



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-7-16-7
 April 29, 2016

Estrella Village Planning Committee Meeting Date: May 17, 2016
Planning Commission Hearing Date: June 2, 2016
Request From: R-3 (1.76 acres)
Request To: C-3 (1.76 acres)
Proposed Use: Office/Warehouse
Location: Approximately 150 feet west of the northwest corner of 31st Avenue and Yuma Street
Owner/Applicant: Gary Barno, 3125 West Land Development LLC
Representative: David Kenyon, Kenyon Architectural Studio
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Yuma Street	Local	25-foot north half street
<p>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The surrounding land uses are notably diverse, with residential, commercial, and industrial areas interspersed along Yuma Street. The proposal would result in increased intensity that is consistent in scale and character with the surrounding area.</p>			

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS) LAND

USE PRINCIPLE: *Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.*

The property is located within the South Phoenix Major Employment Center and would provide employment opportunities within the Estrella Village.

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS, EMERGING ENTERPRISES; LAND USE PRINCIPLE: *Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.*

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The proposal would support the redevelopment of a blighted, vacant parcel with office and warehouse spaces designed to accommodate small and local business owners. These spaces are ideally suited for start-up companies and new business owners.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: *Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.*

The proposal is consistent in scale and character with the diverse land use pattern in the surrounding area. Staff stipulations regarding lighting, outdoor storage standards, landscape setbacks, and revisions to the proposed elevations will mitigate potential negative impacts on adjacent residential properties.

BUILD THE SUSTAINABLE DESERT CITY; WATER SUPPLY/WASTEWATER; LAND USE PRINCIPLES: *Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.*

The proposal will facilitate the redevelopment of a vacant parcel located in an established neighborhood.

Area Plans

The 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	Vacant	R-3
North	Liquor Store, Vacant Mobile-Home Spaces	C-3
South	Vacant, Contractor's Yard	R-3
East	Single-Family Residential	R-3
West	Mobile-Home Park	R-3

C-3 (General Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street	Average 25'	South: 50' 1" (Met)
Side	When adjacent to R-3 (building height 24'): 50'	East: Minimum 50 feet (Met) West: 50 feet (Met)
Rear	When adjacent to C-3 (building height 24'): 0'	North: 26 feet (Met)
<i>Landscaped Setbacks</i>		
Street	Average 25'	Yuma Street: 25 feet (Met)
Side	When adjacent to R-3 – Minimum 10'	West: 15 feet (Met) East: 10 feet (Met)
Rear	When adjacent to C-3 – Minimum 0'	North: 0 feet (Met)
Lot Coverage	Not to exceed 50%	30% (Met)
Building Height	2 stories, 30'	1 Story, 24 feet (Met)
Parking	Office: 1 per 300 square feet (4 spaces) Warehouse: 1 per 1000 square feet (13 spaces) Accessible Parking: 2 spaces Total: 19 Spaces	Provided: 20 Spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 1.76 acre site located approximately 150 feet west of the northwest corner of 31st Avenue and Yuma Street from R-3 (Multifamily Residential) to C-3 (General Commercial) to allow office and warehouse uses.



2. The General Plan Land Use Map designation for the subject property is Commercial. The proposed uses are consistent with this designation and no amendment is required.

