



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-110-24-8
December 2, 2024

South Mountain [Village Planning Committee](#) Meeting Date: December 10, 2024
[Planning Commission](#) Hearing Date: January 2, 2025
Request From: [S-1 BAOD](#) (Ranch or Farm Residence, Baseline Area Overlay District) (1.00 acres)
Request To: [P-1 BAOD](#) (Passenger Automobile Parking, Limited, Baseline Area Overlay District) (1.00 acres)
Proposal: Parking Lot
Location: Approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue
Owner: Patricia Christofolo, 32nd St Property, LLC
Applicant/Representative: Kay Shepard
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Mixed Use Agricultural	
Street Map Classification	32nd Street	Arterial	40-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i></p> <p>The proposal, as stipulated, will provide enhanced landscaping and view fencing to ensure compatibility with the surrounding area.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i></p>			

As stipulated, the proposal will promote neighborhood identity by requiring the development to include view fencing, landscape setbacks, and planting standards consistent with the Mixed Use Agricultural (MUA) zoning district. These features will support the existing character of the area while aligning with the vision outlined in the MUA zoning district, the Baseline Area Master Plan, and the Baseline Area Overlay District.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal includes enhanced landscape setbacks, shaded pedestrian pathways, and a shaded parking area. The proposal will create a comfortable pedestrian environment within the development, reduce the urban heat island effect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Baseline Area Master Plan](#) and [Baseline Area Overlay District \(BAOD\)](#):
Background Item No. 5.

[Transportation Electrification Action Plan](#): Background Item No. 6.

[Phoenix Climate Action Plan](#): Background Item No. 7.

[Conservation Measures for New Development](#): Background Item No. 8.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Complete Streets Guiding Principles](#): Background Item No. 10.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Temporary parking lot	S-1 BAOD
North	Church and vacant land	S-1 BAOD
South	Single-family residential and landscape contractor	S-1 BAOD
East	Single-family residential and storage yard	S-1 BAOD

West (across 32nd Street)	Agriculture, restaurant, event center, and vacant land	MUA BAOD and S-1 BAOD (Approved MUA HGT/WVR BAOD)
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P-1 Parking District – Passenger Automobile Parking, Limited

Parking requirements shall comply with Section 702 of the Zoning Ordinance (Off-Site Parking and Loading)

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Minimum Landscape Setbacks</i>		
Adjacent to Street (West, 32nd Street)	0 Feet	Minimum 30-foot-wide, average 35-foot-wide (Met, as stipulated)
Adjacent to Property Line (North, South, and East)	0 Feet	10-foot-wide landscape setback (Met, as stipulated)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.00 acre located approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue from S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District) to P-1 BAOD (Passenger Automobile Parking, Limited, Baseline Area Overlay District) for a parking lot. The subject site is presently a temporary parking lot.

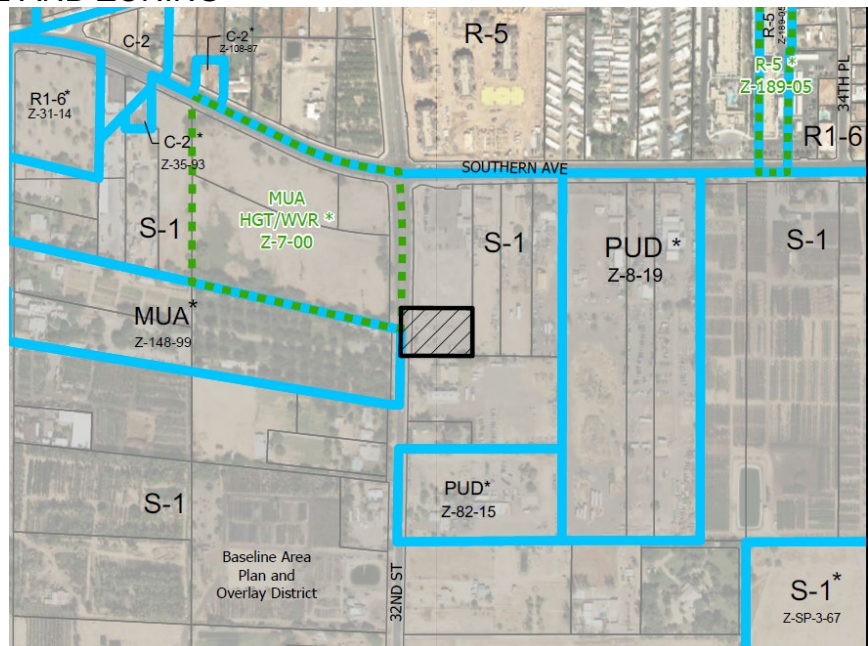
- The subject site is designated as Mixed Use Agricultural on the General Plan Land Use Map. The areas to the west (across 32nd Street), east, and south are also designated Mixed Use Agricultural. The area to the north is designated Mixed Use Agricultural and Public/Quasi-Public. The proposal for P-1 BAOD zoning is not consistent with the General Plan Land Use Map designation, however a General Plan Amendment is not required as the site is less than ten acres in size.



General Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

- To the north is a church and vacant land zoned S-1 BAOD; to the east is single-family residential and a storage yard zoned S-1; to the west, across 32nd Street is agriculture, restaurant, event center, and vacant land zoned MUA and S-1 BAOD (Approved MUA HGT/WVR BAOD); and to the south is a single-family residence zoned S-1 BAOD.

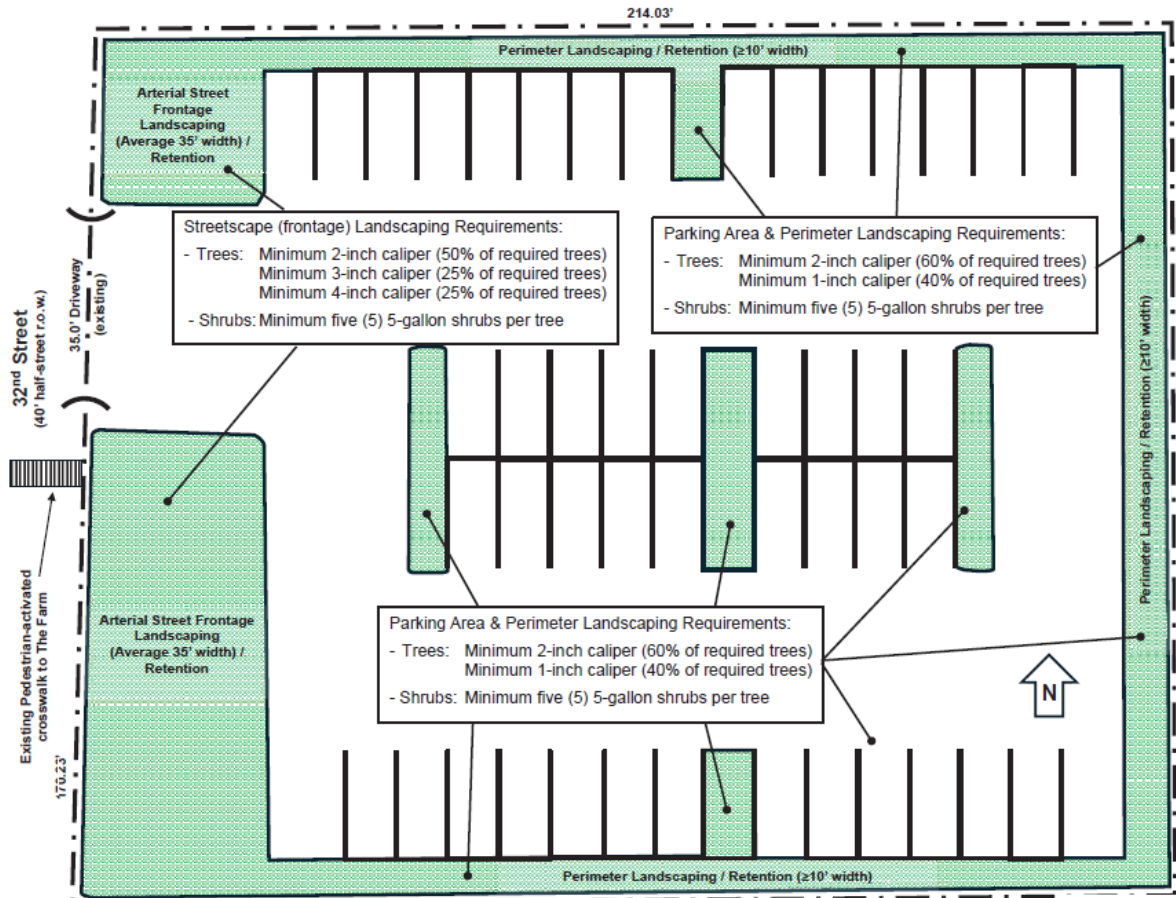


Location Map; Source: Planning and Development Department

PROPOSAL

4. Site Plan

The proposal is for a 60-space parking lot. The conceptual site plan, attached as an exhibit, depicts the site layout, including the parking spaces, landscape areas, and proposed landscape materials. The site will include one access point from 32nd Street.



