



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-15-11-7
November 3, 2011

Estrella Village Planning Committee Meeting Date November 15, 2011

Planning Commission Hearing Date December 14, 2011

Request From: R-5 (.45 Acres)
To: A-1 (.45 Acres)

Proposed Use Auto parts shop and garage for auto repair

Location Approximately 100 feet south of the southeast corner of 35th Avenue and Lincoln Street

Owner Esteban Alcantar

Applicant/Representative Philip Reina

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	35th Avenue	Arterial	35 foot half street
LAND USE ELEMENT, GOAL 3 INFILL, POLICY 2: IDENTIFY TRANSITIONAL NEIGHBORHOODS IN WHICH THE SURROUNDING LAND USE PATTERNS, ZONING DISTRICTS, AND RESIDENT DESIRES INDICATE CONVERSION TO COMMERCIAL AND INDUSTRIAL USES.			
The subject parcel is surrounded by commercial and industrial uses. The General Plan Land Use designation of Industrial is consistent with this request.			
LAND USE ELEMENT, GOAL 2, EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.			
This rezoning allows the property owner to operate an auto repair service in the same area of Phoenix that it has for years, which in turn maintains employment in the village.			

Area Plan
ESTRELLA VILLAGE PLAN
See Item # 5

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vehicle Shade Structure	R-5
North	Convenience Market	R-5
South	Multi-Family Residential/Auto Repair	R-5
East	Auto Repair/Storage	A-1
West	Multi-Family Residential/Auto Repair	R-3, A-1

Commercial/Commerce Park/Industrial		
Standards	Requirements	Met or Not Met
Building Setbacks		
Street	30 feet	MET – 84 Feet
Side	30 feet	MET – 30 Feet
Rear	None	MET - 0
Landscaped Setbacks		
Street	30 feet, 25 feet permitted for up to 50% of the frontage.	MET - 25 Feet
Side	15 feet	MET - 15 Feet
Rear	None	MET – 0 Feet
Lot Coverage	None	MET - 15%
Building Height	56 ft (max. 80 ft with a Use Permit)	MET - 20 feet
Parking	16	MET - 16

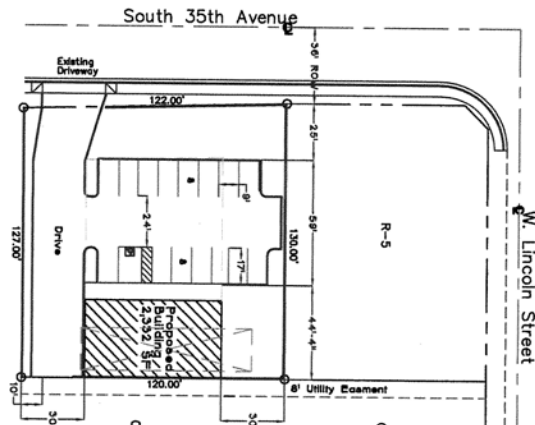
Background/Issues/Analysis

1. This is a request to rezone a .45 acre parcel from R-5 (Multi - Family Residential) to A-1 (Light Industrial) for an auto repair and retail auto parts facility. The General Plan Land Use designation of Industrial is consistent with this request.
2. The current zoning of R-5 is incompatible with the surrounding commercial and industrial land uses. The proposed A-1 zoning will help create a consistent and compatible zoning pattern along 35th Avenue. Removal of R-5 eliminates the current possibility of incompatible residential uses.
3. The site is currently a vacant lot with the exception of a vehicular shade structure located at the east end of the parcel. The property owner adjacent to the east also owns the subject parcel and currently has vehicular and pedestrian cross access between the parcels.



Subject Parcel

4. The site plan shows vehicular access to the parcel via 35th Avenue. A 25-foot setback is shown on site between 35th Avenue and the parking field, however, no landscape is depicted. A stipulation is recommended to provide landscape within this setback that will conform to the C-2 streetscape landscape standards for plant types.



The site plan also shows 16 parking spaces on site. The applicant owns the property directly to the east and is proposing a 30-foot common driveway for vehicular access between the parcels.

An existing shade structure located along the eastern property line will be replaced with a 2,300 square foot building. The building will be 20 feet in height and have two bays for vehicle repairs. The remaining space will be used for retail sales of auto parts.

5. This site is located within the Estrella Village Plan. The plan recommends that residential areas should be located away from industrial uses. Approval of this request would be consistent with the Estrella Village Plan and eliminate the potential for an incompatible residential land use adjacent to the surrounding industrial properties.
6. The property is located in the Public Airport Disclosure area as defined and prepared in accordance to the Arizona Revised Statutes. A stipulation has been included that requires the property owner to record a notice to prospective purchasers of the proximity and operational characteristics of Phoenix Sky Harbor International Airport.
7. 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 abandonments may be required.

Findings

1. The proposed zoning is consistent with the city of Phoenix General Plan and the Estrella Village Plan.
2. This request will reduce the potential for incompatible land uses.
3. As stipulated, approval of this request will improve the streetscape along 35th Avenue.

