



City of Phoenix
 Planning Department

Staff Report: Z-48-09-7
 September 8, 2009

Central City Village Planning Committee Meeting Date	September 14, 2009
Planning Commission Hearing Date	October 14, 2009
Request From:	C-3 HRI CMOD (.42 Acres)
Request To:	R1-6 CMOD (.42 Acres)
Proposed Use	Allow a single family residence
Location	Approximately 350 ft north of the northeast corner of 5th Avenue and Van Buren Street
Owner	Robert Young
Applicant/Representative	City of Phoenix Planning Commission
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use Commercial	
Street Map Classification	5th Avenue	Collector	30 foot east half
<p><i>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALING CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACTS ON THE RESIDENTIAL PROPERTIES.</i></p> <p>The site is consistent with the development scale of nearby properties.</p>			
<p><i>LAND USE ELEMENT: GOAL 2 EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL IN CLOSE PROXIMITY TO EXISTING EMPLOYMENT SUPPORTS THE GOAL OF DISTRIBUTING JOBS AND HOUSING WITHIN THE VILLAGE TO MAXIMIZE THE OPPORTUNITIES TO LIVE AND WORK IN THE SAME VILLAGE.</i></p> <p>The proposed residential development allows easy access to the downtown core and its employment opportunities.</p>			

Area Plan
<u>DOWNTOWN PHOENIX PLAN</u>
Consistent, see #3 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single family residential	C-3 HRI
North	Multi-family residential	C-3 HRI
South	Vacant, motel	C-3 HRI
East	Vacant	C-3 HRI
West	Multi-family residential	C-3 HRI, C-3 HR

Single Family		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Subdivision Development Option	20 feet front 25 feet rear 3 feet and 10 feet sides	Exceeds all setback requirements
Gross Acreage	-	0.42
Total Number of Units	2	1
Density	5.3 dwellings per acre	2.3 dwellings per acre
Typical Lot Size	6000 square feet	14,000 square feet
Subject to Single Family Design Review	No	No

Background/Issues/Analysis

1. The site is located approximately 350 feet north of the northeast corner of 5th Avenue and Van Buren Avenue. In 2008, prior to the completion of the light rail, an older single family home was moved from a neighborhood east of Central Avenue to this site. The building is a single story home which although older, is undesignated as historic. The building will be renovated and used as a single family residence. The home has been placed on a new foundation and renovation work has commenced.
2. The C-3 section of the Zoning Ordinance lists single family residential as a permitted use, however there are some requirements.

- a. The property must be designated as residential on the General Plan map.

The designation of mixed use commercial allows the development of residential and therefore the site complies with this requirement.

- b. A declaration of the development option and the proposed density for the residential use must be made to the Zoning Administrator.

The owner of the site has declared the subdivision option and a density of 2.3 dwellings per acre to the Zoning Administrator.

- c. The Zoning Administrator determines the residential zoning district to which the proposed single family use is equivalent and then the site is developed according to that district's standards.

The Zoning Administrator has determined that the equivalent residential zoning district for this single family use is R1-6. The site has developed within the traditional setbacks of the R1-6 district.

- d. Upon completion of the residential use according to the equivalent district standards, the Planning Commission initiates a rezoning of the site to the equivalent district.

Building permits have been issued for the residence, the building has been placed on its foundation and renovation has commenced. It has been determined that the residential use of the site has been completed. The Planning Commission initiated this request for rezoning to R1-6 on June 10, 2009. This rezoning case will be reviewed by both the Central City Village Planning Committee and the Planning Commission.

3. The site is located within the Van Buren Character Area identified in the Downtown Phoenix Plan. The area north of Van Buren is characterized by lots with deep setbacks and room to accommodate street trees. The parcel to the north has a three story apartment building and parcels to the east and south are vacant. One large tree exists on the southern portion of the site.
4. The subject site lies within the Capitol Mall Overlay District (CMOD). The purpose of the CMOD is to prevent the concentration of certain uses which can restrict businesses and residences from functioning normally and contributes to the deterioration of the business and living environment, the downgrading of property values, and the diminishment of health, safety and general welfare conditions in the area. The proposed single family residential use is consistent with the goals of the CMOD.
5. Adjacent properties with C-3 HRI zoning have entitlements for buildings up to 500 feet in height. Many of these properties have been vacant for many years and no development plans have been proposed.

