



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-71-16-6
 December 23, 2016

Camelback East Village Planning Committee Hearing Date January 17, 2017
Planning Commission Hearing Date February 2, 2017

Request From R1-10 (1.27 acres)
Request To R-O (1.27 acres)
Proposed Use Office
Location Northeast corner of the 19th Street alignment and Glendale Avenue
Owner/Applicant ABCO Holdings LLC
Representative Taylor Earl, Earl Curley & Lagarde PC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential (3.5-5 du/acre)	
Street Map Classification	Glendale Avenue	Major Arterial	55-foot north half street
<p>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed residential office use is consistent in scale and character with residential and commercial properties in the surrounding area.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & 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> <p>The proposal is compatible with surrounding development and with the intent of the Residential Office (R-O) zoning district which seeks to control developments on the edges of residential areas and located on arterial streets, and ensure that they are developed at a residential scale.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

As stipulated, the proposed residential office use adequately mitigates potential negative impacts on adjacent residential properties through restrictions regarding landscape setbacks, plant sizes, lighting, and signage. Additionally, the site plan proposes a single-story building at a residential scale.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The property has been vacant for over 20 years, since the construction of the State Route 51 freeway (SR-51). As stipulated, the proposal is compatible in scale and character with properties in the surrounding area.

Area Plans

See Background Item #5

Surrounding Land Uses/Zoning		
	<u>Zoning</u>	<u>Land Use</u>
On Site	R1-10	Vacant
North	R1-10	Single-family residential
South	R1-6	Single-family residential
East	R1-10	Vacant
West	R1-10	Equipment Enclosure

Residential Office R-O District—Restricted Commercial		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	20-feet minimum	Approximately 23-feet (Met)
East	10-feet minimum	Approximately 206-feet (Met)
West	10-feet minimum	10-feet (Met)
North	25-feet minimum	25-feet (Met)

<i>Landscaped Setbacks</i>		
Street	No Standard	20-feet (Met)
East	No Standard	10-feet (Met)
West	No Standard	10-feet (Met)
North	No Standard	25-feet (Met)
Lot Coverage	30% maximum	16% (Met)
Building Height	15' at minimum rear and side setbacks. 1' additional height per 1' in setback, up to 25' maximum.	15-feet, 1-story (Met)
Parking	30 Spaces 1 space per 200 SF = 30 Spaces	30 Spaces (Met) (2 accessible spaces provided)

Background/Issues/Analysis

1. This request is to rezone a 1.27 acre parcel located at the northeast corner of the 19th Street alignment and Glendale Avenue from R1-10 (Single-Family Residence District) to R-O (Residential Office District) to allow an office use.



2. The General Plan Land Use Map designation for the subject property is Residential 3.5-5 du/acre. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject property is less than 10 acres in size.
3. The Residential Office zoning district is intended to control developments on the edges of residential areas which, because of their location on arterial streets or other environmental conditions, are susceptible to pressures for nonresidential uses. The district permits new development at a residential scale or conversion of residential structures for use as professional offices or other limited service uses.

4. The subject property is comprised of three parcels with frontage along Glendale Avenue. The site has been vacant for over 20 years, since the construction of the SR-51 freeway.

North of the site are single-family residences zoned R1-10.

Immediately to the east is a vacant parcel. Further east, at the northwest corner of 20th Street and Glendale Avenue, is a single-family residence. These properties are zoned R1-10.

West of the subject site is an equipment shelter and monopole. This shelter is located within right-of-way associated with the SR-51 freeway.

South of the site, across Glendale Avenue, are single-family residences zoned R1-6. These homes are separated from Glendale Avenue by a concrete median and frontage road. Glendale Avenue is classified as a major arterial in this location. There is an existing median that extends through Glendale Avenue, which runs parallel to the majority of the subject property's frontage.

