



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-48-17-6
September 20, 2017

Camelback East Village Planning Committee Meeting Date: October 3, 2017

Planning Commission Hearing Date: November 2, 2017

Request From: R-4A (1.61 acres)

Request To: A-1 (1.61 acres)

Proposed Use: Parking Lot

Location: Approximately 600 feet south of the southeast corner of 53rd Street and Van Buren Street

Owner/Applicant: CAM-10, LLC

Representative: David Cisiewski, Law Office of David Cisiewski, PLLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Designation	Residential 15+ du/acre
<p><i>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.</i></p> <p>The proposal to expand the existing parking lot to be utilized for additional parking by the existing Washington Business Park to the south is compatible with existing uses in the area.</p> <p><i>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p>	

The subject site is located adjacent to A-1 and C-3 zoned properties immediately east of the Loop 202/Red Mountain Freeway between Van Buren Street and Washington Street. The proposal would allow for increased intensity that is consistent in scale and character with the surrounding zoning and conditions in the area.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); OPERATIONS TOOL: Identify planning and zoning entitlements needed to support employment generating uses.

The proposed rezoning will provide additional parking facilities to Washington Business Park and the tenants of existing and future businesses.

Area Plans

The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Parking Lot	R-4A
North	Vacant Motel and Automotive Uses	C-3
South	Vacant and Warehouse/Business Park	R-4A and A-1
East	Multifamily residential	R-3A
West	Vacant (Proposed Self-Service Storage)	PUD

A-1 (Light Industrial)

<u>Standards</u>	<u>Requirements</u>	<u>Proposed*</u>
<i>Building Setbacks</i>		
Rear and Side – where adjacent to residential district (627.F.2.b)	Minimum 30 feet for closed buildings; Minimum 100 feet for open buildings or uses	N/A
<i>Screening</i>		
Parking or Loading	4 to 6-foot wall or landscaped	Met - Existing 6-foot wall

and Unloading Areas within 150 feet of a residence district (627.F.2.c)	berm is required.	provided
Lot Coverage	None	N/A
Building Height	56 feet 80 feet with a Use Permit	N/A
Parking	Per Section 702	N/A
*No new buildings are being proposed on the subject site at this time.		

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 1.61 acres located approximately 600 feet south of the southeast corner of 53rd Street and Van Buren Street from R-4A to A-1 to allow an existing parking lot to be expanded.



2. The subject site was previously rezoned in 2008 from C-3 to R-4A as part of a larger rezoning effort on adjacent properties to the west and southwest via rezoning application Z-36-08-6. The property immediately to the west was rezoned in 2016 from R-4A to PUD to allow a mix of uses including a self-service storage facility via rezoning application Z-25-16-6.

SURROUNDING ZONING AND LAND USE

3. The subject site is currently a parking lot. To the north is vacant land, a motel and automotive use. To the east is multifamily residential. To the west is a proposed self-service storage use. To the southwest is a vacant underutilized parcel. To the southeast is Washington Business Park, which includes warehouse and office uses.

GENERAL PLAN

- The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre. The proposal is not consistent with the General Plan designation however, an amendment is not required as the subject parcel is less than 10 acres.

