



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-51-15-6**  
October 26, 2015

<b>Camelback East Village Planning Committee Hearing Date</b>	November 3, 2015
<b>Planning Commission Hearing Date</b>	November 10, 2015
<b>Request From:</b>	R-5 (6.02 acres)
<b>Request To:</b>	C-2 (6.02 acres)
<b>Proposed Use</b>	Automotive dealership
<b>Location</b>	Approximately 289 feet north of the northwest corner of 8th Place and Camelback Road
<b>Owner</b>	777 Properties LLC
<b>Applicant’s Representative</b>	Earl, Curley & Lagarde
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	8th Street	Local	Varies from 0 to 20-foot east half street
	8th Place	Local	30-foot west half street
	Pasadena Avenue	Local	30-foot north and south half street
<p><b>LAND USE ELEMENT: GOAL 3, POLICY 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area’s transitional objectives.</b></p> <p>The proposed rezoning will redevelop a series of underutilized parcels, thereby providing a development that is consistent with other automobile dealership development along the Camelback Road corridor.</p>			
<p><b>GROWTH ELEMENT, GOAL 1 - GROWTH: Maintain a high quality of life and economically healthy community.</b></p> <p>The proposed development will expand existing employment opportunities in the Camelback East Village.</p>			

<b>Surrounding Land Uses/Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant / Office	R-5
<b>North</b>	Multifamily Residential	C-2 / R-5
<b>South</b>	Vacant / Commercial Retail	C-2
<b>East</b>	Multifamily Residential / Automobile Dealership	R-3 / P-1 / C-2 SP / C-2
<b>West</b>	Office / Commercial Retail	C-2

<b>C-2 (Intermediate Commercial)</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 25 feet for structures not exceeding 30 feet in height	Met – 35 feet (west)
	Average 30 feet for structures exceeding 30 feet in height	Not met* – 10 feet (east)
Interior	45 feet adjacent to R-5 where maximum building height is 56 feet (north)	Not met* – 10 feet (north)
	0 feet adjacent to C-2 (north)	Met – 10 feet (north)
<i>Landscape Setbacks</i>		
Street	Average 25 feet	Not met* – Varies from 10 to 28 feet (east)
		Not met* – Varies from 0 to 10 feet (west)
Interior	10 feet adjacent to R-5 (north)	Met – 10 feet (north)
	0 feet adjacent to C-2 (north)	Met – 10 feet (north)
Lot Coverage	Maximum 50%	Met – 31.2%
Building Height	Maximum 30 feet or 56 feet with height waiver	Met** – 40 feet (showroom building) 56 feet (inventory garage)
Parking	Minimum 178 required	Met – 1,021 provided
		*VARIANCE REQUIRED **SEE BACKGROUND ITEM 8

### **Background/Issues/Analysis**

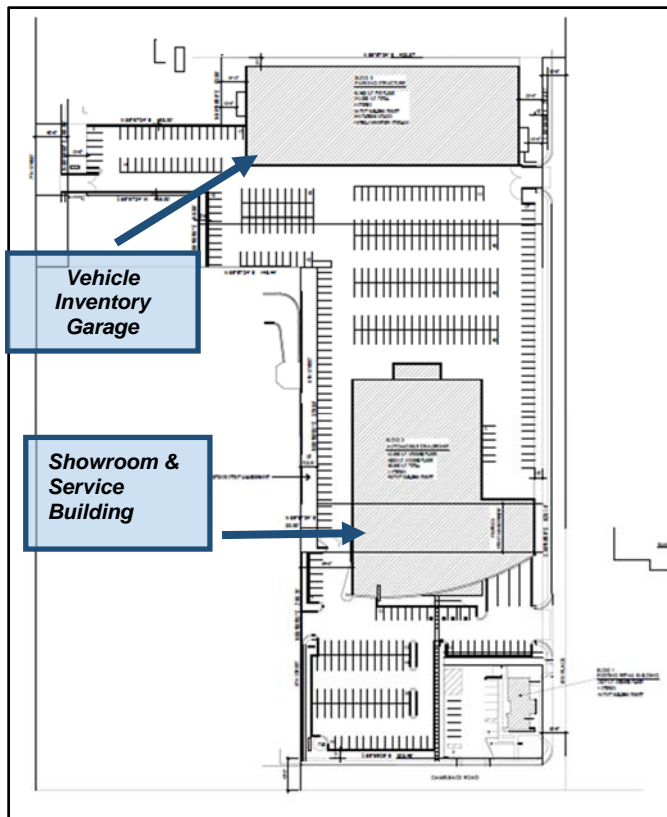
1. This is a request to rezone a 6.02 acre parcel from R-5 (Multifamily Residence District) to C-2 (Intermediate Commercial) to allow for an automobile dealership.
2. The property has a General Plan designation of Commercial, as do properties to the north, south, west and southeast. Property to the northeast of the subject property has a General Plan designation of Residential 10 to 15 dwelling units per acre. The rezoning proposal is consistent with the current General Plan designation and the land uses in the area.
3. Currently, the middle portion of the subject site is used for a professional office development. The northern and southern portions of the site are vacant but were previously utilized as a mobile home community on the northern portion and offices on the southern portion. The northwest portion of the site was rezoned to R-5 in 2007, via Rezoning Case Z-92-07, to allow for a multifamily development in place of the mobile home community.