SQUAW PEAK FREEWAY SPECIFIC PLAN

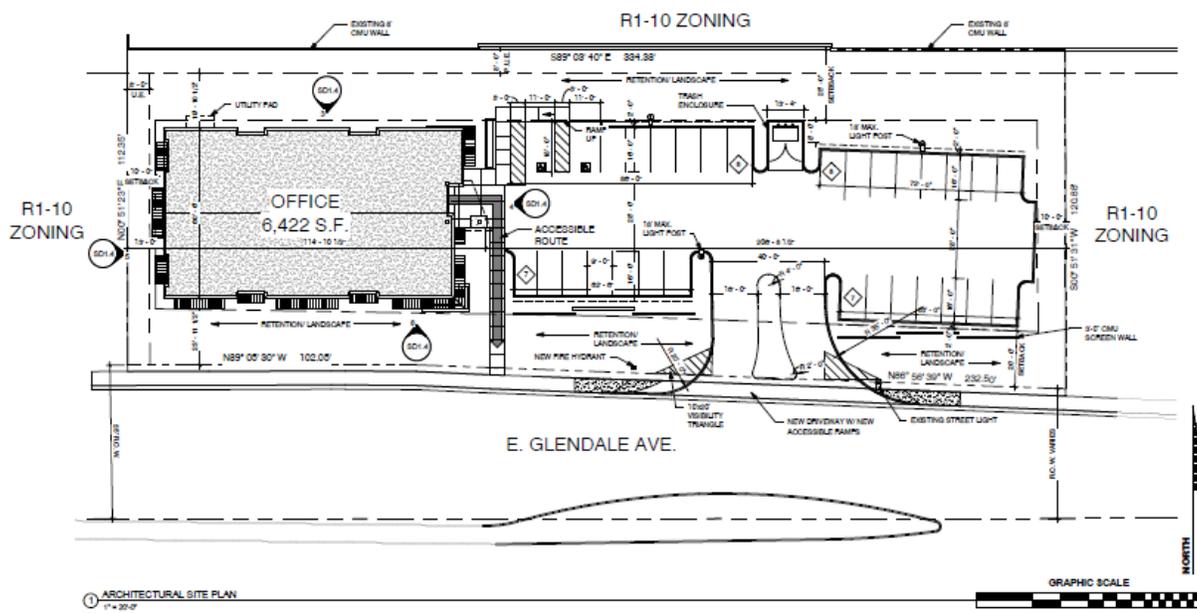
5. The property is located within the boundaries of the Squaw Peak Freeway Specific Plan. Approved by City Council in 1991, this policy plan addressed the impacts of the SR-51 freeway on adjacent neighborhoods. It provides information regarding the history of the freeway plan and proposed land uses, circulation patterns, pedestrian pathway design, landscape enhancements, noise mitigation strategies, neighborhood stabilization measures, public art, and neighborhood safety proposals for neighborhoods and properties affected by the freeway plan.

The Squaw Peak Freeway Specific Plan addressed the subject properties and called for the removal of homes existing at the time of the freeway construction in approximately 1991. The plan proposed several alternatives for the properties, none of which were implemented. The location of the properties, at the intersection of a freeway and major arterial street, makes them uniquely unsuited for residential development. Other residential land uses between 20th Street and the freeway are separated by a frontage road or have vehicular access from a local street.

SITE PLAN, ELEVATIONS, LANDSCAPING

6. The site plan illustrates one office building located on the western portion of the site consisting of 6,422 square-feet and 16% lot coverage.

The site provides a single point of ingress and egress at a driveway located along Glendale Avenue. The driveway includes a concrete divider which limits access to right-in and right-out only. The divider is located along the Glendale Avenue frontage, approximately 110-feet west of the southeast corner of the site. This divider was identified in the traffic study as the ideal mechanism by which to discourage left turns out of the property and enforce the right-in, right-out traffic pattern for accessing the site.



The eastern portion of the site consists of a parking lot containing 30 parking spaces. The trash receptacle is located in the center of the site, 25-feet from the rear property line, and aligned with the driveway.

The remainder of the site consists of landscaping and retention areas.

Staff stipulations require general conformance to the site plan. The building massing, site layout, and traffic flow are compatible in scale and character with the land use pattern in the surrounding area.

7. The proposed elevations include a variety of architectural features including canopies, awnings, planters, columns, and variations in the building façade and roofline. Building materials are similarly varied and include stucco, metal, faux wood, glass, and metal.

The proposed building height is one-story and 15-feet. The proposed 15-foot building height is measured to top-of-parapet. The building entrance features a metal roof canopy feature that is 17-feet to top-of-canopy. The proposed height will mitigate impacts of the building massing on adjacent properties.

Staff stipulations require general conformance to the elevations. The proposed building height and architectural design are compatible in scale and character with the land use pattern in the surrounding area.

8. The proposed landscape plan includes a variety of trees including leather leaf acacia, ironwood, mesquite, blue palo verde, and desert museum. Additionally, the landscape palette provides a variety of cacti, aloe, yucca, ocotillo, and other shrubs and bushes. This landscape palette is consistent with the existing mature, native vegetation on the site and landscaping in the surrounding area. The applicants will be required to process an inventory and salvage plan as a component of the site plan review process.

Staff stipulations require general conformance to the landscape plan. Additionally, staff stipulations require the provision of a minimum 25-foot landscape setback on the north, 20-feet on the south, and 10 feet on both sides. Finally, staff stipulations require all setbacks to be planted with a minimum 50% 2-inch caliper and minimum 50% 3-inch caliper trees.

