



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-59-15-6**  
November 17, 2015

<b>Camelback East Village Planning Committee Hearing Date</b>	December 1, 2015
<b>Planning Commission Hearing Date</b>	December 8, 2015
<b>Request From:</b>	R-5 (0.14 acres) R1-10 (0.49 acres)
<b>Request To:</b>	C-2 (0.63 acres)
<b>Proposed Use</b>	Surface parking, open space grove and storage
<b>Location</b>	Approximately 294 feet east and 188 feet south of the southeast corner of 28th Street and Indian School Road
<b>Owner</b>	IS28 LLC
<b>Applicant’s Representative</b>	Manjula Vaz, Gammage & Burnham PLC
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity	
<b>General Plan Land Use Designation</b>	Residential 10 to 15 du/acre
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.</i></b></p> <p>The proposed rezoning supports the creation of additional dining options for area residents by accommodating the storage, parking and open space needs for the planned restaurants on the adjoining property.</p>	
<p><b><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></b></p> <p>The proposed development will facilitate the adaptive reuse of the adjoining property, thereby providing the opportunity for new local or small businesses to locate within a major corridor in the Camelback East Village.</p>	

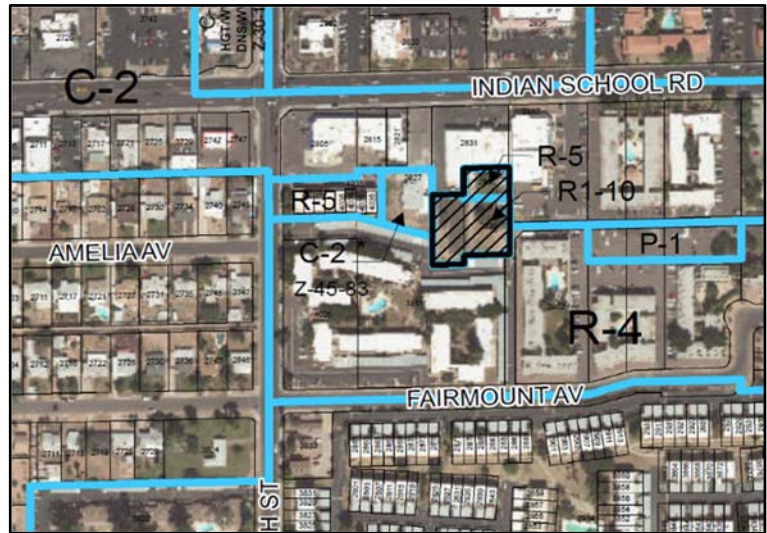
<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Single-Family Residential	R-5, R1-10
<b>North</b>	Retail	C-2
<b>South</b>	Multi-family Residential	R-4
<b>East</b>	Retail, Multi-family Residential	C-2, R-4
<b>West</b>	Retail, Multi-family Residential	C-2, R-4

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Building Setbacks</i>		
Interior – adjacent to commercial	0 feet (north) 0 feet (east, west)	Existing -76 feet (north) Existing – 3 feet (east) Existing – 124 feet (west)
Interior – adjacent to multi-family residential	10 feet (south)	Existing – 75 feet (south)
<i>Landscape Setbacks</i>		
Interior – adjacent to commercial	0 feet (north) 0 feet (east, west)	Met – 0 feet (north) Met – Varies from 0 to 7 feet (east) Met – 0 feet (west)
Interior – adjacent to multi-family residential	10 feet (south) 10 feet (east, west)	Not met* - 7 feet (south) Not met* - Varies from 2 to 8 feet (east) Not met* - 0 feet (west)
Lot Coverage	Maximum 50%	Met – 2.9%
Building Height	Maximum 30 feet	Existing
Parking	N/A	75 provided
<b>*VARIANCE REQUIRED</b>		

