



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-83-15-6
June 24, 2016

Camelback East Village Planning Committee Hearing Date July 12, 2016
Planning Commission Hearing Date August 4, 2016

Request From: R1-6 (0.98 acres)
Request To: R-O (0.98 acres)
Proposed Use Residential Office
Location Northwest corner of 14th Street and Missouri Avenue

Owner Longstaff et al.
Applicant’s Representative Taylor Earl, Earl, Curley & Lagarde, P.C.
Staff Recommendation Approval, subject to stipulations

| General Plan Conformity | | | |
|--|-----------------|------------------------------|---------------------------|
| General Plan Land Use Designation | | Residential 3.5 to 5 du/acre | |
| Street Map Classification | Missouri Avenue | Collector | 40-foot north half street |
| | 14th Street | Local | 30-foot west half street |
| <p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>While the proposed use is consistent with the office uses that exist to the east and west, the project design incorporates several features that maintain the residential character of the site, thereby providing increased compatibility with the adjacent residential uses.</p> | | | |
| <p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</p> <p>The conversion of the property to office use encourages the growth of local businesses that are appropriately located along a collector street.</p> | | | |
| <p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.</p> <p>The project provides landscape and hardscape transitions that provide an appropriate buffer from the residences to the north.</p> | | | |

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Plant drought tolerant vegetation and preserve existing mature trees in new development and redevelopment.

As stipulated, the proposed project will retain a large mature tree and integrate new landscaping that compliments the existing development in the surrounding neighborhood.

Area Plan

Missouri Avenue Land Use Study - See Items 5 and 6 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|---------------------------|---------------|
| On Site | Single-family residences | R1-6 |
| North | Single-family residential | R1-6 |
| South | Single-family residential | R1-6 |
| East | Office | C-O |
| West | Single-family residence | R1-6 |

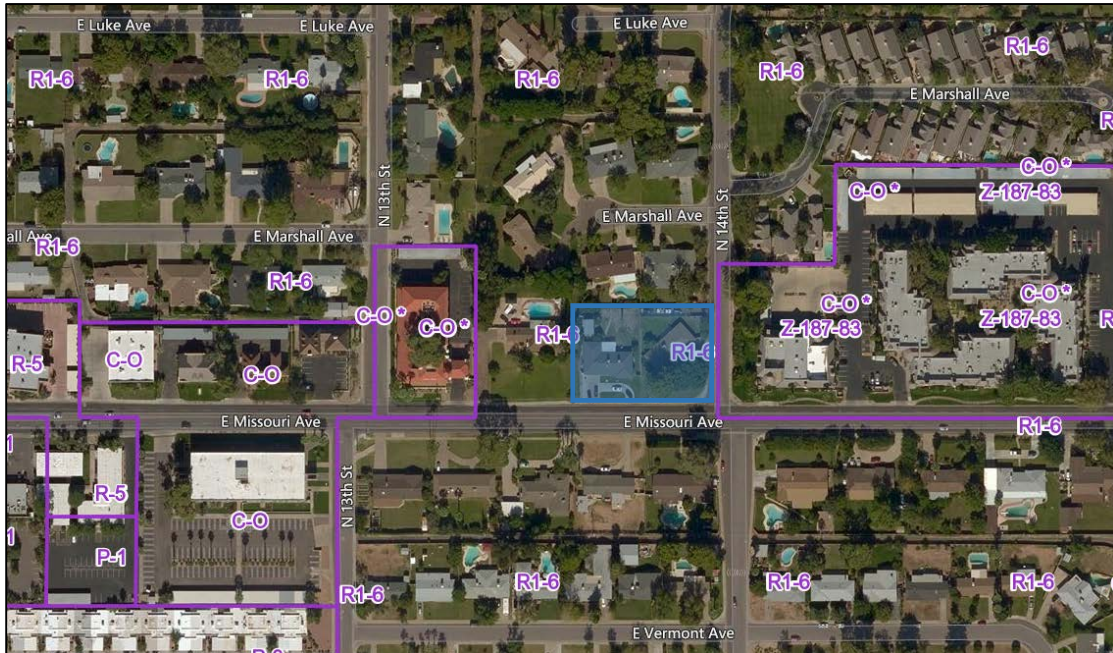
R-O (Residential Office District)

| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
|--------------------------|--|---|
| <i>Building Setbacks</i> | | |
| Front | 20 feet | Existing – 20 feet |
| Side | 10 feet for new structures or existing setbacks for structures to remain | Existing – 7 feet (west) Existing – 12 feet (east) |
| Rear | 25 feet | Existing – 25 feet |
| Lot Coverage | Maximum 30% | Met – 24.3% |
| Building Height | Maximum 15 feet | Existing – one story |
| Parking | Minimum 14 required | Met – 14 provided |

Background/Issues/Analysis

1. This is a request to rezone a 0.98 acre parcel from R1-6 (Single-Family Residence District) to R-O (Residential Office District) to allow for residential offices.
2. The General Plan Land Use Map designation for this property is Residential 3.5 to 5 dwelling units per acre. Although the proposal is not consistent with this 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. Existing single-family residential development, zoned R1-6 (Single-Family Residence District), is located to the north, south and west. Professional offices, zoned C-O (Commercial Office District) are located to the east, across 14th Street.



