



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-50-20-7
December 10, 2020

Central City Village Planning Committee December 14, 2020
Meeting Date:

Planning Commission Hearing Date: January 7, 2021

Request From: [C-3 SP CMOD](#) (General Commercial, Special Permit, Capitol Mall Overlay District) (1.12 acres)

Request To: [C-3 CMOD](#) (General Commercial, Capitol Mall Overlay District) (1.12 acres)

Proposed Use: Special Permit removal to allow C-3 CMOD permitted uses.

Location: Northeast corner of 9th Avenue and Jefferson Street

Owner: Arizona, LLC

Applicant/Representative: Leodra Bowdell, Phoenix Permit Services

Staff Recommendation: Approval

| <u>General Plan Conformity</u> | | | |
|---|------------------|---------------------|---------------------------|
| <u>General Plan Land Use Map Designation</u> | | Public/Quasi-Public | |
| <u>Street Map Classification</u> | 9th Avenue | Local | 45-foot east half street |
| | Jefferson Street | Arterial | 50-foot north half street |
| <p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i></p> <p>The proposal will repurpose an existing and underutilized property in the Capitol Mall Overlay District and will allow businesses to operate on site. The Capitol Mall Overlay District has a stated goal to prevent a concentration of certain uses which can</p> | | | |

restrict businesses and residences from functioning normally. The proposal will remove a special permit which currently restricts businesses other than a bus line depot from operating on site.

CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS & CORRIDORS, DESIGN PRINCIPLE: Promote development in compact areas, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.

The proposal promotes development on a vacant site connected to transit along a planned light rail corridor.

CREATE AN EVEN MORE VIBRANT DOWNTOWN CORE VALUE; EMPLOYERS; LAND USE PRINCIPLE: Establish distinctive urban shopping destinations in downtown and support the establishment of small retail businesses throughout all of downtown. Support and attract more retail, restaurants, that foster an active pedestrian environment in downtown. Cluster such uses in pedestrian centers so there is a critical mass of urban vitality.

The proposal is near downtown and supports the downtown core to establish small retail businesses downtown and help foster an active pedestrian environment along a planned light rail corridor.

Applicable Plans, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#): See Background Item No. 7 below.

[Complete Streets Guidelines](#): See Background Item No. 8 below.

[Tree and Shade Master Plan](#): See Background Item No. 9 below.

[Reimagine Phoenix](#): See Background Item No. 10 below.

Surrounding Land Uses/Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|--------------------------------|--------------------------|---------------|
| On Site | Vacant buildings | C-3 SP CMOD |
| North | Vacant building and land | C-3 CMOD |
| South (across Jefferson | Vacant land and | C-3 CMOD |

| | | |
|---------------------------------|----------------------------------|------------------------------------|
| Street) | vehicle storage | |
| East | Vacant buildings | C-3 CMOD |
| West (across 9th Avenue) | Youth center and vehicle storage | C-3 CMOD, PUD (Capitol Mall Lofts) |

Background/Issues/Analysis

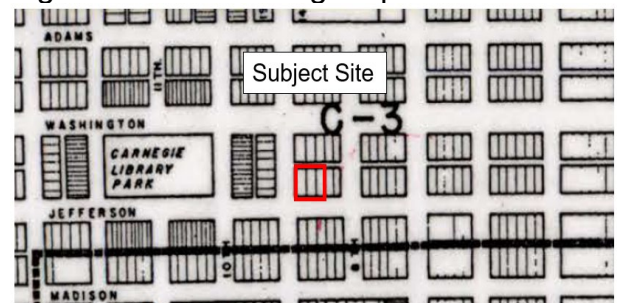
PROPOSAL

1. This request is to remove the Special Permit on an approximately 1.12-acre site located at the northeast corner of 9th Avenue and Jefferson Street. The existing Special Permit, Z-SP-31-82, only permits a bus line depot with repair, light maintenance and washing facilities on site. The request to remove the Special Permit would allow all underlying C-3 CMOD (General Commercial, Capitol Mall Overlay District) uses.

SUBJECT SITE AND HISTORY

2. The subject site has been zoned C-3 since 1961, per the Zoning Map adopted by the Phoenix City Council (Ordinance G-449). In 1982, Special Permit Z-SP-31-82 was approved to allow a bus line depot with repair, light maintenance and washing facilities. The request was approved without stipulations.

