



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-31-15-6
June 25, 2015

North Mountain Village Planning Committee Hearing Date	July 15, 2015
Planning Commission Hearing Date	August 11, 2015
Request From:	R-5 (1.11 acres)
Request To:	P-1 (1.11 acres)
Proposed Use	Surface parking
Location	Approximately 340 feet east of the southeast corner of Central Avenue and Alice Avenue
Owner	EQ The Slope LLC
Applicant's Representative	Earl, Curley & Lagarde, P.C.
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10 to 15 du/acre	
Street Map Classification	Alice Avenue	Local	30-foot south half street
<p><i>NEIGHBORHOOD ELEMENT: GOAL 2, POLICY 3: 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.</i></p> <p>The proposed development has been designed to be sensitive to the adjacent neighborhood by incorporating landscaped setbacks and screen walls where adjacent to residential properties.</p>			
<p><i>NEIGHBORHOOD ELEMENT: GOAL 5 CIRCULATION: TRAFFIC AND OVERFLOW PARKING FROM ADJACENT BUSINESSES SHOULD NOT IMPACT NEIGHBORHOODS BY DISRUPTING OR ALTERING THEIR QUALITY OF LIFE.</i></p> <p>The proposed surface parking lot is intended to provide parking for a nearby restaurant to the west. The proposed parking lot will serve to reduce any overflow parking on nearby local streets.</p>			

Area Plan
Community Development Target Area F Redevelopment Plan. The plan provides a broad framework for the stabilization, development and redevelopment of the Target Area F area. While the plan classifies the parcel as part of a multi-family high density area on its land use plan, the proposed development will aid in providing adequate public services and facilities to meet the needs of the Target Area, one of the stated plan objectives.

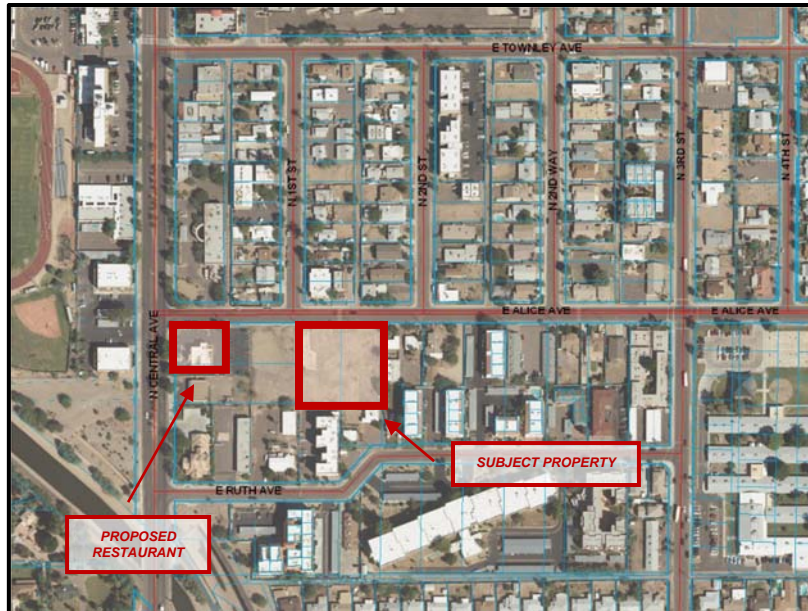
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-5
North	Single & multifamily residential	R-5
South	Single & multifamily residential	R-5
East	Multifamily residential	R-5
West	Vacant	R-5

P-1 (Passenger Automobile Parking, Limited)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Landscape Setbacks</i>		*See Stipulation #1
Street	None	20 feet
Side	None	9 feet (east) 9 feet (west)
Rear	None	10 feet
Parking	Not applicable	81 provided

Background/Issues/Analysis

1. This is a request to rezone a 1.11 acre parcel from R-5 (Multifamily Residence District) to P-1 (Passenger Automobile Parking, Limited) to allow for surface parking for a nearby restaurant.
2. The General Plan Land Use Map designation for this property is Residential 10 to 15 dwelling units per acre. Although the proposal is not consistent with the General Plan Land Use designation, an amendment is not required as the subject parcel is less than 10 acres.
3. The site is currently vacant. Previously, the property was used for multifamily residences and a real estate office. There are existing single-family and multifamily residential uses to the north, south and east of the site. Existing commercial development is located to the west of the site, adjacent to Central

Avenue. A restaurant is proposed at the southeast corner of Central Avenue and Alice Avenue, which the surface parking lot will service.



