



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-56-16-3
October 6, 2016

North Mountain Village Planning Committee Meeting Date: October 19, 2016
Planning Commission Hearing Date: November 3, 2016
Request From: R-3 (0.60 acres)
Request To: C-2 (0.60 acres)
Proposed Use: Commercial Retail
Location: Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road
Owner: Lorriane Joan Randle Living Trust
Applicant: Todd Kimling
Representative: Wendy Riddell, Berry Riddell LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Commercial		
Street Map Classification	19th Avenue	Major Arterial	65 foot east half street
	Cactus Road	Arterial	40 foot south half street
<p><i>BUILD THE SUSTAINABLE DESERT CITY, DESERT LANDSCAPE GOAL, LAND USE PRINCIPLE: Promote land uses that preserve Phoenix’s natural open spaces.</i></p> <p>The proposed rezoning will maintain the desert landscape of an existing vacant lot that is adjacent to the Phoenix Mountain Preserve.</p> <p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed development will activate a vacant site and allow for the expansion of</p>			

commercial retail, while preserving the desert landscape that connects to the Phoenix Mountain Preserve.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3
North	Vacant	C-2 HGT/DNS WVR / R1-10 HL/DNS WVR
South	Vacant	R-3
East	Vacant, Phoenix Mountain Preserve	R-3
West	Vacant, Commercial Development	C-2

Background/Issues/Analysis

1. This is a request to rezone a 0.60 acre parcel from R-3 (Multifamily Residence District) to C-2 (Intermediate Commercial District) to allow for a new commercial development.
2. The General Plan Land Use Map designation for this property is commercial, which is consistent with the request.
3. The site is currently vacant and is zoned R-3 (Multifamily Residential District). The subject site is identified as a hillside lot, which means that the natural slope on the lot equals or exceeds 10% grade. In addition, the parcel is located adjacent to the Phoenix Mountain Preserve.

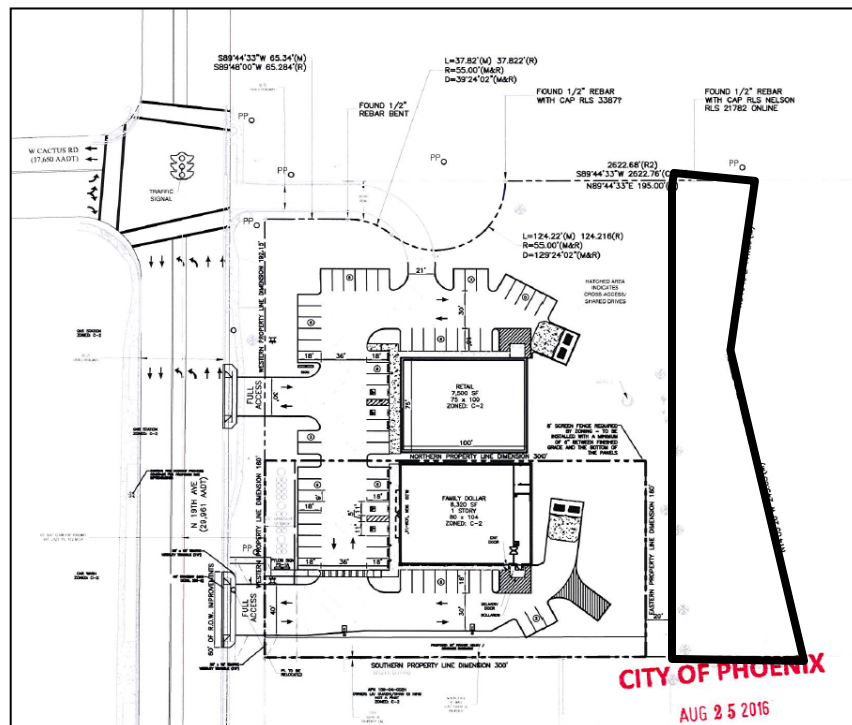
There are vacant parcels surrounding the subject site. To the north the vacant parcels are zoned C-2 HGT/DNS WVR (Intermediate Commercial District Height and Density Waiver) and R1-10 (Single-Family Residence District Hillside Density Waiver). To the south and east, the vacant parcel is zoned R-3 (Multifamily Residence District). To the west exists vacant parcels and across 19th Avenue are commercial developments, zoned C-2 (Intermediate Commercial District).