4. A three-story multifamily residential community is located to the north of the subject site and is zoned C-2 and R-5. A two-story multifamily residential community is located to the northeast of the subject property and zoned R-3. An automobile dealership and its associated parking garage are located to the east of the site and are zoned C-2 SP and P-1, respectively. Properties to the west are zoned C-2 and are utilized for office and retail uses. An auto title loan establishment and vacant land are located to the south of the proposed zoning area, adjacent to Camelback Road, and will be incorporated into the proposed automotive dealership via companion Rezoning Case Z-SP-7-15.



5. Automobile dealerships have historically located along the Camelback Road corridor west of 16th Street. Due to the adjacent residential development, commercial frontage along the corridor is limited. The urban automobile dealerships that have located within the corridor have dealt with this constraint by assembling property, spreading operations among several sites and constructing decked parking to house vehicle inventory.

6.



The proposed site plan depicts a 52,000 square foot showroom, sales and service building on the southern portion of the site in addition to a 616-space vehicle inventory garage on the northern portion of the site. A series of variances will need to be obtained in order to reduce the building and landscape setbacks to those represented on the proposed site plan. A gated surface inventory area is depicted between the showroom and inventory garage. Access to the showroom and service building will be provided from both 8th Street and 8th Place. Additional gated access points are provided from 7th Street and adjacent to the inventory garage on 8th Place. In order to

limit non-residential traffic north of the site, a stipulation has been added limiting turning movements into and out of the site from 8th Place.

7. Both the showroom and vehicle inventory garage are proposed to exceed 30 feet in height. In order to construct the 40-foot tall showroom building and 56-foot tall inventory garage, a height waiver will need to be obtained. A height waiver request (Z-52-15-6) has been filed by the applicant and is running concurrently with this request. In addition, in order to allow the retail sales of automobiles, a Special Permit will need to be obtained for the property. A Special Permit request has been filed by the applicant (Z-SP-7-15-6) and is also running concurrently with this request.
8. In order to provide consistency with other automobile dealerships along the corridor and to ensure the proposed development is compatible with nearby residential uses, stipulations have been added addressing landscaping, vehicle off-loading and outside amplification. Stipulations have been requested requiring 3-inch caliper trees in all landscaped setbacks adjacent to residential uses and along street frontages. Similarly, stipulations have been added restricting off-site unloading of vehicles and outside speaker systems.
9. Currently, a portion of Pasadena Avenue extends from 8th Street on the west to 8th Place on the east north of Camelback Road. A request to abandon this portion of Pasadena Avenue as well as a portion of 8th Street has been filed to accommodate the proposed development. In order to accommodate the

abandonment request for 8th Street, the Street Transportation Department has requested a stipulation that sufficient right-of-way be provided to allow for continued access for the businesses located on the west side of 8th Street. The Street Transportation Department has also requested a stipulation requiring the construction or improvement of all streets located within or adjacent to the development.

10. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
11. 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 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. 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 proposal is consistent with the General Plan Land Use designation of Commercial.
2. As stipulated, the proposed development is compatible with the surrounding land uses and automobile dealerships in the area.
3. The proposal will allow for redevelopment of several infill lots which will serve to produce additional employment opportunities for the area.

### **Stipulations**

1. The developer shall provide minimum 3-inch caliper trees placed 20-feet on center, or in equivalent groupings, within the landscape setback adjacent to street right-of-way along the south, east and west property lines, as approved by the Planning and Development Department.
2. The developer shall provide a minimum 25-foot landscape setback along the west property line, adjacent to 7th Street, as approved by the Planning and Development Department.
3. The developer shall provide minimum 2-inch caliper trees placed 20-feet on center, or in equivalent groupings, within the landscape setback along the east 404 feet of the north property line, adjacent to the parking structure, as approved by the Planning and Development Department.

