



**City of Phoenix**  
Planning Department

**Staff Report: Z-52-09-8**  
October 2, 2009

**Central City Village Planning Committee Meeting Date**                      October 12, 2009  
**Planning Commission Hearing Date**                      November 10, 2009

**Request From:**    P-1 (.27 Acres)  
**Request To:**    C-1 (.27 Acres)  
**Proposed Use**    Dry storage  
**Location**    Approximately 140 feet east of the southeast corner of 20th Street & Fillmore Street

**Owner**    Adnan Baiz  
**Applicant/Representative**                                      Hussein Baiz  
     Ali Fakh

**Staff Recommendation**                                      Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	Interstate 10 freeway	Highway	Approx. 600 ft. total
<p><b>LAND USE ELEMENT – GOAL 3: INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA</b></p> <p>The site is vacant and is adjacent to Arizona Department of Transportation right-of-way. The rezoning will allow utilization of the parcel as an accessory to the grocery use on the larger site. It will be compatible with existing development and the long term character and goals for the area.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	P-1
<b>North</b>	Church	C-1
<b>South</b>	Vacant	C-1
<b>East</b>	Highway	P-1
<b>West</b>	Neighborhood commercial, Multi-family residential	C-1, R-5

<b>Commercial/Commerce Park/Industrial</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
Street	25 foot average (adjacent to freeway)	Not met
Side	0 feet	Met
Rear	0 feet	Met
<i>Landscaped Setbacks</i>		
Street	25 foot average (adjacent to freeway)	Not met
Side	0 feet	Met
Rear	0 feet	Met
Lot Coverage	50%	Met - 47.7%
Building Height	30 feet	Met - 26 feet 6 inches
Parking	1.5 per employee	Not applicable – 0 employees

**Background/Issues/Analysis**

1. The site is located against the Interstate 10 freeway about 140 feet east of the southeast corner of 20th Street and Fillmore Street. It is presently zoned P-1, a district which is limited to surface parking. The owner proposes to build a storage building for the adjacent grocery store. The existing grocery store site is comprised of a number of parcels fronting 20th Street.



*Remnant parcel left from construction of the Interstate 10 freeway.*

2. The applicant proposes a building over the entire parcel. A previous public hearing process resulted in the abandonment of Fillmore Street and the adjacent alley between the grocery site and the P-1 parcel. The applicant has met with the Development Services Department for the initial review of the site plan. It has been determined that the parcels should be re-platted and combined into a unified development plan. The abandoned rights-of-way will be included and serve to add land area to the parcel which in turn accommodates the lot coverage (47.7%) proposed.
3. The parcel, as zoned, is unlikely to ever be utilized as a surface parking area. Given that the P-1 zoning exists from before the freeway construction, it is appropriate to change the district to match the adjacent C-1 (Neighborhood Commercial) zoning to allow expansion of the grocery store use on the site.

4. The site plan shows a proposed setback of zero feet against the freeway. The Zoning Ordinance requires an average 25 foot setback for buildings and landscaping adjacent to streets. The applicant will need to file and pursue a variance as a separate public hearing process if the rezoning application is approved.
5. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2135 F of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.
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 site is a remnant parcel from the construction of the Interstate 10 freeway and the P-1 zoning is no longer necessary.
2. Development of the site will make use of an infill parcel.
3. Rezoning the site provides for the consolidation of several adjacent lots into a unified development.

### **Stipulations**

1. That the development shall be in general conformance with the site plan date stamped July 31, 2009, as approved by the Development Services Department.

