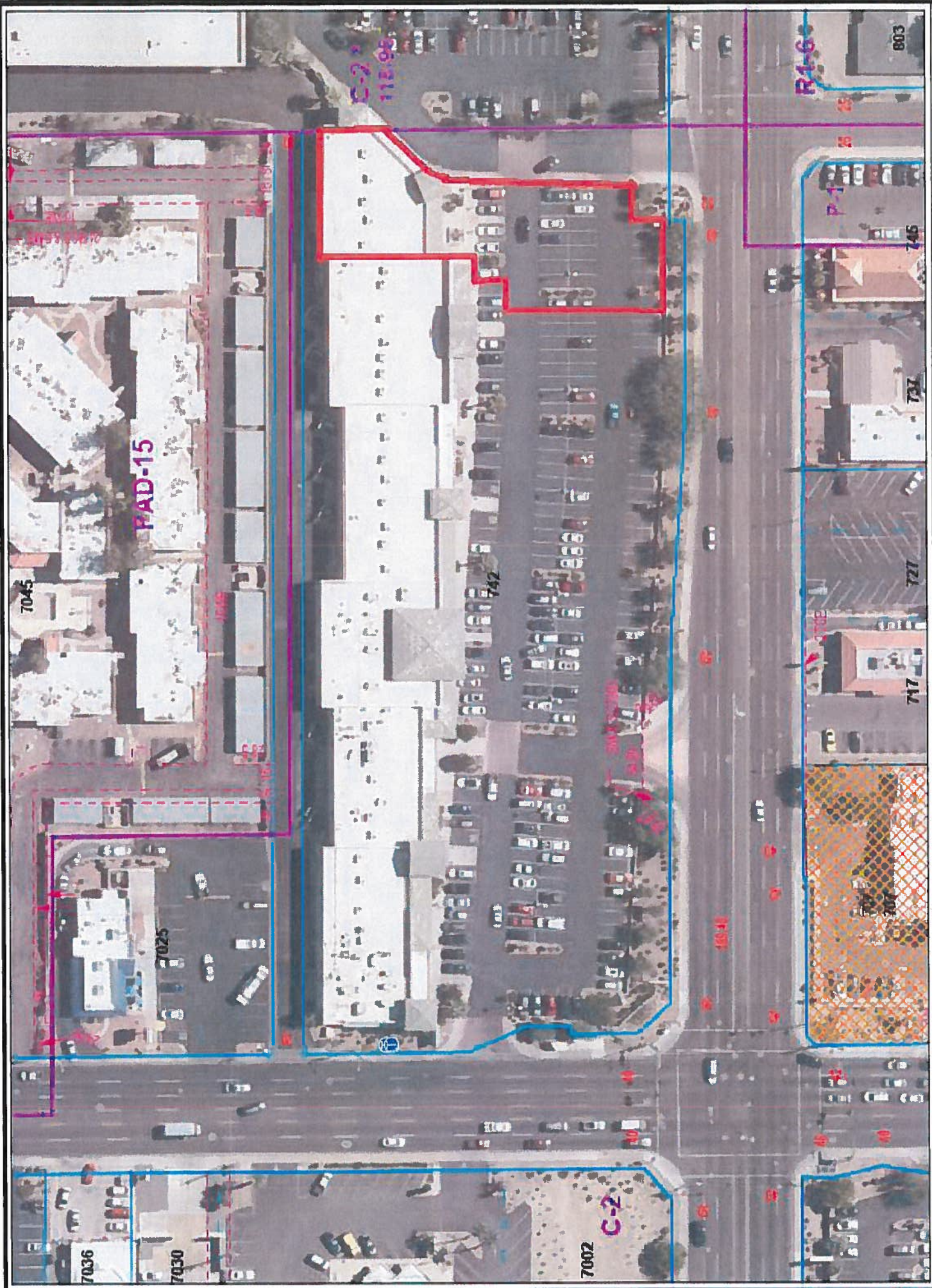
Z-SP-2-14



CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME: Kevin Clark		REQUESTED CHANGE: FROM: C-2, (.38 a.c.) TO: C-2 SP, (.38 a.c.)	
APPLICATION NO. Z-SP-2-14	DATE: 5/23/14	REVISION DATES: 6/2/14	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> .38 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 23-29	ZONING MAP I-8	
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 5 5		* UNITS P.R.D. OPTION 6 6

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



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

Planning and Development