4. A provision of the Zoning Ordinance allows required parking for a commercial use to be accommodated at an off-site location. The parking lot is required to be located within 300 feet from the building being served, be zoned to allow parking and cannot be located across an arterial or collector street. The proposed surface parking lot would meet these requirements.
5. The P-1 zoning district is intended to provide off-street parking in appropriate locations for non-residential uses located near residential districts. Trash dumpsters and trash enclosures are typically permitted as accessory uses. Due to the proximity of the site to the surrounding residences, inclusion of trash dumpsters and trash enclosures are not appropriate on this site. A stipulation has been added to address this requirement.
6. The P-1 zoning district is silent with regard to landscape standards. Landscape requirements are determined on a case-by-case basis and applied through stipulation(s) in the rezoning process. The requirements imposed typically meet or approach the landscape standard requirements for commercial districts. In order to reduce the impact of the development on the adjacent residential properties, stipulations have been added to provide landscape setbacks along all sides of the property.
7. The surface parking area is proposed in an area that is adjacent to existing residential development. Walls and lighting proposed for the site should be designed to mitigate negative effects on the residential properties. Stipulations have been added to address wall design and height of site lighting.

8. Access to the parking area from Alice Avenue should be sensitive to the surrounding neighborhood. Limiting vehicular access to the parking area during the restaurant's business hours will aid in reducing the use of the site for non-business related activities. Similarly, in order to limit non-residential traffic from the site into the surrounding neighborhood, a stipulation has been added limiting driveway access to right-in and left-out.
9. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
10. 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 1730 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. 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 site will provide additional parking to address the needs of the nearby commercial development and reduce neighborhood overflow parking.
2. As stipulated, the proposed development would be appropriately buffered from the surrounding residential development.
3. Increased traffic to the site would be directed away from the residential neighborhood, limiting the impact on the surrounding residences.

Stipulations

1. The development shall be in general conformance with the site plan date stamped May 22, 2015 with specific regard to the perimeter landscape setbacks, as approved by the Planning and Development Department.
2. The property owner shall construct a 3-foot high decorative screen wall set back a minimum of 15 feet from the north property line, as approved by the Planning and Development Department.
3. The property owner shall provide minimum 3-inch caliper trees to be placed 20-feet on center, or in equivalent groupings, along all property lines, as approved by the Planning and Development Department.

4. Any parking area lighting within 20 feet of the south and east property lines 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 trash enclosures/dumpsters located on the site, as approved by the Planning and Development Department.
6. Vehicular access shall be limited to right-turn ingress and left-turn egress toward Central Avenue, as approved by the Planning and Development Department.
7. The parking area shall be secured to prevent vehicular access from Alice Avenue except during business hours. The manner of securing the access shall be reviewed and approved by the Planning and Development Department.

