



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-17-18-4
April 30, 2018

Encanto [Village Planning Committee](#) Meeting Date The committee opted to not review this request

[Planning Commission](#) Hearing Date May 3, 2018

Request From: [C-1 HP](#) (Neighborhood Commercial, Historic Preservation District) (0.39 acres)

Request To: [R1-10 HP](#) (Single-Family Residence District, Historic Preservation District) (0.39 acres)

Proposed Use Rezone the site to be consistent with the existing single-family use

Location Approximately 80 feet west of the northwest corner of 7th Street and Monte Vista Road

Owner/ Applicant/ Representative LDJ/LVT Trust, Larry Johnson

Staff Recommendation Approval, with stipulation

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Monte Vista Road	Local Street	31.5-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.</i></p> <p>The request to rezone the parcel to R1-10 HP encourages the retention of the existing single-family home.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.</i></p> <p>The site is located near the 7th Street corridor which is home to a number of varied housing types and eclectic restaurants.</p>			

Applicable Plans and Principles
<p><u>Midtown Transit Oriented Development Policy Plan</u></p> <p>The site is located within the Transit Midtown Character Area. The Midtown TOD Policy Plan is a guide for transforming the District into a walkable community. The Plan includes policies that support a pedestrian-oriented zoning code, mixed-income neighborhoods, historic preservation, neighborhood compatibility, and infrastructure investment. The request to rezone from commercial to single-family residential will allow continuation of the existing single-family residential use on the site.</p> <p><u>Los Olivos Historic District</u></p> <p>There is a historic home on the site which is located within the Los Olivos Historic District.</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence	C-1 HP
North	Vacant	C-1 HP
South	Commercial	C-1
East	Commercial	C-1
West	Single-family residence	R1-10 HP

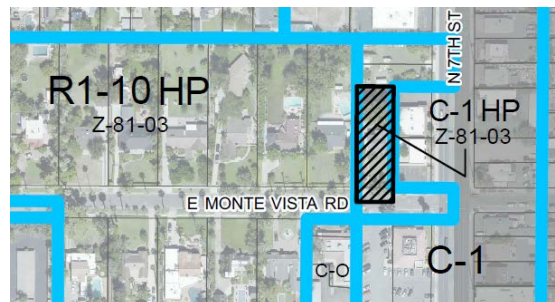
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 0.39-acre site, located approximately 80 feet west of the northwest corner of 7th Street and Monte Vista Road from C-1 HP (Neighborhood Commercial, Historic Preservation District) to R1-10 HP (Single-Family Residence District, Historic Preservation District).
2. The site currently consists of a single-family historic residence in the Los Olivos Historic District. There are buyers interested in purchasing the home and retaining its historic single-family use, however they have not been able to secure financing due to the property's commercial zoning. Rezoning the site to be consistent with the rest of the Los Olivos Historic District to the west will allow buyers to obtain financing and will better serve this historic home in terms of long term preservation.

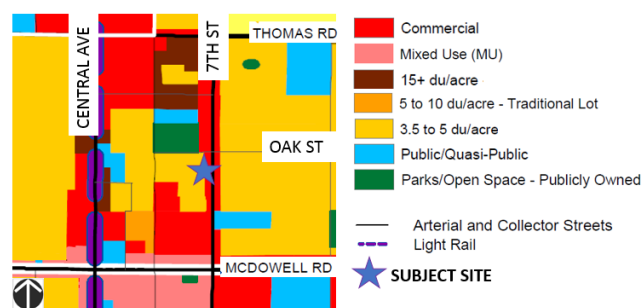
SURROUNDING USES AND ZONING

3. West of the subject site are single-family residences zoned R1-10 HP. East of the subject site are commercial uses zoned C-1. North of the subject site is vacant land and south of the site is a restaurant, both are zoned C-1 HP. West of the subject site is a historic single-family home zoned R1-10 HP.



Source: City of Phoenix Planning Department

4. The General Plan Land Use Map designation for the subject property is Commercial. The request is not consistent with the existing General Plan Land Use designation; however, an amendment to the General Plan is not required as the size of the property does not exceed 10 acres.



Source: City of Phoenix Planning and Development Department

5. At the time the staff report was written, no correspondence by the public was received by staff.
6. The Floodplain Management division indicated that the parcel is in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
7. The Aviation Department stated that the site is in close proximity to the Phoenix Sky Harbor International Airport (PHX).

Findings

1. Rezoning the site to single-family residential allows the continuation of the existing single-family residential use which is consistent with the adjacent historic zoning and land uses.