**Background/Issues/Analysis**

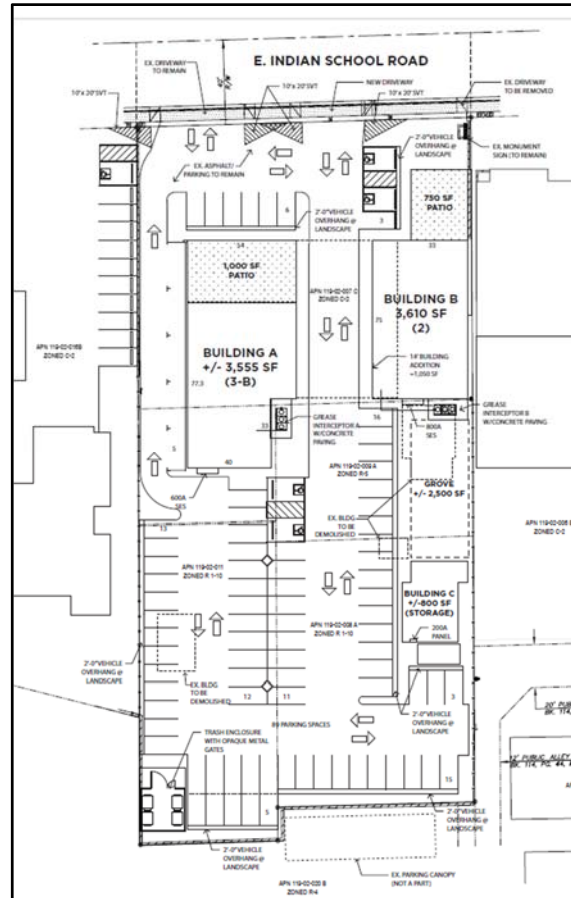
1. This is a request to rezone a 0.63 acre parcel from R-4 (Multi-family Residence District) and R1-10 (Single-Family Residence District) to C-2 (Intermediate Commercial) to allow for surface parking, storage and an open space grove to serve a restaurant development to the north.
2. The General Plan Land Use designation for this property is Residential 10 to 15 dwelling units per acre. Although the proposal is not consistent with the General Plan Land Use designation, an amendment is not required as the subject parcel is less than 10 acres.

3. The site is currently developed with two single-family residences. There are existing multifamily residential uses to the south, southeast and southwest. Existing commercial development is located to the north, northeast and northwest of the site. Restaurants are proposed on the adjoining parcel to the north, adjacent to Indian School Road. The proposed surface parking, storage building and open space grove will be utilized by the restaurant development.



4. The adjoining parcel to the north is developed with a retail furniture store. The buildings will be adaptively reused and converted into two restaurant spaces. Three residential buildings exist on the subject parcel, two of which will be removed. The remaining residential building will be retained to provide additional storage space for the restaurants.
5. The proposed site plan depicts a 2,500 square foot open space grove, the existing 800 square foot storage building, as well as 75 parking spaces which will be utilized as required parking for the adjoining restaurant uses. The open space grove amenity is located on the northern portion of the subject property with the parking on the southern portion, thereby concentrating the more intense commercial uses away from the existing multifamily developments. In addition, all access to the site will be provided via Indian School Road.

6. In order to further mitigate the effects of the development on the adjacent residential uses, stipulations have been added addressing landscaping and lighting. Minimum 2-inch caliper trees for screening purposes as well as limited-height lighting are proposed where adjacent to residential uses.



7. An alley exists along the southeastern portion of the subject property. The Street Transportation Department is requesting that right-of-way totaling 8 feet be dedicated to provide for the western portion of this alley, unless the alley is abandoned. In addition, the Street Transportation Department is requesting that the developer update all existing off-site street improvements to current ADA standards. Stipulations addressing these requests have also been added.
8. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
9. 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 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. 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 development will provide additional parking, open space and storage to address the needs of an adjoining commercial development.
2. The proposal provides a buffer between the established multifamily developments to the south and the commercial uses along Indian School Road.
3. As stipulated, the proposed development will have a minimal effect on nearby residential property.