4. The Residential Office zoning district is intended to control developments on the edges of residential areas which, because of their location on arterial or collector streets or other environmental conditions, are susceptible to pressures for nonresidential uses. The district permits new development at a residential scale or conversion of residential structures for use as professional offices or other limited service uses. The proposed development plan retains the existing residential structures for conversion into office space, with one structure also maintaining a residence.

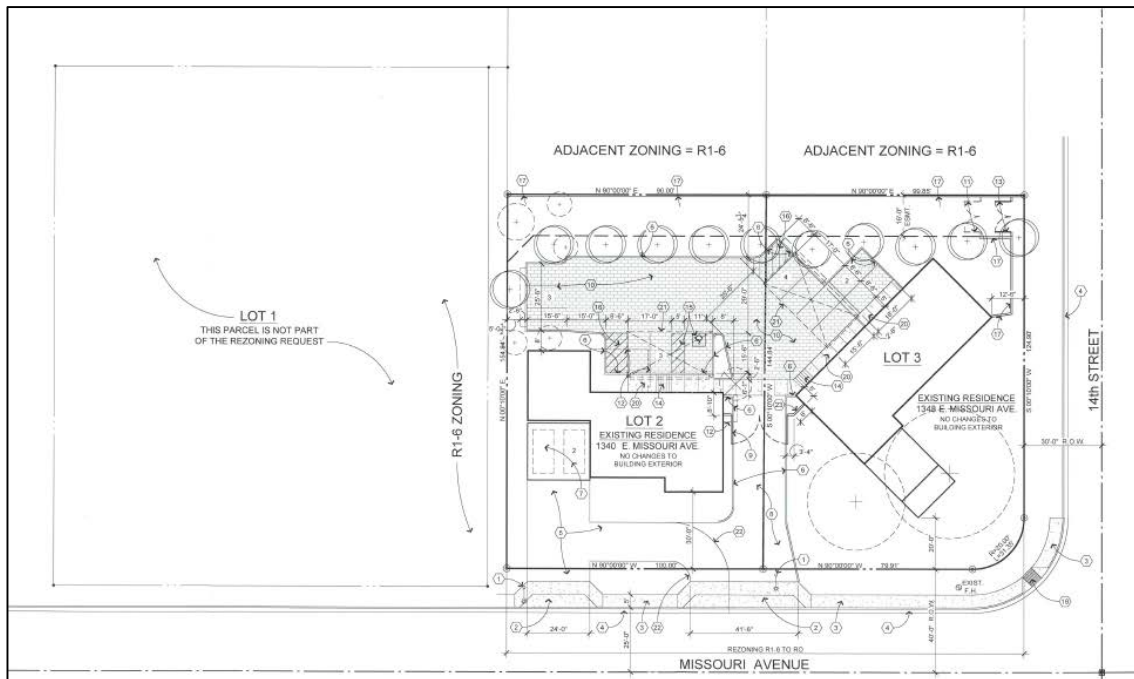
MISSOURI AVENUE LAND USE STUDY

5. The subject property is located within the boundaries of the Missouri Avenue Land Use Study, a study completed by a subcommittee of the Camelback East Village Planning Committee in 2003. The study evaluated the uses and conditions of the Missouri Avenue corridor between 7th Street and 24th Street. While recognizing the viability of residential uses in the corridor, the study notes that along the north side of Missouri Avenue, specifically between 10th Street and 16th Street, smaller office structures exist that are sensitive to their residential adjacency.
6. The Missouri Avenue Land Use Study includes recommendations for redevelopment of property, specifically in regard to Residential Office zoning requests. Recommendations include residential design and appearance for

structures, limiting access off local streets, adequate screening for parking areas and complementary landscape palettes. The proposed development conforms to the recommendations of the plan by retaining the existing buildings on site, limiting access to Missouri Avenue and providing parking at the rear of the site.

SITE DESIGN / LAYOUT

- The proposed site plan depicts conversion of two existing residences to approximately 3,900 square feet of office space. A portion of the eastern building will be retained for continuation of the existing residential use. The majority of the required parking will be provided on the north side of the property and screened from view by the existing buildings along the south and new landscaping along the north. Two additional parking spaces will be provided in the western building's attached garage. The existing driveway along 14th Street will be closed so that access to the site is provided off the collector, as opposed to the local, street. In order to ensure that the proposed office activity and the associated parking is oriented away from the residential homes to the north, stipulations requiring general conformance to the site plan and development under a unified site plan are included.



- No exterior modifications are proposed with the rezoning application so that the residential aesthetic of the structures remain. A stipulation has been included requiring review of any future exterior building modifications to ensure that the residential character of the buildings is maintained. Similarly, although no signage is currently proposed, a stipulation prohibiting internally lit signs is included to help maintain the residential character of the area.



9. New landscaping and hardscaping will be provided for the northern portion of the property that will serve to provide a buffer to the adjacent residential homes. A minimum 16-foot landscaped setback will be provided between the northern property line and the new parking area. In addition to this setback, a stipulation has been included to provide a row of 3-inch caliper trees for screening adjacent to the landscape setback area. Similarly, the parking area will be constructed with pavers, instead of asphalt or concrete, so that it provides a patio-like appearance when not in use.
10. Several mature trees exist on the subject parcel, including a large Carob tree on the eastern lot. The Carob tree was recognized as a “Great Tree of Arizona” by the Arizona Community Tree Council in 2002. A stipulation has been included prohibiting the removal of this tree. In addition, a stipulation has been added requiring that new landscaping be complementary to the existing mature landscaping found in the adjacent neighborhood to further integrate the project with the surrounding development.