6. 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 request is consistent with the General Plan Land Use designation of mixed use commercial which allows residential development.
2. The established use on the site complies with the conditions of the Zoning Ordinance for development of single family residential in a C-3 district.
3. The rezoning of the site for single family residential accommodates the relocation and preservation of an undesignated historic home.

Stipulations

1. That the development shall be in general conformance with the site plan date stamped July 21, 2009, as approved by the Development Services Department.
2. That three minimum 2 1/2-inch caliper shade trees shall be provided in the right-of-way strip along 5th Avenue, as approved by the Development Services Department.

Writer

Katherine Coles

07/07/2009

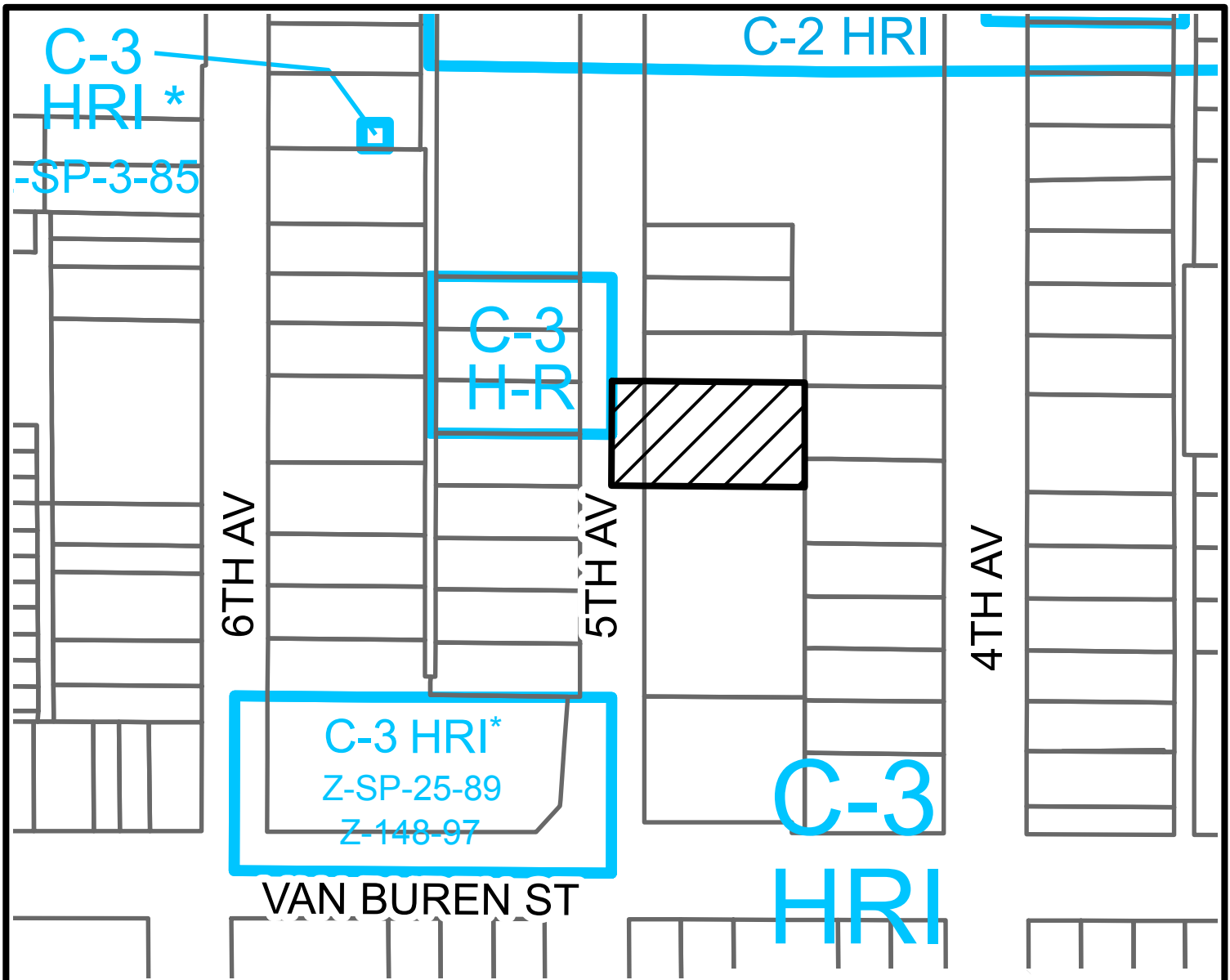
J. Hatmaker

Attachments

Zoning sketch

Aerial

Site plan dated July 21, 2009

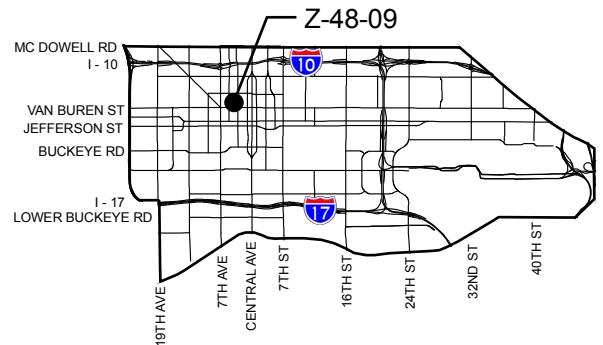


150 75 0 150 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

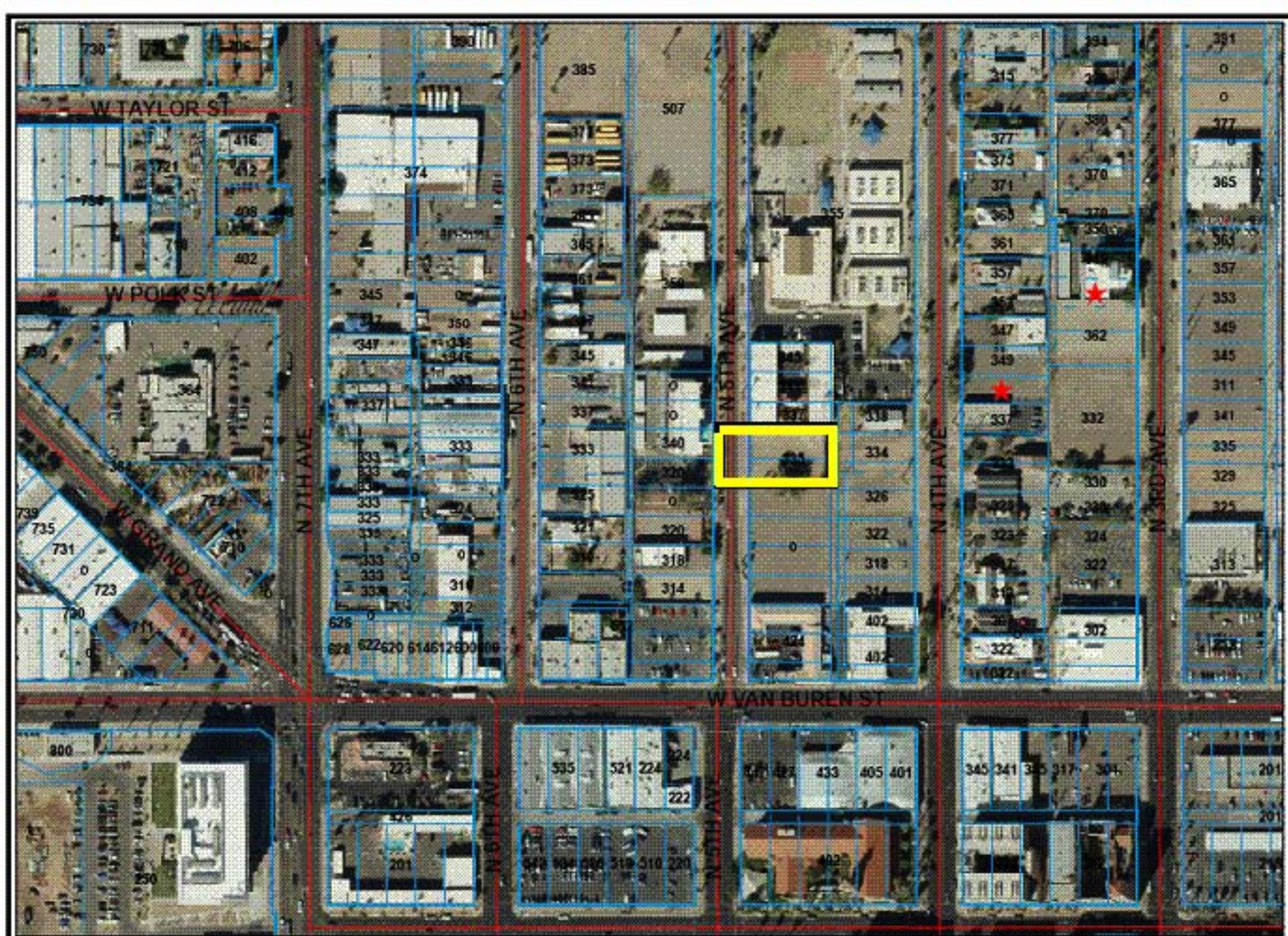
CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: City of Phoenix Planning Commission		REQUESTED CHANGE:	
APPLICATION NO. Z-48-09		FROM: C-3 HRI CMOD, (0.42 a. c.)	
DATE: 07/28/09 <small>REVISION DATES:</small>		TO: R1-6 CMOD, (0.42 a. c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.42 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q11-27	
		<small>ZONING MAP</small> F-8	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-3		6	
R1-6		2	
		* UNITS P.R.D. OPTION	
		7	
		2	