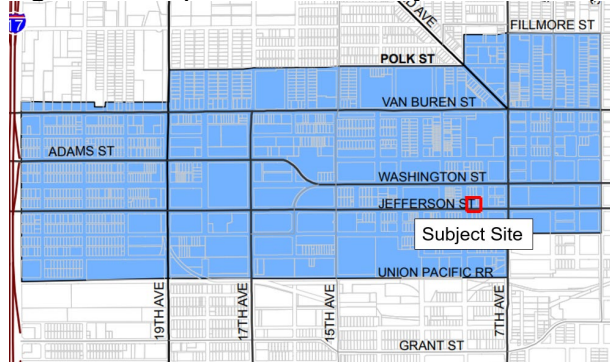
Figure A: 1961 Zoning Map



Source: City of Phoenix Planning and Development Department

3. The subject site is also within the Capitol Mall Overlay District. The Capitol Mall Overlay District acknowledges the varied uses of the area including governmental offices, industrial and commercial businesses, and historic residences. The purpose of this district is to prevent a concentration of certain uses which can restrict businesses and residences from functioning normally and contributes to the deterioration of the business and living environment, the downgrading of property values, and the diminishment of health, safety and general welfare conditions in the area. Further, pursuant to ARS 34-225 and ARS 41-1362, the Department of Administration approved of this request on August 17, 2020. A copy of the approval letter is included as an exhibit to this report.

Figure B: Capitol Mall Overlay District Map

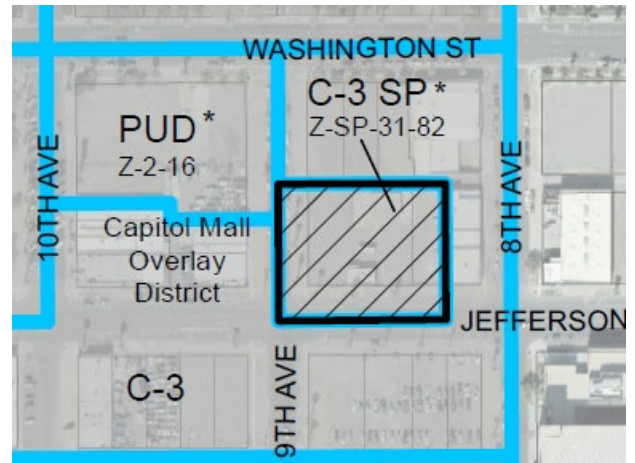


Source: City of Phoenix Planning and Development Department

SURROUNDING LAND USES AND ZONING

4. There is an existing office building and bus bay on site that is currently vacant. To the north and east, zoned C-3 CMOD, are vacant buildings and vacant land. To the south, across Jefferson Street, is vacant land used for vehicle storage zoned C-3 CMOD. To the west is a youth center zoned C-3 CMOD and a vacant lot zoned Planned Unit Development.

Figure C. Site Context and Surrounding Land Uses

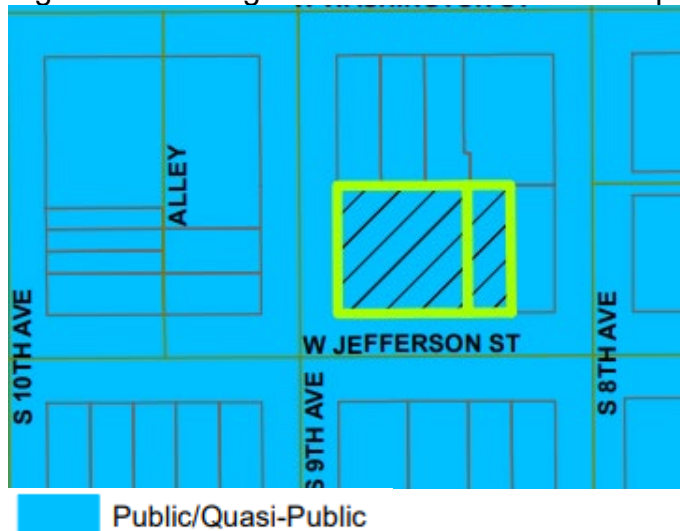


Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

5. The General Plan Land Use Map designation for the site and surrounding properties is Public/Quasi-Public. The Public/Quasi-Public land use category identifies areas where institutional, cemetery, governmental, utility and airport uses are appropriate. The proposal to remove the Special Permit and allow all underlying C-3 CMOD uses is not consistent with the General Plan Land Use Map designation, however a General Plan Amendment is not required for this request as the site is under 10 acres.

