



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-42-16-6
October 4, 2016

Camelback East Village Planning Committee Hearing Date October 18, 2016
Planning Commission Hearing Date November 3, 2016

Request From: R1-6 (0.58 acres)
Request To: R-O (0.58 acres)
Proposed Use Office
Location Southeast corner of 44th Street and Devonshire Avenue

Owner Arcadia 44 LLC / Lorenzo Perez
Applicant’s Representative Arcadia 44 LLC / Ben Patton
Staff Recommendation Approval, subject to stipulations

General Plan Conformity

General Plan Land Use Designation		Residential 3.5 to 5 du/acre	
Street Map Classification	44th Street	Major Arterial	42-foot east half street
	Devonshire Avenue	Local	25-foot south half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.

The proposed site improvements ensure compatibility with adjacent residential uses and are consistent with the adopted plans for the area.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The conversion of the property to an office use encourages the growth of a local business that is appropriately located along a major arterial.

Area Plan

Arcadia Camelback Specific Planning District – See Item 10 in the Background/Issues/Analysis Section.

44th Street Corridor Specific Plan - See Items 11 and 12 in the Background/Issues/Analysis Section.

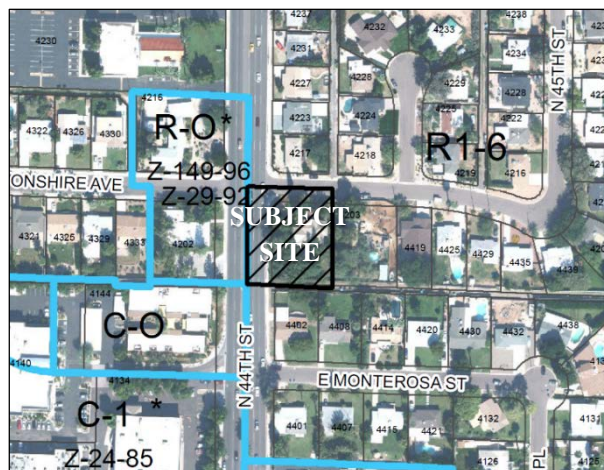
44th Street Corridor Residential Office Study – See Items 13 through 15 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence	R1-6
North	Single-family residential	R1-6
South	Single-family residential	R1-6
East	Single-family residential	R1-6
West	Office	R-O

R-O (Residential Office District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed/Existing</u>
<i>Building Setbacks</i>		
Front	20 feet	Met – 20 feet
Side	10 feet	Met – 10 feet
Rear	25 feet	Met – 25 feet
Lot Coverage	Maximum 30%	Met – 15%
Building Height	Maximum 25 feet	Met – 22 feet existing
Parking	Minimum 9 required	Met – 11 provided

Background/Issues/Analysis

1. This is a request to rezone a 0.58 acre parcel from R1-6 (Single-Family Residence District) to R-O (Residential Office District) to allow for an office.
2. The General Plan Land Use Map designation for this property is Residential 3.5 to 5 dwelling units per acre. Although the proposal is not consistent with this designation, an amendment is not required as the subject parcel is less than 10 acres.
3. The site is currently developed with a single-family residence. Existing single-family residential development, zoned R1-6 (Single-Family Residence District), is located to the north, south and east. Professional offices, zoned R-O (Residential Office District), are located to the west, across 44th Street.