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



YOUNG RESIDENCE

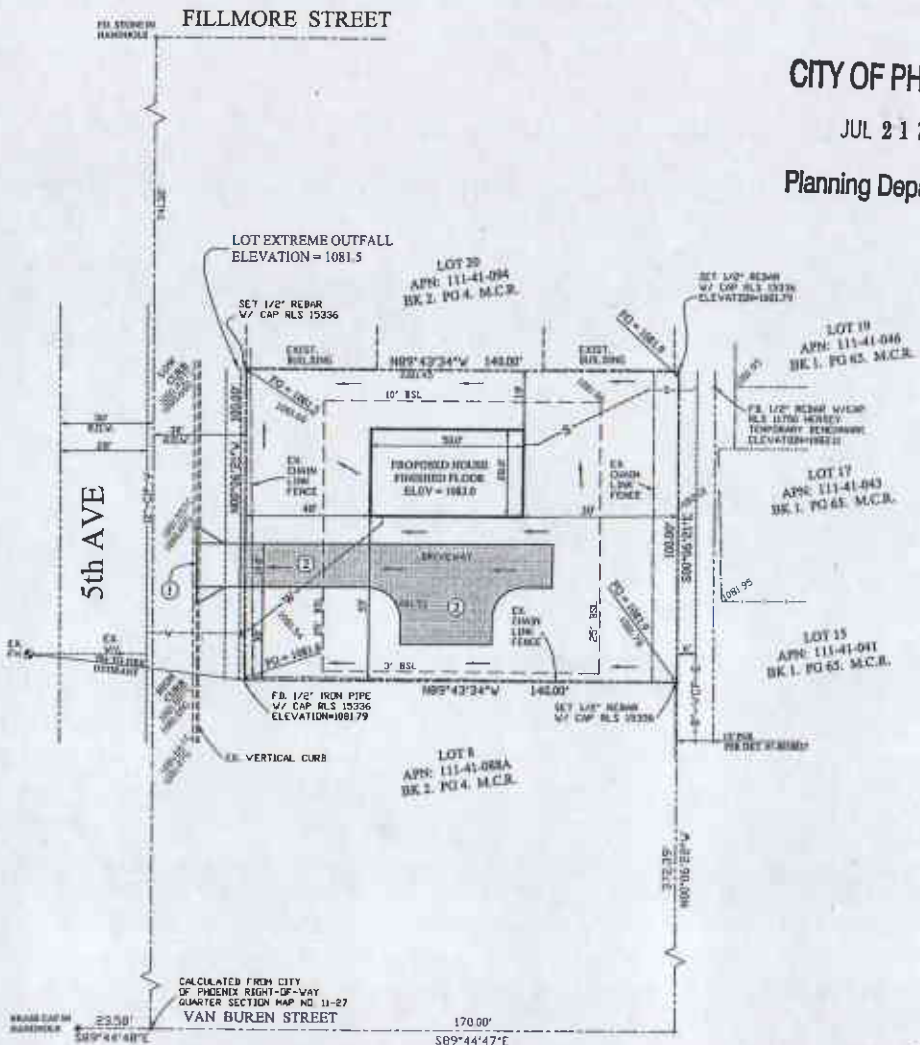
335 N. 5th AVENUE, PHOENIX

GRADING & DRAINAGE PLAN

CITY OF PHOENIX

JUL 21 2009

Planning Department



NOTES

A FINISHED FLOOR ELEVATION CERTIFICATE SHALL BE PROVIDED BY AN ARIZONA REGISTRANT TO THE FIELD INSPECTOR PRIOR TO ROUGH FRAME INSPECTION.