Figure D. Existing General Plan Land Use Map Designation



Source: City of Phoenix Planning and Development Department

PROPOSAL

6. The proposal is to remove the Special Permit and renovate the existing buildings on site for commercial tenants. Stipulations are not added to Special Permit removal requests, therefore there are no stipulations listed for this proposal.

STUDIES AND POLICIES

7. [Transit Oriented Development Strategic Policy Framework](#)

The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The subject site is approximately 500 feet from the proposed 7th Avenue and Jefferson Street light rail station as part of the approved Capitol/I-10 West Light Rail Extension. The identified environment for the 7th Avenue and Jefferson Street light rail station area is Medium Urban Center. Medium Urban Center is a place type characterized by medium intensity with building heights typically from three to six stories. Land uses may include balanced commercial and residential, retail destination, entertainment destination, and some employment. The proposal to allow commercial uses on site by removing the special permit is consistent with the uses listed in the Medium Urban Center place type.

8. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The existing sidewalks around the site are detached with trees and landscaping within the area between the back of curb and sidewalk. The applicant is not proposing any changes to the existing streetscape.

Further, the addition of commercial uses along a planned light rail corridor will promote the use of alternative transit modes.

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. The subject site has existing, mature trees in the streetscape area and there are no proposed changes to the site to remove them.

10. **Reimagine Phoenix**

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. The applicant stated in their submittal documents that recycling will be encouraged on site, however the types of items recycled will be determined by the commercial tenants who will occupy the buildings.

COMMUNITY INPUT SUMMARY

11. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. At the time this staff report was written, staff has not received any community correspondence in support or opposition

INTERDEPARTMENTAL COMMENTS

12. The Floodplain Division of the Public Works Department determined the site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013
13. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can serve the site. However, the requirements and assurances for water and sewer service are determined during the site plan application review.
14. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
15. The Pedestrian Safety Coordinator with the Street Transportation Department commented on attractive view fencing and single-trunk trees with other thick vegetation along the streetscape area between the back of curb and sidewalks along Jefferson Street and 9th Avenue. While stipulations cannot be added to the case, the general development standards in the Zoning Ordinance for fencing and landscaping will apply to this site.
16. The Public Transit Department commented on clearly defined, accessible pathways

constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces, connecting all building entrances, exits and sidewalks using the minimum possible distance and 75 percent shade coverage on all pedestrian paths and sidewalks. While stipulations cannot be added to the case, the general development standards in the Zoning Ordinance for landscaping and paving will apply to this site.

OTHER

17. The Arizona Department of Administration approved of this request on August 17, 2020 pursuant to ARS 34-225 and ARS 41-1362. A copy of the approval letter is included as an exhibit to this report.
18. 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 request is compatible with the Capitol Mall Overlay District and the Transit Oriented Development Strategic Policy Framework policies and goals.
2. The proposal will allow for commercial uses on an underutilized property along a planned light rail corridor.
3. The proposal will support the establishment of small retail businesses near downtown.