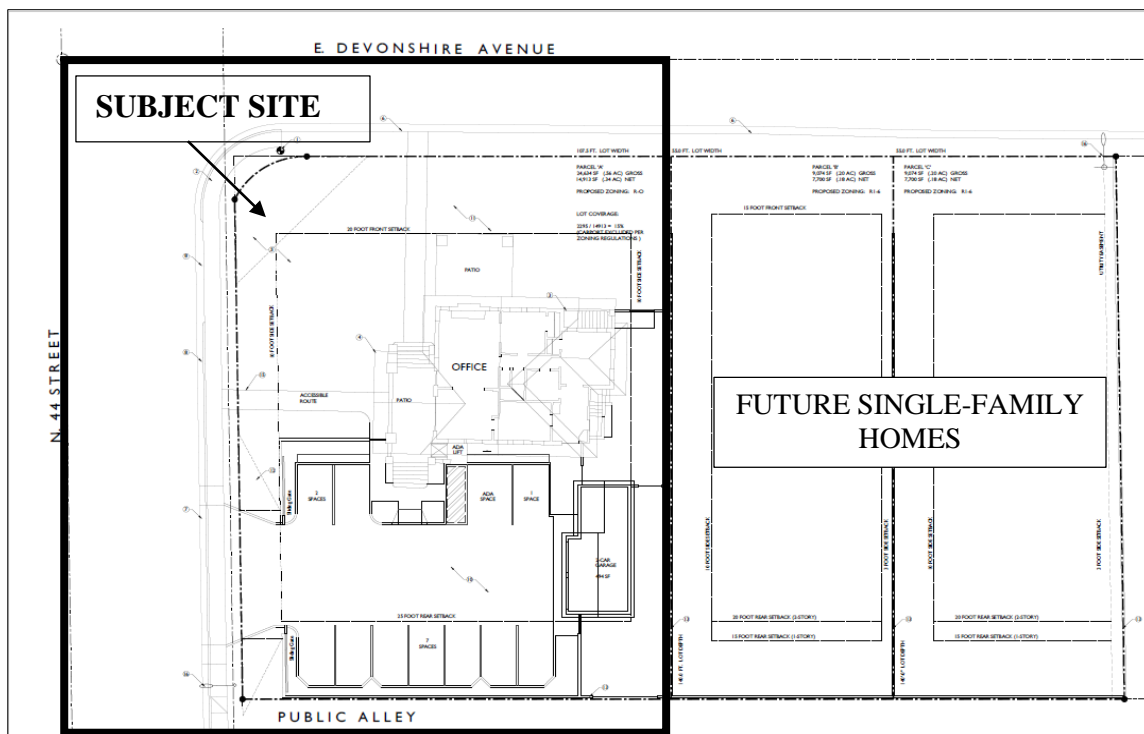


- The Residential Office zoning district is intended to control developments on the edges of residential areas which, because of their location on arterial streets or other environmental conditions, are susceptible to pressures for nonresidential uses. The district permits new development at a residential scale or conversion of residential structures for use as professional offices or other limited service uses.

SITE DESIGN / LAYOUT

- The proposed site plan depicts two eastern lots that will be split from the existing parcel; however, these are not included in the rezoning request and will maintain R1-6 zoning (Single-Family Residence District). The western portion of the property depicted on the site plan is the subject site where the proposed office would be located.

The site plan for the subject site depicts the reuse of an existing single-family home into a 2,800 square foot office building that will maintain the existing building height of 22 feet. Access to the site is by a singular driveway off of 44th Street and a pedestrian path connecting 44th Street to the office building. Parking includes 9 parking spaces for employees and clients and a new 494 square foot 2-car garage, proposed on the eastern portion of the parking area. A stipulation requiring general conformance to the site plan is included.



- The subject site is located adjacent to single-family residential homes; therefore, staff recommends stipulations to require additional landscaping requirements within the parking area and along the eastern property line, that will serve as a buffer to the existing and future residences.

7. The subject site is located in close proximity to a bus shelter and Indian School Road. A stipulation requiring the addition of trees to shade the sidewalk along 44th Street and Devonshire Avenue to increase pedestrian comfort is also included.
8. The subject site has a number of mature trees and existing landscaping. While some of this landscape may need to be removed, staff recommends a stipulation for the developer to submit on Inventory and Salvage Plan and, where appropriate, use the mature trees to meet the landscaping requirements.
9. Although no signage is currently proposed, a stipulation prohibiting internally lit signs is included to help maintain the residential character of the area. Non-internally illuminated signage is also a recommended design feature of the 44th Street Corridor Residential Office Study, which is further discussed in items 13 through 15.