Writer

Samantha Keating

06/25/15

Team Leader

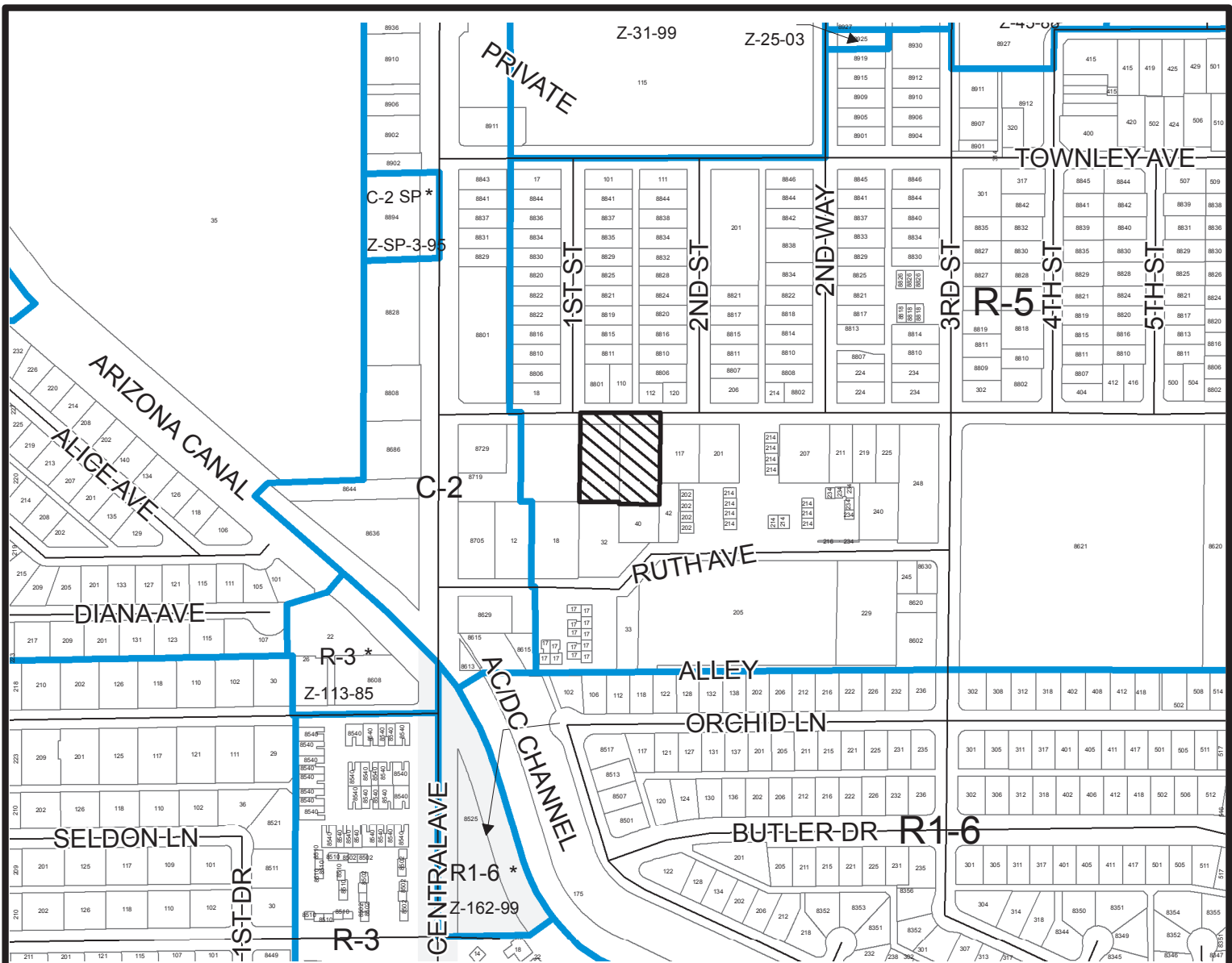
Joshua Bednarek

Attachments

Sketch Map

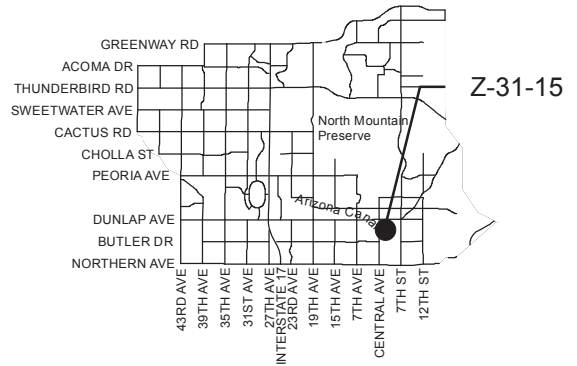
Aerial

Site Plan (date stamped May 22, 2015)



