City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-56-13-6
January 22, 2014

Camelback East Village Planning Committee Hearing Date	February 4, 2014
Planning Commission Hearing Date	February 11, 2014
Request From:	R1-6 (0.96 acres)
Request To:	R-O (0.96 acres)
Proposed Use	Office
Location	Approximately 305 feet north of the northeast corner of 7th Street and Ocotillo Road
Owner	Mr. Ken and Dr. Jen Gatt
Applicant's Representative	Jason P. Allen – Skyline Consultants
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 3.5 to 5 du / acre		
Street Map Classification	7th Street	Major Arterial	40-foot east half street

LAND USE ELEMENT, GOAL 5: INTEGRATION OF LAND USE AND TRANSPORTATION SYSTEMS: AN INTEGRATED LAND USE AND TRANSPORTATION SYSTEM, WHICH FURTHERS THE URBAN VILLAGE MODEL AND MINIMIZES THE ADVERSE IMPACTS OF THE TRANSPORTATION SYSTEM ON HOUSING, BUSINESSES AND PUBLIC USES, SHOULD BE ENCOURAGED.

The elimination of a single family residence along 7th Street will further minimize the adverse impacts of the major arterial on the surrounding single family neighborhood.

NEIGHBORHOOD ELEMENT, GOAL 4: CHARACTER AND IDENTITY: NEIGHBORHOOD CHARACTER AND IDENTITY SHOULD BE ENCOURAGED AND REINFORCED.

The proposed redevelopment would repurpose an underutilized and vulnerable property into a compatible use for a major arterial, preserving the neighborhood's residential character and identity.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Single-Family Residential	R1-6
North	Office	R-O
South	Single-Family Residential	R1-6
East	Single-Family Residential	R1-6
West	Single-Family Residential	R1-10

Background/Issues/Analysis

1. This is a request to rezone 0.96 acres from R1-6 (Single-Family Residential) to R-O (Residential Office) to allow an office.

2. The site is currently developed with a vacant, ranch style, single-family home. Access to the existing home is provided through a long driveway that enters the property at the southwest corner of the site. The driveway curves toward the front of the home and then wraps around the north side of the property toward the back of the home.

3. The General Plan designation for the parcel is Residential 3.5 to 5 dwelling units per acre. While the proposal is not consistent with the General Plan designation, it is consistent with many General Plan policies and the land uses in the area.

4. There are single-family properties to the south and east which may be sensitive to the increase traffic and noise of an office development. The property owner has agreed to maintain large landscape setbacks along the southern and eastern property lines to buffer these uses. A stipulation has been added to address this requirement.

5. The property owner has agreed to take steps to keep the residential feel of the property. The property will be providing a large landscape setback in the front of the home to maintain the residential feel of the property, limiting the amount of parking on the site, and keeping the trash enclosure behind the front of the main building. Stipulations have been added to address these requirements.

6. The parking for the development will primarily be located along the northern property line, next to the existing office building to the north. Four parking spaces, including an accessible parking spot will the located in front of the building, near its north end. A general conformance stipulation has been added to address this requirement.

7. 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.

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 abandonment me be required.

Findings

1. The proposal is consistent with the surrounding land uses.

2. The development would improve and adaptively reuse an underutilized property along a major arterial.

3. The proposal will maintain residential feel of the surrounding area, while providing a buffer from 7th street for the single-family residential to the east.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 9, 2014, except as modified by the following stipulations and approved by the Planning and Development Department.

2. The property owner shall provide a minimum 20-foot landscape setback with a minimum 3-inch caliper trees to be placed 20-feet on center or in equivalent groupings along the east property line as approved by the Planning and Development Department.

3. The property owner shall provide a minimum 20-foot landscape setback with a minimum 3-inch caliper trees to be placed 20-feet on center or in equivalent groupings along the south property line as approved by the Planning and Development Department.