THE MINIMUM FINISHED FLOOR ELEVATION SHOWN IS SAFE FROM A 100-YEAR FLOOD OR THE MINIMUM SPECIFIED IN THE CITY OF PHOENIX STORM WATER POLICIES AND STANDARDS MANUAL.

THE FINISHED FLOOR IS ESTABLISHED WITH STEM WALLS AND AN ACCESS/CRAMP SPACE UNDER THE FLOOR. NO BUILDING PAD IS CONSTRUCTED.

CONSTRUCTION NOTES

1) 30" TALL 12" WIDE DRIVEWAY PER CITY OF PHOENIX DETAIL P155-2; 24" CURB CUT

2) CONSTRUCT 1/2" MINUS D.G. DRIVEWAY AT LEAST 2" IN THICKNESS SURROUNDED BY A PERMANENT, EMBEDDED BORDER OF CONCRETE, METAL, OR WOOD

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STEM WALLS.

LEGEND

	ADJUNCTION / CENTER LINE
	PROPERTY LINE
	DRAINAGE DIRECTION
	FINISHED GRADE
	EX TOP OF CURB ELEVATION
	EX OUTER ELEVATION
	EX BUILDING SETBACK LINE
	EX RIGHT OF WAY
	EX FIRE HYDRANT
	EX WATER VALVE

OWNER
ROBERT & DIANA YOUNG
623 N 4th STREET
PHOENIX, ARIZONA 85004
602 243 2856

SURVEYOR
MILLER LAND SURVEYING, INC.
131 SOUTH 20th STREET
PHOENIX, AZ 85042-2113
602 243 7193 FAX: 602 712 1999

ARCHITECT
ALMOND ADG
4400 N SADDLEBAO TRAIL SP202
SCOTTSDALE, AZ 85251
480 596 3120
FAX: 480 990 2130

LEGAL DESCRIPTION
LOTS 13, 14, 15 AND 17, BLOCK 4, SUBDIVISION 1, ACCORDING TO THE PLAN OF RECORD BY THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF MAPS, PAGE 4.

TOGETHER WITH THAT PLAT IF AWARDERD ALLEY, AS AMENDED BY RESOLUTION NO. 1824, RECORDED JANUARY 16, 1967 AT RECORDER'S NO. 97-008921.

APN: 111-41-0908
ZONING: C3 181
NET SITE AREA: 14,000 SF = 0.32 ACRES

BENCHMARK
A 12" DIA. CONCRETE PIPER ON TOP OF CURB, IN CENTERLINE OF EAST CATCH BASIN IN SOUTHEAST RETURN AT THE INTERSECTION OF 7th AVENUE AND VAN BUREN STREET.

ELEVATION = 1091.34 NGVD29

BASIS OF BEARING
THE MONUMENT LINE OF FILLMORE STREET BETWEEN TWO FOUND STONES IN HANDHOLES AT THE INTERSECTIONS OF 5TH AVENUE AND FILLMORE AND 4TH AVENUE AND FILLMORE, SAID BEARING BEING N 89°42'39" W

THIS PROPERTY LIES IN FLOOD ZONE X-SHADED ACCORDING TO FIRM 64913C2100G, AS PUBLISHED BY FEMA ON SEPTEMBER 30, 2004.

APPROVALS
THESE PLANS HAVE BEEN APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR THE ISSUANCE OF THE FOLLOWING PERMITS:

DRAWING	____	____
CONCRETE	____	____
DRAIN FAC.	____	____

GRADING & DRAINAGE ENGINEERS, INC

4400 WEST LIME DRIVE
OLENHALE, AZ 85119
Tel: (602) 881-3371
Fax: (602) 881-5707
www.grading-drainage.com

PROJECT

YOUNG RESIDENCE
335 N. 5th AVENUE, PHOENIX
GRADING & DRAINAGE PLAN

08/12/08

JOB NO.
08-0896

SHEET

1 OF 1