Writer

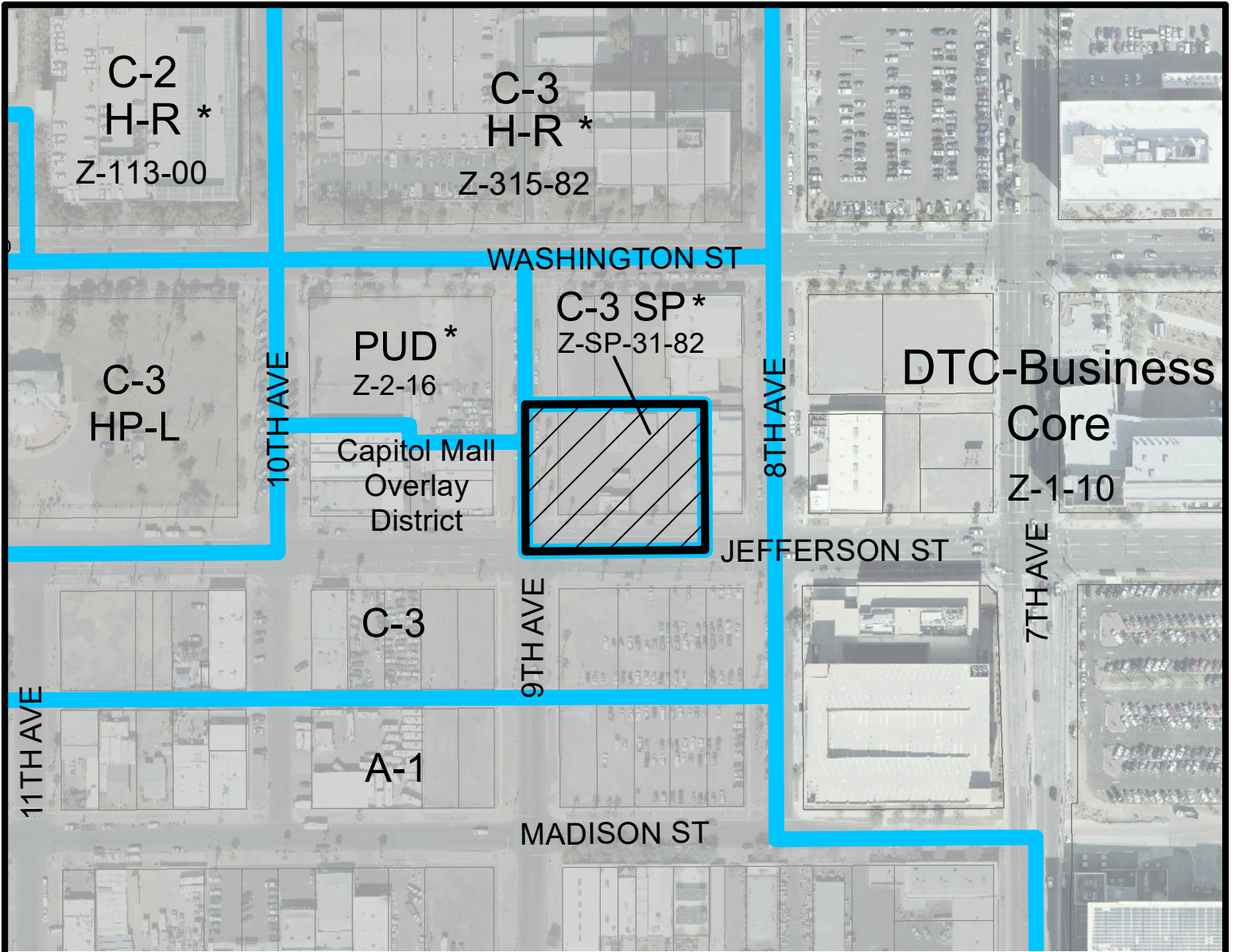
Sarah Stockham
December 10, 2020

Team Leader

Samantha Keating

Exhibits

Aerial Sketch Map
Zoning Sketch Map
ADOA Approval Letter
Conceptual Site Plan date stamped September 21, 2020.



Miles

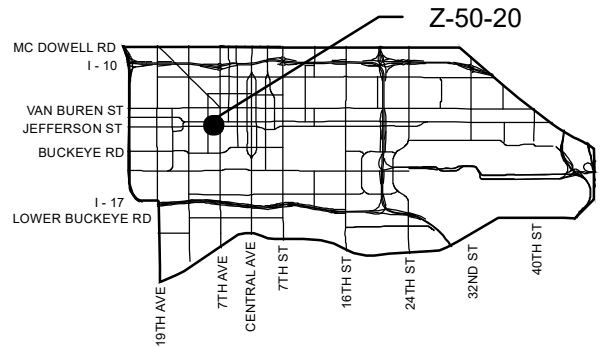
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CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Leodra Bowdell, Phoenix Permit Services

REQUESTED CHANGE:

FROM: C-3 SP CMOD (1.12 a.c.)

APPLICATION NO. Z-50-20

DATE: 10/07/2020
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.12 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 10-26

ZONING MAP
F-8

TO: C-3 CMOD (1.12 a.c.)