SITE DESIGN / LAYOUT

- The proposed site plan depicts three parcels to be used in the development; however, the two parcels to the west are not included in the rezoning request and will maintain C-2 zoning (Intermediate Commercial District). The eastern parcel depicted on the site plan is the subject site of the rezoning request from R-3 (Multifamily Residence District) to C-2 (Intermediate Commercial District). There are no buildings proposed on the subject site.

The site plan shows two new commercial retail buildings; the one to the north totaling 7,500 square feet and the one to the south totaling 8,320 square feet. Access to the site is by two driveways off of 19th Avenue and includes 66 parking spaces. Because of the location adjacent to the Phoenix Mountain Preserve, and to maintain the natural desert landscape, staff has included a stipulation for a minimum 50-foot landscape setback from the east property line.



DEPARTMENT COMMENTS

- The Archeology Office has noted that the project area is located on an undeveloped parcel adjacent to Shaw Butte Village, an archaeological site containing both prehistoric and historic architecture. According to the records at the City of Phoenix Archaeology Office (CAO) and those of AZSITE, the state's repository of archaeological information, no archaeological work has previously been conducted within this project area. Therefore, a stipulation to submit an archaeology survey report has been included.

6. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
7. 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.
8. 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 Map designation of Commercial.
2. The subject request does not propose development on the subject site and therefore maintains the preservation and character of the Phoenix Mountain Preserve.
3. The proposal is compatible with land use patterns in the surrounding area.

Stipulations

1. A minimum 50-foot landscape setback shall be required along the east property line and shall mimic natural desert landscape, as approved by the Planning and Development Department.
2. The applicant shall submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

