



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-10-11-7
November 29, 2011

South Mountain Village Planning Committee Meeting Date	December 13, 2011
Planning Commission Hearing Date	January 11, 2012
Request From:	A-2 RSIOD (12.2 Acres)
Request To:	A-2 SP RSIOD (12.2 Acres)
Proposed Use	Contractor's yard, office, etc/ equipment storage
Location	Approx. 900 feet north and 550 feet east of the northeast corner of 19th Avenue and Broadway Road
Owner	H.M.F.I.C. LLC
Representative	Jason P. Allen, Skyline Consultants, LLC
Staff Recommendation	Approval with stipulations

General Plan Conformity	
General Plan Land Use Designation	Parks / Open Space-Public Transition Commerce/Business Park to 10-15 du/ac
<p><i>Land Use Element, Goal 3, Policy 3: Take advantage of the public investment in the Rio Salado Environmental Restoration Project to encourage adjacent compatible new and existing land uses that provide housing and jobs, and maximize opportunities for residents, workers and others to visit and access the river.</i></p> <p>Approval of this request will result in dedication of right-of-way for the Rio Salado Park Drive.</p>	
<p><i>Land Use Element, Goal 3, Policy 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area's transitional objectives.</i></p> <p>The subject property was previously used for industrial purposes and is located within an area that is surrounded on three sides by A-2 zoning and industrial uses. Redevelopment of the existing site may reduce the need for a Special Permit at a new location.</p>	
Rio Salado Beyond the Banks Area Plan	
<p><i>Goal 5 Accessibility, Objective A: Provide the Rio Salado scenic drive on most of the north and south riverbanks to access the Rio Salado Habitat Restoration Project and riverside developments and to take advantage of Rio Salado, city and mountain panoramas.</i></p> <p>Approval of this request will result in right-of-way for the Rio Salado Park Drive.</p>	

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Industrial	A-2 RSIOD
North	Open Space (Rio Salado Habitat Restoration Area)	A-2 RSIOD
South	Industrial	A-2 RSIOD
East	Industrial	A-2 RSIOD
West	Industrial	A-2 RSIOD
Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	0 feet	25 feet (met)
Side	0 feet	570 feet (met)
Rear	0 feet	10 feet (met)
<i>Landscaped Setbacks</i>		
Street	0 feet	0 feet (met)
Side	0 feet	0 feet (met)
Rear	0 feet	0 feet (met)
Lot Coverage	0% max.	Information not provided
Building Height	56 feet (80 feet via a use-permit)	Information not provided
Parking	1 space per 1.5 warehouse or production worker	Information not provided

Background/Issues/Analysis

1. This is a request for a special permit to allow for the expansion of an existing contractor’s yard, with offices and equipment storage, on a 12.2 acre site zoned A-2 Rio Salado Interim Overlay District (RSIOD).
2. The site is located adjacent to the south bank of the Salt River, and is within the boundaries of the RSIOD and *Rio Salado Beyond the Banks Area Plan*. As a means of controlling open outdoor land uses within the RSIOD boundaries, a special permit is required for any open outdoor primary uses within 500 feet of the Rio Salado Habitat Restoration Project. The subject site falls within this 500 foot boundary, and a special permit is required to allow for the use to expand. The extent of the proposed expansion is the addition of a new office building and equipment storage.
3. The site is designated Parks / Open Space and Mixed Use Transition - Commerce Park to Residential 10 – 15 du/ac. on the Rio Salado Beyond the Banks Area Plan and General Plan land use maps. The request for a Special Permit for a contractor’s yard is not consistent with the designated land use. The General Plan contains an

exception that states that a General Plan Amendment is not required for Special Permit requests of 10 acres or more for a non-residential use for sites shown on the General Plan as residential if the use does not exceed a time period of 10 years. A stipulation has been included that provides a 10 year expiration of the Special Permit from the date of Phoenix City Council Approval.

4. All of the land surrounding the property to the east, west and south is comprised of active industrial uses and A-2 Industrial zoning. The long-term goal is to have the area transition from industrial to multi-family land use, but the presence of established industrial uses lengthens the timeframe in which a transition can realistically occur. The stipulation establishing a 10-year expiration date for the Special Permit makes the requested contractor's yard function as more of an interim use and does not pose a long-term obstacle to the transition goals.
5. One of the objectives of the Rio Salado Beyond the Banks Area Plan and the RSIOD is to enhance access to the Rio Salado Habitat Restoration Project. A measure aimed at achieving this objective is the construction of the Rio Salado scenic drive along the north and south riverbanks. The Rio Salado scenic drive is intended to be a two-lane minor collector street. On the north bank, the scenic drive is named River View Drive and is completed between 16th and 11th streets where it adjoins University Drive. On the south bank, the scenic drive is called Rio Salado Park Drive. The scenic drive will provide easy access and enhanced visibility to Rio Salado Habitat Restoration Project amenities and will afford views to the surrounding cityscape and mountains. A stipulation has been included that requires the applicant to dedicate 60 feet of right-of-way (ROW) along the north side of the property for the Rio Salado Park Drive.
6. The dedication of the 60 feet of ROW will have an impact on the space available for the contractor's yard. The applicant may pursue a Revocable Permit with the City of Phoenix Street Transportation Department as a means of attempting to utilize the subject area on a conditional basis.
7. The site currently has no direct access to a public street. Access to the site is via a 30 foot access easement extending north from Broadway Road along the adjacent west property line of a property located at 1718 W. Broadway Road. Because the site has no access to a public street, it is not serviced by public water or sewer. Access to both these services will be addressed as part of the site development process before building permits for the new structure can be issued.
8. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The request to expand the existing contractor's yard is not consistent with the General Plan Land Use designation for the site, but a General Plan amendment is not required because the Special Permit is stipulated to not exceed a time period of 10 years.
2. Approval of the request will result in dedication to the city of Phoenix a significant portion of the right-of-way for Rio Salado Park Drive.
3. As stipulated, the special permit's 10-year expiration date makes the requested contractor's yard function as an interim use and does not pose a long-term obstacle to the transition goals.