4. There shall be no outside amplification or speakers installed as part of the development.
5. All vehicle off-loading shall occur on-site.
6. Vehicular egress to 8th Place from the northern driveway shall have a sign prohibiting left turns out of this driveway, as approved by the Planning and Development Department.
7. The developer shall dedicate sufficient right-of-way, or a private accessway easement, to provide a total of 28 feet of paving, face of curb to face of curb, on 8th Street for the length of the project or as otherwise approved by the Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

**Writer**

Samantha Keating

10/16/15

**Team Leader**

Joshua Bednarek

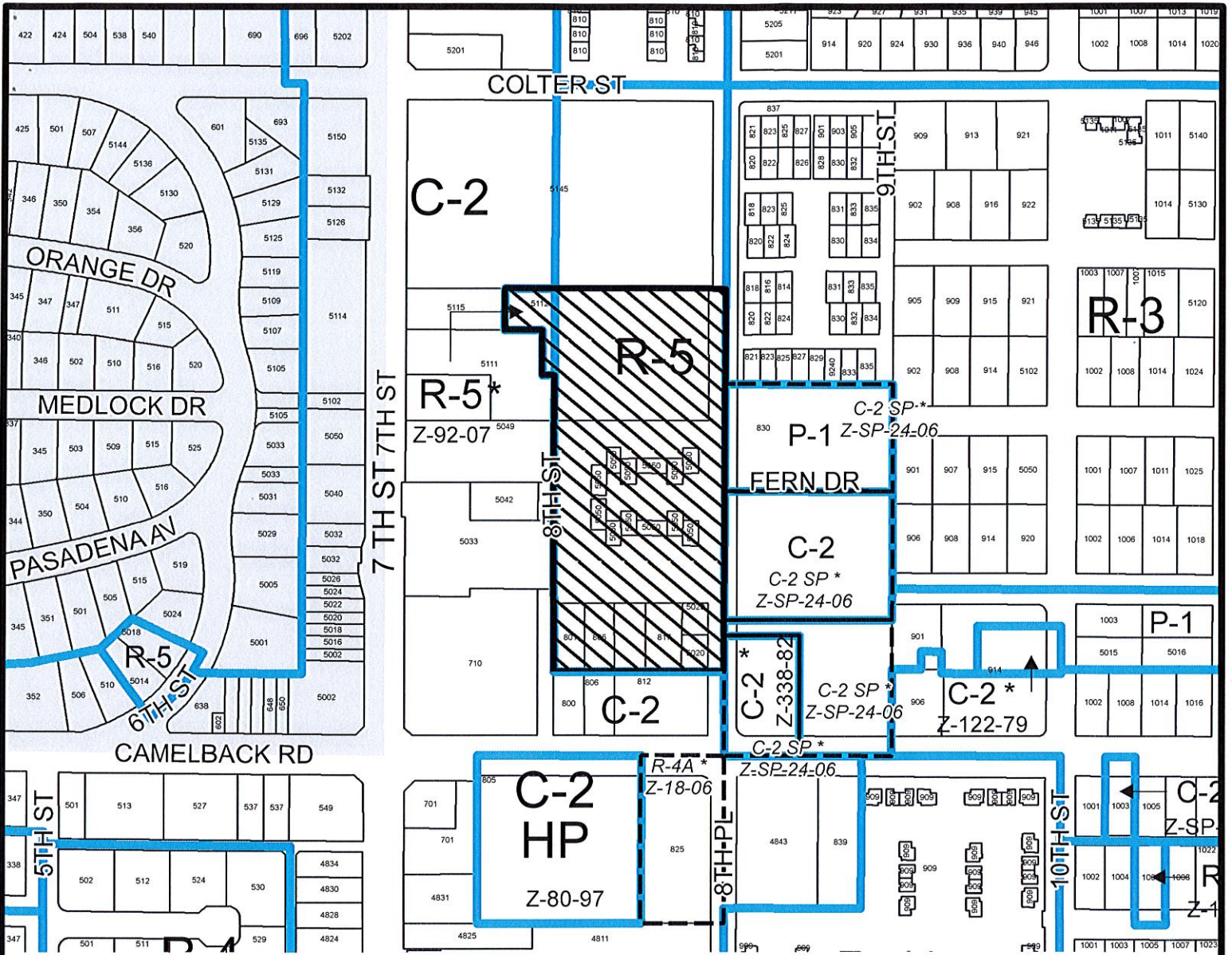
**Attachments**

Sketch Map

Aerial

Site Plan date stamped 9/10/2015 (1 page)

Elevations date stamped 9/10/2015 (3 pages)