Writer

Hannah Oliver

October 6, 2016

Team Leader

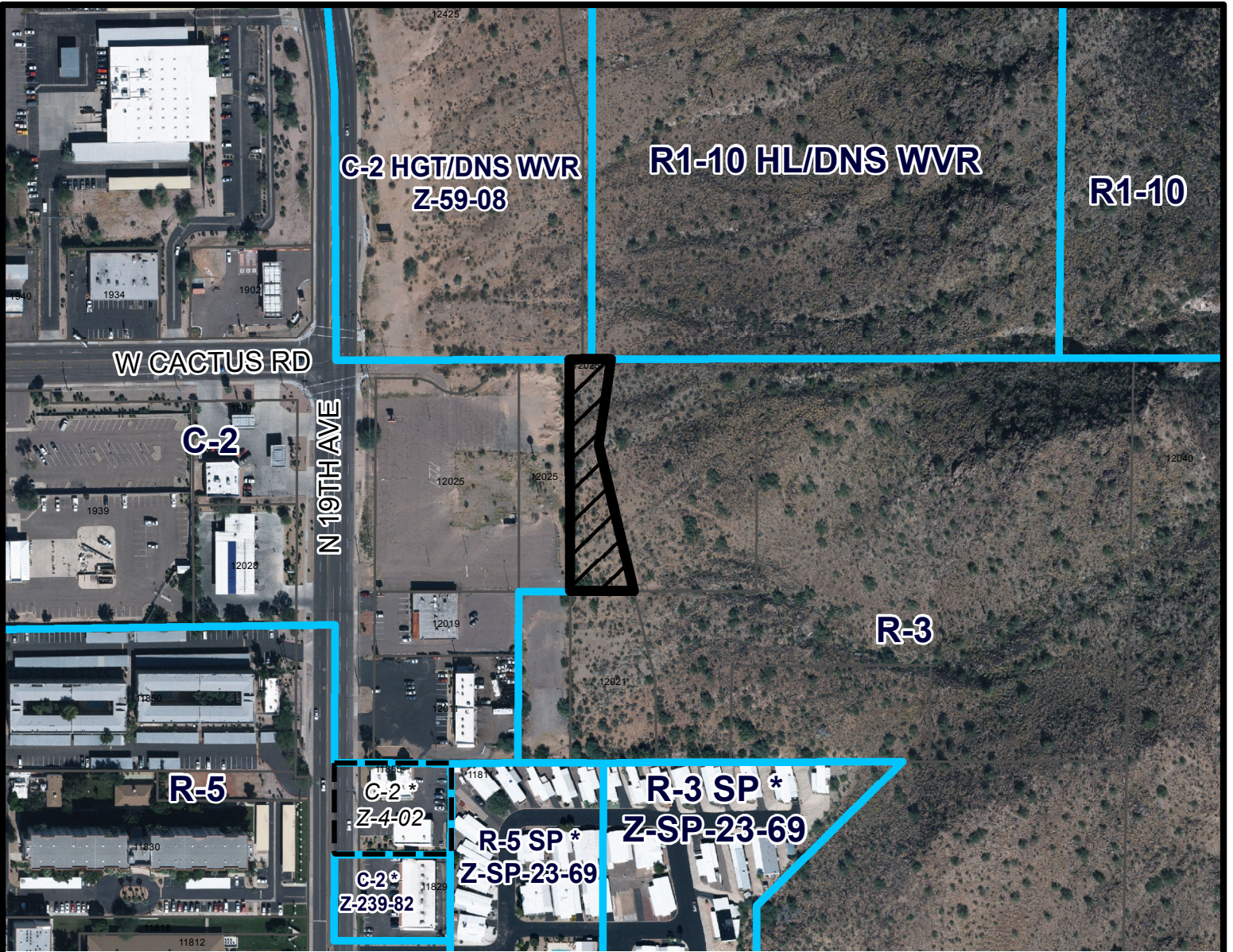
Joshua Bednarek

Attachments

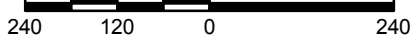
Sketch Map

Aerial

Site Plan date stamped 8/25/2016 (2 pages)



Feet

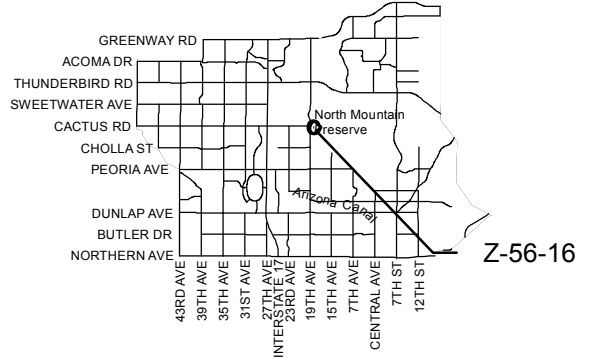


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 3



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Todd Kimling

REQUESTED CHANGE:

FROM: R-3, (0.60 a.c.)

APPLICATION NO.

Z-56-16

DATE:

9/27/16

REVISION DATES:

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

0.60 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 30-25

ZONING MAP
K-7

TO: C-2, (0.60 a.c.)