ANALYSIS OF PROPOSAL

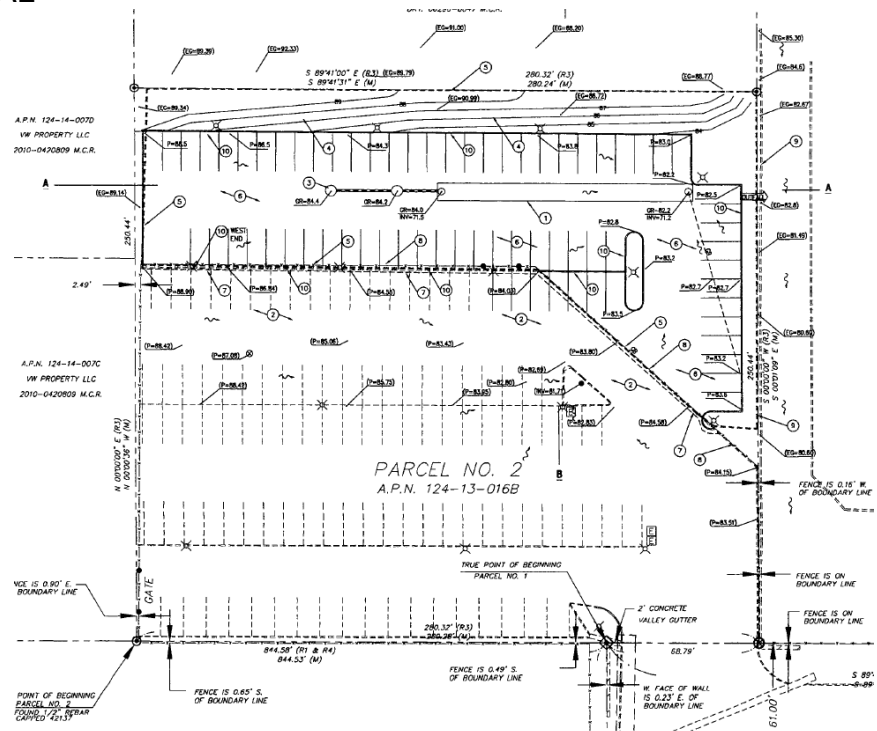
- The conceptual site plan depicts an existing parking lot with a total of 493 spaces provided. The site plan also shows a proposed expansion area of 72 new parking spaces for a total of 565 parking spaces to be provided. The property is located without abutting access to public streets but will be utilized and accessed from the Washington Business Park to the southeast.

The proposal does not include any new buildings or additions on the subject property and therefore no conceptual elevations have been provided. Staff is recommending two stipulations to ensure any future proposal for new buildings or additions will be required to go through public hearings for review and approval. This is addressed in Stipulations 1 and 2.

- To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the development shall utilize the C-2 landscape standards for planting type, size, and quantity along the perimeter property lines. This is addressed in Stipulation 3.

FIRE

- No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.



FLOOD

8. 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.

WATER

9. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER

10. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
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 abandonments, may be required.

Findings

1. The proposal will provide additional parking facilities to support employment generating uses at the existing Washington Business Park.
2. The proposal is consistent with surrounding zoning pattern in the area.
3. The A-1 zoning district will allow future development that is consistent in scale and character with the land use pattern in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped September 19, 2017, as modified by the following stipulations and approved by the Planning and Development Department.
2. Prior to any new building or additions, conceptual elevations shall be reviewed and approved by the Camelback East Village Planning committee.
3. The development shall utilize the C-2 landscape standards for planting type, size and quantity along the perimeter property lines, as approved by the Planning and Development Department.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Joél Carrasco
September 20, 2017

