



City of Phoenix

Planning Department

Staff Report: Z-53-09-4

November 3, 2009

Alhambra Village Planning Committee Meeting Date	N/A
Planning Commission Hearing Date	November 10, 2009
Request From:	P-1 HP TOD-1 (0.23 Acres)
Request To:	R-3 HP TOD-1 (0.23 Acres)
Proposed Use	Restore zoning to be consistent with surrounding neighborhood.
Location	Approximately 440 feet east of the northeast corner of 7th Avenue and Mariposa Street
Owner	City of Phoenix
Applicant/Representative	City of Phoenix Planning Commission City of Phoenix Planning Department
Staff Recommendation	Approval

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	West Mariposa Street	Local	30 feet
Land Use Element, goal number 8, incompatible land uses. The request aligns with this General Plan goal by bringing the property into conformance with surrounding residentially zoned properties.			

Area Plan
<u>PIERSON PLACE HISTORIC DISTRICT</u>
The request is consistent with the zoning character of the neighborhood.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	P-1 HP TOD-1
North	Vacant	C-2 TOD-1
South	Single Family Residential	R-3 HP
East	Single Family Residential	R-3 HP TOD-1
West	Vacant Residential	R-3 HP TOD-1

Area Plan
<u>PIERSON PLACE HISTORIC DISTRICT</u>
The request is consistent with the character of the neighborhood.

Background/Issues/Analysis

1. The parcel is part of the Pierson Place Historic District. The P-1 zoning designation was to service a restaurant/bar which was removed to construct the light rail project. The P-1 zoning is no longer needed since the restaurant is gone and residential uses are more consistent with the surrounding zoning pattern and historic district.
2. The City anticipates selling the lot for residential development. The HP zoning affects the parcel by requiring additional public hearings and design review to ensure appropriateness prior to submitting for a building permit. This process does not encourage replicas of historic homes, but has similar scale, setbacks, and building materials.
3. 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 rezoning to R-3 HP TOD-1 is consistent with the surrounding area's residential character and zoning.
2. The rezoning will allow for future residential development that meets the HP zoning requirements and provides additional housing in proximity to the light rail line.

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Stipulations

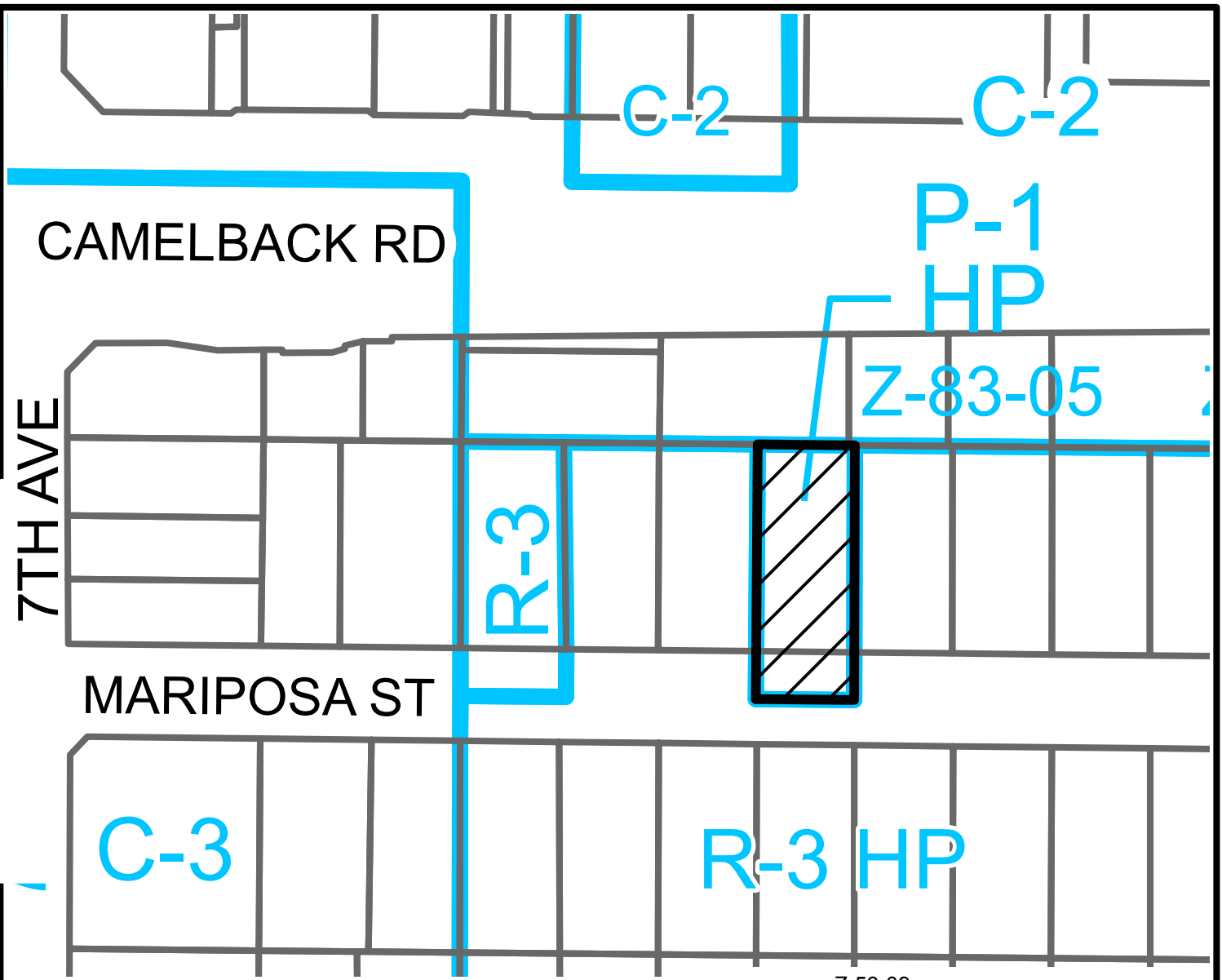
N/A

Writer

Anthony Chattley
AS
10/26/2009

Attachments

Zoning Sketch
Aerial

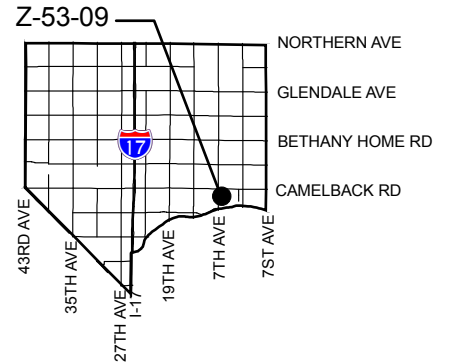


100 50 0 100 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: City of Phoenix Planning Department		REQUESTED CHANGE:	
APPLICATION NO. Z-53-09		FROM: P-1 HP TOD-1, (0.23 a. c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.23 Acres		TO: R-3 HP TOD-1, (0.23 a. c.)	
<small>DATE:</small> 09/08/09 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q18-27 <small>ZONING MAP</small> H-8	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
P-1		N/A	
R-3		3	
		* UNITS P.R.D. OPTION	
		N/A	
		4	

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

