



City of Phoenix
 Planning Department

Staff Report Z-5-08-3
 April 4, 2008

North Mountain Village Planning Committee Meeting Date	April 16, 2008
Planning Commission Hearing Date	May 14, 2008
Request From:	R1-6 (.26 acres)
Request To:	R-O (.26 acres)
Proposed Use	Office for Promotional Products Company
Location	Approximately 75 feet east of the northeast corner of 14th Street and Northern Avenue
Owner	Wendy Manley
Applicant/Representative	David Kincaid
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ dwelling units/acre	
Street Map Classification	Northern Avenue	Arterial	38-foot north half street
<p>CONSERVATION, REHABILITATION AND REDEVELOPMENT ELEMENT/ GOAL 2 - PROPERTY PRESERVATION: PRESERVATION, MAINTENANCE AND IMPROVEMENT OF PROPERTY CONDITIONS SHOULD BE PROMOTED TO ENSURE PHOENIX NEIGHBORHOODS ARE ATTRACTIVE AND DESIRABLE PLACES TO LIVE.</p> <p>The existing home and converted office use will be upgraded and improved as an attractive single family residence fronting on Northern Avenue.</p>			
<p>CONSERVATION, REHABILITATION AND REDEVELOPMENT ELEMENT/ GOAL 4 - ADAPTIVE REUSE OF OBSOLETE DEVELOPMENT: ENCOURAGE REUSE OF VACANT STRUCTURES AND SUBSTANTIAL REHABILITATION OF OBSOLETE BUILDINGS.</p> <p>With traffic congestion increasing on Northern Avenue, residential living on Northern Avenue is less desirable and the homes potentially can deteriorate. Rezoning to R-O creates a viable commercial project option that enhances the neighborhood and provides a quality buffer to adjacent residential property to the north.</p>			

NEIGHBORHOOD ELEMENT/GOAL 2 - COMPATIBLE NEIGHBORHOOD DEVELOPMENT: REDEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES.

The proposed redevelopment of this site to an office use along Northern Avenue provides a compatible buffer between the residential areas to the north and the high density residential activity and office use to the south.

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single family residence	R1-6
North	Single family residence	R1-6
South	Apartments	R-3A
East	Office	R-O
West	Single family residence	R1-6

Commercial/Commerce Park/Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	20 ft	Met (20 ft)
Side	N/A	6.68 ft.-7 ft.
Rear	25 ft	Met (38.84 ft)
<i>Landscaped Setbacks</i>		
Street	Front Yard	Met (minimum 1,679 sq. ft.)
Side	N/A	N/A
Rear	N/A	N/A
Lot Coverage	30%	Met (18%)
Building Height	15 ft	Met (12 ft)
Parking	1space/200 sq. ft. net floor area	Met (6 spaces)

Background/Issues/Analysis

1. The request, located 75 feet east of the northeast corner of 14th Street and Northern Avenue, is to rezone from R1-6 to R-O on a .26 acre site. The applicant has converted an existing home into an office to operate a promotional products company. Converting a home to a residential office use requires appropriate zoning and a change in occupancy that is processed through the Development Services Department.
2. The General Plan designates the site as Residential 15+ dwelling units an acre. Because the site is less than 10 acres in size, a General Plan amendment is not required.
3. Across the street, on the south side of Northern Avenue is an R-3A multi-family residential development and at the Pointe at Squaw Peak there is an office development. To the west of the site is an existing house. To the north is a single family residential neighborhood. To the east are other properties that were recently converted to R-O (Z-9-90, Z-133-96 and Z-143-04-3).
4. The R-O district is intended to provide office uses as an appropriate transition between intense commercial activities and nearby residential uses, or to allow conversion of a residential use impacted by unique environmental circumstances. This residential structure fronts on Northern Avenue, an arterial street that has significant traffic since the completion of Highway 51, that is located less than ½ mile to the east. Both the increase in vehicular noise and traffic over the years has impacted the single family residential viability along Northern Avenue.
5. The exterior of the building will be upgraded with new paint. New wood siding will be provided on the east side of the building. A new garage door with windows will be added to match the building and a new three-foot stucco wall will be built to buffer two parking spaces located in the front of the building. No other changes to the exterior structure are proposed.

There will be a total of six parking spaces. Access to the three spaces located in the back of the structure are from the public alley located to the east of the site. Approval to use the alley to access at the rear of the property was approved March 20th through the Driveway Hearing Officer process. Two previously approved R-O properties located at the northeast corner of 14th Place and Northern Avenue and a site 63 feet west of 15th Avenue also have public alley access to their rear yard parking areas.

The applicant has agreed to not place any signage on the property which will keep the residential appearance of the property. A stipulation is included that restricts outdoor lighting to parking lot and accent lighting. There is also a stipulation that enhances the residential appearance of the proposed garage door by placing windows in it.

Approximately 1,679 sq. ft. of landscaping will be located on the south (the front), and west side of the building. The front will consist of two mature shade trees and a minimum of seven mature shrubs along the outside wall that buffers the two parking spaces. Other landscaping will also be provided along the front façade of the house in view of the street.

6. 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 proposed development will be consistent with the existing scale and character of both the adjacent residential and R-O uses.
2. The R-O use is an appropriate transition from Northern Avenue to the neighborhood.

Stipulations

1. That development shall be in general conformance with the site plan and elevations date stamped March 25, 2008 and the landscape elevations date stamped March 26, 2008 as approved or modified by the Development Services Department.
2. That outdoor lighting shall include accent lighting and parking lot security lighting. The parking lot lighting shall not exceed six feet in height as approved by the Development Services Department.
3. That the garage doors shall be enhanced with windows as approved by the Development Services Department.