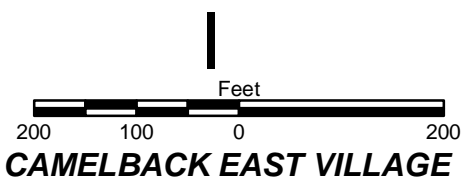
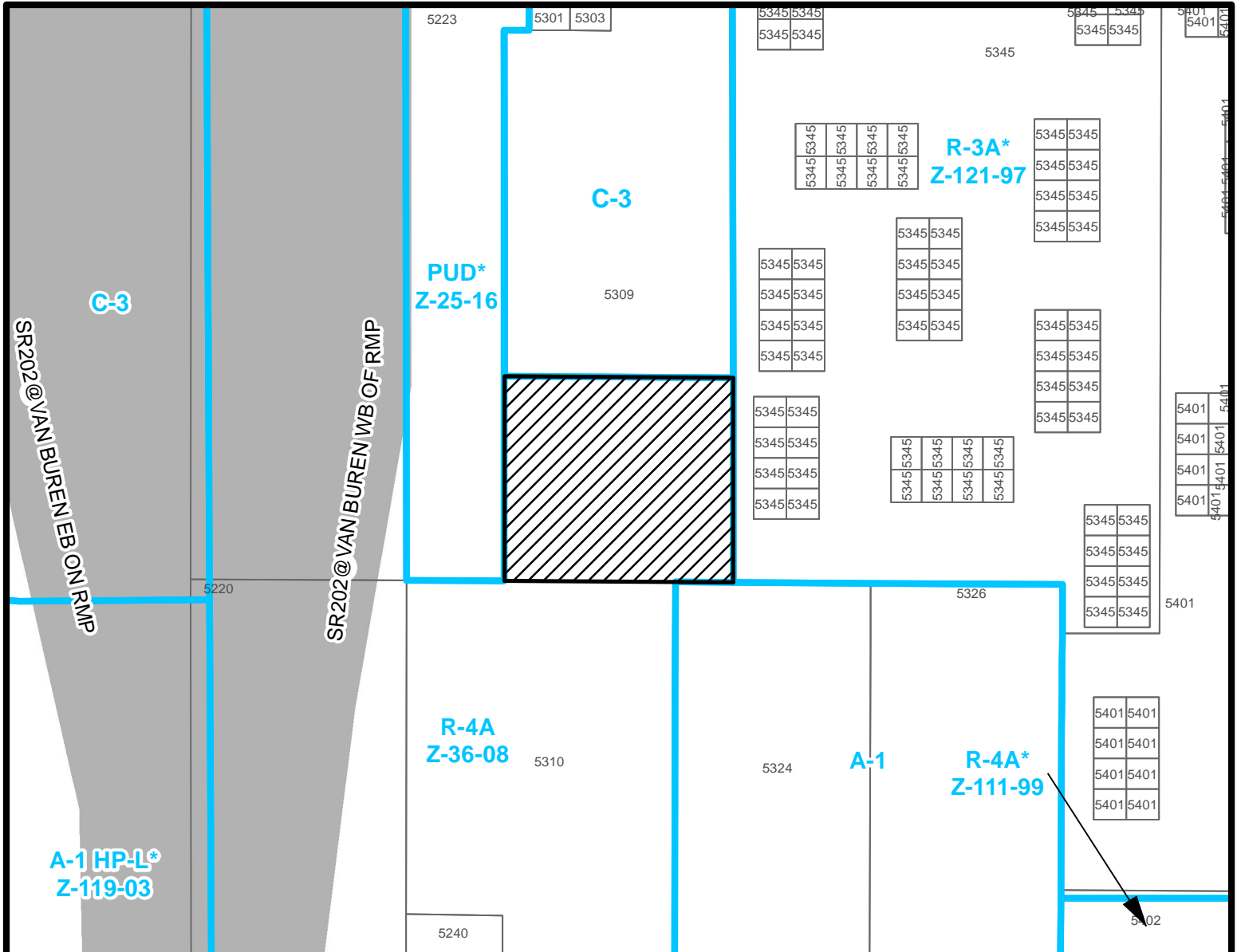
Team Leader

Joshua Bednarek

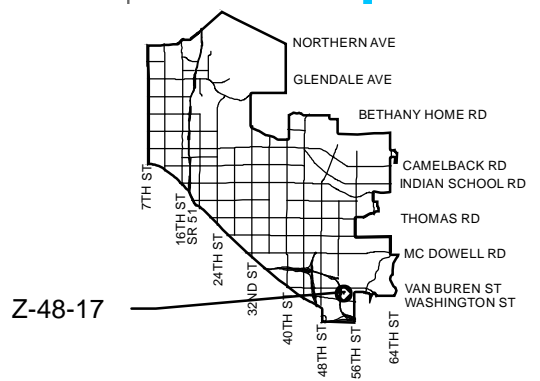
Exhibits

Zoning sketch
Aerial

Conceptual Site plan date stamped September 19, 2017 (2 pages)