DEPARTMENT COMMENTS

11. The Street Transportation Department has requested that all streets located adjacent to the development be improved with paving, curb, gutter, curb ramps, landscaping and other incidentals. A stipulation addressing this request has been included.
12. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
13. 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 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. 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 rezoning is consistent with other commercial development in the immediate area and is appropriately located with access off a collector street.
2. The proposed site design is consistent with the recommendations of the Missouri Avenue Land Use Study.
3. As stipulated, the development provides an appropriate buffering to adjacent residences.

Stipulations

1. The development shall be in general conformance with the site plan date stamped June 15, 2016, except as modified by the following stipulations and as approved by the Planning and Development Department.
2. Any exterior building modifications shall be administratively approved by the Planning Hearing Officer prior to approval through the Planning and Development Department for consideration of maintaining the residential character of the buildings.
3. The site shall develop under a unified site plan, as approved by the Planning and Development Department.
4. The landscape plan for the development shall be complementary to the mature landscaping found in the adjacent residential neighborhood, as approved by the Planning and Development Department.
5. Minimum 3-inch caliper trees, placed 20-feet on center, shall be planted along the north property line, between the parking area / existing building and the 16-foot public utility easement, to provide screening for adjacent residences, as approved by the Planning and Development Department.
6. The carob tree, identified as a "Great Tree of Arizona" in 2002 by the Arizona Community Tree Council, located on the eastern portion of the site shall not be removed.
7. Any parking area lighting shall be no higher than 6 feet and shielded to cast the light downward, as approved by the Planning and Development Department.
8. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
9. The property owner shall construct all streets adjacent to the development with paving, curb, gutter, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Staff Report: Z-83-15-6

June 24, 2016

Page 7 of 7

Writer

Samantha Keating

6/24/2016

Team Leader

Joshua Bednarek

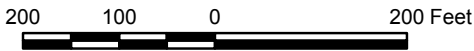
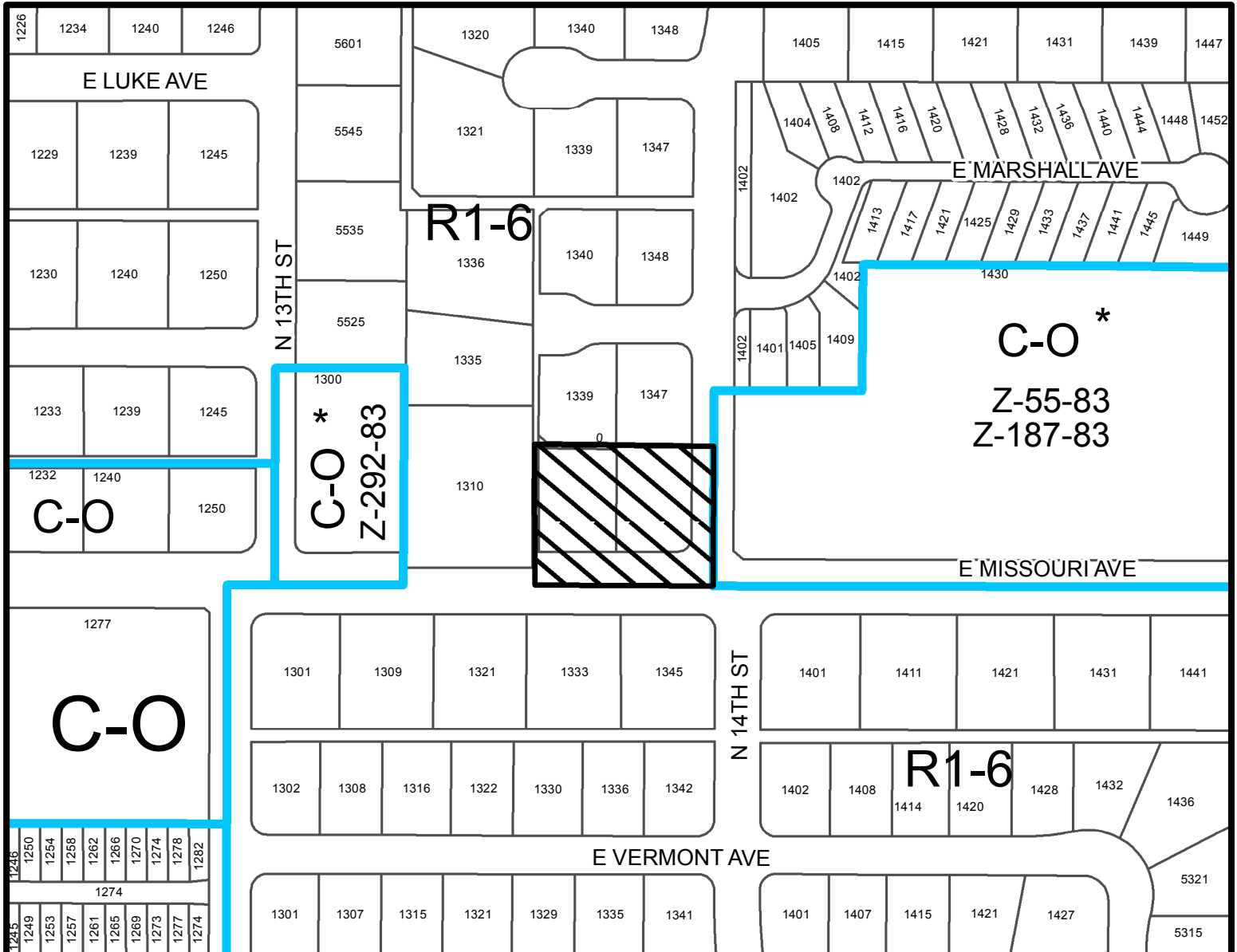
Attachments