MULTIPLES PERMITTED

C-3 SP CMOD
C-3 CMOD

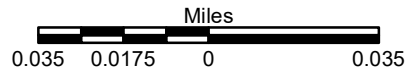
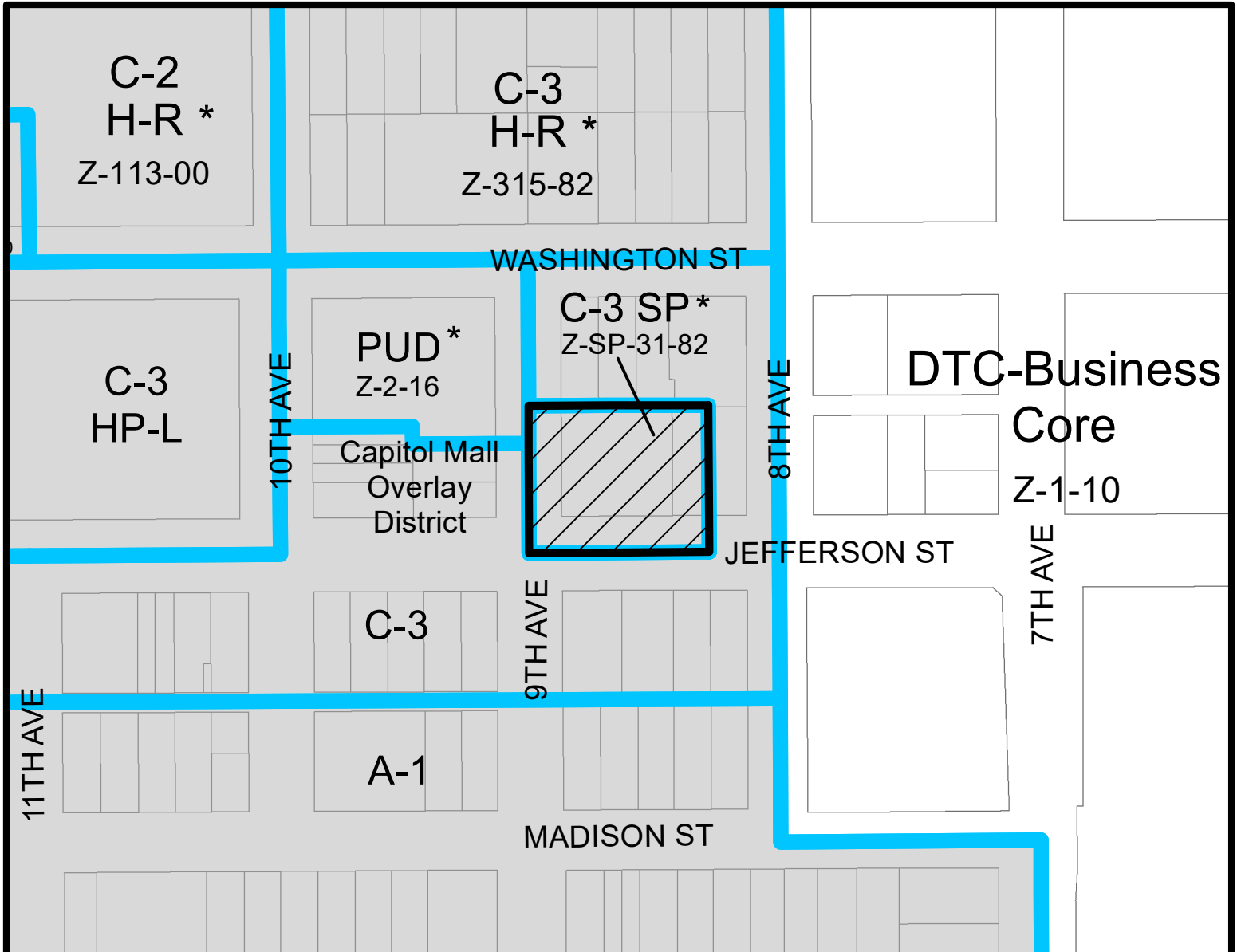
CONVENTIONAL OPTION