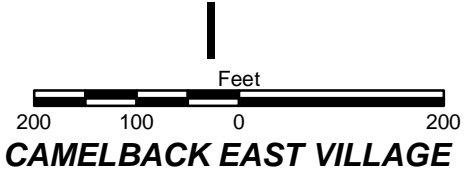
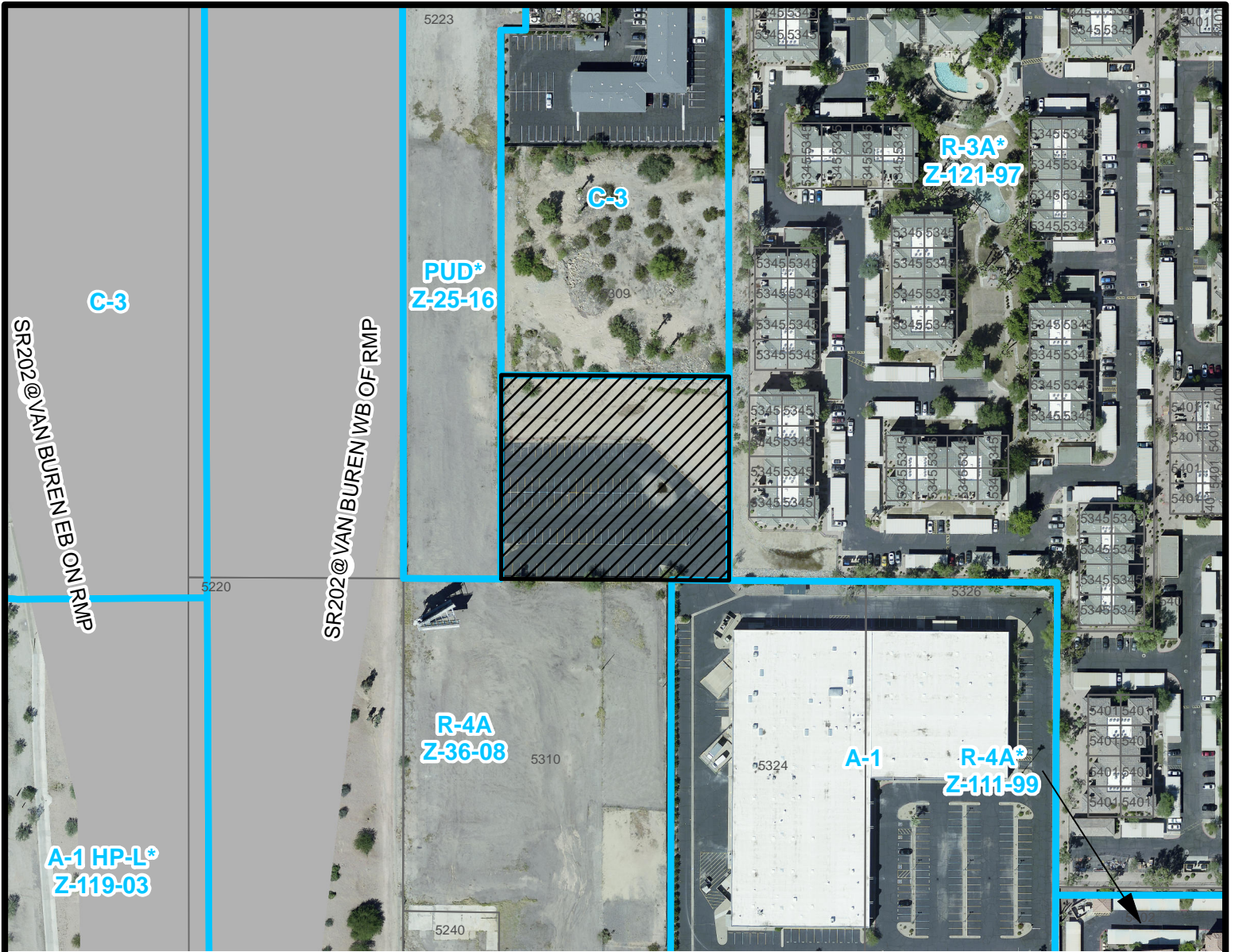
CITY COUNCIL DISTRICT: 6



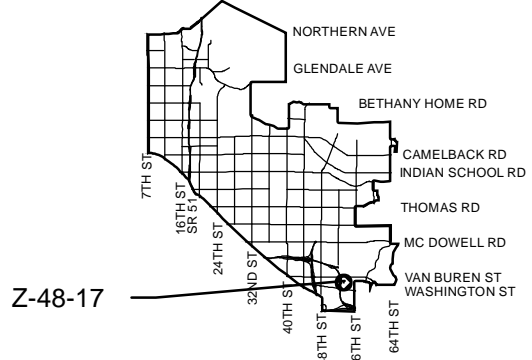
Z-48-17

APPLICANT'S NAME: CAM-10, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-48-17		FROM: R-4A (1.61 a.c.)	
DATE: 08/16/2017 REVISION DATES:		TO: A-1 (1.61 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.61 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 10-40	ZONING MAP F-11
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-4A		140	
A-1		N/A	
		* UNITS P.R.D. OPTION	
		N/A	
		N/A	

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



CITY COUNCIL DISTRICT: 6



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A-1		N/A	
		* UNITS P.R.D. OPTION	
		N/A	
		N/A	

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

NOTE: CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL OTHER DISCIPLINE WORK INCLUDING, BUT NOT LIMITED TO SITE ELECTRICAL, SITE SIGNAGE, LANDSCAPING, DRY UTILITIES, WET UTILITIES AND COORDINATE ALL WORK WITH SITE CONSTRUCTION.