### **Stipulations**

1. The developer shall provide minimum 2-inch caliper trees for screening in the required landscape setbacks along the south and east property lines, where adjacent to residential zoning districts, as approved by the Planning and Development Department.
2. Any parking area lighting within 40 feet of residential zoning districts shall be no higher than 6 feet and shielded to cast the light downward, as approved by the Planning and Development Department.
3. Right-of-way totaling 8 feet shall be dedicated for the west half of the existing alley at the southeast portion of the property, as approved by the Planning and Development Department, unless the alley is abandoned.
4. The developer shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.

### **Writer**

Samantha Keating

11/13/2015

### **Team Leader**

Joshua Bednarek

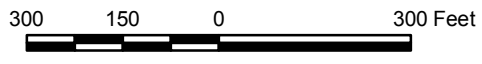
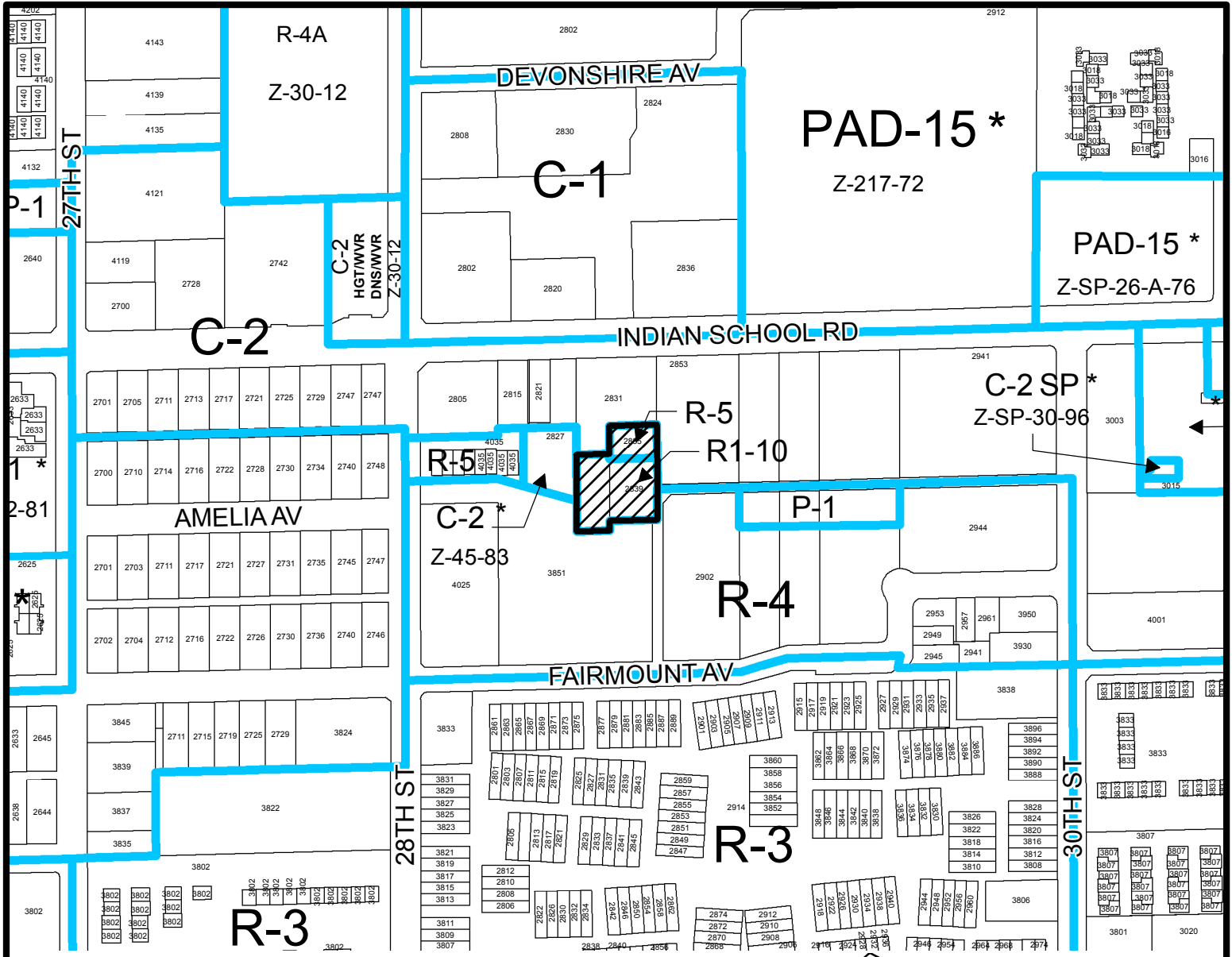
### **Attachments**