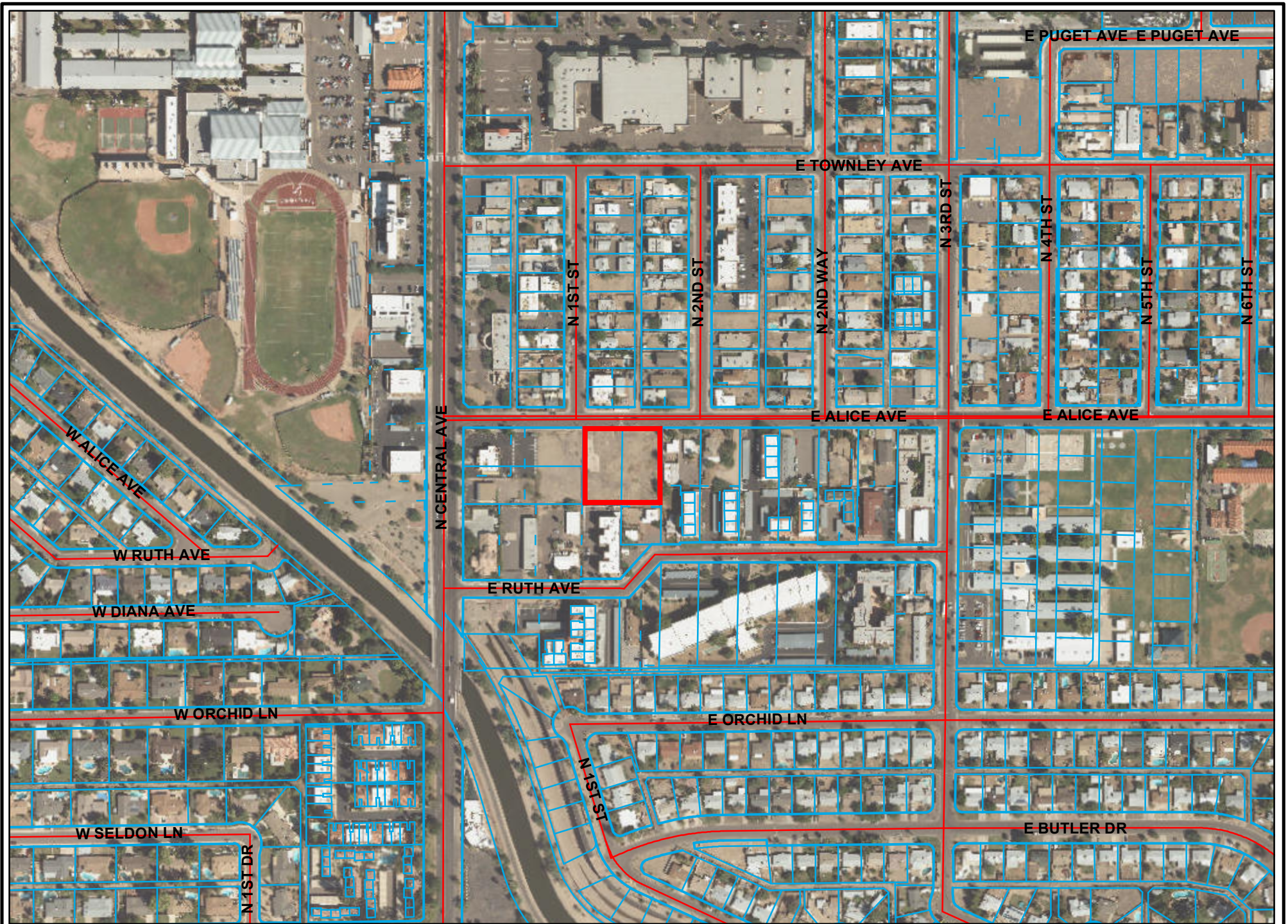
400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
NORTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Michael Curley, Earl Curley & Lagarde PC		REQUESTED CHANGE: FROM: R-5, (1.11 a.c.) TO: P-1, (1.11 a.c.)	
APPLICATION NO. Z-31-15	DATE: 6/4/15	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.11 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 26-28	ZONING MAP J-8
MULTIPLES PERMITTED R-5 P-1		CONVENTIONAL OPTION 48 N/A	
		* UNITS P.R.D. OPTION 58 N/A	