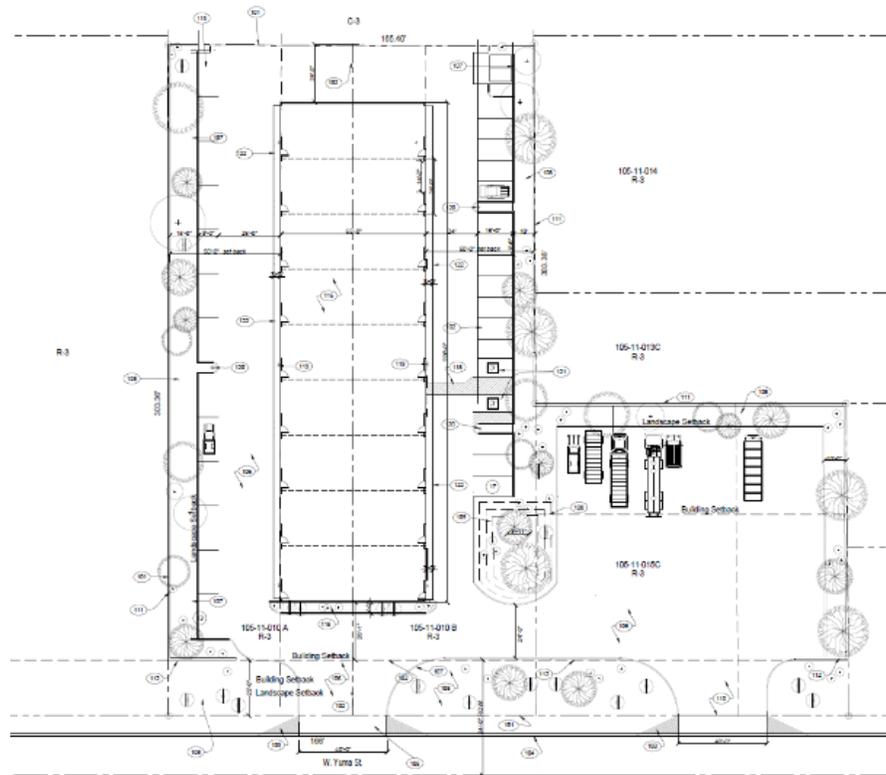
SURROUNDING USES & ZONING

3. The subject site is currently vacant, undeveloped land zoned R-3. The site is blighted with construction debris and dead storage of vehicles visible from the right-of-way on the eastern portion of the property. There is an existing chain link fence along the majority of the perimeter and some over height concrete fencing along the Yuma Street frontage.

North of the site is a small liquor store which sits in front of a number of vacant mobile-home pads. This property is zoned C-3. Adjacent to the site to the east and across 31st Avenue are single-family residential homes zoned R-3. South of the site are vacant parcels and a contractor's yard zoned R-3. To the west of the site is a mobile-home park zoned R-3.

PROPOSAL

4. On the western portion of the property, the proposed site plan depicts a 14,690 square foot building designed for use as office or warehouse space for small business owners. The building is designed to accommodate multiple users in bays of approximately 25 feet in width and 65 feet in depth.



On the eastern portion of the property, the site plan depicts an open area that may accommodate vehicle parking or outdoor storage uses. The property owners have recently acquired these parcels in an effort to begin consolidating property along Yuma Street. As the remaining parcels become available, the property owners would consider a future complementary office use on this portion of the property. In order to buffer adjacent residents from outdoor storage in this area, staff stipulations limit the height of outdoor storage in this area to 8 feet within 25 feet of a residential zoning district. This buffer will mitigate any visibility, aesthetic, or safety concerns related to potential outdoor storage.

Ingress and egress to the site is provided at two driveways along Yuma Street. Parking is provided along the eastern property line and in parallel spaces along the western property line. Additional parking may be available on the eastern portion of the site.

Staff stipulations require general conformance to the site plan and elevations.

5. The elevations lack adequate detail and architectural interest on the south elevation. The south elevation is street-facing and the south property line is adjacent to an R-3 (Multifamily residential) zoning district. Staff stipulations require that the developer revise the elevations to provide architectural treatment such as banding, offsets, popouts, accent materials, or detailing to break up the building mass along the south elevation. This stipulation will help to mitigate effects of this building mass on the adjacent residentially-zoned properties.
6. West of the property is the Lazy T Mobile-Home Park. In order to buffer residents of the park from the proposed development, staff stipulations require a minimum 15-foot landscape setback along this property line.
7. In order to mitigate potential negative effects of lighting on nearby residents and property owners, staff stipulations limit the height of on-site lighting to 6 feet within 20-feet of a residential zoning district.

STREET TRANSPORTATION

8. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.

OTHER

9. The proposed building is intended to attract small business owners and entrepreneurs. This may help to encourage the growth of locally owned businesses and related jobs.
10. The surrounding community is in a transitional state as industrial and commercial land uses east of 31st Avenue, south of Pima Street, and closer to the I-10/I-17 freeway interchange encroach on residentially zoned properties in the vicinity. Many of the existing residential properties contain non-conforming commercial or industrial land uses. Yuma Street contains commercial, residential, and industrial zoning in the short stretch between 31st and 33rd Avenue. The request is compatible with the diversity of the land uses in the area and proposes adequate development standards to mitigate negative effects on the residential land uses in close proximity to the site.
11. Development and use of the site is subject to all applicable codes and ordinances. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal will benefit adjacent property owners and the community by redeveloping a vacant, blighted parcel, providing landscaping, updating fencing, and improving the streetscape along Yuma Street.
3. The C-3 zoning district will allow development which is consistent in scale and character with the diverse land use pattern in the surrounding area.
4. The proposal provides commercial and employment opportunities for residents and small business owners in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped April 28, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The elevations date stamped February 18, 2016 shall be revised to provide architectural treatment such as banding, offsets, popouts, accent materials, or detailing to break up building mass along the south elevation, as approved by the Planning and Development Department.
3. A minimum landscape setback of 15-feet shall be provided along the west property line, as approved by the Planning and Development Department.
4. On-site lighting shall not exceed a maximum of six feet in height within twenty feet of a residential zoning district as approved or modified by the Planning and Development Department.
5. Outdoor storage shall not exceed 8-feet in height within 25-feet of a residential zoning district.
6. 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 by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