ARCADIA CAMELBACK SPECIAL PLANNING DISTRICT PLAN

10. Conceived from a desire to preserve and enhance the Arcadia Camelback residential character, the Arcadia Camelback Special Planning District Plan, adopted in 1999, provides recommendations for interior neighborhoods, Camelback Road land uses and resort uses within the planning district boundaries. In addition to recommending a maximum building height of 15 feet and restricting vehicular access to 44th Street, the plan recommends that policies established in both the 44th Street Corridor Specific Plan and the 44th Street Corridor Residential Office Study be followed for Residential Office zoning requests. The proposed project conforms with the Arcadia Camelback Special Planning District Plan by maintaining a one-story height and limiting access to 44th Street.

In addition, the Residential Office Zoning District addresses building heights and access. The zoning district requires a maximum building height of 25 feet, and vehicular access must be on an arterial or collector street.


44TH STREET CORRIDOR SPECIFIC PLAN

11. Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The plan acknowledges that existing conditions are not favorable for single-family residential land use along 44th Street due to increasing traffic. Similarly, these properties are candidates for change of use in order to create a physical buffer between the established residential neighborhood and the street.
12. Design guidelines contained in the plan recommend providing a 10-foot minimum landscape setback along 44th Street between Camelback and Osborn Roads. In addition, implementation strategies encourage providing increased

pedestrian connectivity along the corridor in addition to the canal edges. By providing trees to shade the sidewalk and including a pedestrian connection from the building to 44th Street, the project conforms with the recommendations of the plan.

44TH STREET CORRIDOR RESIDENTIAL OFFICE STUDY

13. The 44th Street Corridor Residential Office Study was completed in 1997 to determine the feasibility of the Residential Office Zoning District for properties within the 44th Street Corridor. The plan details that a combination of high traffic volumes, closeness of houses to the street and difficulty of driveway access are poor livability factors for the continuation of residential uses adjacent to the 44th Street.
14. A property inventory and analysis was completed as part of the study. The 111 residential properties along 44th Street were assigned a score level of 1 through 3. A level 1 score indicated that the site was suitable for standalone office. Level 2 specified that a consolidation of two or more properties would be necessary for R-O development, whereas a score of level 3 indicated that a site was not suitable for conversion to office development. The subject site was assigned a level 1 score, with the note to develop half as R-O along 44th Street and residential on the eastern portion of the lot, which is what is proposed in this request.

	31	3	Size of house at location on lot does not adequately accommodate parking.
	32	R-O developed	
	33	R-O developed	
	34	1	Needs variance for driveway on local street, can accommodate parking, Campbell Ave. has signalized light.
	35-36	3	Not enough area for parking spaces and aisles.
	37-39	2	Removal of one home to accommodate parking needs.
	40-43	3	Inadequate parking areas.
	44	1	Driveway and parking located at south end of property.
	45	3	Too tight to fit parking.
	46-52	2	Could accommodate with one-way driveways and elimination of two homes.
	52a	1	Too large for R-O develop half as R-O along 44th Street and residential east of R-O.

15. Design guidelines include maintaining the residential scale, character, building size and height of traditional residential structures in addition to providing site access from 44th Street, screened parking and limiting signage. The proposed plan for the property implements many of these guidelines, therefore meeting the overall intent of the plan.

DEPARTMENT COMMENTS

16. The Street Transportation Department is requesting that the developer provide a sidewalk, constructed to ADA standards, along Devonshire Avenue, as approved by the Planning and Development Department. A stipulation addressing this recommendation has been included.
17. The Public Transit Department is requesting that the developer provide a new pedestrian path connecting the building entrance to the public sidewalk on 44th Street. A stipulation addressing this recommendation has been included.
18. The Aviation Department has noted that the site is approximately 3.9 miles from the Phoenix Sky Harbor International Airport (PHX) and therefore is subject to noise from aircrafts. Therefore, there is a stipulation included that requires a Notice to Prospective Purchasers, which follows the policy regarding properties in the City of Phoenix that may be impacted by the flight patterns and noise from the Phoenix Sky Harbor International Airport.
19. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
20. 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 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
21. 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 proposed rezoning will allow for conversion of a residential property impacted by a major arterial to a viable office use.
2. The site and building improvements are compatible with surrounding development.
3. The proposal is consistent with recommendations of the Arcadia Camelback Special Planning District, the 44th Street Corridor Specific Plan and the 44th Street Corridor Residential Office Study.