Stipulations

1. The special permit shall expire 10 years after Phoenix City Council approval.
2. Right-of-way totaling 60 feet shall be dedicated for the Rio Salado Park Drive as approved by the Planning and Development Department.

Writer

Joshua Bednarek

9/23/2011

Team Leader

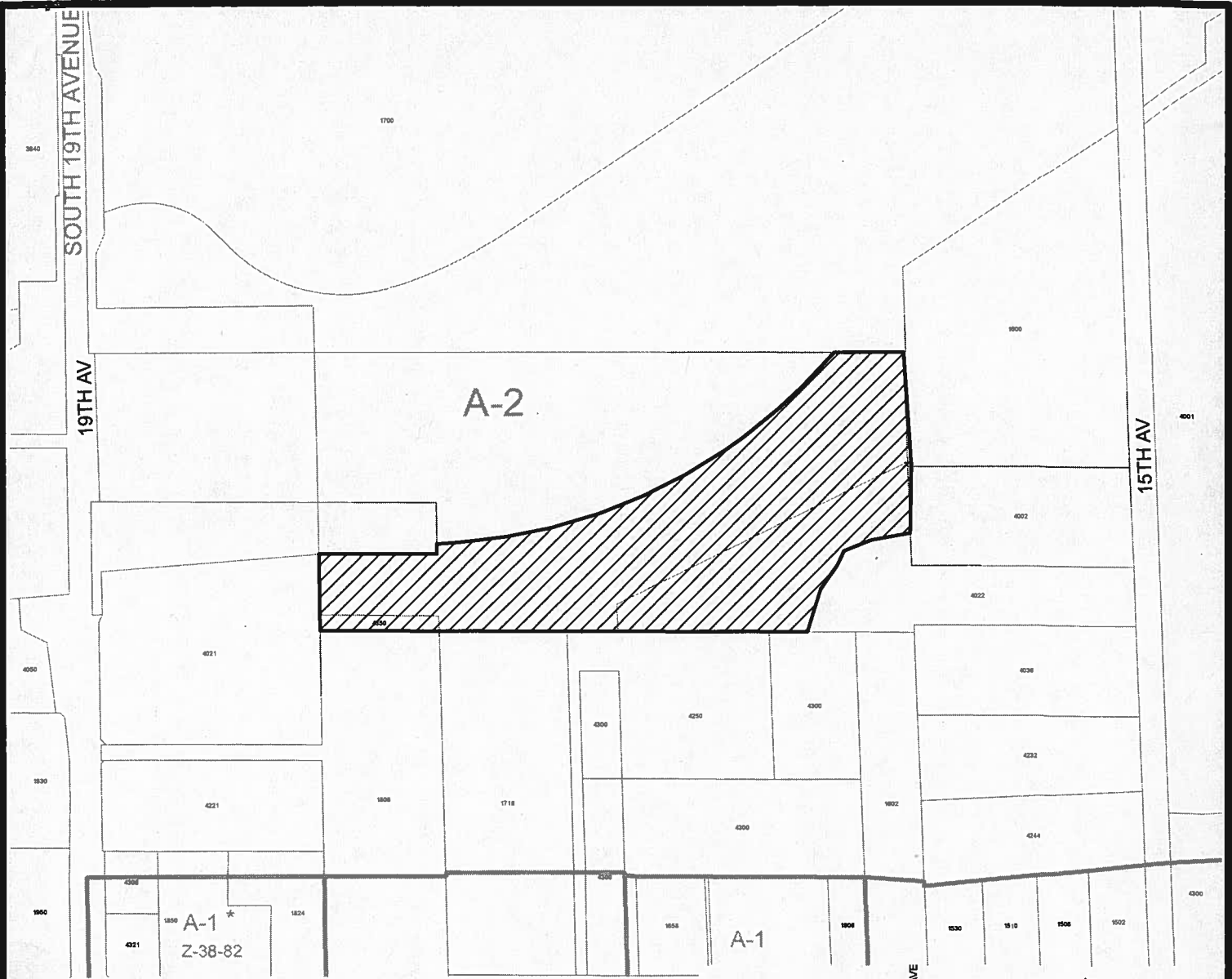
Michelle Dodds

Attachments

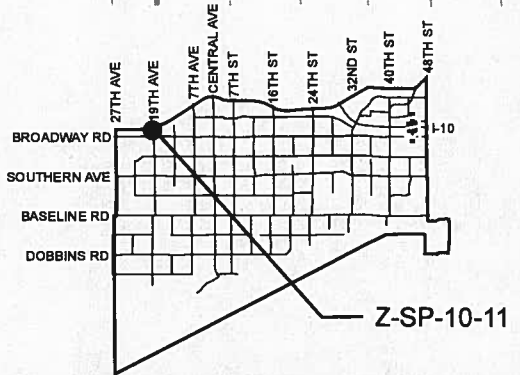
Attachment A: Zoning Sketch Map

Attachment B: Aerial

Attachment C: Site plan date stamped August 23, 2011



300 150 0 300 Feet



CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 7

APPLICANT'S NAME: H.M.F.I.C. LLC		REQUESTED CHANGE: FROM: A-2 RSIOD, (12.20 a. c.) TO: A-2 SP RSIOD, (12.20 a. c.)	
APPLICATION NO. Z-SP-10-11	DATE: 9/1/11 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX 12.20 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q5-25	ZONING MAP E-7	
MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	

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

19TH AVE

15TH AVE

BROADWAY RD