Sketch Map

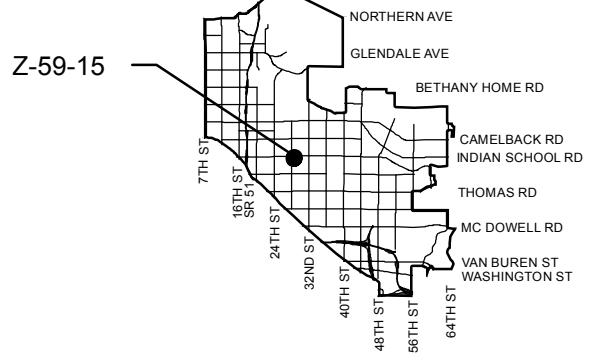
Aerial

Site Plan date stamped 9/28/2015 (1 page)

Elevations date stamped 9/28/2015 (1 page)



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




<b>APPLICANT'S NAME:</b> Wetta Ventures		<b>REQUESTED CHANGE:</b> FROM: R-5 (0.14 a.c.) R1-10 (0.49 a.c.) TO: C-2 (0.63 a.c.)	
<b>APPLICATION NO.</b> Z-59-15	<b>DATE:</b> 10/6/15	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.63 Acres	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> QS 16-34	<b>ZONING MAP</b> H-10	
<b>MULTIPLES PERMITTED</b> R-5, R1-10 C-2	<b>CONVENTIONAL OPTION</b> 6, 1 9	<b>* UNITS P.R.D. OPTION</b> 7, 2 11	


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



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.

# Planning and Development


 City of Phoenix

N 

1 inch = 214,191 ft.

0 75 150 300 Feet

CONSULTANTS:

**PROJECT TEAM**

**DEVELOPMENT**  
Wetta Ventures  
203 E. Indian School Road Phoenix, Arizona  
APN 115-02-011C, APN 115-02-009A, APN 115-02-008A, APN 115-02-011  
(602) 428-3538  
wetta@wetta.com

**DESIGN & ARCHITECTURE**  
Brick & West, LLC  
203 E. Indian School Road Phoenix, Arizona  
APN 115-02-011C, APN 115-02-009A, APN 115-02-008A, APN 115-02-011  
(602) 321-2478  
info@brickandwest.com

**ZONING**  
Gammage & Bowman, P.L.C.  
Contact: Marissa Vaz  
marissa@gbplaw.com  
(602) 321-0700

**PROJECT DATA**

**PROJECT ADDRESS**  
203 E. Indian School Road Phoenix, Arizona  
APN 115-02-011C, APN 115-02-009A, APN 115-02-008A, APN 115-02-011  
(602) 428-3538  
wetta@wetta.com

**PROJECT DESCRIPTION**  
Remodel of existing building (ca. 1,200 SF)  
Addition to existing building (ca. 1,200 SF)  
Removal of existing residential porch to C-2

**ZONING**  
EX. C-2, R-5, R-10 51,877 SF (1,103 A)  
PROPOSED: C-2

**EXISTING BUILDING DESCRIPTION**  
Existing (1) main building and addition  
2-1/2' high in height

**PROPOSED BUILDING DESCRIPTION**  
New main building ca +/- 1,100 SF total  
20 feet high, single story

**SITE NOTES**

- Development of this site will conform with all applicable codes and ordinances.
- All new or relocated utilities will be placed underground, including the general level of storm, water, and irrigation utilities by users in the area.
- Existing mechanical equipment shall be replaced or modified to conform with the provisions of the zoning and building ordinances of the City of Phoenix.
- Any new structures and landscaping within visibility triangles will be located outside of the sight triangles.
- Any new structures and landscaping within visibility triangles will be located outside of the sight triangles.
- All new motor vehicle equipment will be screened from view.