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



PROJECT DATA

ADAPTIVE REUSE RESTAURANT
 EXISTING ZONING: C-2, COMMERCIAL INTERMEDIATE DISTRICT
 ADDRESS: 8729 N. CENTRAL AVE. PHX, AZ, 85020
 APN: 160-51-075A
 Q.S. 28-28

(TABLE 624.E.4.D.)	REQUIRED	PROVIDED
BLDG. SETBACKS		
N. (ALICE AVE.)	25'	39'-9" *EXISTING
S. (PROPERTY)	0'	12'-9" *EXISTING
W. (CENTRAL AVE.)	25'	39'-5" *EXISTING
E. (PROPERTY)	0'	35'-3" *EXISTING

SITE AREA
 GROSS: ±21,876 SF = 0.502 ACRES
 NET: ±15,625 SF = 0.358 ACRES

BUILDING AREAS
 INTERIOR DINING: 1,081 SF
 EXIST. KITCHEN/RR/STORAGE: 1,898 SF
 TOTAL BUILDING AREA: 2,979 SF

PATIO AREAS
 PATIO (EXISTING): 375 SF
 PATIO (EXPANTION): 1,261 SF
 TOTAL PATIO: 1,636 SF

LOT COVERAGE:
 MAX ALLOWED (TABLE 623.E.4.H.): 50%
 PROVIDED (2,979 SF / 15,625 SF) = 19.1%

OPEN SPACE: 2,979 SF / 21,876 SF = 13.6%

NEW PARKING LOT
 EXISTING ZONING: R-5, MULTI-FAMILY RESIDENTIAL DISTRICT
 PROPOSED ZONING: P1 - PARKING DISTRICT
 ADDRESS: 103 & 109 E. ALICE AVE. PHX, AZ, 85020
 APN: 160-51-074, 160-51-073
 Q.S. 28-28

SITE AREA
 GROSS** ±47,808 SF = 1.097 ACRES
 NET: ±40,860 SF = .938 ACRES

**DATA IS NOT CONFIRMED UNTIL ALTA SURVEY IS PROVIDED

LOT COVERAGE:

PARKING LOT COVERAGE (29,053 SF / 40,860 SF) = 71%

OPEN SPACE: 9,873 SF / 40,860 SF = 24%

PARKING DATA

PARKING REQUIRED (TABLE 702.C.):
 DINING AREA 1,081 SF x (1/50) 22 SPACES
 PATIO AREA 1,636 SF x (1/50) 33 SPACES
 TOTAL REQUIRED: 55 SPACES

PARKING PROVIDED:
 ON-SITE PARKING: 22 SPACES
 REMOTE PARKING: 12 SPACES
 PARKING VARIANCE** 81 SPACES
 TOTAL PROVIDED: 108 SPACES

ACCESSIBLE PARKING:
 REQUIRED (51 TO 75 REQUIRED: 3) (TABLE 702.G.1.C.): 3 SPACES
 TOTAL PROVIDED: 2 SPACES

**PARKING VARIANCE #ZA318-04-3 APPROVED ON 2005 . 04 . 08

PROJECT DESCRIPTION

THE SCOPE OF IMPROVEMENTS TO THE PROPERTY AT 8729 N CENTRAL AVENUE INCLUDE COSMETIC INTERIOR AND EXTERIOR UPGRADES TO THE EXISTING 2,979 SF RESTAURANT. THE PATIO WILL BE EXPANDED 1,021 SF.

INTERIOR IMPROVEMENTS PERTAIN ONLY TO THE EXISTING 1,280 SF DINING SPACE. THIS WILL INCLUDE NEW COSMETIC FINISHES TO THE WALLS, CEILING, AND FLOORS, AND NEW FURNISHINGS. THE EXISTING KITCHEN, RESTROOMS, STORAGE AREAS, AND ALL OTHER BACK OF HOUSE SPACES ARE TO REMAIN.