### **Writer**

Katherine Coles

08/31/2009

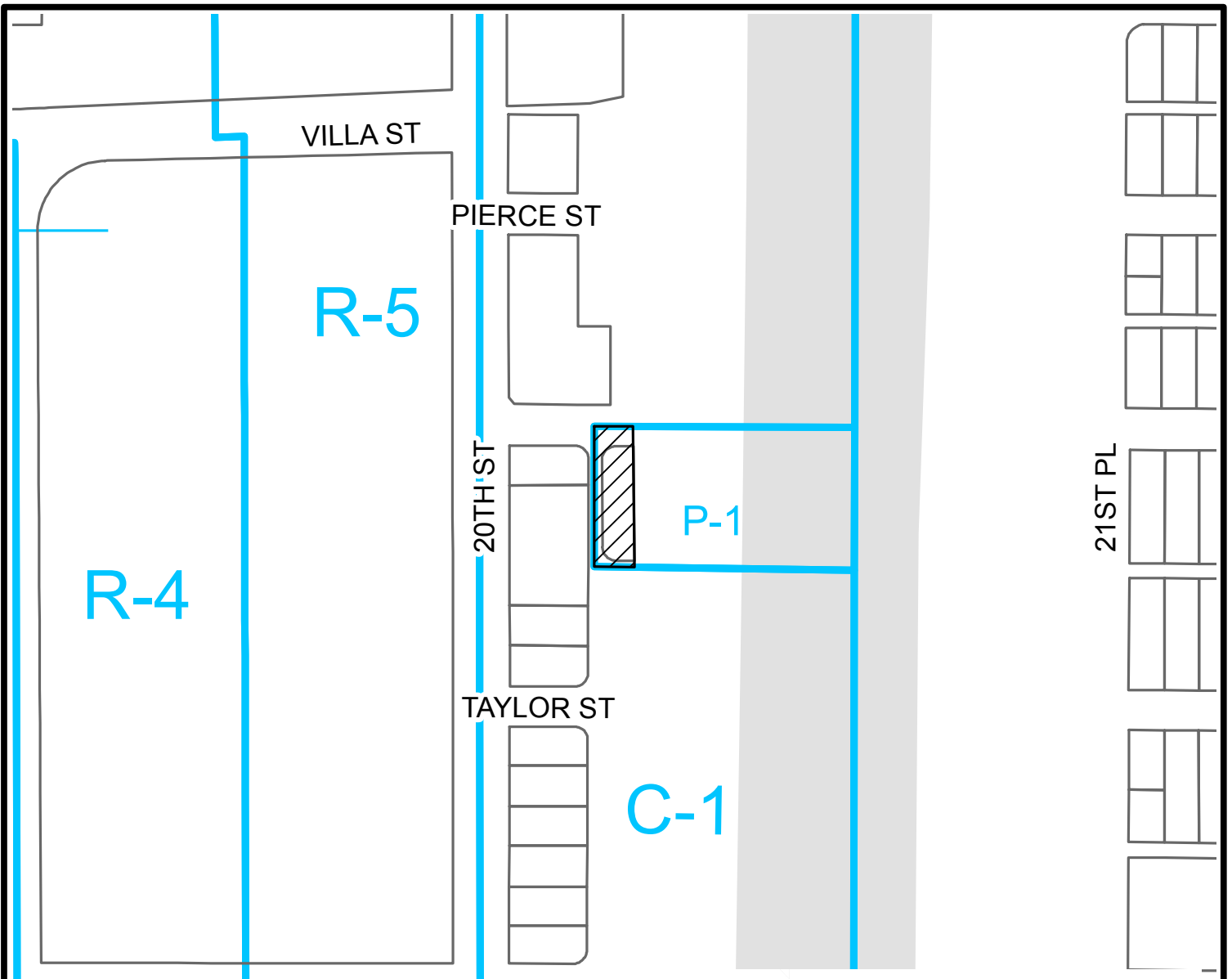
### **Attachments**

Zoning sketch

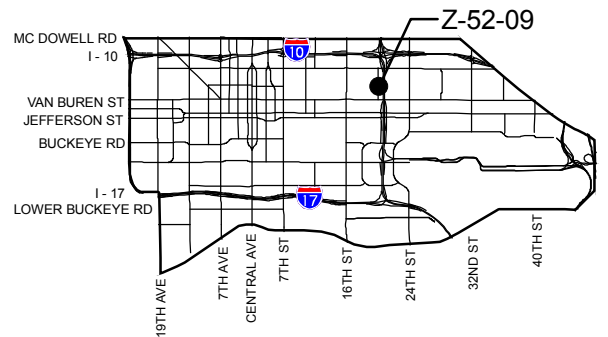
Aerial

Site plan dated 7/31/09

Elevations dated 7/31/09



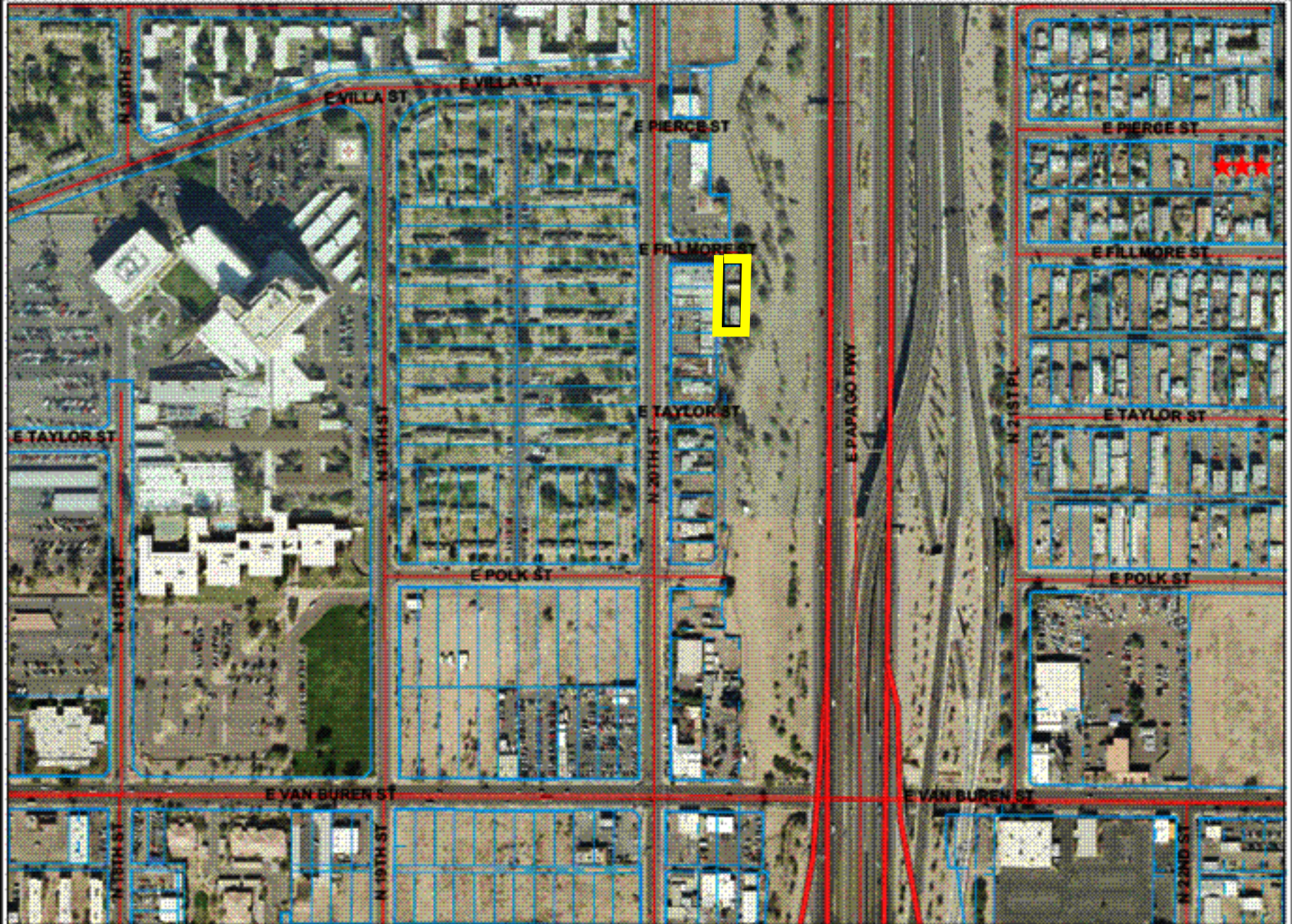
200 100 0 200 Feet



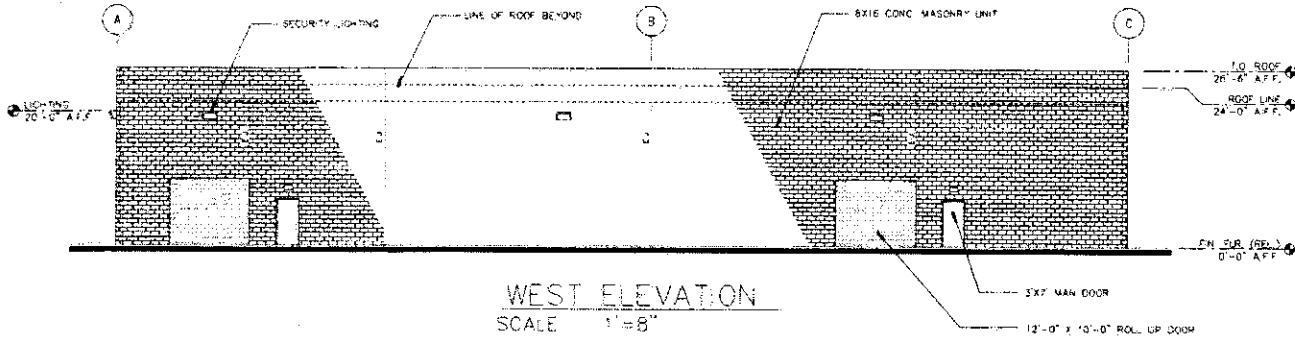
CITY OF PHOENIX PLANNING DEPARTMENT  
**CENTRAL CITY VILLAGE**  
CITY COUNCIL DISTRICT: 8

<b>APPLICANT'S NAME:</b> Hussein Baiz		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.:</b> Z-52-09		