Sketch Map

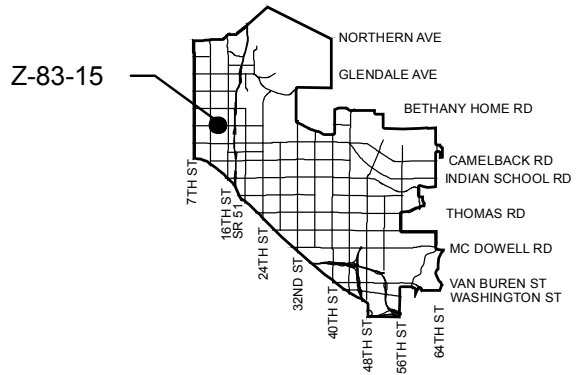
Aerial

Site Plan date stamped 6/15/2016 (1 page)

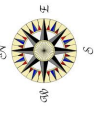
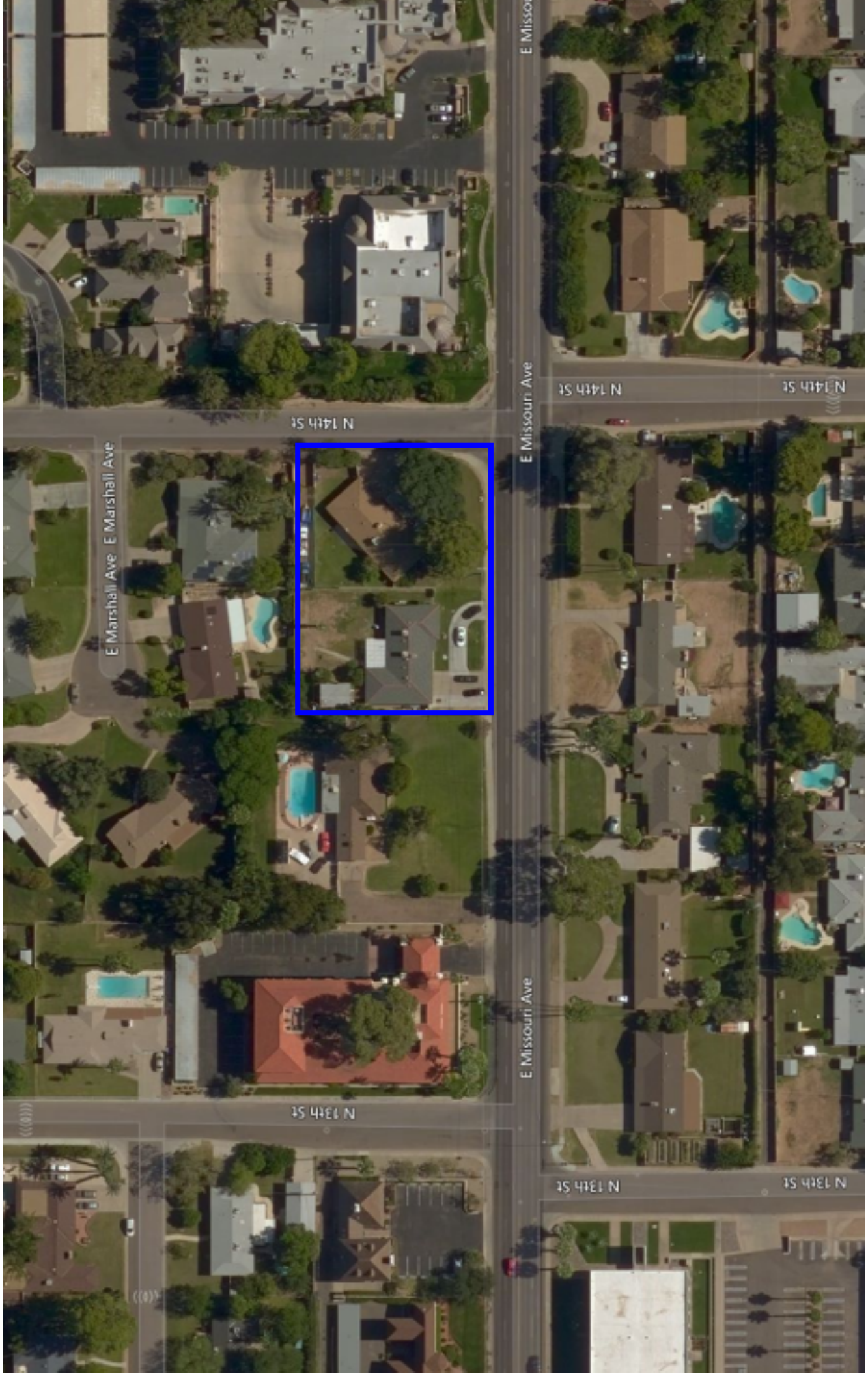
Photos/Elevations date stamped 12/29/2015 (8 pages)