KEYED NOTES

1. NEW 8" DIA CMP ALUMINIZED TYPE 2 RETENTION PIPE SHALL BE 115 LF LONG. SEE SHEET C-2
2. EXISTING SITE IMPROVEMENTS TO REMAIN
3. NEW TWO CHAMBER DRYWELL - SEE DETAIL ON SHEET C-2.
4. SLOPE BACK TO EXISTING - MAX 4:1 SLOPE.
5. DRAINAGE CONTRIBUTING AREA
6. NEW ASPHALT PAVEMENT - 5" AC OVER 4" ABC OVER 12" PREPARED SUBGRADE
7. SAWCUT LINE
8. REMOVE EXISTING FENCE
9. PROTECT EXISTING LOW WALL IN PLACE
10. PLACE 4" EXTRUDED CURB

CLIENT:
CAM-10, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY
18427 NORTH SCOTTSDALE RD
SUITE 110
SCOTTSDALE ARIZONA 85254



Helix Engineering, LLC
Engineering / Surveying / Consulting
3248 E Union Hills
Suite 112
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www.helixeng.com

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BLUE STAKE CENTER

RELEASE	
DATE	CD
11-20-15	
12-3-15	SUBMITAL

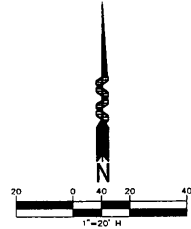
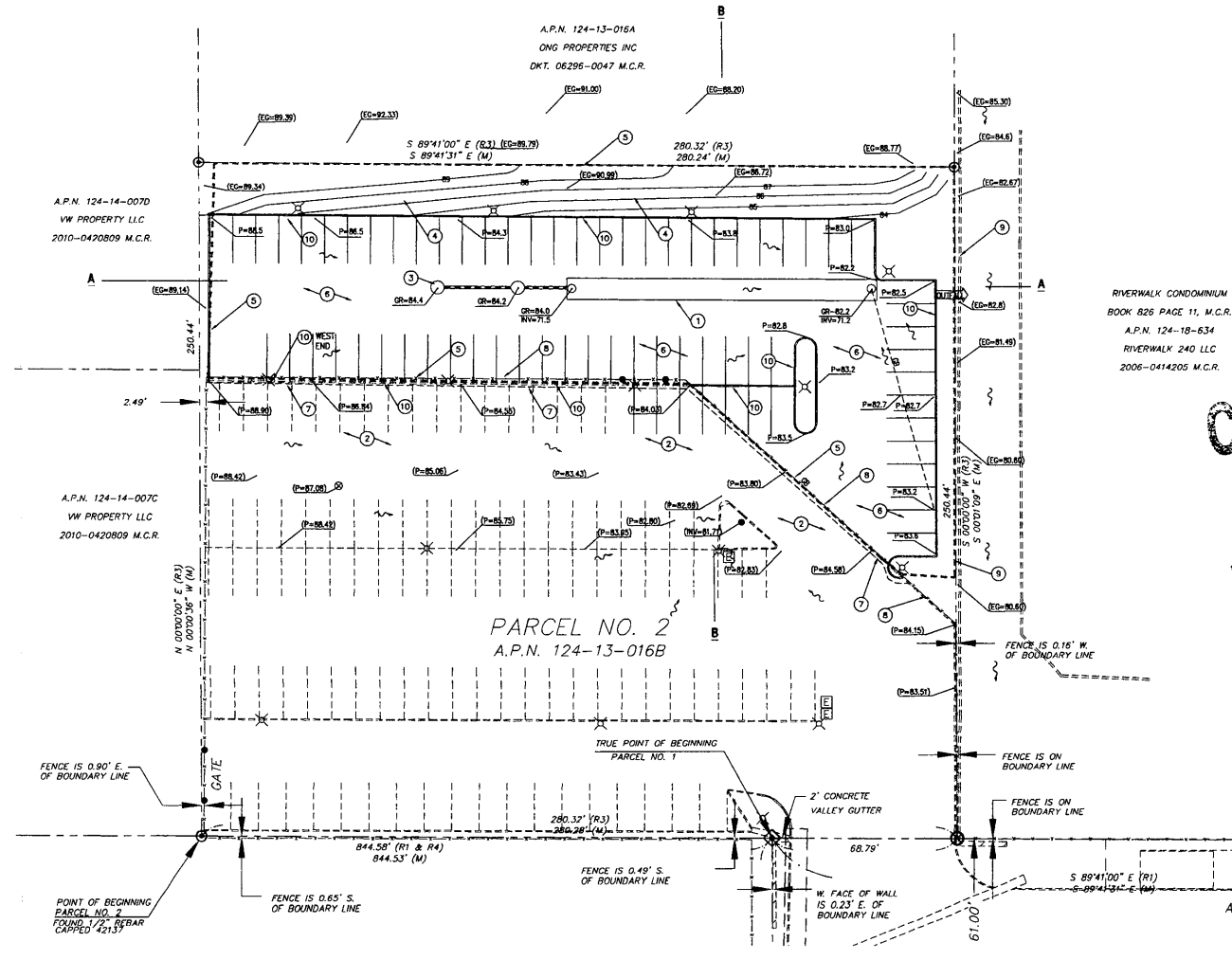
REVISIONS	
NO.	DATE