Writer

Christine Hood

02/21/2008

J. Bixler

Attachments

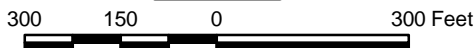
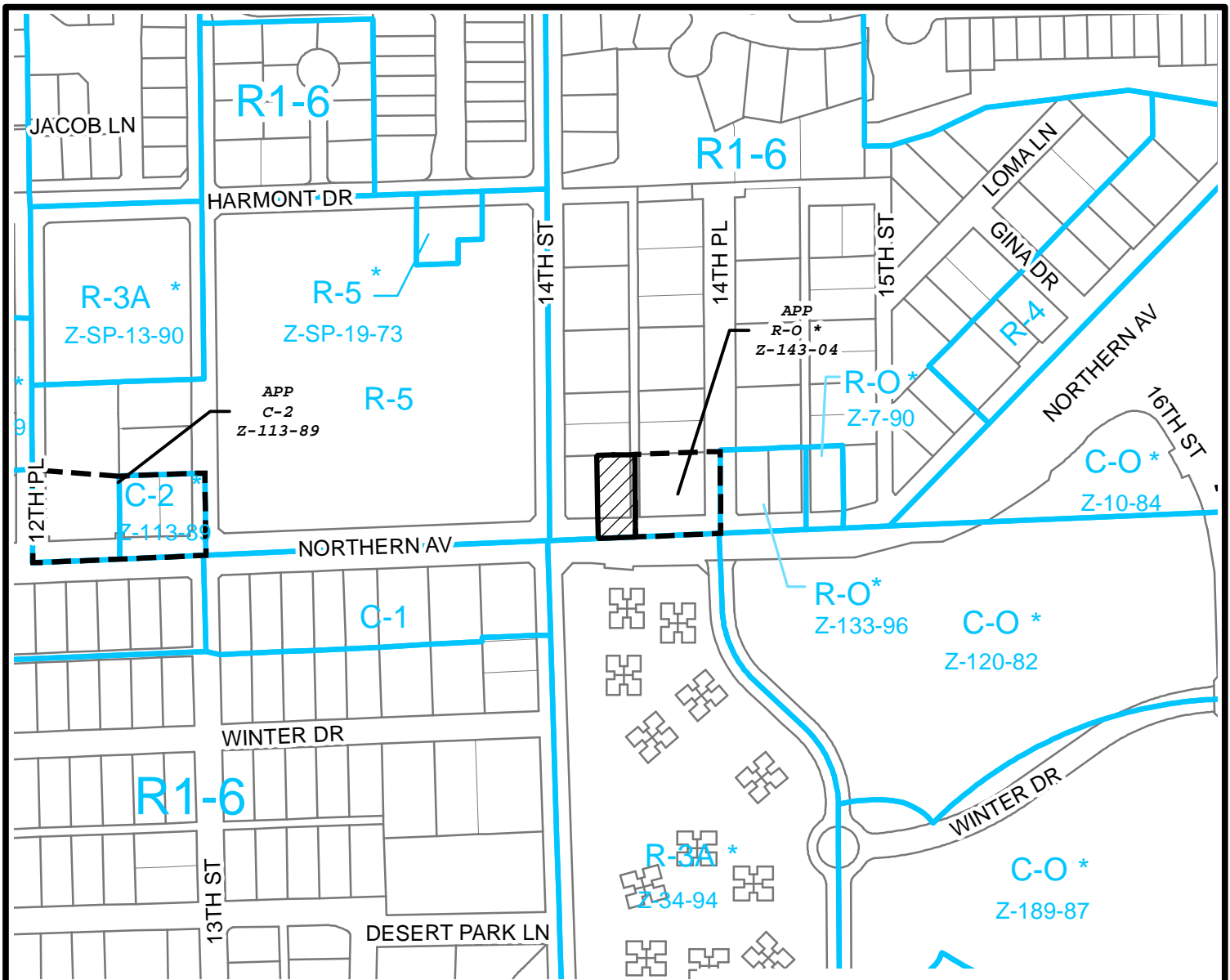
Zoning sketch

Aerial

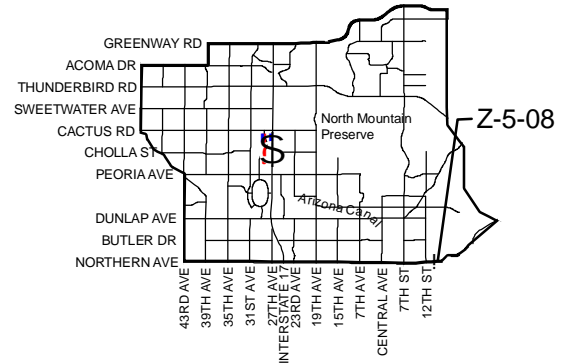
Site plan dated 3/25/08

Elevation dated 3/25/08

Landscape elevation dated 3/26/08



CITY OF PHOENIX PLANNING DEPARTMENT
NORTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: DAVID KINCAID		REQUESTED CHANGE: FROM: R-1-6, (0.26 a.c.) TO: R-O, (0.26 a.c.)	
APPLICATION NO. Z-5-08	DATE: 01-30-2008 <small>REVISION DATES:</small>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.26 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q25-30	<small>ZONING MAP</small> J9	
MULTIPLES PERMITTED R1-6 R-O	CONVENTIONAL OPTION 1 N/A	* UNITS P.R.D. OPTION 1 N/A	

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