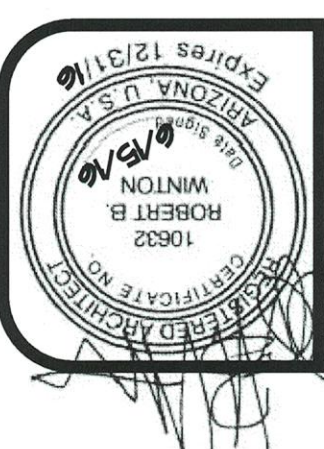


CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6



| | | | |
|---|--|---|--|
| APPLICANT'S NAME: Earl, Curley & Lagarde, P.C. (T. Earl) | | REQUESTED CHANGE: FROM: R1-6 (0.98 a.c.) TO: R-O (0.98 a.c.) | |
| APPLICATION NO. Z-83-15 | | DATE: 1/25/16 REVISION DATES: 6/21/16 | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.98 Acres | | AERIAL PHOTO & QUARTER SEC. NO.: QS 20-30 ZONING MAP: I-9 | |
| MULTIPLES PERMITTED R1-6 R-O | | CONVENTIONAL OPTION 5 2 | |
| * UNITS P.R.D. OPTION 6 2 | | * Maximum Units Allowed with P.R.D. Bonus | |





Winton architects, inc.
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014
(602) 230-9778
FAX (602) 265-9739



REZONING for
1340 & 1348 E. MISSOURI AVE.
PHOENIX, ARIZONA

job no. 15109
drawn MGO/AC
approved RBW
date 6/15/16

revisions

SP-1

PROJECT DATA
ADDRESS: LOT 2-1340 E Missouri Ave
LOT 3-1348 E Missouri Ave

APNS: LOT 3-162-03-0308 & 162-03-032A
LOT 3-162-03-0338

ZONING: Current= R1-6
Proposed= R-O

SITE AREA: LOT 2= 13,685 SF
LOT 3= 13,592 SF
Total = 27,277 SF

BUILDING AREA (LIVABLE AREA): LOT 2= 2471 SF
LOT 3= 2516 SF
Total = 4987 SF

LOT COVERAGE: LOT 2= 3352/13,685=24.50%
LOT 3= 3275/13,592=24.00%

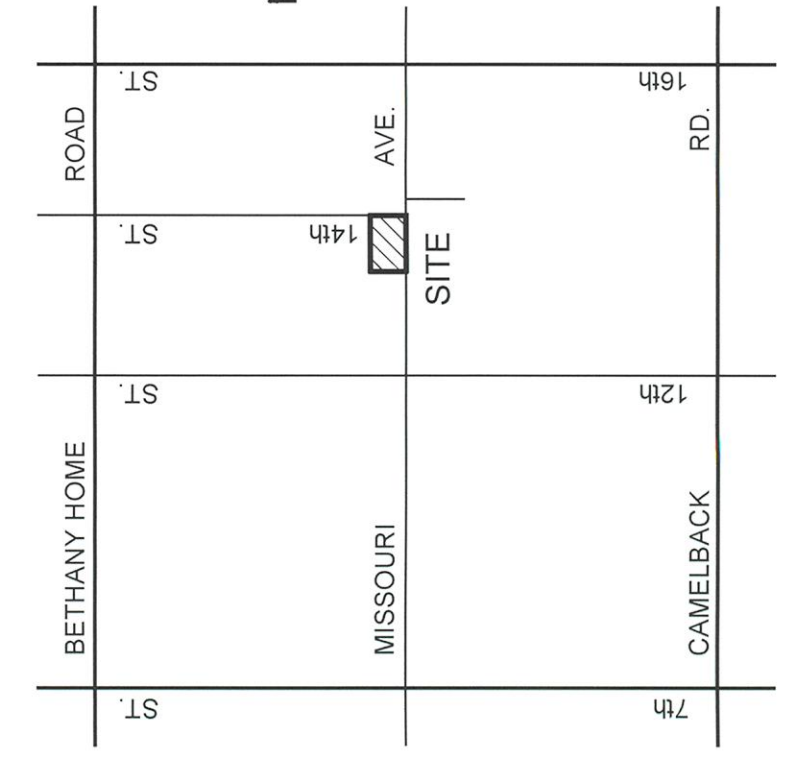
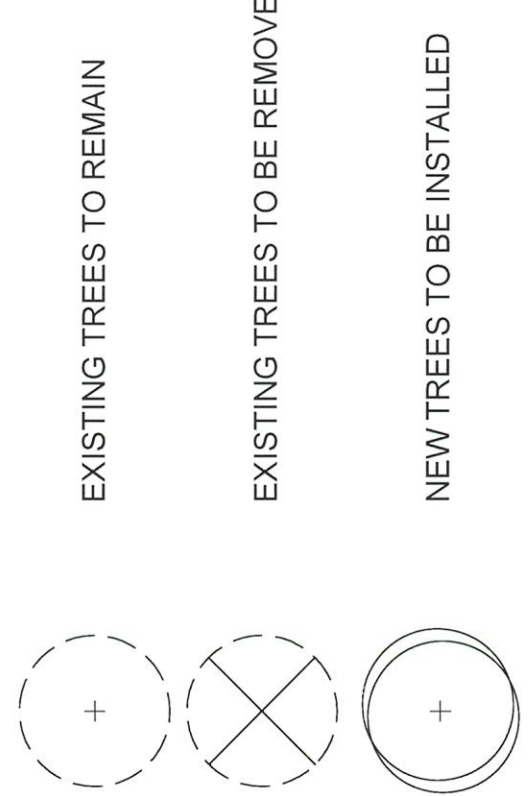
PARKING REQUIRED: Office Parking
2471+ (2516 x .44)/300= 11.93 Spaces
Residential
.65 x 2526= 2 Spaces
Total = 14 Spaces