**USE PERMITS AND VARIANCES REQUIRED\*\***

- Variance to reduce parking stall dimensions from 18' x 8.5' to 15' x 8.5' (See Section 02.0.2.3(1) a).
- Variance to reduce parking stall dimensions from 18' x 8.5' to 15' x 8.5' (See Section 02.0.2.3(1) a).
- Variance to reduce the required parking lot landscaping to 5%.
- Variance to reduce the required combined depth of parking space and aisle for a double handed aisle from 62'-0" to 60'-0" (See Section 02.0.2.3(1) b).
- Variance to reduce the required landscape setback at East Indian School Road to 0'-0" (Average 25'-0" Minimum 20'-0" required).
- Variance to reduce the requirement for trees along the landscape setback at East Indian School Road. Section 02.0.2.4.a.
- Variance to reduce the required landscaping area in the south property line setback at East Indian School Road. Section 02.0.2.4.b.
- Use permit to allow outdoor recreation uses as an accessory use to a restaurant. Section 02.0.1.1(8).
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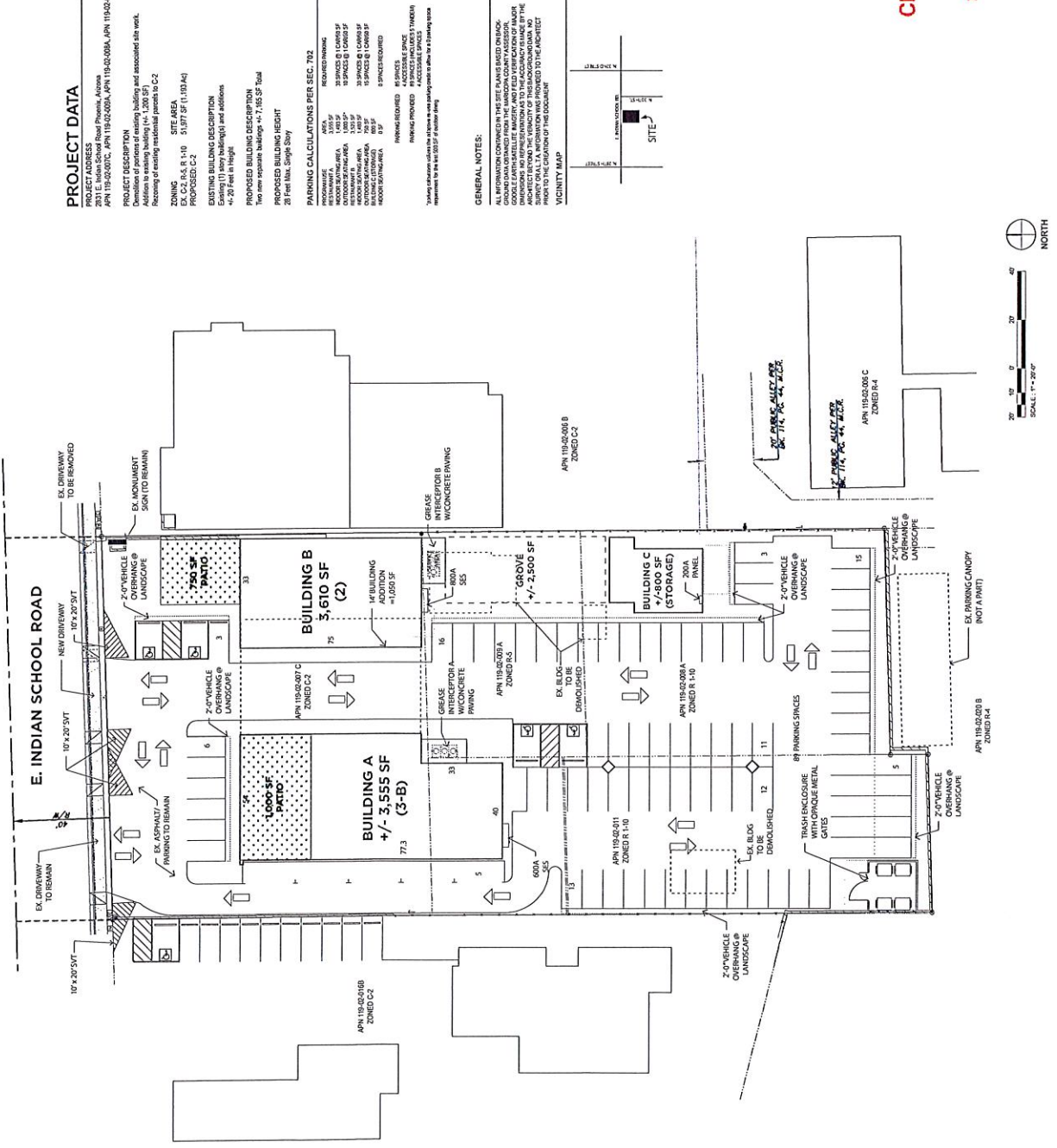
\*\* use permits and variances assumes rezoning of entire site to C-2