The R-O zoning district does not specify any landscaping standards that are relevant to the subject property. Staff stipulations ensure a robust landscaping standard that will mitigate potential impacts of the development on adjacent properties and provide consistency with landscaping in the surrounding area.

LIGHTING

9. Staff stipulations limit parking area lighting to a maximum height of 6-feet and require all lighting to be shielded and cast downward. This stipulation, coupled with the minimum landscape setback dimensions, will mitigate the impacts of site lighting on adjacent residential properties.

SIGNS

10. Staff stipulations prohibit internally-lit signs on the subject property. This stipulation, coupled with the minimum landscape setback dimensions, will mitigate the impacts of signage on adjacent residential properties.

TRAFFIC STUDY

11. As a component of their rezoning application, the applicant submitted a traffic study that addressed and analyzed anticipated trip generation, whether a right turn lane approaching the proposed driveway is warranted, measures to prevent left-turns from the subject property onto Glendale Avenue, and sight distances from the proposed driveway.

Regarding anticipated trip generation, the study noted that 2013 City of Phoenix data recorded more than 45,000 vehicles per day (vpd) west of SR-51 and more than 41,500 vpd west of 24th Street. Since specific tenants are yet not identified, the study assumed the proposed development would be a medical or dental office. This use was chosen as it typically generates more trips than a general office. The study predicted that the development could generate 218 trips on a typical weekday. This would include 15 trips generated during the AM peak hour and 24 trips during the PM peak hour.

Regarding the question of whether a right turn lane approaching the proposed driveway is warranted, the study concludes that while anticipated inbound trips may warrant the turn lane, it is not recommended based on design considerations. The study notes that the subject property's frontage is inadequate to meet the desired ADOT standard for the length of the turn lane. Additionally, relocating the driveway to accommodate the desired length would either encroach on the intersection at SR-51 and Glendale Avenue (west) or require acquisition of right-of-way from adjacent property owners and reconstruction of the public sidewalk (east). Finally, the turn lane may conflict with the existing driveway on the adjacent residential property to the east.

Regarding measures to prevent left turns out from the subject property, the study recommends providing a channelizing island in the driveway. This feature would restrict left turn movements and allow minimal traffic disruptions during construction. The study also analyzed a possible median extension but concluded that this would be cost-prohibitive, difficult to maintain, and be more disruptive during construction.

Regarding sight distances from the proposed driveway, the study concluded that a sight visibility triangle should be designed per AASHTO guidelines in order to provide 555-feet of sign distance to the left. The study recommends guidelines for vegetation within this triangle.

The proposed site plan incorporates a channelizing island in the driveway which will prevent left turns out from the subject property. Staff stipulations require general conformance to this site plan. Both the City Code and Zoning Ordinance have regulations which address sight visibility triangles.

STREET TRANSPORTATION

12. Staff stipulations require the developer to update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Street Transportation and Planning and Development Departments.

FLOODPLAIN

13. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

14. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

ARCHAEOLOGY

15. The City of Phoenix Archaeology Office did not note any required archaeological work for the subject property. However, in the event that any archaeological materials are encountered, ground-disturbing activities must cease within 10-meters and notification and time to assess materials must be provided.

OTHER

16. The City of Phoenix Archaeology Office, Parks and Recreation, Transit Department, and Water Services Department have no concerns regarding the request.
17. 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 not consistent with the General Plan land use designation of Residential 3.5-5 du/acre, however, as the subject property is less than 10 acres in area, a General Plan amendment is not required.
2. The proposal is consistent with the intent of the Residential Office Zoning District as it is located on the edge of a residential area and a major arterial street, and it is susceptible to redevelopment proposals for nonresidential uses.
3. As stipulated, the proposal is adequately buffered from adjacent residential uses and includes architectural, design, and landscaping features which mitigate potential impacts of the development.

Stipulations

1. The development shall be in general conformance with the site plan date stamped December 22, 2016, and the landscape plan and elevations date stamped December 1, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Minimum landscape setbacks shall be provided as follows: 25-feet along the north property line, 20-feet along the south property line, and 10-feet along the east and west property lines.
3. All landscape setbacks shall be planted with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees planted 20-feet on center or equivalent groupings with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. Any parking area lighting shall be no higher than 6-feet and shielded to cast the light downward, as approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. In the event that archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

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7. 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 by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

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December 23, 2016

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Attachments

Sketch Map

Aerial

Site Plan (Date Stamped 12/22/16)

Elevations (Date Stamped 12/01/16)

Landscape Plan (Date Stamped 12/01/16)