Stipulation:

1. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Writer

Katherine Coles

April 30, 2018

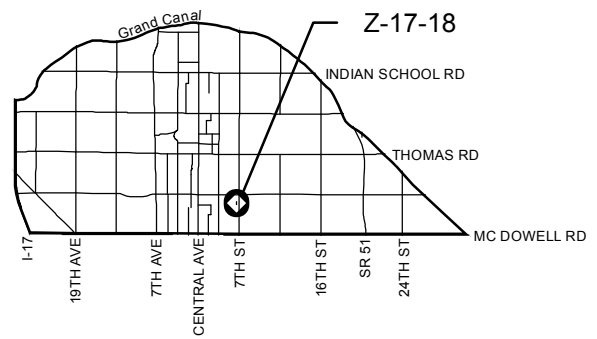
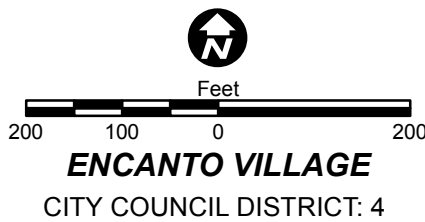
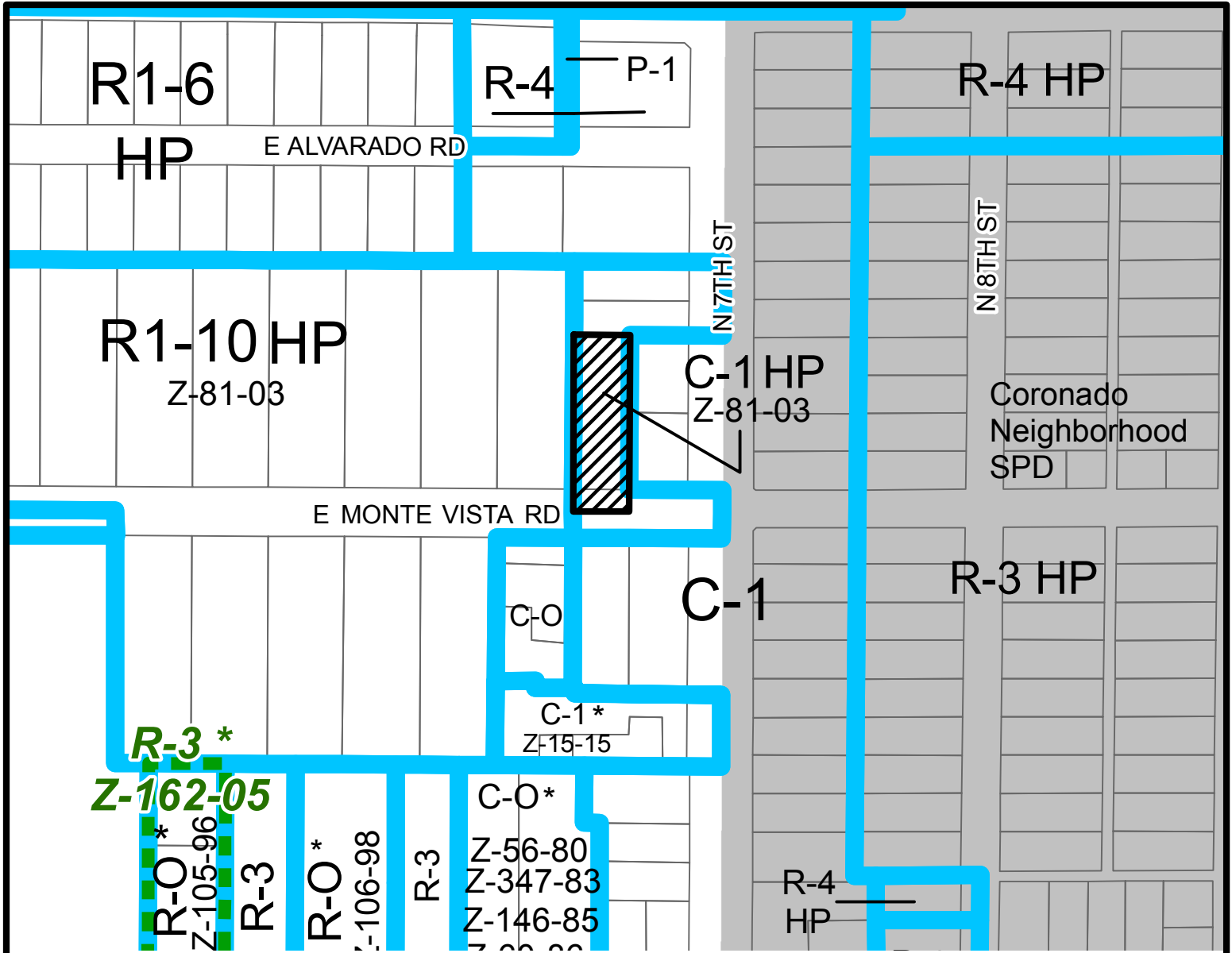
Team Leader