PARKING PROVIDED: LOTS 2 & 3 = 14 Spaces

ACCESSIBLE PARKING REQUIRED: 1 Space for 2 lots

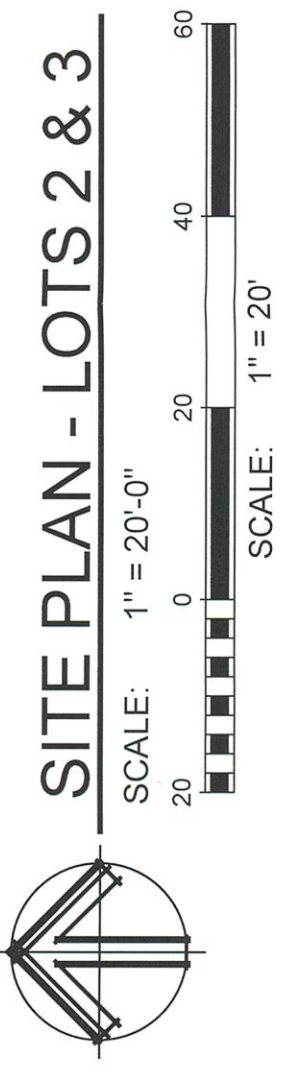
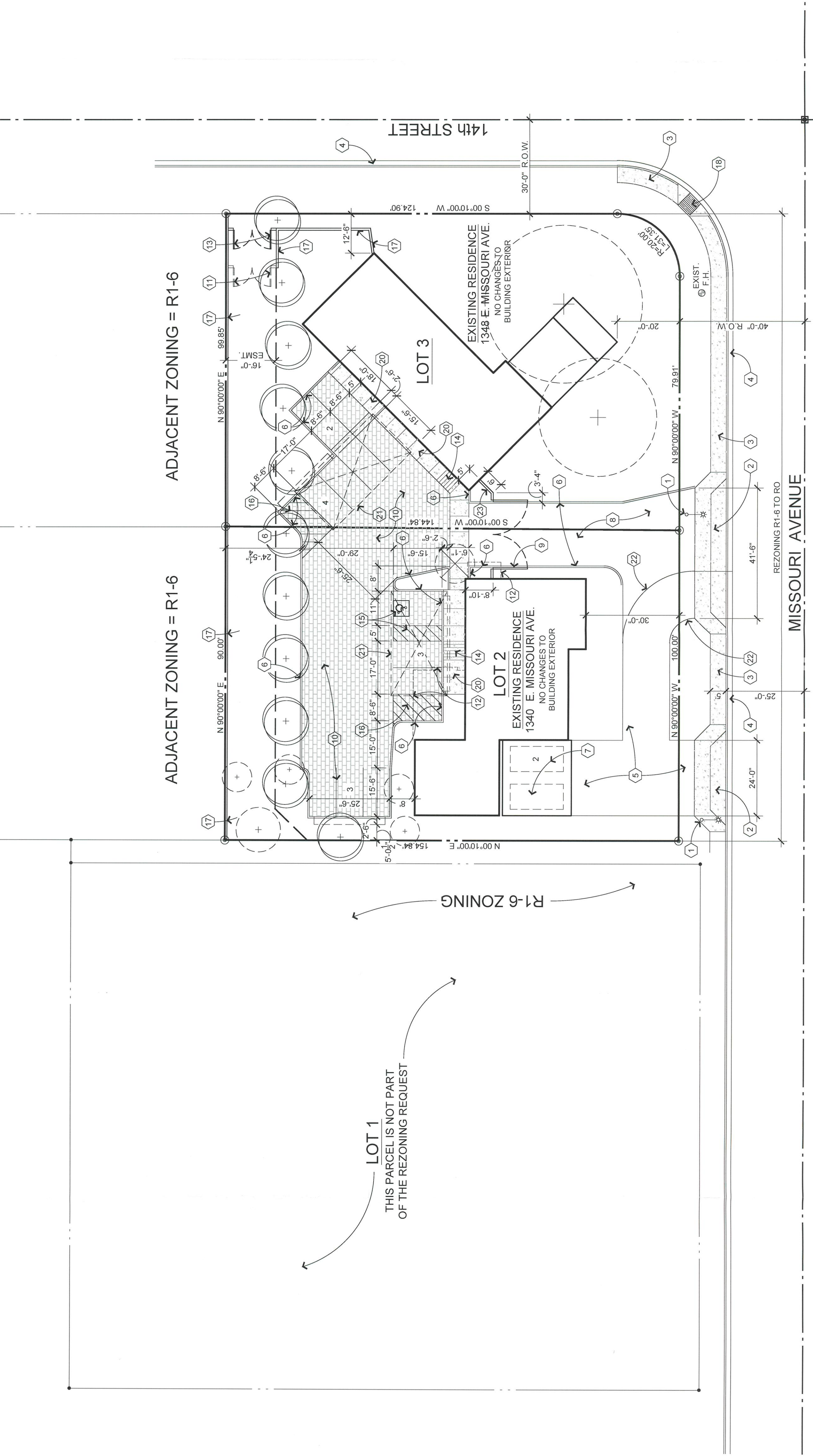
ACCESSIBLE PARKING PROVIDED: 1 Space

LANDSCAPE LEGEND



VICINITY MAP
SCALE: N.T.S.