**PARKING CALCULATIONS PER SEC. 702**

DESCRIPTION	AREA	REQUIRED PARKING
EXISTING BUILDING	1,200 SF	32 SPACES @ 3.75 VEHICLE PER 1,000 SF
PROPOSED BUILDING	1,100 SF	30 SPACES @ 3.75 VEHICLE PER 1,000 SF
TOTAL		62 SPACES @ 3.75 VEHICLE PER 1,000 SF

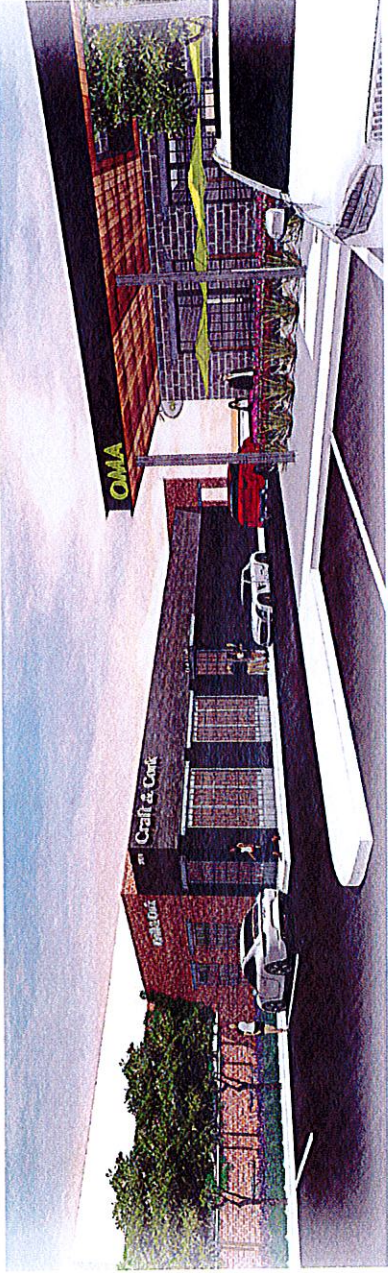
**GENERAL NOTES:**

ALL INFORMATION CONTAINED HEREIN IS PRELIMINARY. THE ARCHITECT AND ENGINEER HAVE CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF LANDSCAPE CONDITIONS AND UTILITIES AND FIELD VERIFICATION OF LANDSCAPE CONDITIONS AND UTILITIES. THE ARCHITECT AND ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THE ARCHITECT AND ENGINEER BY THE OWNER.