PROJECT NAME
Washington Business Park
5324 E. Washington
PHOENIX, AZ 85034

HELIX JOB NUMBER	IN HOUSE
225	
SHEET TITLE	DRAWN BY: HJC CHECKED BY: SB

GRADING/DRAINAGE PLAN
SHEET **C-3** PAGE **3 OF 4**
PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

CITY OF PHOENIX
SEP 19 2017
**Planning & Development
Department**



DATE: 09/19/17, 11:45 AM
 DRAWN BY: HJC
 CHECKED BY: SB
 PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

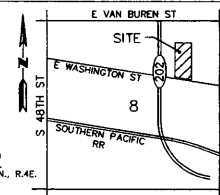
PRELIMINARY SITE PLAN WASHINGTON BUSINESS PARK 5324-5330 E. WASHINGTON - PHOENIX, ARIZONA

PROJECT DATA:	
PROJECT NAME:	WASHINGTON BUSINESS PARK
PROJECT ADDRESS:	5224, 5226, 5228, 5330 E. WASHINGTON ST
LOT CONSOLIDATION TO ONE LOT FOLLOWED BY CONDOMINIUM PLAT FOR EACH BUILDING.	
JURISDICTION:	CITY OF PHOENIX
EXISTING ZONING:	A-1 / R-4A
PROPOSED ZONING:	A-1
AREA:	
OVERALL SITE AREA:	505,934 SF GROSS
APN:	124-14-011A, 124-14-012D, 124-14-012C, 124-13-018B
5324 BUILDING	13,040 SF
5228 BUILDING	18,785 SF
5226 BUILDING	15,517 SF
5328 BUILDING	90,147 SF
ALL BUILDINGS	137,489 SF
BUILDING HEIGHTS:	
MAX BUILDING HEIGHT:	56'
BUILDING HEIGHT PROVIDED:	16' TO ROOF PLUS PARAPET
SETBACKS:	
N/A - NO NEW CONSTRUCTION PROPOSED	
PARKING:	
N/A - NO NEW CONSTRUCTION PROPOSED	
LOT COVERAGE:	137,489 / 505,934 = 27%

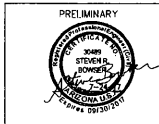
ENGINEER:
HELIX ENGINEERING, LLC
3240 E. JONAH HILLS DR
SUITE 112
PHOENIX, ARIZONA 85050
TEL: (602) 788-2818
CONTACT: STEVE BOWSER

DEVELOPER:
CAM 10 LLC
18427 N SCOTTSDALE RD
SUITE 410
SCOTTSDALE, AZ 85254

VICINITY MAP
NE 1/4 SECTION 8, T1N., R.4E.