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Writer

Adam Stranieri

April 29, 2016

Team Leader

Joshua Bednarek

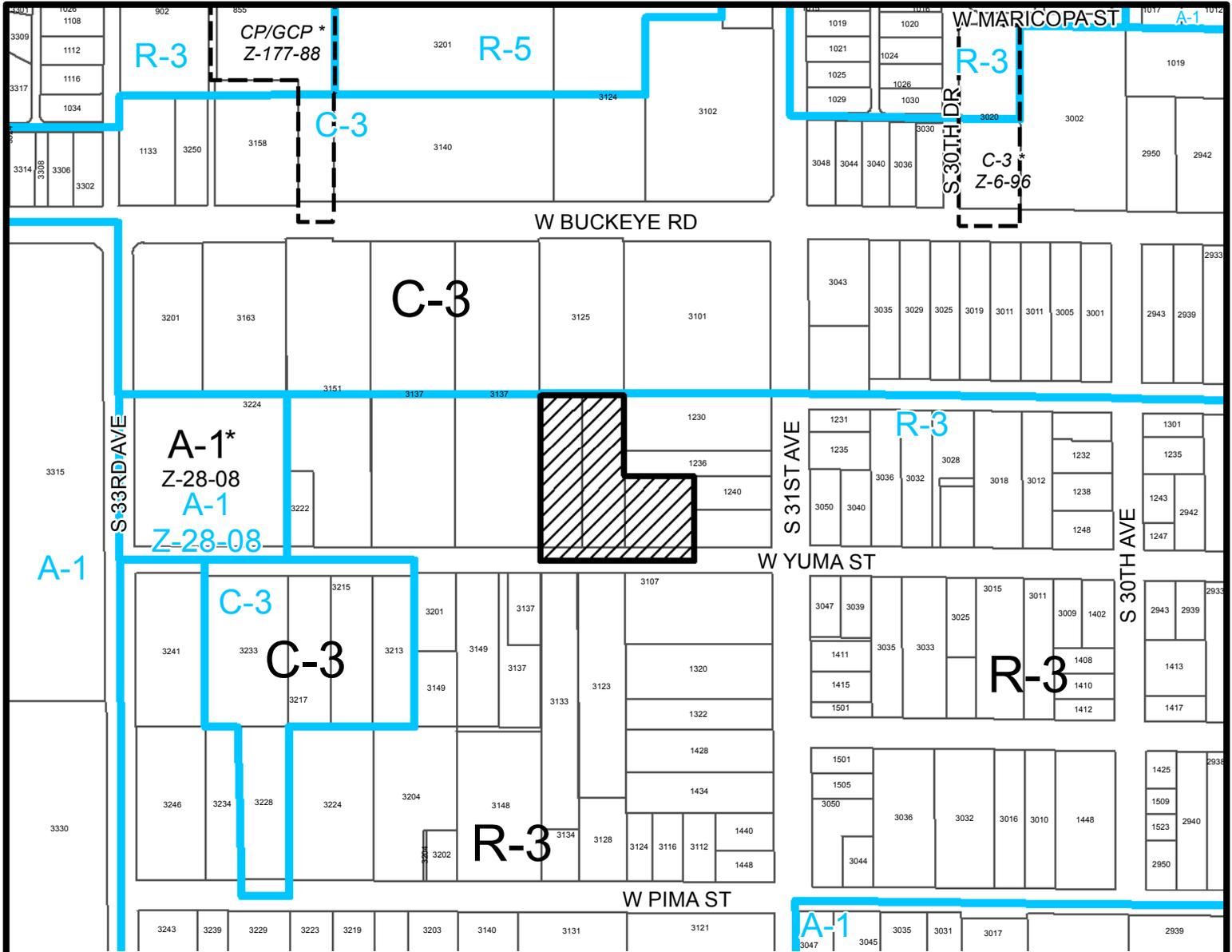
Attachments

Zoning sketch

Aerial

Site plan date stamped April 28, 2016 (2 pages)

Elevations date stamped February 18, 2016 (1 page)