16
16

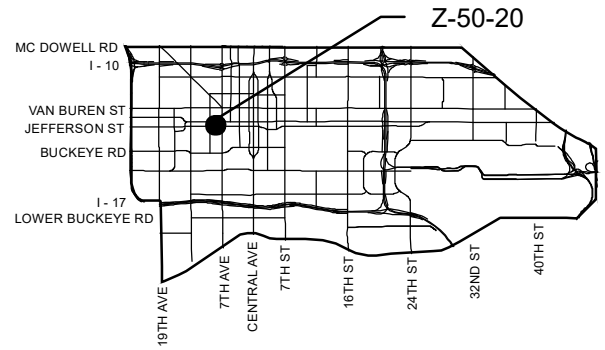
*** UNITS P.R.D. OPTION**

19
19

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



CENTRAL CITY VILLAGE
CITY COUNCIL DISTRICT: 7



| | | | |
|---|--|---|---|
| APPLICANT'S NAME: Leodra Bowdell, Phoenix Permit Services | | REQUESTED CHANGE: | |
| APPLICATION NO.: Z-50-20 | | FROM: C-3 SP CMOD (1.12 a.c.) | |
| DATE: 10/07/2020 <small>REVISION DATES:</small> | | TO: C-3 CMOD (1.12 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.12 Acres | | <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-26 | <small>ZONING MAP</small> F-8 |
| MULTIPLES PERMITTED | | CONVENTIONAL OPTION | |
| C-3 SP CMOD | | 16 | |
| C-3 CMOD | | 16 | |
| * UNITS P.R.D. OPTION | | | |
| C-3 SP CMOD | | 19 | |
| C-3 CMOD | | 19 | |
| * Maximum Units Allowed with P.R.D. Bonus | | | |

Re: 814 W Jefferson

From: Neil Urban (neil.urban@azdoa.gov)
To: leodra@phoenixpermitservices.com
Cc: adam.stranieri@phoenix.gov; sarah.stockham@phoenix.gov
Date: Monday, August 17, 2020, 03:35 PM MST

ADOA has no objection to the removal of the SUP on this property.

Neil Urban
Capital Planner | Planning and Construction Services
ADOA – General Services Division | State of Arizona
100 North 15th Avenue, Suite 103, Phoenix, AZ 85007
p: 602-542-4438 | neil.urban@azdoa.gov
<https://doa.az.gov/>

On Thu, Jul 23, 2020 at 2:29 PM Leodra Bowdell <leodra@phoenixpermitservices.com> wrote:

Hello Neil,

A few months ago we spoke about this property on the phone, 814 W. Jefferson, for the potential of a new little bbq restaurant...anyway that tenant is now gone because they couldn't get that permitted. There is currently a SUP for a Bus Shelter/Station and we are seeking to lift that SUP and go back to the C-3 zoning. There is no new construction proposed.

I've had the zoning preapplication with the City of Phoenix and have attached the correspondence for that for you. There is no plans right now to do anything there, hoping in the future there will be potential as the owner owns that entire block from Washington to Jefferson 8-9th Avenue.

Please let me know if you can write an email or letter to our village planner in support of this rezone back to the C-3. If you have any questions, feel free to contact me, thank you.