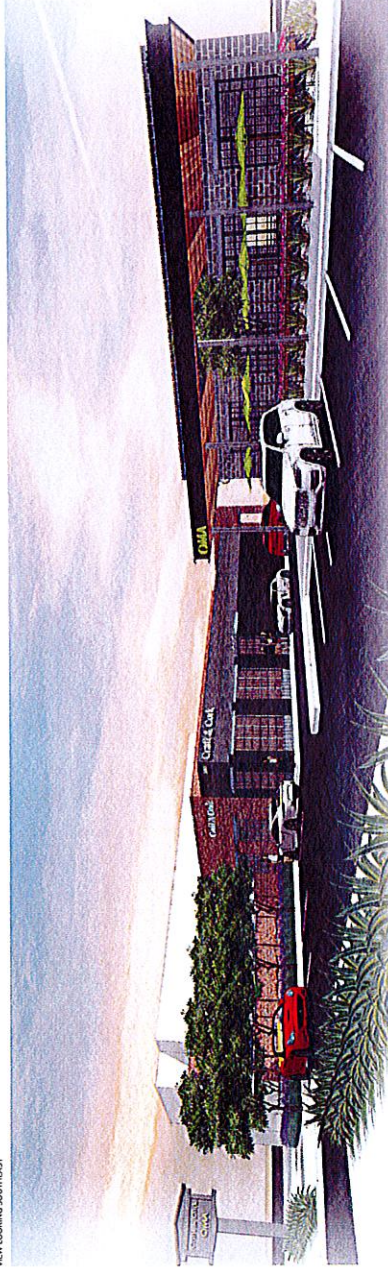




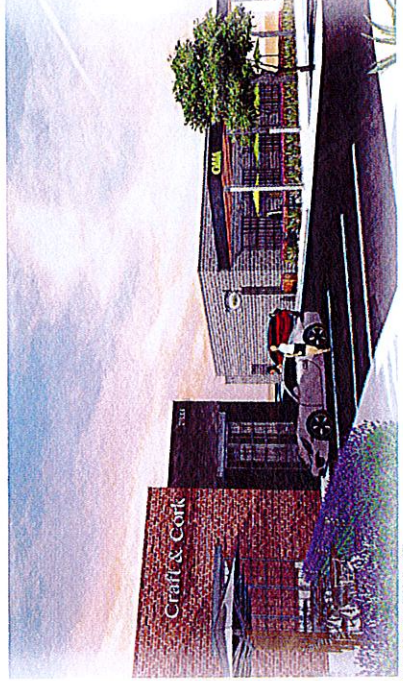
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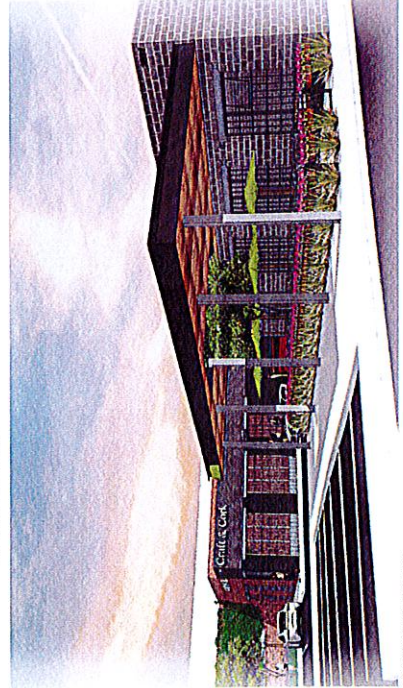
VIEW LOOKING SOUTHEAST



VIEW LOOKING EAST SOUTHEAST



VIEW LOOKING EAST SOUTHWEST



VIEW LOOKING EAST SOUTHEAST