CITY OF PHOENIX
JUN 15 2016
Planning & Development Department



SITE PLAN KEYNOTES

1. Relocate existing power pole per Civil
2. New concrete curb cut per Civil
3. Existing 5' wide concrete sidewalk
4. Existing rolled concrete curb
5. Existing concrete driveway
6. New 6" extruded concrete curbing
7. Two parking spaces in the garage
8. New concrete driveway
9. Pair of 10'-0" x 6'-0" wrought iron gates
10. Masonry pavers at the drive
11. Existing gates to be removed in favor of emergency gates (see note #13)
12. Remove existing canopy
13. Emergency gates (wrought iron). Provide Fire Department Knox Box for access
14. Accessible ramp at 1:12 maximum
15. Provide standard Phoenix details per 2010 ADA
16. Not a parking space. For turn around only
17. 6' high cmu wall
18. Existing accessible ramp at street sidewalk
19. Not used
20. Masonry pavers with 6" concrete curb @ sidewalk
21. New metal parking canopy
22. Edge of existing concrete drive. Flush new drive with existing drive
23. New 6'-0" high CMU block wall

LOT 1
THIS PARCEL IS NOT PART OF THE REZONING REQUEST

ADJACENT ZONING = R1-6



CITY OF PHOENIX
DEC 29 2015
Planning & Development
Department

Lot 2 – Looking North (2.1)

No Changes to Building Exteriors



CITY OF PHOENIX

DEC 29 2015

Planning & Development
Department

Lot 2 – Looking East (2.2)

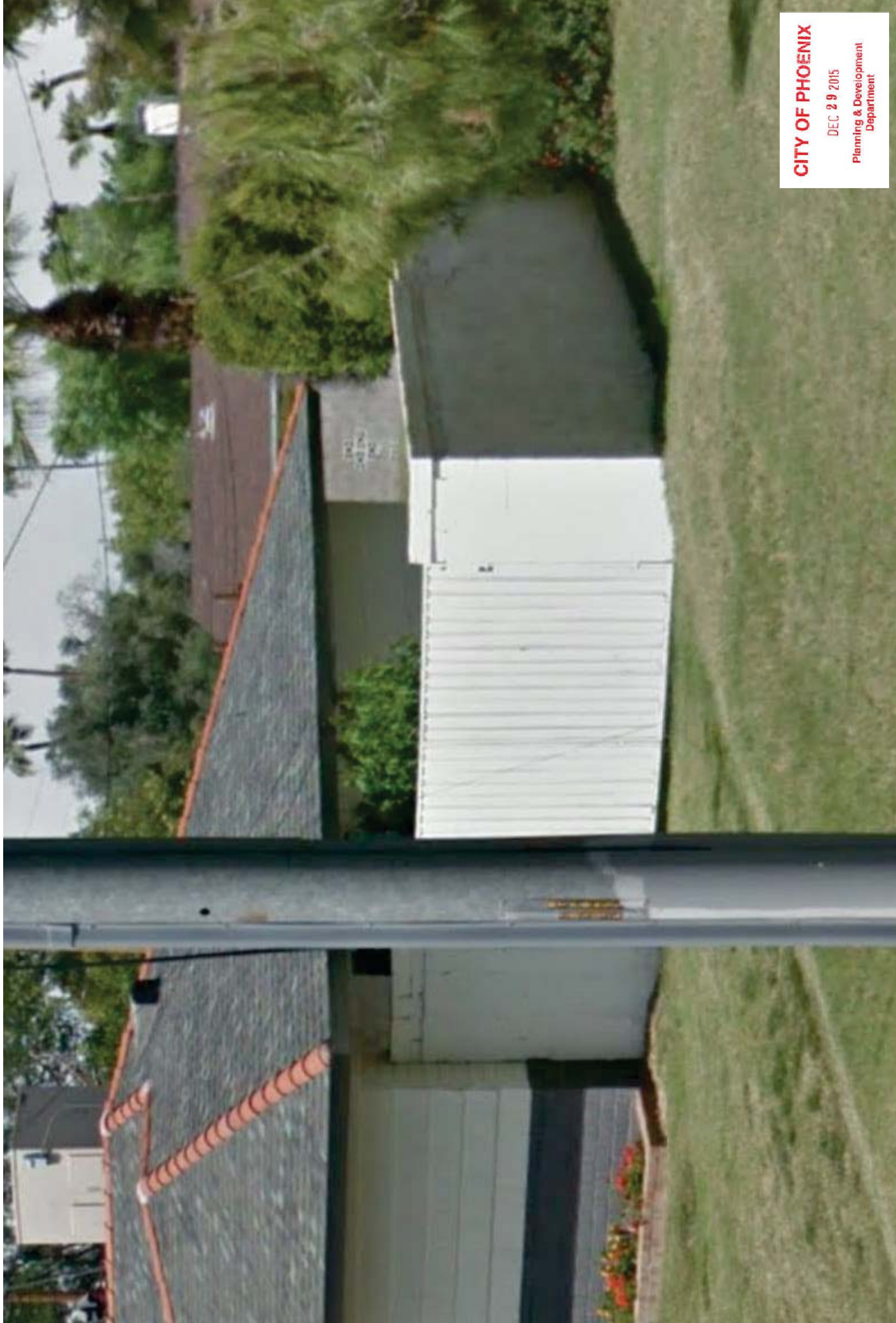
No Changes to Building Exteriors



CITY OF PHOENIX
DEC 29 2015
Planning & Development
Department

Lot 2- Looking South (2.3)