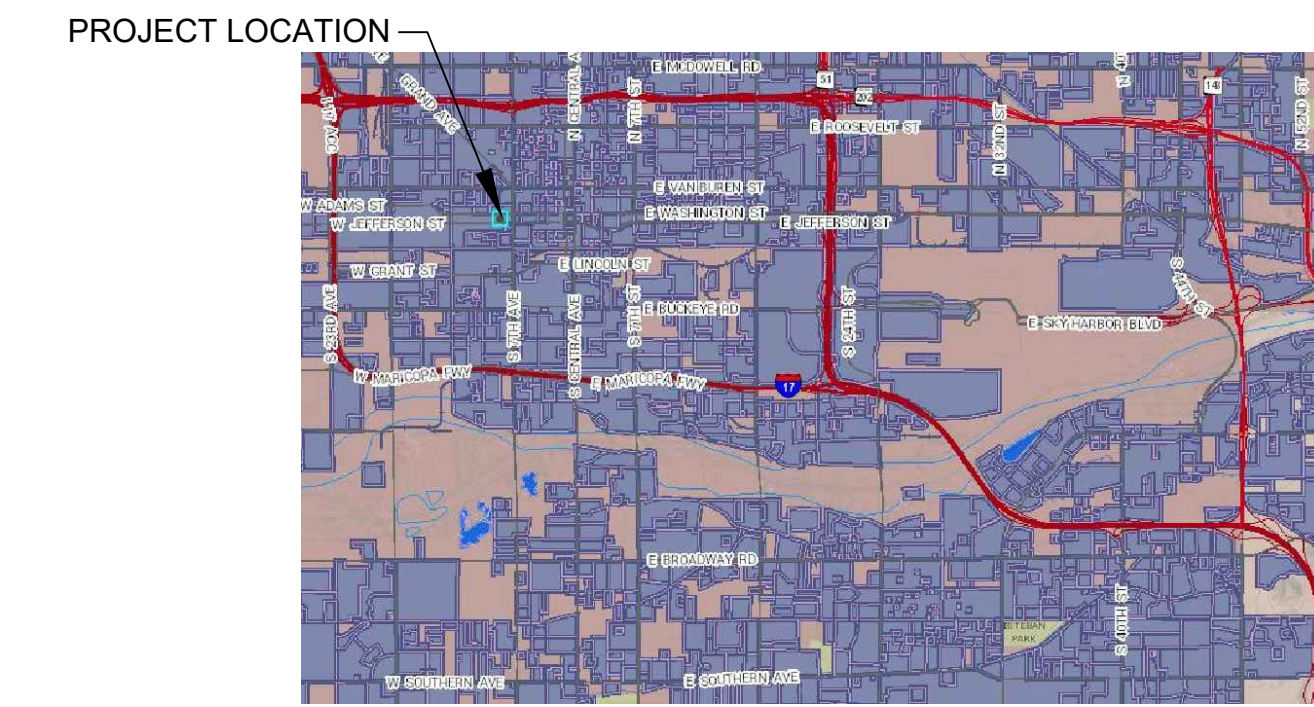
Leodra Bowdell
Cell: 480-205-4828

Specializing in Arizona Land Entitlements and Permitting.

SITE PLANS

FOR THE PROPERTY OF
814 W. JEFFERSON ST, PHOENIX, AZ. 85007

LOCATED IN A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 3 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

SCALE: N.T.S.

OWNER:

ARIZONA LLC
4735 E. ARROYO VERDE DR.
PARADISE VALLEY, AZ 85253
CONTACT: MRS. JULIE TRAUTMAN
julie@realestateki.com
(425)802-0399

M.E.P. ENGINEER:

SUN ENGINEERING, LLC
600 W. HATCHER RD
PHOENIX, ARIZONA 85021
CONTACT: Mr. KEN PRATT
kpratt@sunengineering.us
(602)997-6800

INDEX OF DRAWINGS

- A1 NEW SITE PLAN
- A2 EXISTING FLOOR PLANS
- A3 NEW FLOOR PLANS
- E1 ELECTRICAL SYMBOLS & LEGEND
- S2 ELECTRICAL LIGHTING PLANS
- E3 ELECTRICAL POWER PLANS
- E4 ELECTRICAL ONE-LINE, CALCS, PANEL SCH.
- E5 ELECTRICAL SPECIFICATIONS