4. The property owner shall maintain a minimum of three trees in the front yard setback.

5. The maximum number of parking spaces allowed shall not exceed 125 percent of the City requirement.

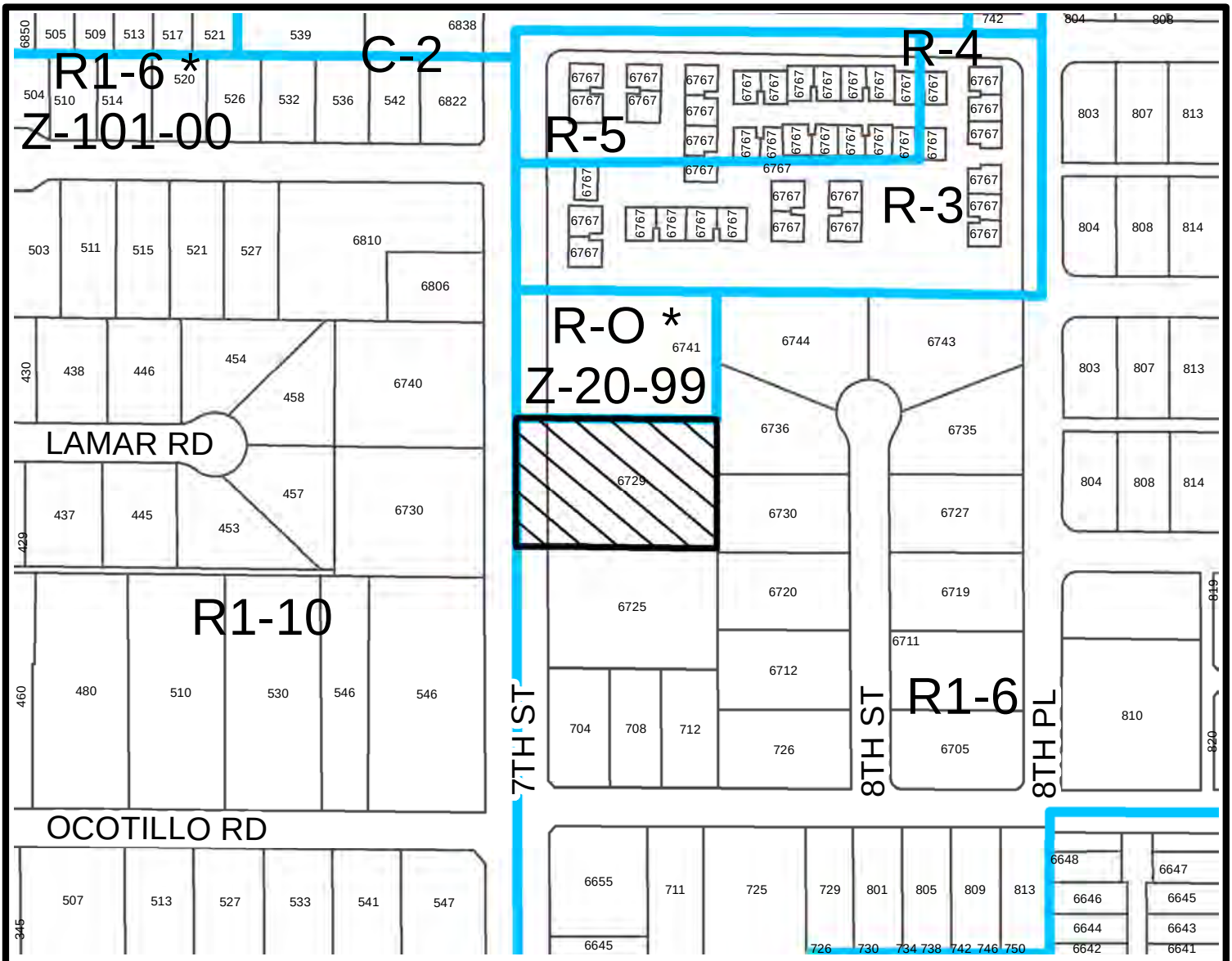
6. The trash enclosure shall be located no closer to the street then the main building as approved by the Planning and Development Department.

7. The property owner shall dedicate a 10-foot wide sidewalk easement along the east side of 7th street as approved by the Planning and Development Department.

Writer
Xandon Keating
01/16/14

Team Leader
Joshua Bednarek

Attachments
Sketch Map
Aerial
Site Plan (date stamped 1/9/14)



NORTH

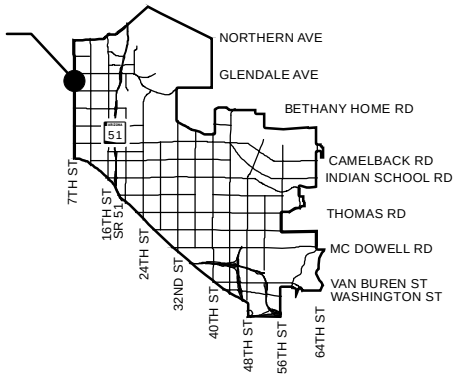
200 100 0 200 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6

Z-56-13



APPLICANT'S NAME: Mr. Ken & Dr. Jen Gatt

APPLICATION NO. Z-56-13

DATE: 12/13/13

REVISION DATES:

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

.96 Acres

AERIAL PHOTO & QUARTER SEC. NO.: QS 22-29

ZONING MAP: I-8

REQUESTED CHANGE:

FROM: R1-6, (.96 a.c.)