THE PATIO WILL BE EXPANDED TO 1,396 SF WILL INCLUDE A NEW FIRE PLACE, LANDSCAPING, NEW RAILING, NEW LANDSCAPE HEDGE, NEW LIGHTING AND SOLID CANOPY OVER 60% OF THE PATIO AREA

LANDSCAPE IMPROVEMENTS WILL PRIMARILY BE COSMETIC AND AROUND THE EXPANDED PATIO. EXISTING MATURE TREES WILL REMAIN.

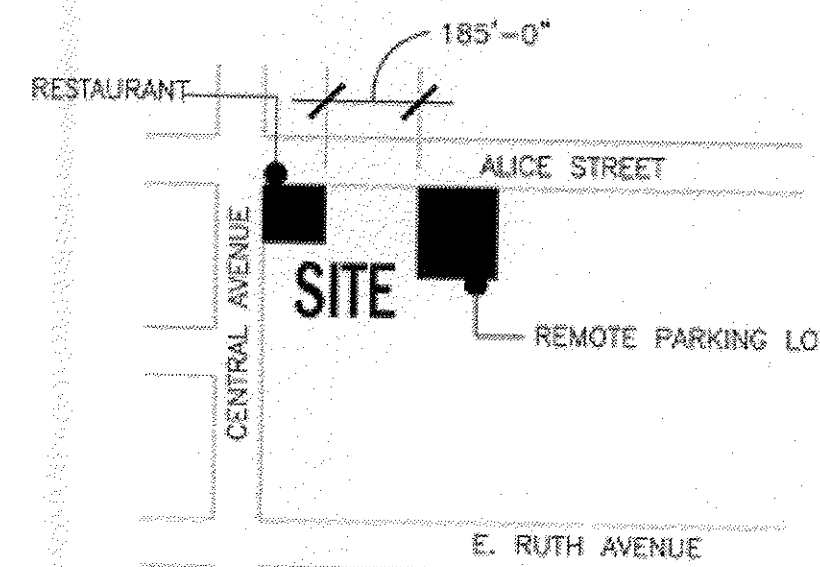
A NEW REMOTE PARKING LOT, LOCATED 185' EAST OF THE RESTAURANT WILL PROVIDE AN ADDITIONAL 87 PARKING SPACES WHICH WILL MAKE UP FOR THE INADEQUATE PARKING PROVIDED ON SITE. OWNED BY THE SAME LANDOWNER, THE INTENT IS TO REZONE THE PROPERTY TO P1 TO PROVIDE THE PARKING AND PROVIDE A CITY APPROVED REMOTE PARKING AGREEMENT FOR THE PARKING LOCATED OFF SITE FOR THE RESTAURANT.

LEGAL DESCRIPTION

THE WEST 125 FEET OF LOT 10 AND THE WEST 125 FEET OF THE NORTH 25 FEET OF LOT 11, NORTONS SUBDIVISION, ACCORDING TO BOOK 9 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA

VICINITY MAP

SCALE: 1" = 20'-0"