PROJECT DESCRIPTION

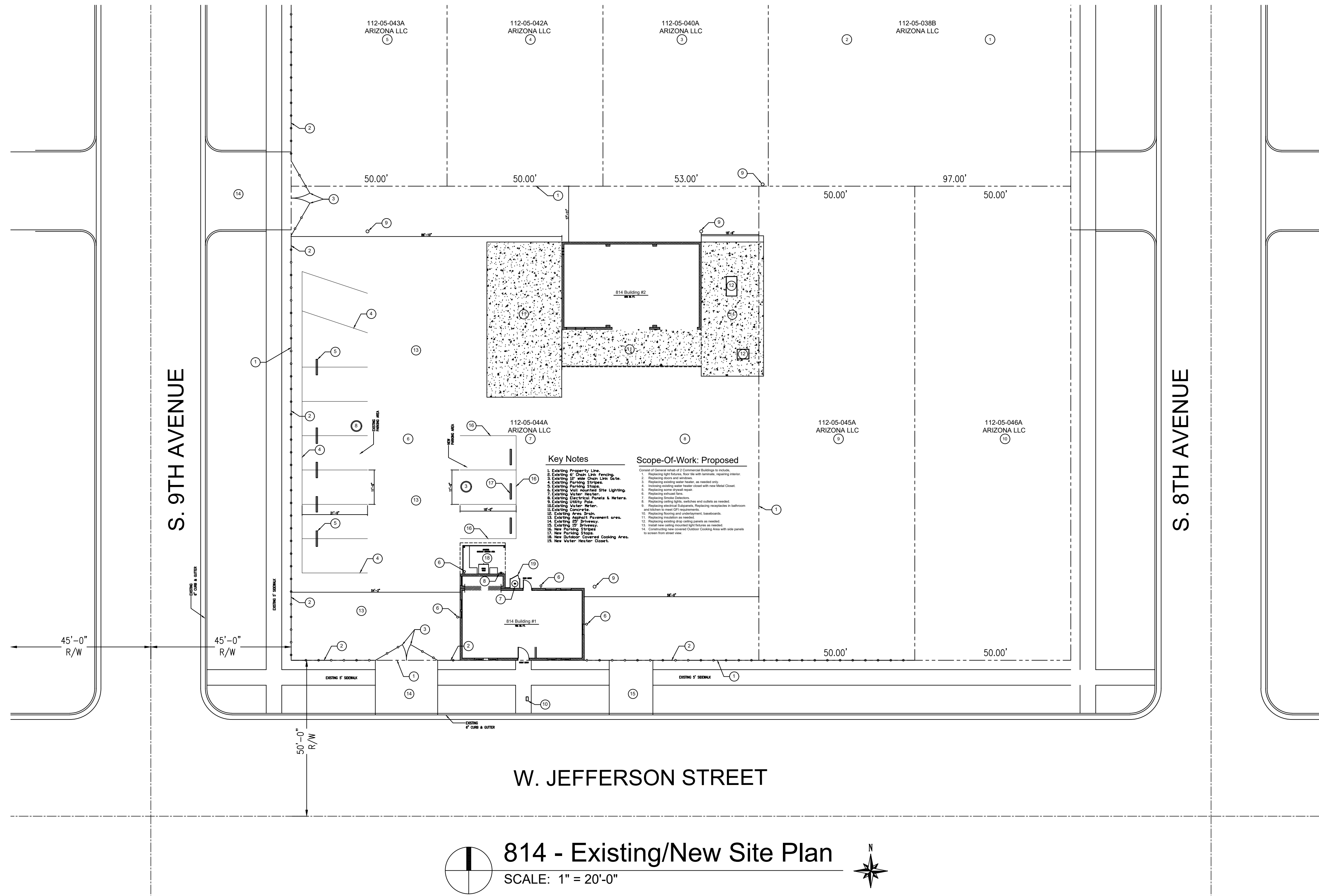
PROJECT ADDRESS: 814 W. JEFFERSON ST, PHOENIX, AZ.

BUILDING #1 (SOUTHWEST): ONE-STORY 986 SQ. FT.
BUILDING #2 (NORTH): ONE-STORY 1,251 SQ. FT.

TOTAL LOT COVERAGE PERCENT: 9.94 %

LOT DATA:
ADDRESS: 814 W. JEFFERSON ST.
SUBDIVISION: NEARHRS ADDITION AMD
PARCEL NUMBER: 112-05-044A
LOT NUMBER: #6
LOT SIZE (SQ. FT.): 22,500
MCR #: 2-61
ZONING: C-3

CODES USED FOR DESIGN: 2018 IRC, 2018 IPC, 2018 IMC
2018 IFC, 2018 IEC, 2018 NEC



814 - Existing/New Site Plan
SCALE: 1" = 20'-0"

DESIGN CONSULTANT'S LOGO:

STAMP:

ARIZONA LLC
EXISTING BUILDINGS'S REHAB
@
814 W. JEFFERSON STREET
PHOENIX, ARIZONA

CITY OF PHOENIX
SEP 21 2020
Planning & Development
Department

SELIMAJ, LLC
CONSULTING
CIVIL ENGINEERING / 24 HRS
CAD SERVICES
411 W. Barrow Dr.
CHANDLER, ARIZONA 85225
P. 480-454-7034

ARIZONA LLC
EXISTING BUILDINGS'S REHAB
814 W. JEFFERSON ST.
PHOENIX, ARIZONA

JOB NO. 19-0060 DRAWN SJAM CHECKED J.A.M. DATE 12-23-19
NEW SITE PLAN SHEET 01 OF 09 SHEETS