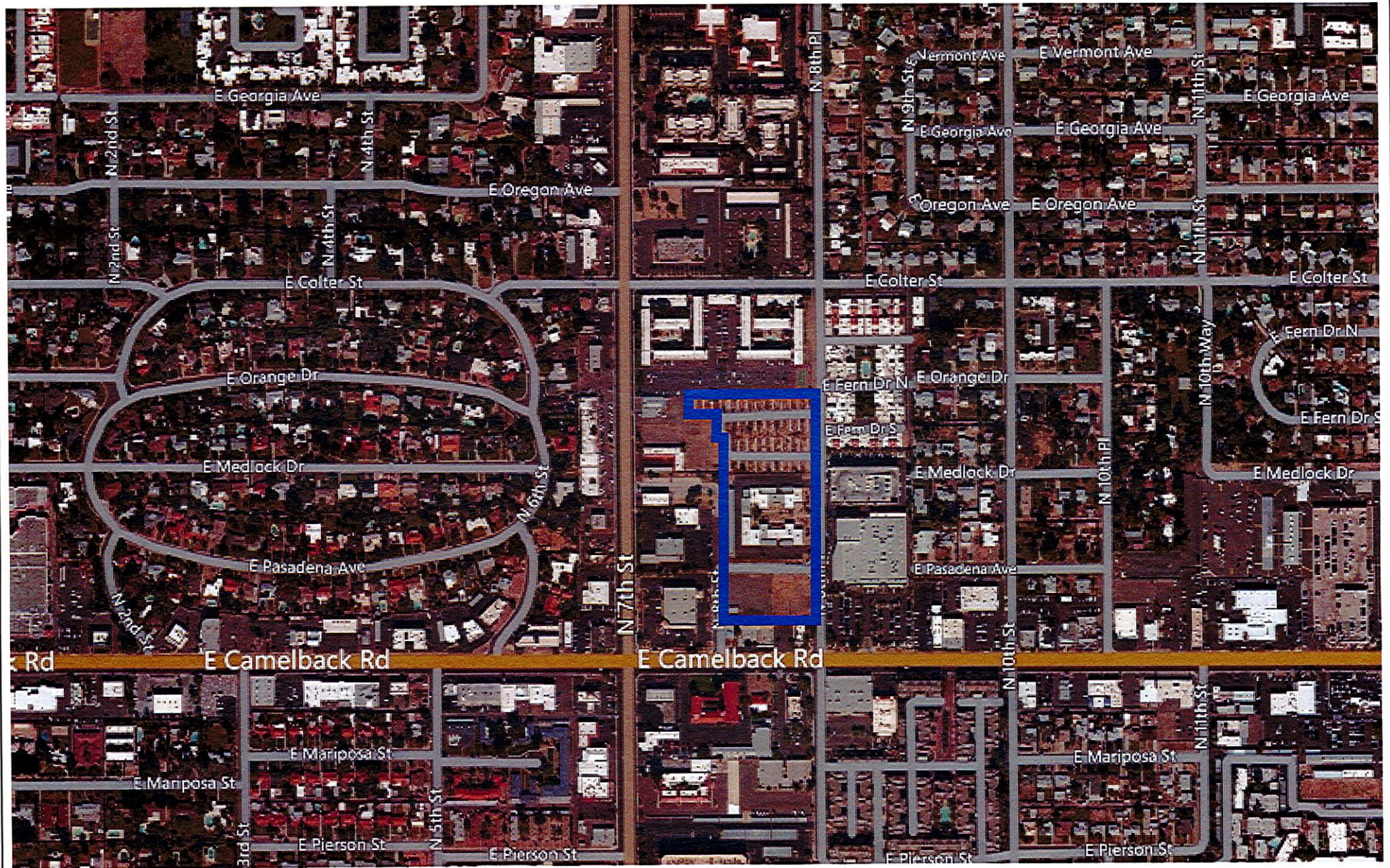


CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 6



<b>APPLICANT'S NAME:</b> Stephen C. Earl, Earl, Curley & Lagarde		<b>REQUESTED CHANGE:</b> FROM: R-5 (6.02 a.c.)  TO: C-2 (6.02 a.c.)	
<b>APPLICATION NO.</b> Z-51-15	<b>DATE:</b> 9/16/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  6.02 Acres	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> QS 19-29	<b>ZONING MAP</b> H-8	
<b>MULTIPLES PERMITTED</b> R-5 C-2	<b>CONVENTIONAL OPTION</b> 262 87	<b>* UNITS P.R.D. OPTION</b> 314 105	

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



 Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.











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SEP 10 2015

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