DIRECTORY

OWNER:
 EQ THE SLOPE, LLC
 ATTN: CHUCKIE DUFF

TENANT:
 GENUINE CONCEPTS
 4217 E. INDIAN SCHOOL RD
 PHOENIX, AZ 85018
 ATTN: TUCKER WOODBURY

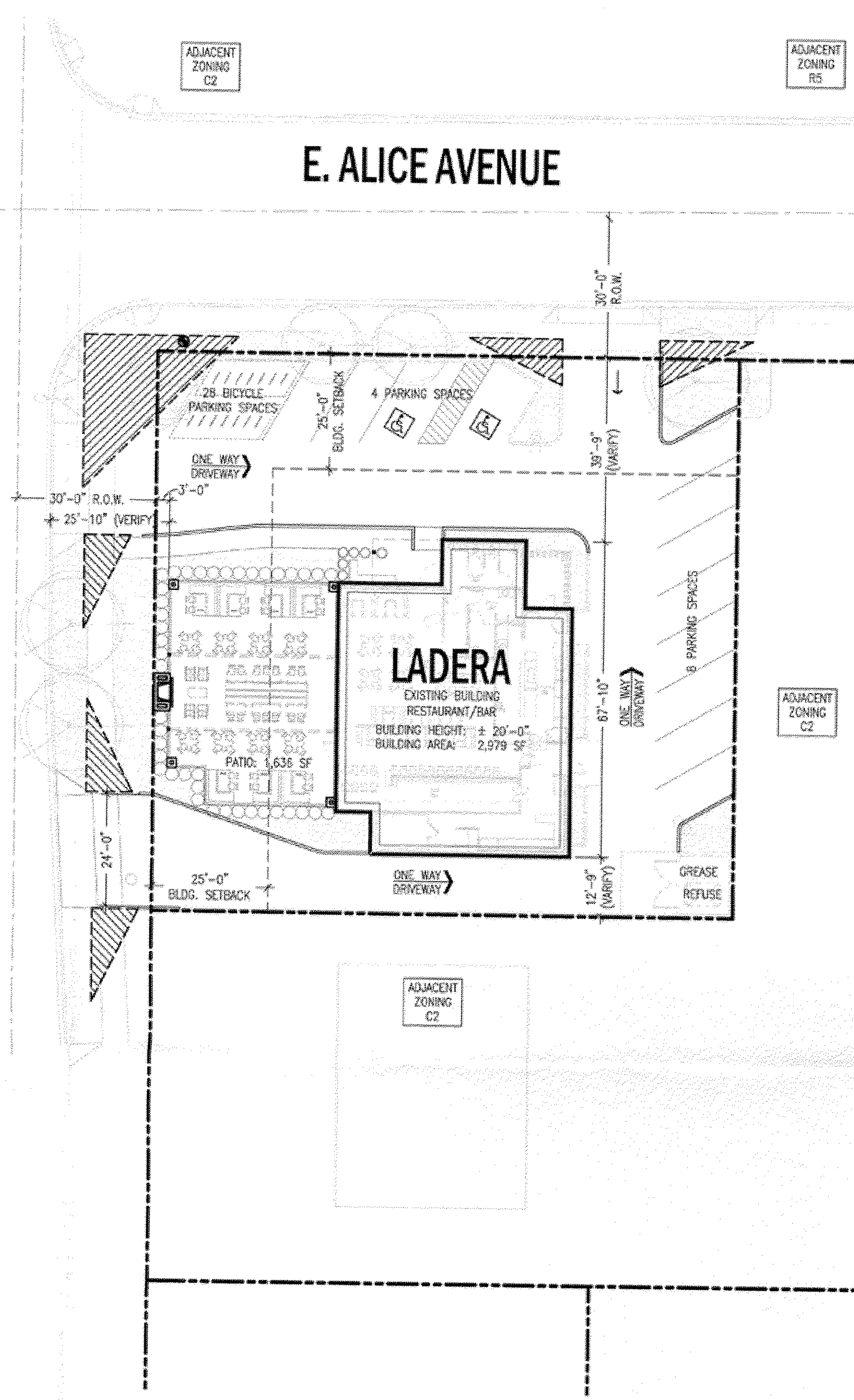
ARCHITECT:
 AV3 DESIGN STUDIO
 PO BOX 16792
 PHOENIX, AZ 85011
 ATTN: ARTIE VIGIL
 P. 602-326-3387
 E. ARTIE@AV3DESIGNSTUDIO.COM

SCSR#:
 KIVA#:
 QS#: 26-28
 LPR#:

FOR:
 GENUINE CONCEPTS
LADERA
 RESTAURANT REMODEL
 8729 N CENTRAL
 PHOENIX, ARIZONA

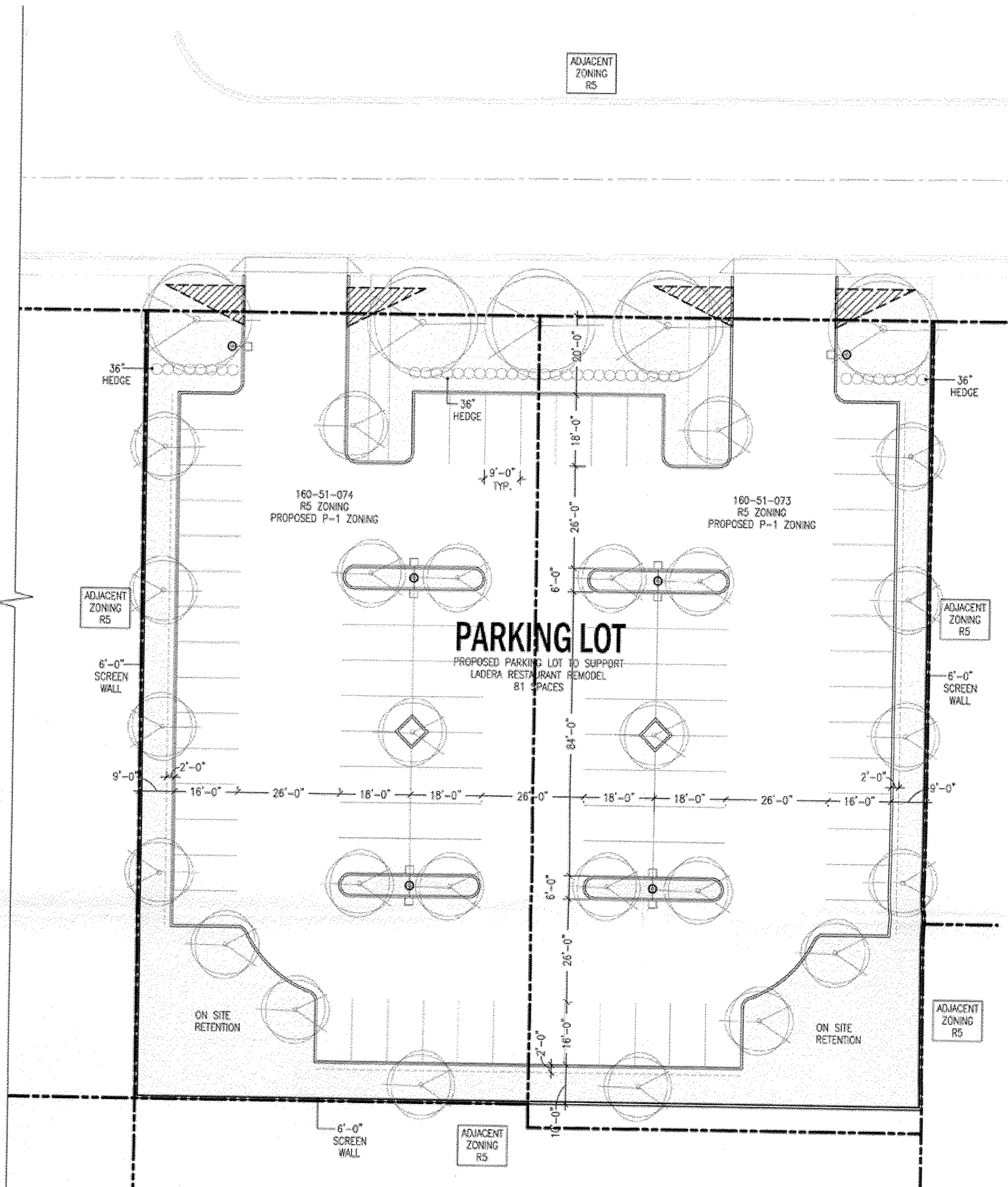
SITE PLAN - RESTAURANT ADAPTIVE REUSE

SCALE: 1" = 20'-0"



SITE PLAN - NEW REMOTE PARKING LOT

SCALE: 1" = 20'-0"



CITY OF PHOENIX
 MAY 22 2015
 Planning & Development
 Department

MINOR SITE PLAN
SITE PLAN
 v2C
 PROJECT # 14022
 2015 . 05 . 12

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