No Changes to Building Exteriors



CITY OF PHOENIX
DEC 29 2015
Planning & Development
Department

Lot 2 – Looking Northwest, Front Yard (2.4)

No Changes to Building Exteriors



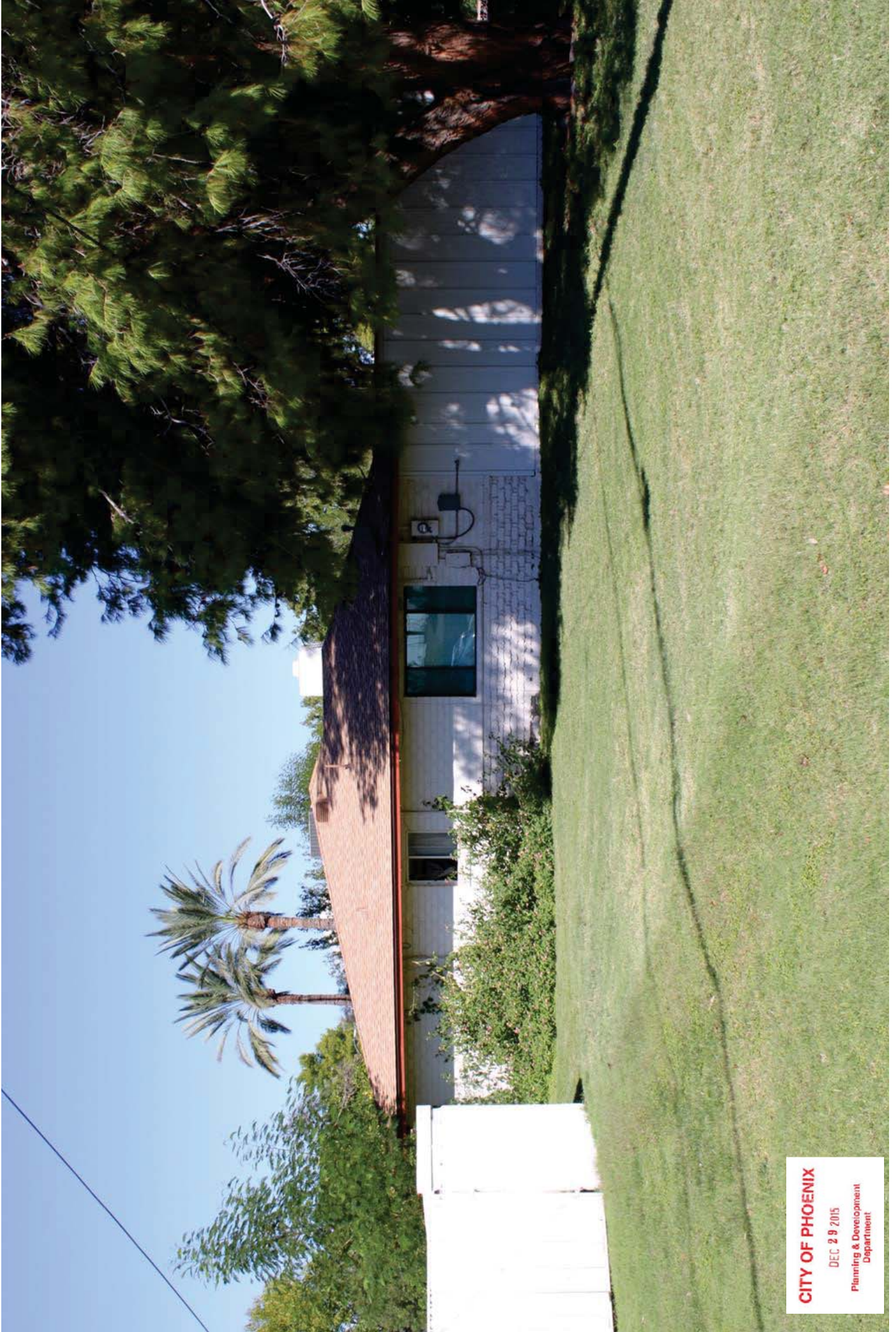
CITY OF PHOENIX

DEC 29 2015

Planning & Development
Department

Lot 3 – Looking North (3.1)

No Changes to Building Exteriors



CITY OF PHOENIX
DEC 29 2015
Planning & Development
Department

Lot 3 – Looking East (3.2)

No Changes to Building Exteriors



CITY OF PHOENIX
DEC 29 2015
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Department

Lot 3 – Looking South (3.3)

No Changes to Building Exteriors



CITY OF PHOENIX

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Lot 3 – Looking West (3.4)

No Changes to Building Exteriors