Stipulations

1. That the development shall utilize the C-2 streetscape landscape standards for planting type in the 35th Avenue landscape setback, as approved by the Planning and Development Department.
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.
3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape and other incidentals as per plans approved by the Planning and Development Services Department. All improvements shall comply with all ADA accessibility standards.

Writer:

Marc Thornton

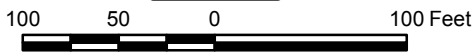
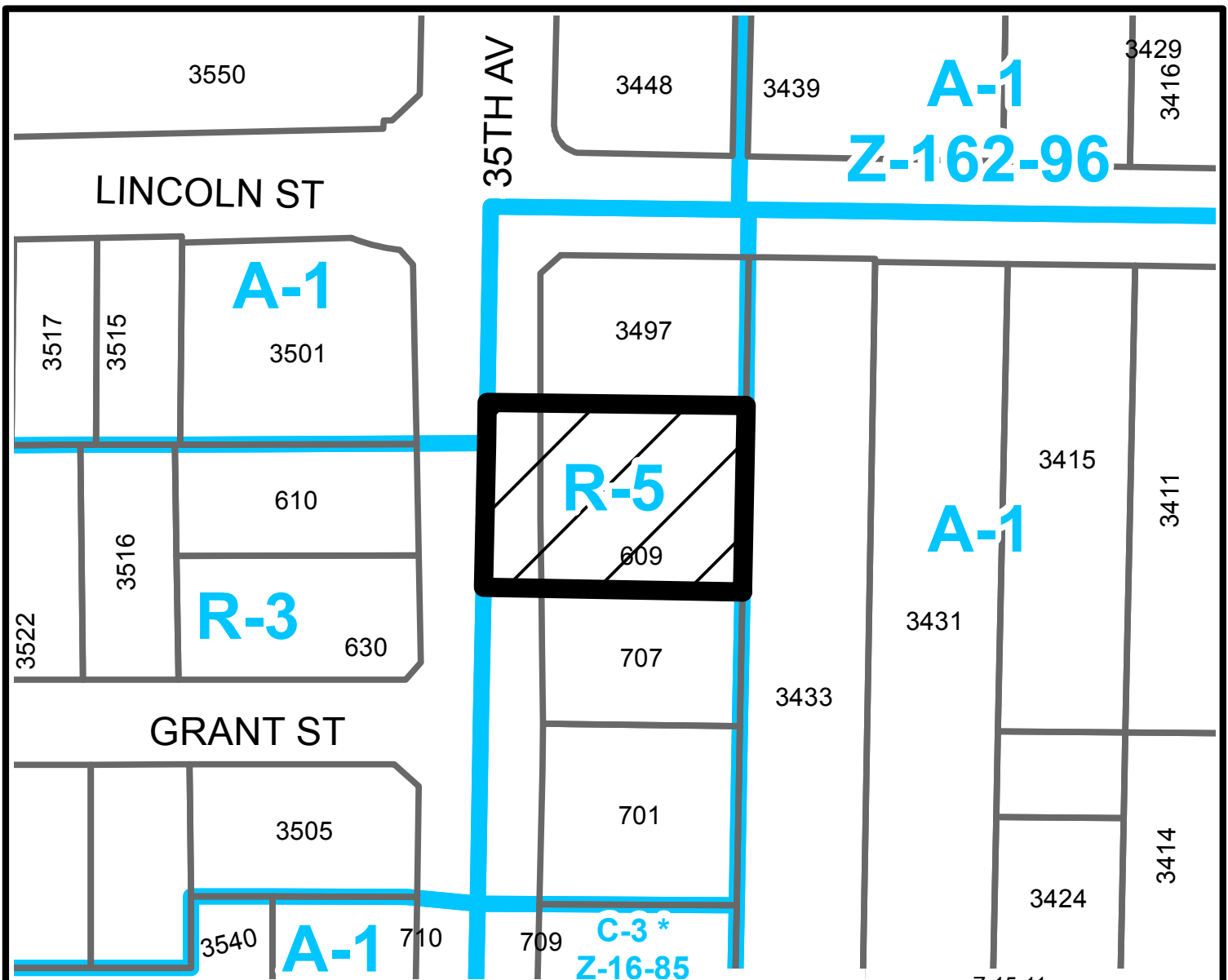
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Attachments

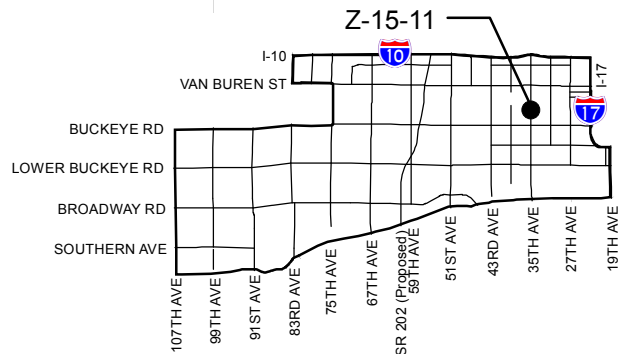
Sketch Map

Aerial

Site Plan (date stamped May 10, 2011)