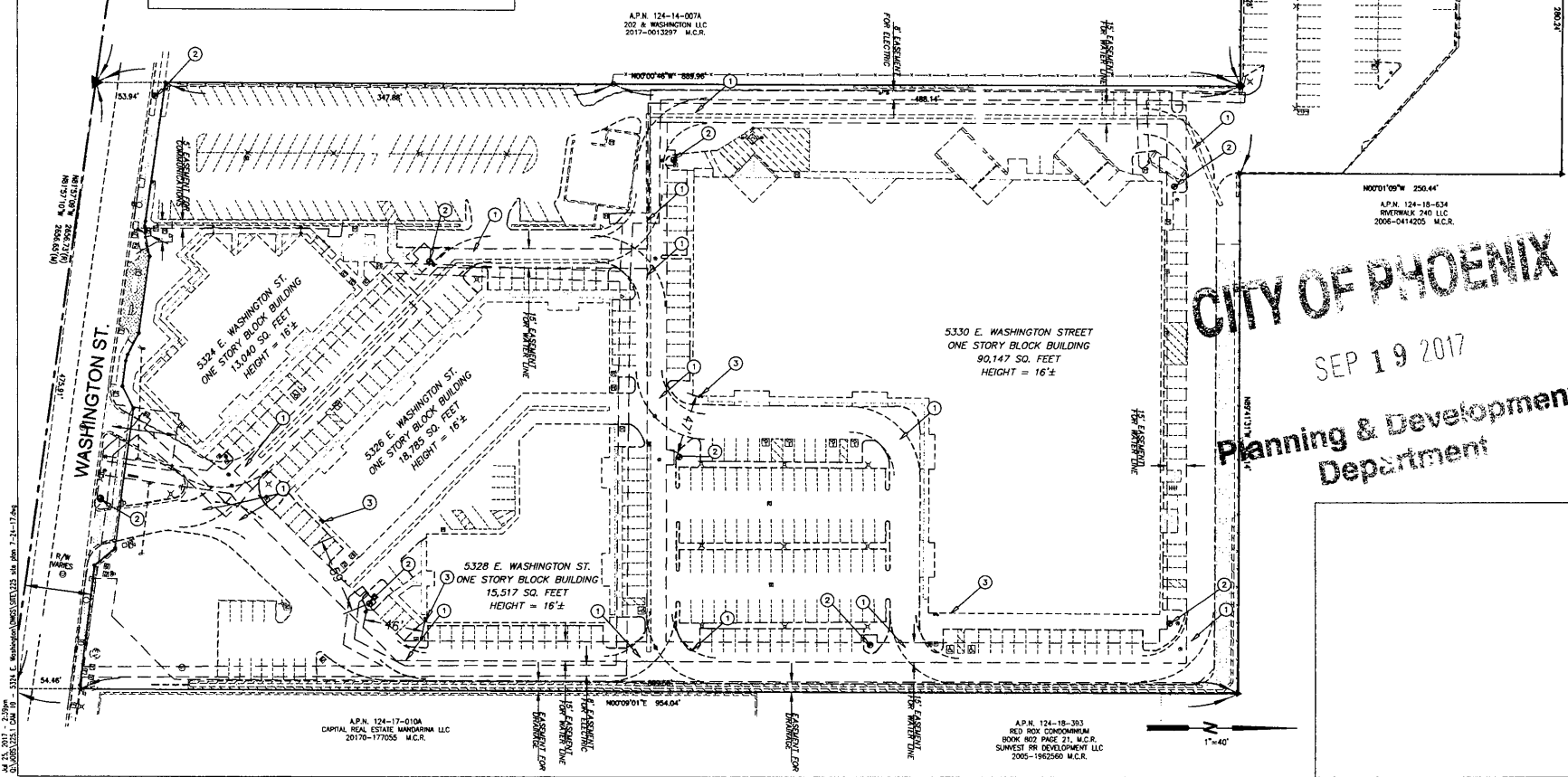
CLIENT:
CAM-10, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY
18427 NORTH SCOTTSDALE RD
SUITE 410
SCOTTSDALE ARIZONA 85254



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- NOTES**
- 35'/25' TURNING RADIUS
 - EXISTING FIRE HYDRANT
 - EXISTING FDC



CITY OF PHOENIX
SEP 19 2017
Planning & Development
Department

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BLUE STAKE CENTER

RELEASE	
DATE	FACT FINDING SUBMITTAL
5-26-17	
7-24-17	SITE PLAN AND PLAT

REVISIONS	
NO.	DATE

PROJECT NAME:
Washington Business Park

5324, 5326, 5328, 5330 E.
Washington, Ph, AZ 85034

PROJECT:

HELIX JOB NUMBER: 225
IN HOUSE: DRAWN BY: HBC
CHECKED BY: SB

SHEET TITLE:
SITE PLAN

SHEET: SP-1.1 PAGE: 1 OF 1

PLOT SCALE: 1:1 = 24"x36"; 1:2 = 11"x17"

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