Stipulations

1. The development shall be in general conformance to the site plan date stamped August 31, 2016, as approved by the Planning and Development Department.

2. Minimum 2-inch caliper trees, placed 20-feet on center, or in equivalent groupings, shall be planted in a minimum 10 foot landscape setback and average 15 foot landscape setback along the east property line, as approved by the Planning and Development Department.
3. Landscape diamonds shall be constructed approximately every 18 feet along the south property line and planted with 2-inch caliper trees to provide additional space for landscape requirements and shade for the parking area, as approved by the Planning and Development Department.
4. Minimum 2-inch caliper trees, placed 20-feet on center, or in equivalent groupings, shall be planted along 44th Street and Devonshire Avenue, adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
5. The developer shall provide a sidewalk, constructed to ADA standards, along Devonshire Avenue, as approved by the Planning and Development Department.
6. The developer shall provide a pedestrian path, constructed to ADA standards, connecting the building entrance to the public sidewalk on 44th Street, as approved by the Planning and Development Department.
7. The developer shall submit an Inventory and Salvage Plan, as approved by the Planning and Development. When possible, the developer should use existing trees and landscaping to meet the landscaping requirements.
8. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
9. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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 viewed and approved by the City Attorney.

Writer

Hannah Oliver

October 4, 2016

Team Leader

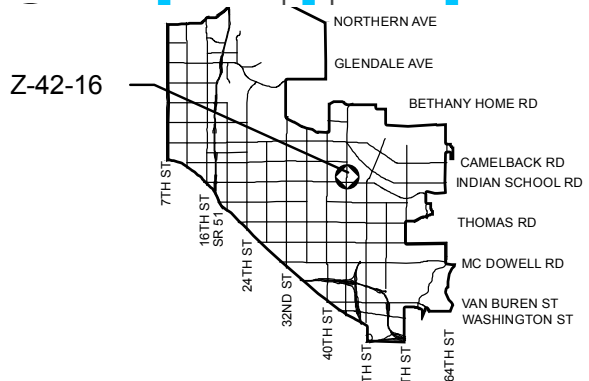
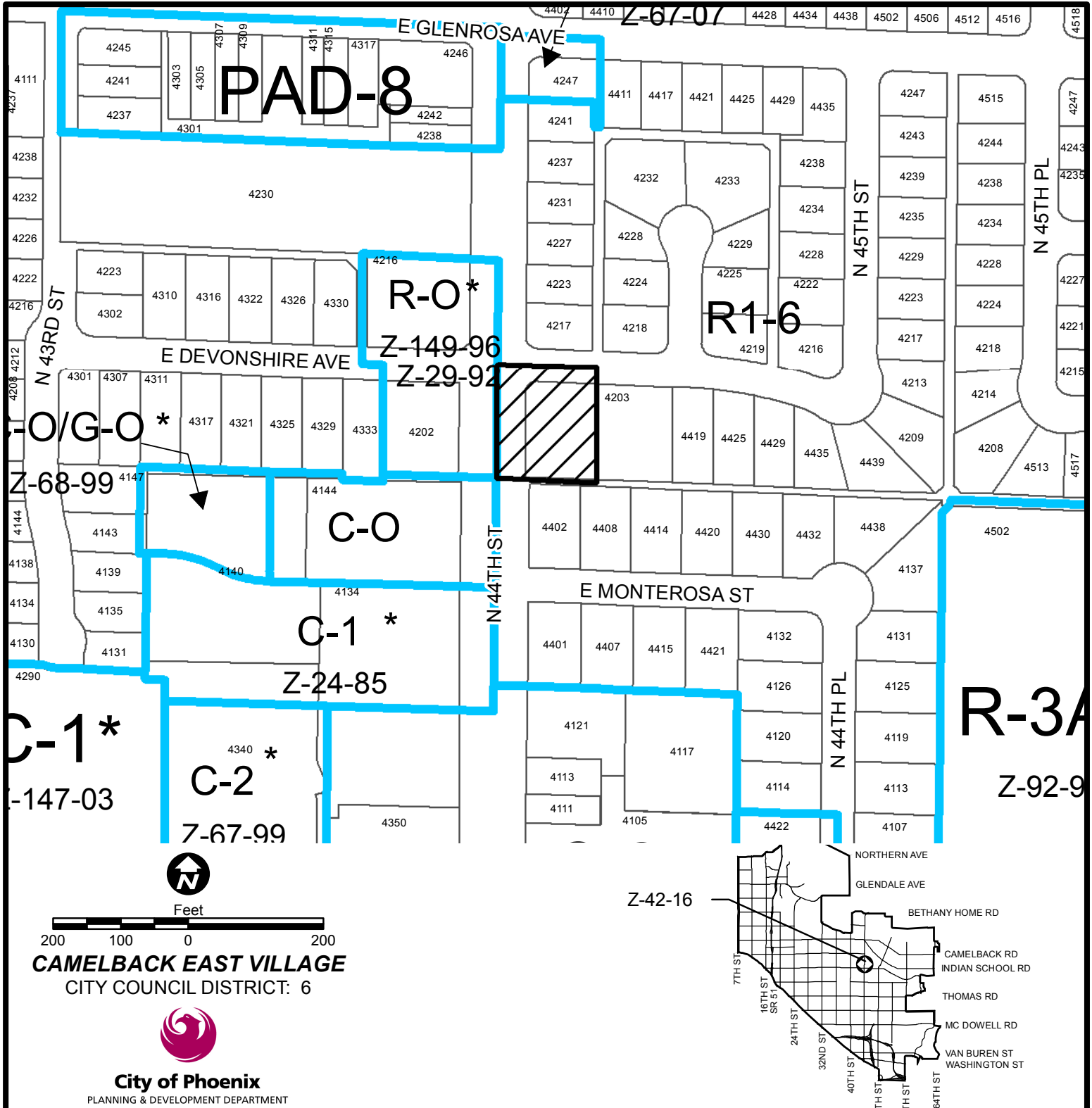
Marc Thornton