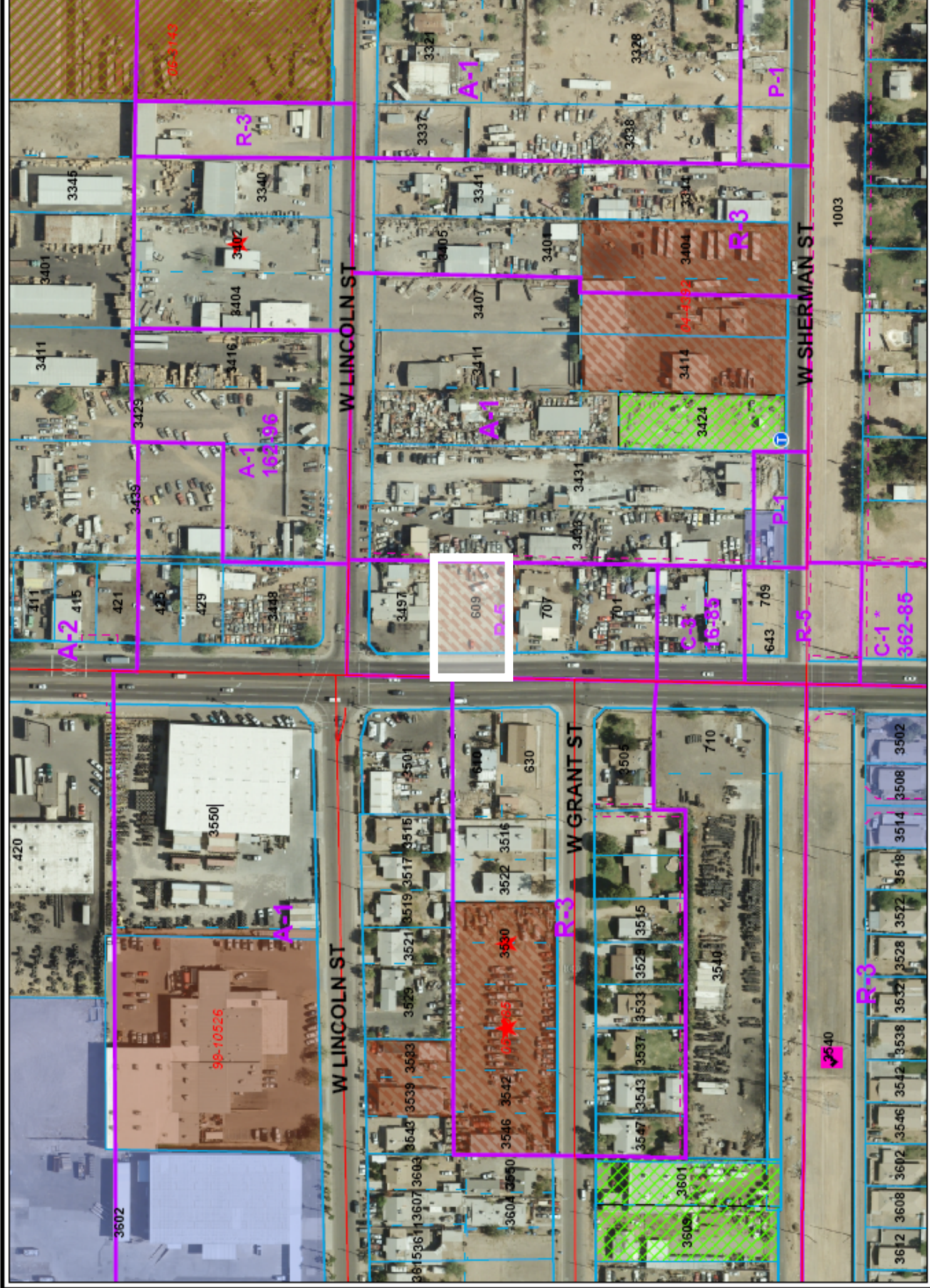


CITY OF PHOENIX PLANNING DEPARTMENT
ESTRELLA VILLAGE
 CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Philip Reina		REQUESTED CHANGE:	
APPLICATION NO. Z-15-11		FROM: R-5, (0.45 a. c.)	
DATE: 6/1/11 REVISION DATES:		TO: A-1, (0.45 a. c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.45 Acres		AERIAL PHOTO & QUARTER SEC. NO. Q9-21 ZONING MAP F-6	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-5		19	
A-1		N/A	
		* UNITS P.R.D. OPTION	
		23	
		N/A	

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



A-1

W. Lincoln Street

15' R.O.W.

A-1

R-5

C-3 (A-1?)

South 35th Avenue

R-3

8' Utility Easement

36' R.O.W.

Existing Driveway

25'

59'

44'-4"

130.00'

30'

9'

17'

8

8

Proposed Building
2,332 SF

120.00'

C-3 (A-1?)

24'

Drive

30'

127.00'

10'

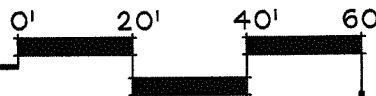
CITY OF PHOENIX

R-5

MAY 10 2011

Planning Department

Proposed Site Plan



SCALE: 1"=20'-0"