Feet

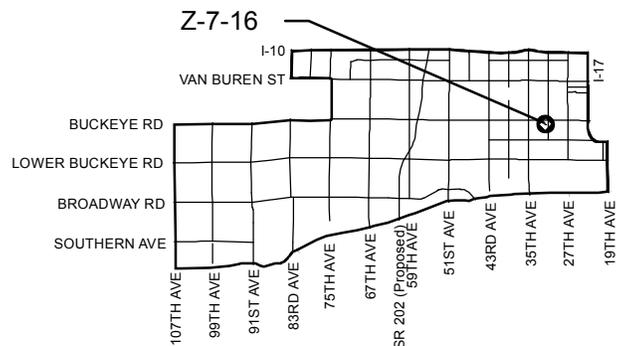


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



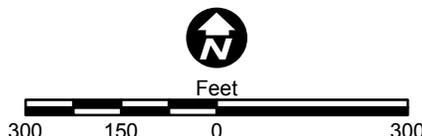
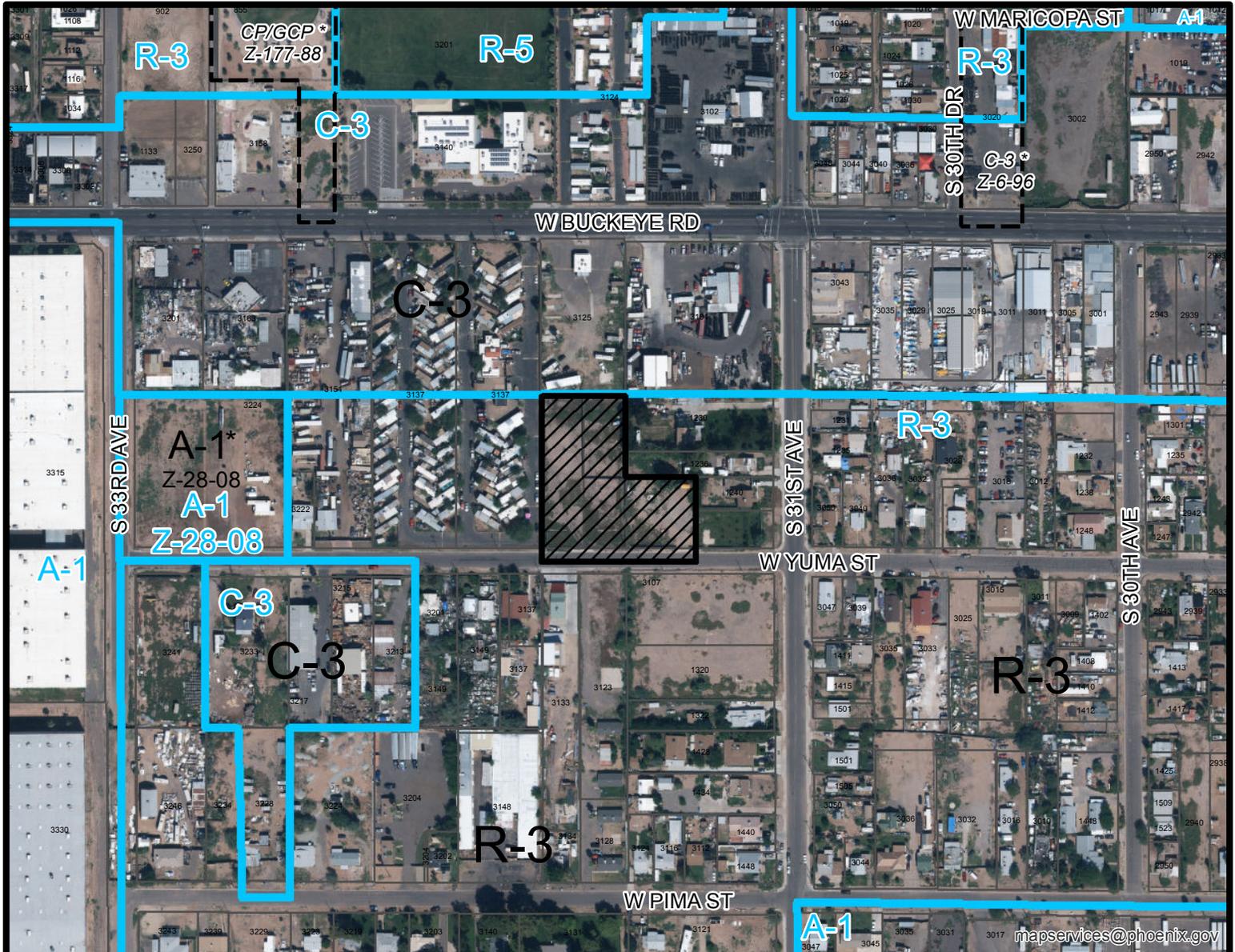
City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Gary Barno		REQUESTED CHANGE: FROM: R-3 (1.76 a.c.) TO: C-3 (1.76 a.c.)	
APPLICATION NO. Z-7-16	DATE: 3/10/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.76 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 8-21	ZONING MAP F-6	
MULTIPLES PERMITTED R-3 C-3	CONVENTIONAL OPTION 25 25	* UNITS P.R.D. OPTION 30 30	