Attachments

Sketch Map

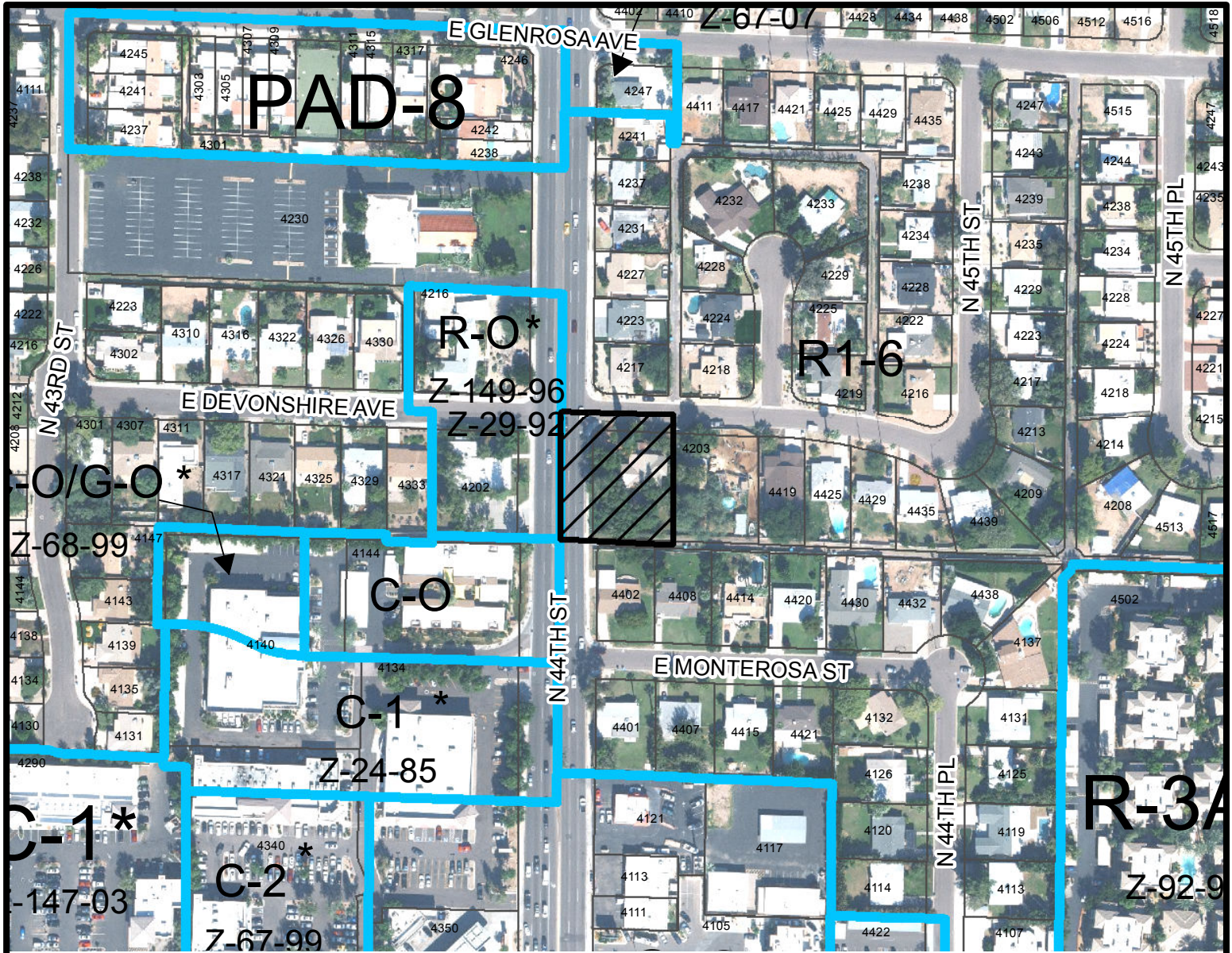
Aerial

Site Plan date stamped 8/31/2016 (1 page)

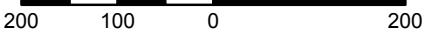


APPLICANT'S NAME: Arcadia 44 LLC/ Ben Patton		REQUESTED CHANGE:	
APPLICATION NO.: Z-42-16		FROM: R1-6, (0.58 a.c.)	
DATE: 7/28/16		TO: R-O, (0.58 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.58 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 17-38	ZONING MAP H-11
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R1-6		3	
R-O		1	
		* UNITS P.R.D. OPTION	
		4	
		1	

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



Feet

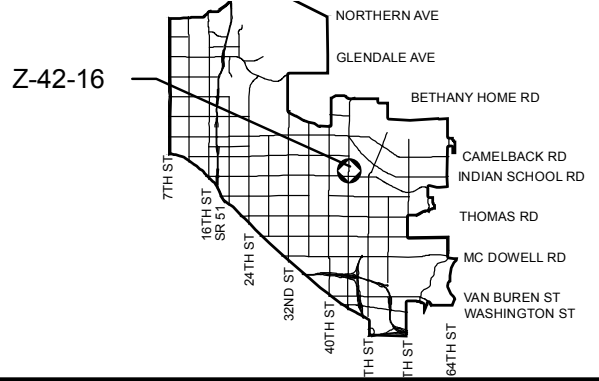


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Arcadia 44 LLC/ Ben Patton		REQUESTED CHANGE:	
APPLICATION NO. Z-42-16		FROM: R1-6, (0.58 a.c.)	
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R1-6		3	
R-O		1	
		* UNITS P.R.D. OPTION	
		4	
		1	

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

E. DEVONSHIRE AVENUE

PROJECT DATA

PROJECT LOCATION 4203 N 44 STREET PHOENIX AZ 85018
APN 171-42-136
SITE AREA 42,965 SF (1.01 AC) GROSS
 38,460 SF (.89 AC) NET
CURRENT ZONING R1-6
PROPOSED ZONING R1-6 R.O.