MULTIPLES PERMITTED

R-3

C-2

CONVENTIONAL OPTION

8

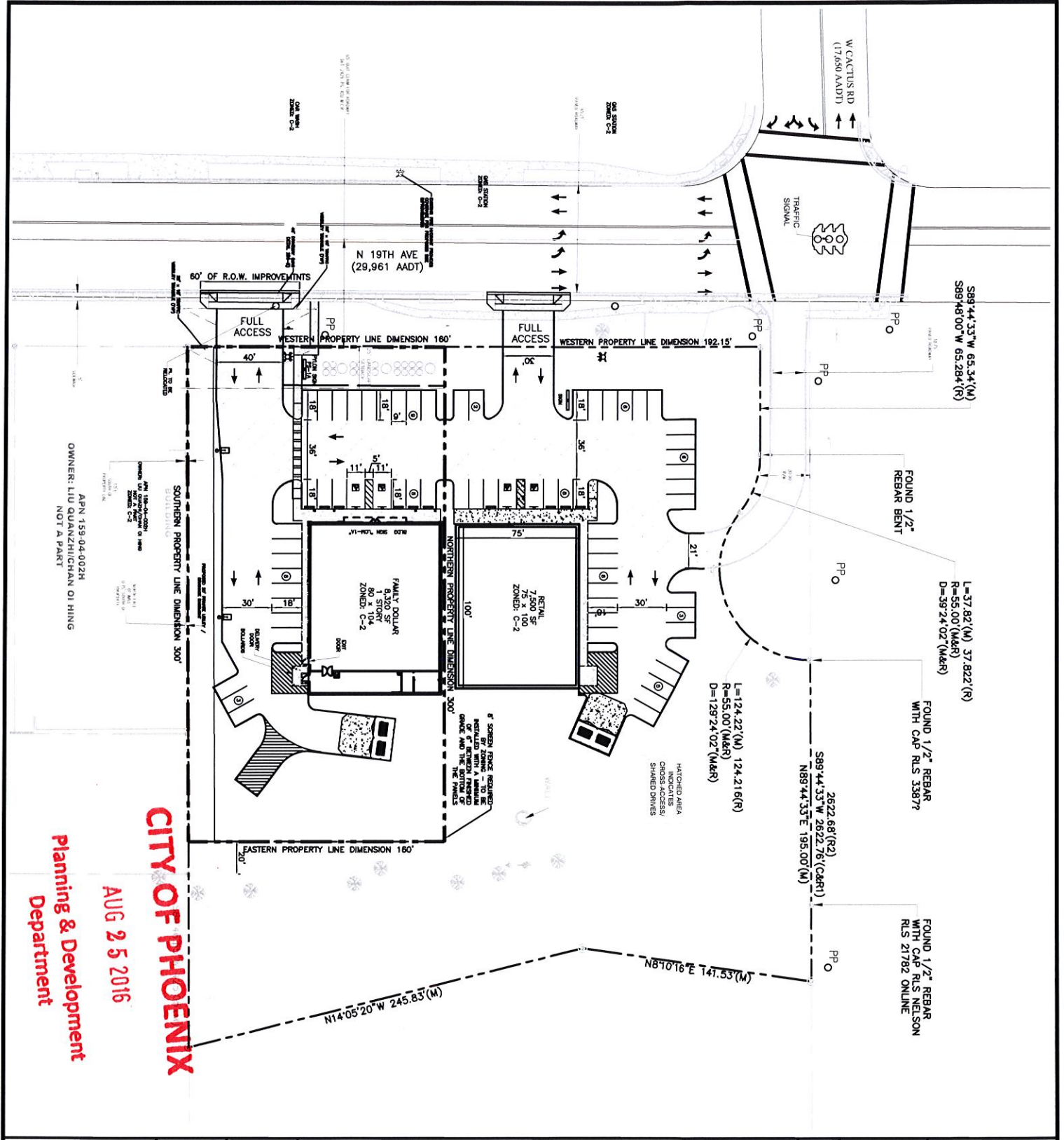
8

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

10

10

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



APN 139-04-002H
OWNER: LIU GUANZHICHAN QI HING
NOT A PART

CITY OF PHOENIX

AUG 25 2016

Planning & Development
Department

APPROVAL STAMP

SCALE: 1" = 80'

AZ - Phoenix
Cactus Rd & 19th Ave

SITE PLAN

Site Data Summary

Existing Zoning: C-2

Area Summary:

Site Area FD: 47,579 SF 1.09 AC
FD Building: 8,320 SF
Spaces: 28

Site Area Retail: 92,707 SF 2.13 AC
Retail Building: 7,500 SF
Spaces: 38

Landscape Requirements / Notes:

(If Necessary)

Notes:

Date Prepared: 08/10/2016 Drawn By: VH

Rev #1: 00/00/2016

Rev #2: 00/00/2016

Rev #3: 00/00/2016

Prepared For:

Hutton
MULTI-STATE EXHIBITION CONTRIBUTION
736 Cherry St.
Chattanooga, TN 37402