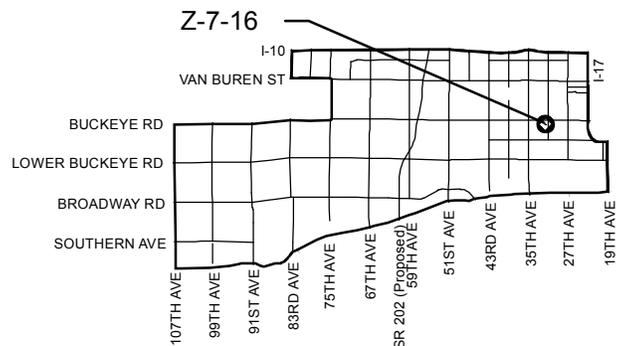
* Maximum Units Allowed with P.R.D. Bonus



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7

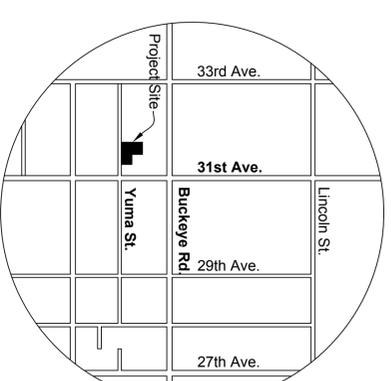


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PLANNING & DEVELOPMENT DEPARTMENT



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Project Description

Change zoning from R-3 to C-3 to follow City General Plan.

Project Data

PARCEL NUMBERS(S):
105-11-010 A, 105-11-010 B, 105-11-015C

LEGAL DESCRIPTION

Parcel Lot #: 105-11-010-A
The West half of the South half Lot 6, FOUR BOY EIGHT, a subdivision recorded in Book 20 of Maps, Page 30, records of Maricopa County, Arizona.
Parcel Lot #: 105-11-010-B
The East half of the South half Lot 6, FOUR BOY EIGHT, a subdivision recorded in Book 20 of Maps, Page 30, records of Maricopa County, Arizona
Parcel Lot #: 105-11-015C
Lot 9, FOUR BOY EIGHT, according to Book 20 of Maps, page 30, records of Maricopa County, Arizona. Except the East 152.00 feet thereof.

PROJECT ADDRESS

3120 W. Yuma St.
Phoenix, AZ 85009

ZONING:

Existing R-3 proposed C-3

SITE AREA:

Gross: 70,172 sq. ft. or 1.6 acres
Net: 48,650 sq. ft. or 1.12 acres

BUILDING AREA

Proposed Building - 14,890 sf

LOT COVERAGE

Allowable - 50%
Proposed - 14,890 / 48,650 = 30%

BUILDING HEIGHT

Allowable - 30'-0" (4 stories)
Proposed - 24'-0" (1 story)

BUILDING SETBACKS

Street:	Required 25 feet	Provided 25 feet
West Side R-3	50 feet	50 feet
East Side R-3	50 feet	50 feet
Rear: 105-11-010-AB-C-3	0 feet	0 feet
Rear: 105-11-015-C-3	50 feet	50 feet

LANDSCAPE SETBACKS

Street:	Required 25 feet	Provided 25 feet
West Side R-3	10 feet	13 feet
East Side R-3	10 feet	10 feet
Rear of 105-11-010-AB-C-3	0 feet	0 feet
Rear: 105-11-015-C-3	10 feet	10 feet