PROJECT TEAM

OWNER
 ARCADIA 44, LLC
 6000 N 19TH AVENUE
 4650 E THOMAS RD PHOENIX, AZ 85018
 LORENZO PEREZ P 602-689-0194
 LORENZO@VENUEPROJECTS.COM

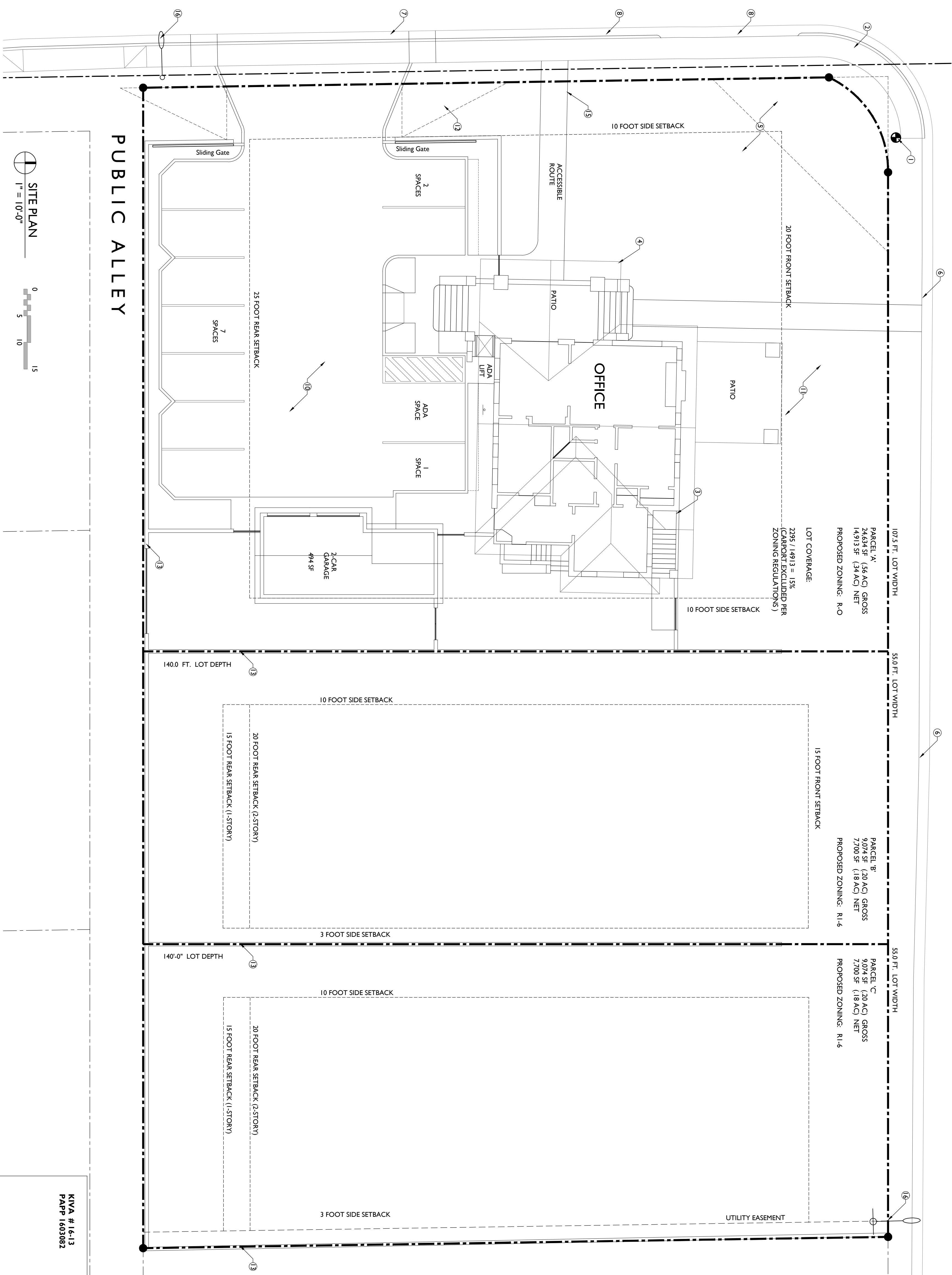