TO: R-O, (.96 a.c)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R1-6	4	6
R-O	1	1

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

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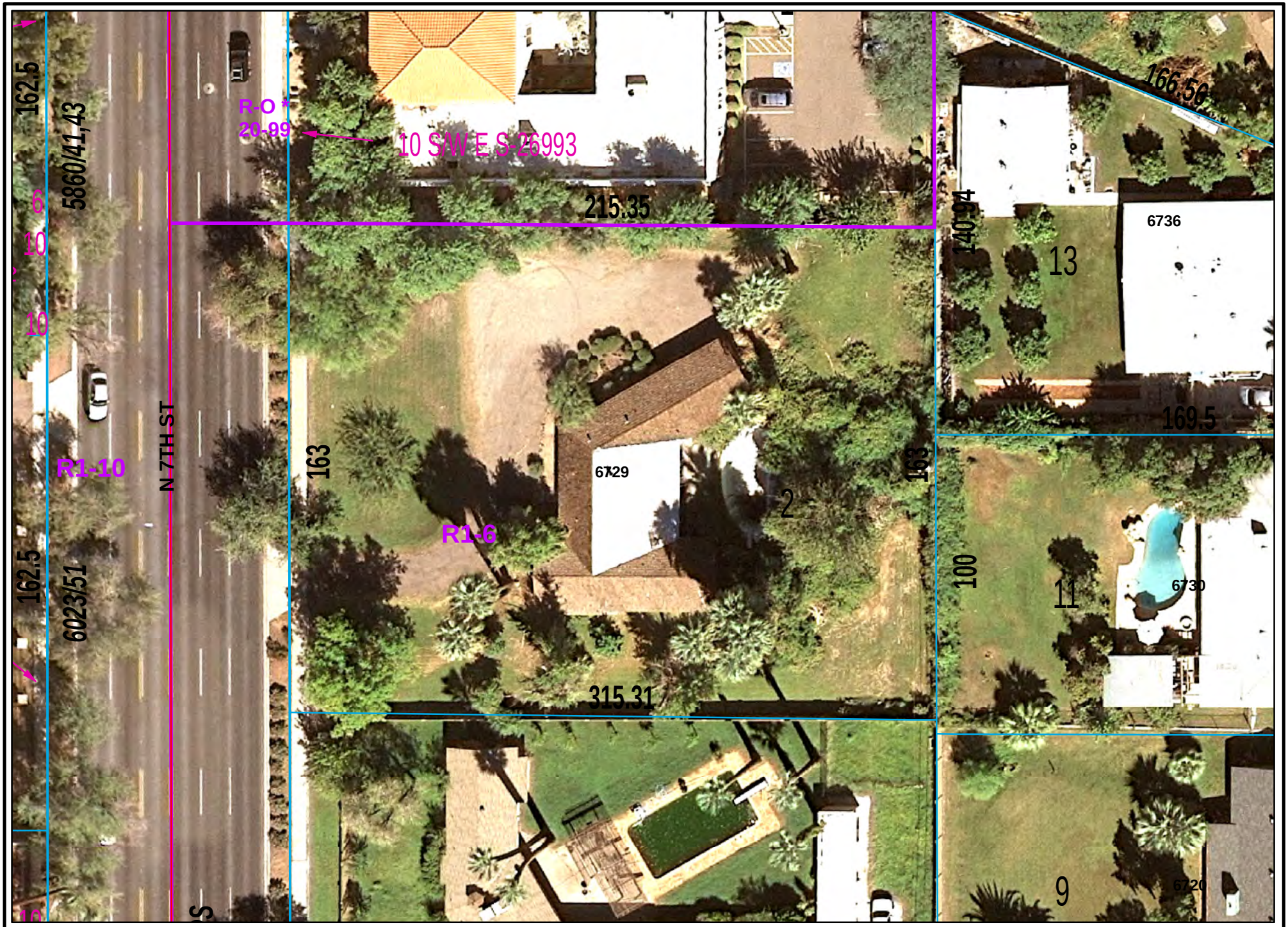