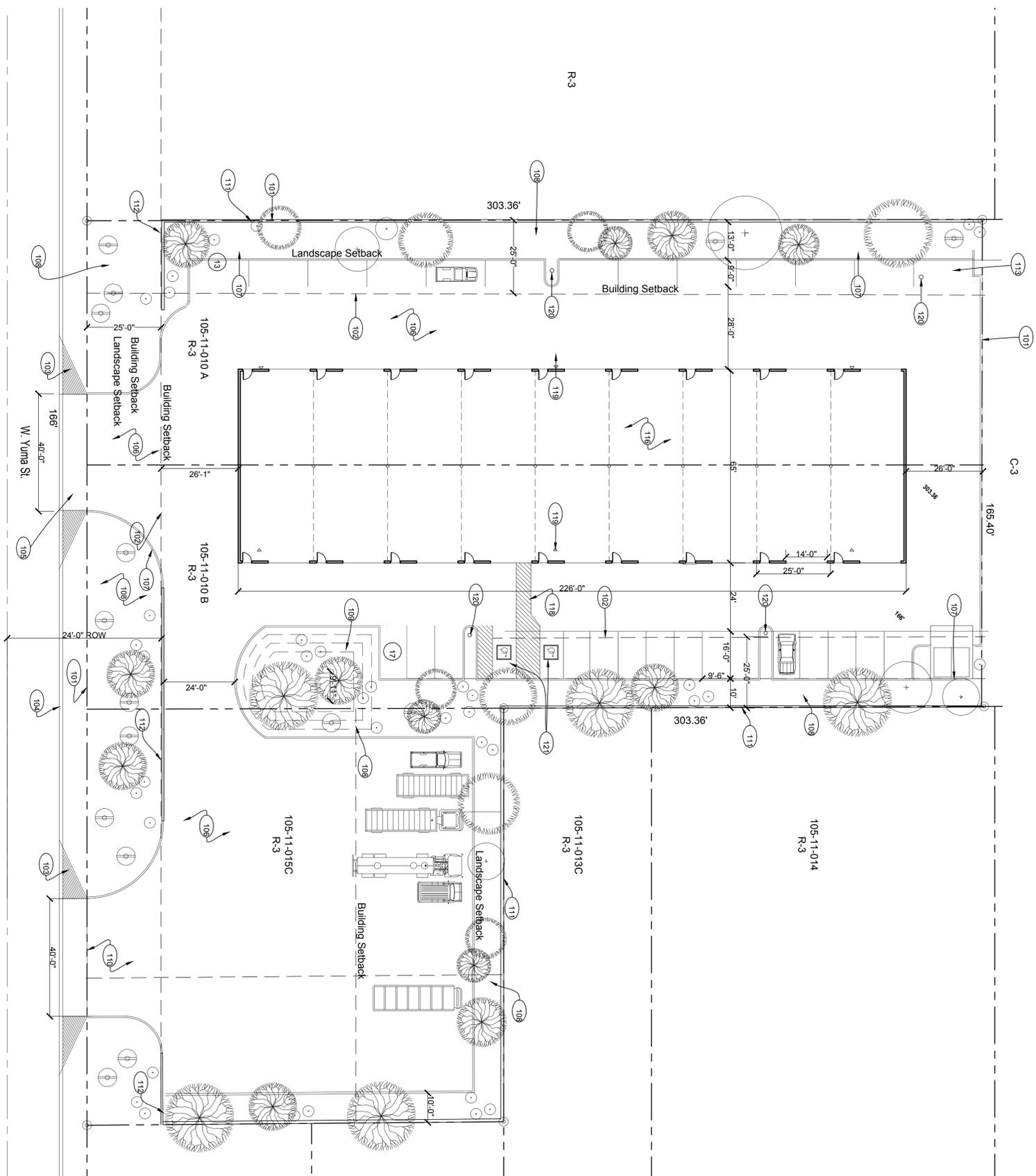
Parking

Office - (1/300 sq. ft.)	Required 4 cars	Provided 13 cars
Warehouse - (1/1000 sq. ft.)	13 cars	14 cars
Accessible Parking	2 cars	2 cars
Total Parking	19 cars	29 cars

Project Directory

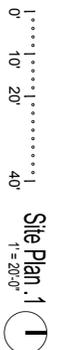
ARCHITECT
Kenyon Architectural Studio
Contact: Dave Kenyon
115 E. Campo Desierto Rd.
Tempe, Arizona 85281
Tel: 480.655.8802

OWNER
3125 West Land Development, LLC
Gary Banyo
2136 W. Bertrams Dr.
Phoenix, Arizona 85005
Tel: 602.725.8880