Samantha Keating

Exhibits

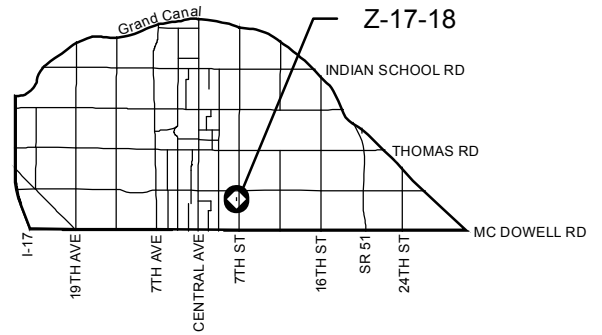
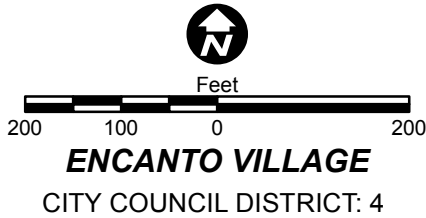
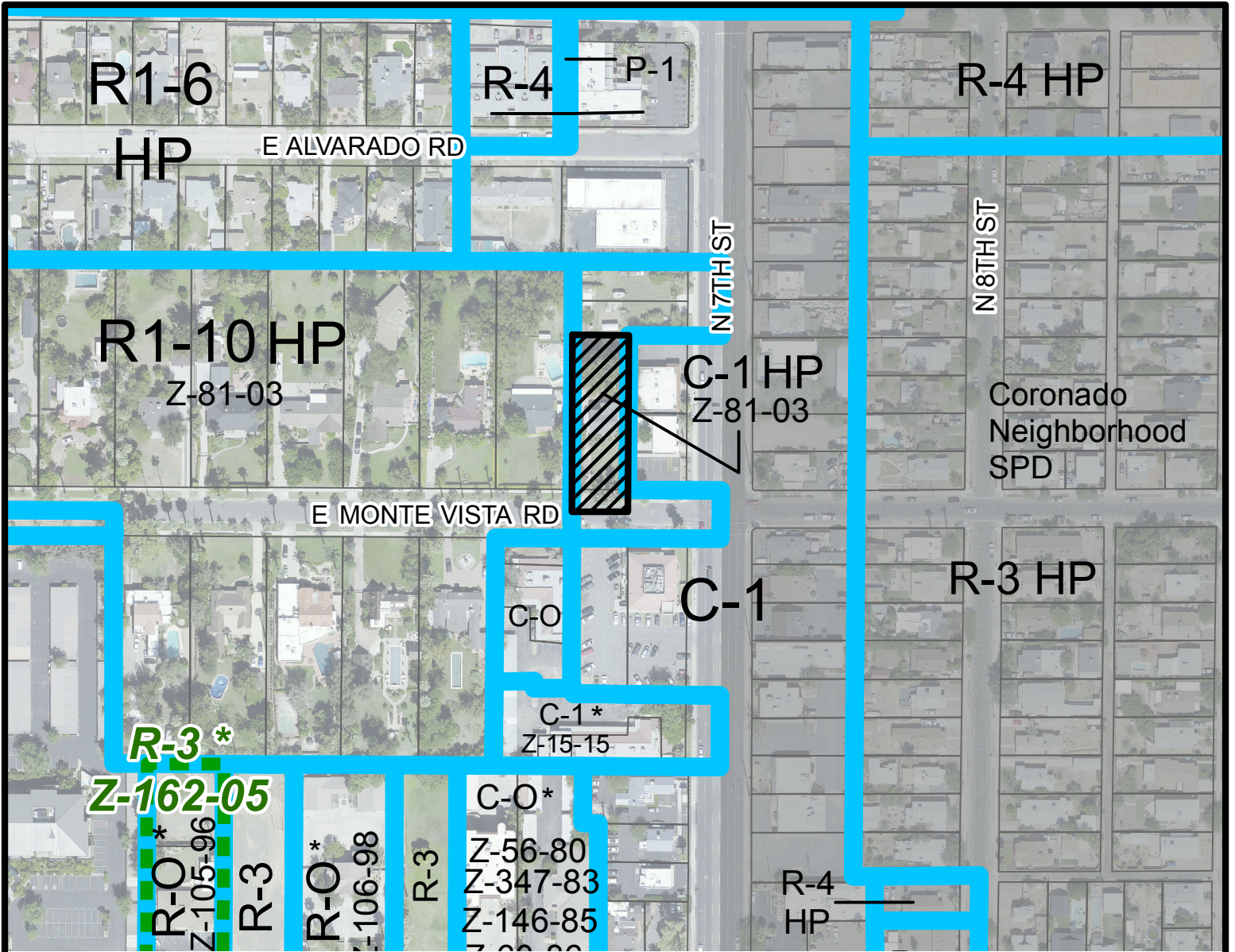
Sketch Map

Aerial



APPLICANT'S NAME: LDJ/LVT Trust		REQUESTED CHANGE: FROM: C-1 HP (0.39 a.c.) TO: R1-10 HP (0.39 a.c.)	
APPLICATION NO. Z-17-18	DATE: 3/21/2018 REVISION DATES: 4/3/2018		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.39 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 13-28	ZONING MAP G-8	
MULTIPLES PERMITTED C-1 HP R1-10 HP	CONVENTIONAL OPTION 5 1	* UNITS P.R.D. OPTION 7 2	

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



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MULTIPLES PERMITTED

C-1 HP

R1-10 HP

DATE: 3/21/2018

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QS 13-28

ZONING MAP

G-8

CONVENTIONAL OPTION

5

1

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FROM: C-1 HP (0.39 a.c.)

TO: R1-10 HP (0.39 a.c.)

*** UNITS P.R.D. OPTION**

7

2

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