City of Phoenix

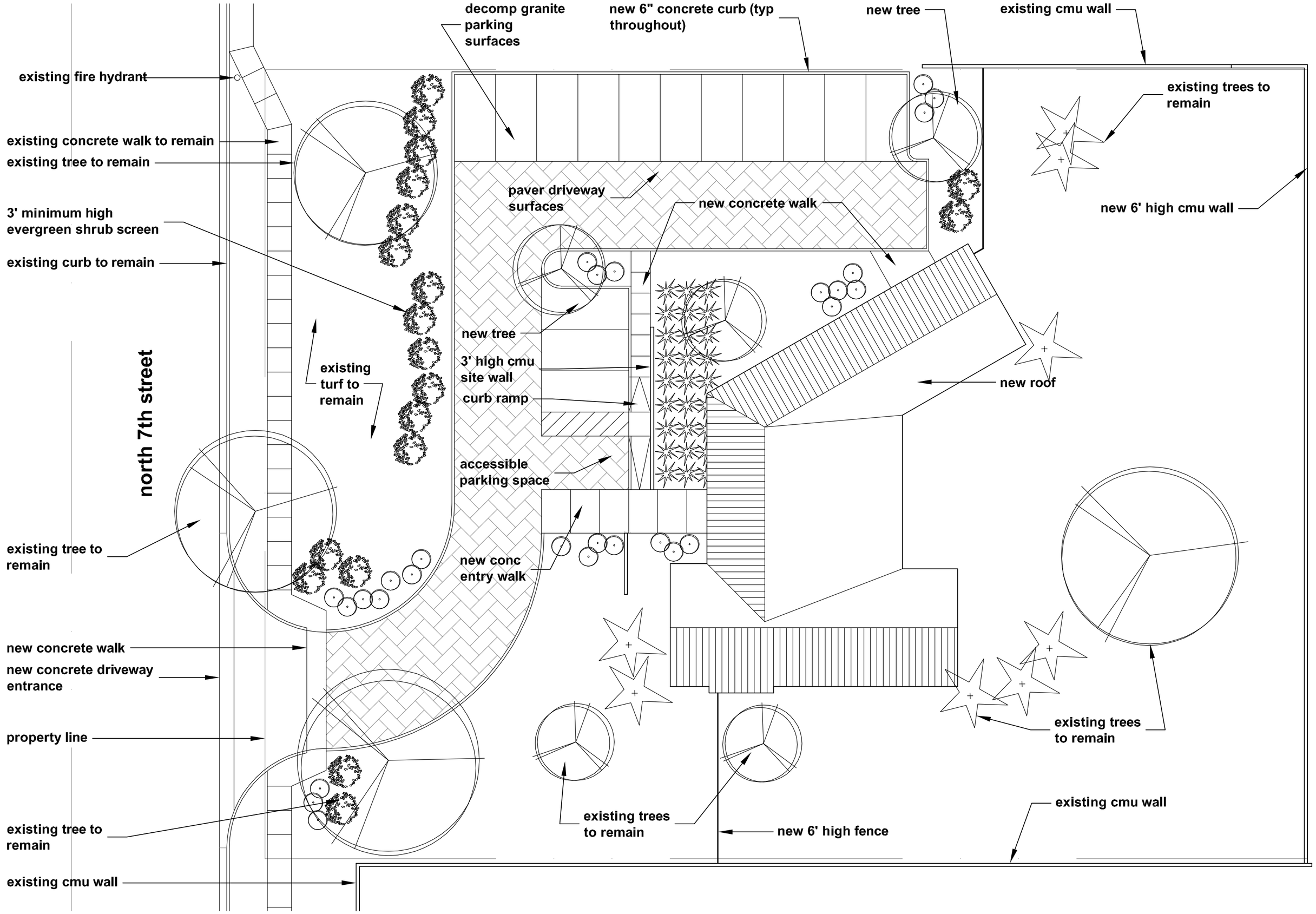
N

1 inch = 40.9691 ft.

0 15 30 60 Feet

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 neccesary



site plan

1/16" = 1'-0"

parking:
3312 sf building @ 1 space per 300 sf = 11 spaces required

14 standard 8.5'x18' spaces provided
1 accessible 11'x18' space provided

CITY OF PHOENIX
JAN 09 REC'D
PLANNING DEPT.
2nd fl. RECEPTION

residential office conversion

6729 north 7th street **phoenix, arizona**

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