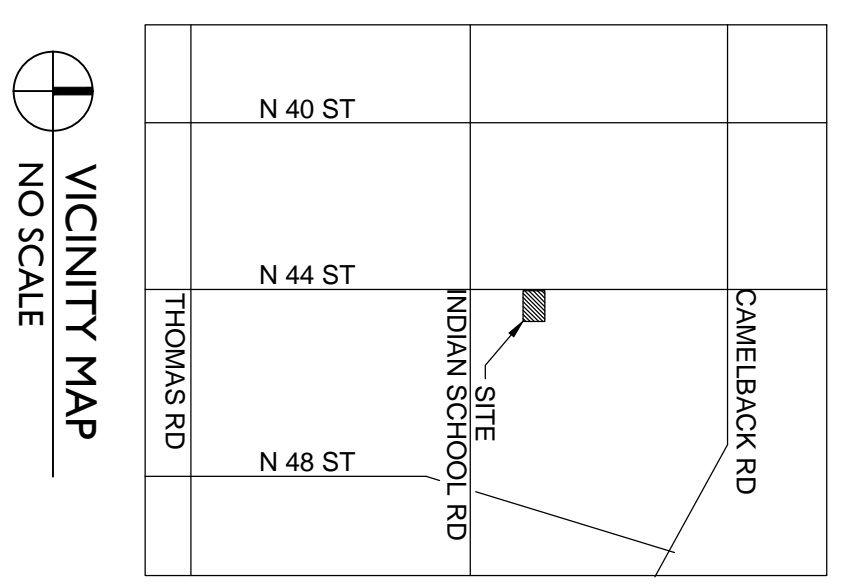
DEVELOPER
 VENUE PROJECTS
 4650 E THOMAS RD PHOENIX, AZ 85018
 LORENZO PEREZ P 602-689-0194
 LORENZO@VENUEPROJECTS.COM