Keynotes

- 101 Property line
- 102 Building setback line
- 103 10' x 20' visibility triangle (see S.P.N. #9)
- 104 Existing curb, gutter, and no sidewalk. Replace if broken or out of grade.
- 105 Existing access point driveway. Revise as needed per city standards.
- 106 Asphalt paved parking.
- 107 Provide 6" curb around all parking, maneuvering, and aisles.
- 108 Landscaping per City of Phoenix requirements.
- 109 Retention Basin.
- 110 New driveway built to city requirements
- 111 New 6'-0" CMU wall.
- 112 New 3'-0" visual screen wall (see detail 9/A6.1)
- 113 New trash enclosure (see detail 10/A6.1)
- 114 Blank
- 115 New building footprint.
- 116 Accessible path of travel to sidewalk.
- 118 Building mounted exterior lighting - max. 15' high.
- 119 Pole mounted exterior lighting - max. 15' high (see detail 8/A6.1)
- 120 Accessible parking space per city standards
- 121



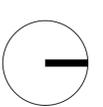
CITY OF PHOENIX

FEB 18 2016

Planning & Development
Department

Zoning Change Request
R3 to C3
3120 W Yuma St
Phoenix, AZ. 85009

Date: 11/18/2016
Drawn by: ADB
Checked by: DLK
Scale: as noted

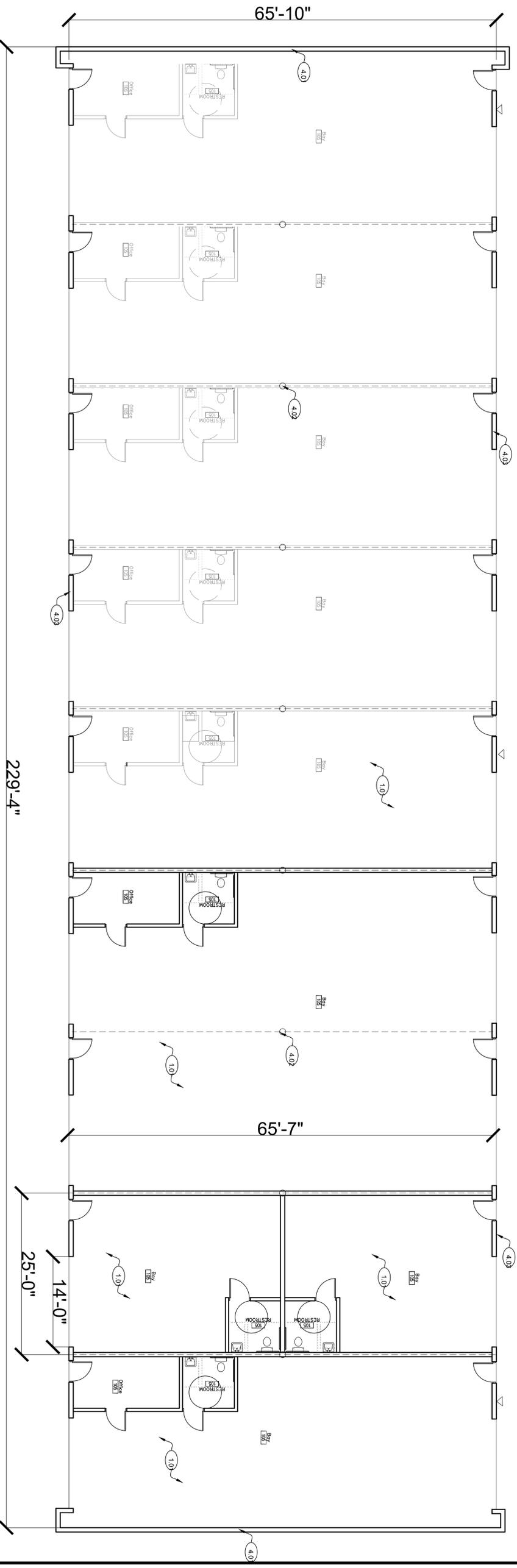


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Proposed Site Plan & Data



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Keynotes

- 1.01 Typical Bay layout.
- 4.01 Smooth and Split face CMU wall.
- 4.02 Metal building skeleton
- 4.03 Metal wall Panels.