<b>FROM:</b> P-1, (0.27 a. c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.27 Acres		<b>TO:</b> C-1, (0.27 a. c.)	
<small>DATE:</small> 8/19/09 <small>REVISION DATES:</small>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.:</small> Q11-32 <small>ZONING MAP:</small> F-9	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
P-1		N/A	
C-1		4	
		<b>* UNITS P.R.D. OPTION</b>	
		N/A	
		4	

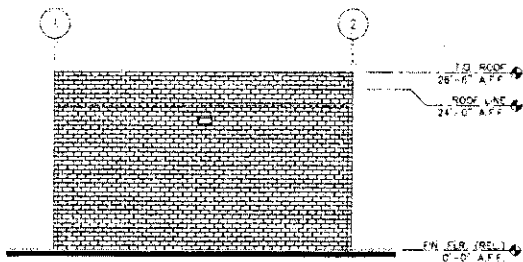
\* Maximum Units Allowed with P.R.D. Bonus



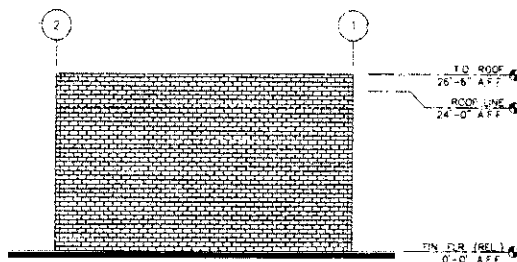




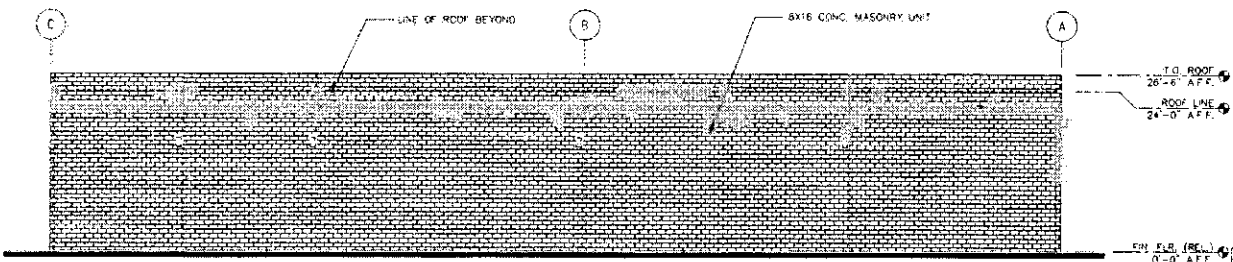
WEST ELEVATION  
SCALE 1"=8"



NORTH ELEVATION  
SCALE 1"=8"



SOUTH ELEVATION  
SCALE 1"=8"



EAST ELEVATION  
SCALE 1"=8"

CITY OF PHOENIX

JUL 31 2009

Planning Department



PRELIMINARY ELEVATION	
BAIZ MARKET ADDITION #09003	
#09003 RENDER/SM RENDER/SM RENDER/SM FAKIM	SEG Subsidiary Engineering Group, LLC. 8000 N 19TH PLACE SCOTTSDALE, ARIZONA 85258 TEL: 480.948.8911 FAX: 480.948.8911
06-03-09	A1