ARCHITECT
 JOHN DOUGLAS ARCHITECTS
 4400 N CIVIC CENTER PLAZA SCOTTSDALE, AZ 85251
 JOHN DOUGLAS P 480-951-2242 F 480-951-2693
 JOHNDOUGLAS@DOUGLASARCHITECTS.COM

BUILDING AREA & HEIGHT
 EXISTING BUILDING: 2,800 SF GROSS
 BUILDING HEIGHT: 22 FT @ RIDGE

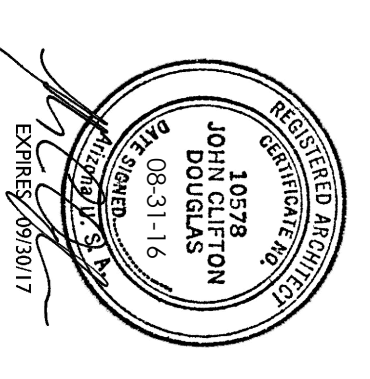
PARKING CALCULATIONS
 PARCEL A - OFFICE USE
 REQUIRED ONE SPACE PER 300 SF OF PARKING
 2600/300 = 8.6 (9) SPACES REQUIRED
 PROVIDED 11 SPACES INCLUDING (1) ADA SPACE

- KEYED NOTES**
- EXISTING FIRE HYDRANT TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING BUILDING FOOTPRINT TO REMAIN
 - LINE OF EXISTING ROOF OVERHANG
 - EXISTING IMPAVED DRIVEWAY TO BE LANDSCAPED- NO CURB CUT AT
 - EXISTING ROLL CURB
 - NEW CURB CUT
 - EXISTING # CURB AND GUTTER
 - NEW CONCRETE CURB
 - NEW ASPHALT PAVING
 - LANDSCAPE AREA
 - 10' x 20' VISION TRIANGLE
 - NEW 6H MASONRY SITE WALL
 - NEW TRASH ENCLOSURE
 - NEW CONCRETE SIDEWALK
 - EXISTING STREET LIGHT TO REMAIN
 - EXISTING CURB CUT



KIVA #16-13
 PAPP 1403082

DOUGLAS
 Architecture and Planning, P.C.
 4400 N Civic Center Plaza Scottsdale Arizona 85251
Project: 44th Street Bungalow
 4203 N 44 Street, Phoenix, AZ 85018
Sheet Comment:
Job Number: 1525
Date: 08-31-16



Sheet Number:

SP-100

N. 44 STREET

PUBLIC ALLEY