Proposed Floor Plan . 1

CITY OF PHOENIX

FEB 18 2016

**Planning & Development
Department**

Zoning Change Request
R-3 B C3
3120 W Yuma St
Phoenix, AZ. 85009

Date: 1/15/16
Drawn by: CDK
Checked by: DLK

Scale: 1/8" = 1'-0"



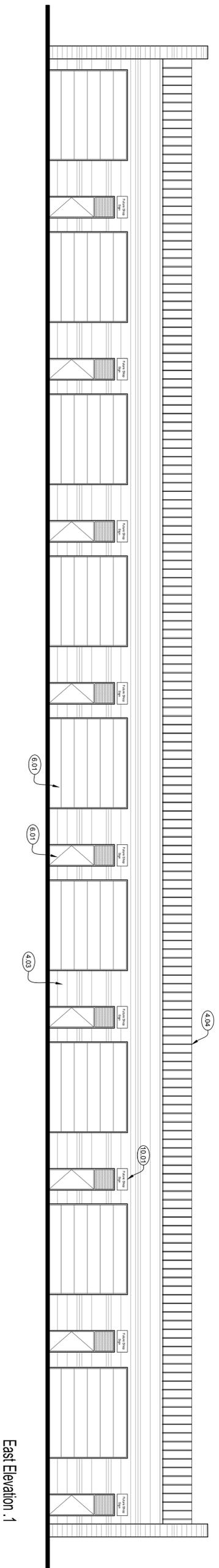
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Proposed Floor Plan

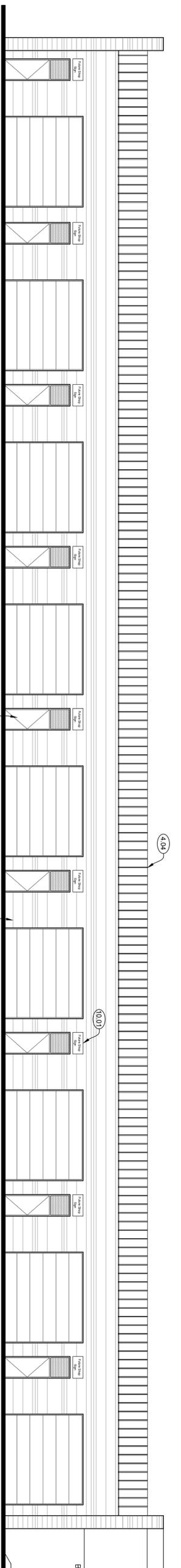
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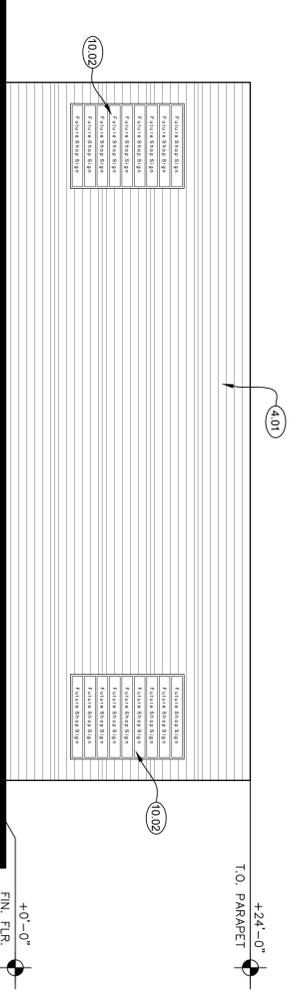
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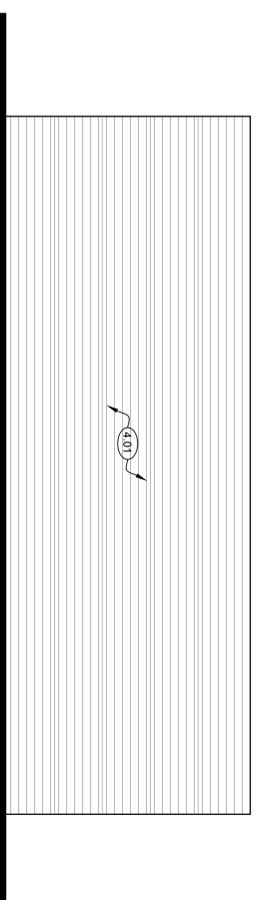
East Elevation .1



West Elevation 2



South (Street) Elevation .4



North Elevation .3

Keynotes

- 4.01 Smooth and Spill face CMU wall
- 4.02 Metal building skeleton
- 4.03 Metal wall panels.
- 4.04 Metal sloped roof panels.
- 6.01 Metal Man door.
- 6.02 Metal bay roll up door.
- 10.01 Building suite signage
- 10.02 Suite signage

CITY OF PHOENIX

FEB 18 2016

Planning & Development
Department

120 W Yuma St
Phoenix, AZ. 85009
Zoning Change Request
R3 to C3

Date: 1/15/16
Drawn by: CDK
Checked by: DLK
Scale: 1/8" = 1'-0"

A1.2
Elevations
Job # 1516.06