Conceptual Site Plan; Source: Greg Loper

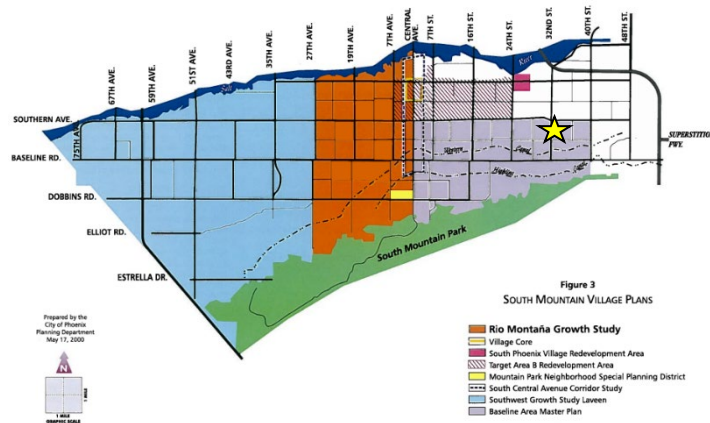
The P-1 zoning district does not include landscape standards. To address this, staff recommends stipulations to require landscape setbacks and planting standards consistent with the Mixed Use Agricultural (MUA) zoning district. To ensure compatibility with the surrounding area, the MUA General Plan Land Use Map designation, and the Baseline Area Master Plan, staff recommends Stipulation Nos. 1, 2, and 4 to require enhanced landscape setbacks and view fencing. Staff recommends Stipulation No. 3 to require pavement treatments that visually contrast with parking and drive aisles where pedestrian walkways cross a vehicular path. Staff recommends Stipulation No. 6 to require the surface parking spaces be

shaded and Stipulation No. 7 to require all walkways be shaded above minimum Zoning Ordinance standards.

STUDIES AND POLICIES

5. **Baseline Area Master Plan and Baseline Area Overlay District (BAOD):**
The Baseline Area Master Plan and the Baseline Area Overlay District are designed to encourage development that preserves the rural and agricultural character of the area. The overlay district emphasizes a strong streetscape environment including shade for pedestrians and landscape enhancements.

The Baseline Area Master Plan City Council Approved Land Use Map designates the subject site as Mixed Use Agricultural. The proposal, as stipulated, is not consistent with the Land Use Map designation, however it is consistent with elements of the plan through compliance with the BAOD and the parking lot supports an MUA development. Per the proposed Stipulation Nos. 1, 2, 4, and 6 through 8, the development will provide enhanced landscape setbacks, view fencing, shaded parking, shaded pedestrian pathways, and utilize landscape materials found in the MUA Plant List.



Source: Planning and Development Department

6. **Transportation Electrification Action Plan**
In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of

electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 5 which requires a minimum three percent of the required parking spaces to be EV Capable.

7. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

8. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 9 through 11.

9. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal will create a comfortable streetscape environment with enhanced landscaping, shaded pedestrian pathways, and shaded parking areas. This is addressed in Stipulation Nos. 1, 2, 6, and 7.

10. **Complete Streets Guiding Principles:**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The proposed development, as stipulated, will create a safer pedestrian environment by requiring the funding for a HAWK pedestrian crossing. This is addressed is Stipulation No. 12.

COMMUNITY CORRESPONDENCE

11. As of the writing of this report no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requested the existing Rapid Flashing Beacon be removed and replaced with a HAWK pedestrian crossing. This is addressed is Stipulation No. 12.

OTHER

13. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 13 through 15.
14. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 16.
15. Development and use of the site are 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 proposal, as stipulated, is consistent with character of the Mixed Use Agricultural zoning district, the Baseline Area Master Plan, and the Baseline Area Overlay District.
2. The requested P-1 zoning district is compatible with surrounding zoning and development patterns in the general area.
3. The proposal will add additional parking to address the needs of the MUA development across 32nd Street.

Stipulations:

1. A minimum 30-foot-wide, average 35-foot-wide landscape setback shall be provided along 32nd Street and planted to the MUA streetscape landscape standards as listed in Section 649.H.3 in the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
2. A minimum 10-foot-wide landscape setback shall be provided along the north, east, and south perimeter of the site and planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, and shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. If perimeter fencing is proposed, the fencing shall be a minimum of 75% view fencing, as approved by the Planning and Development Department.
5. A minimum of 3% of the required vehicle parking spaces shall include EV Capable infrastructure.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees. Landscaping shall be

dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.

7. All pedestrian pathways (including sidewalks) shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. Only landscape materials listed in the Mixed Use Agricultural (MUA) District and the Baseline Area Overlay District (BAOD) shall be utilized, as approved or modified by the Planning and Development Department.
9. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
10. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
11. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
12. The existing Rapid Flashing Beacon (RFB) shall be removed and replaced with a HAWK pedestrian crossing that shall be fully funded and constructed at the current location of the existing RFB, as approved by the Street Transportation Department.
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
16. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Samuel Rogers

December 2, 2024

Team Leader

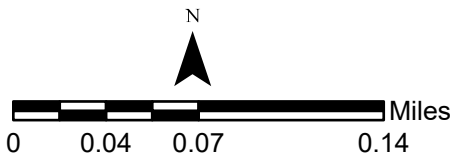
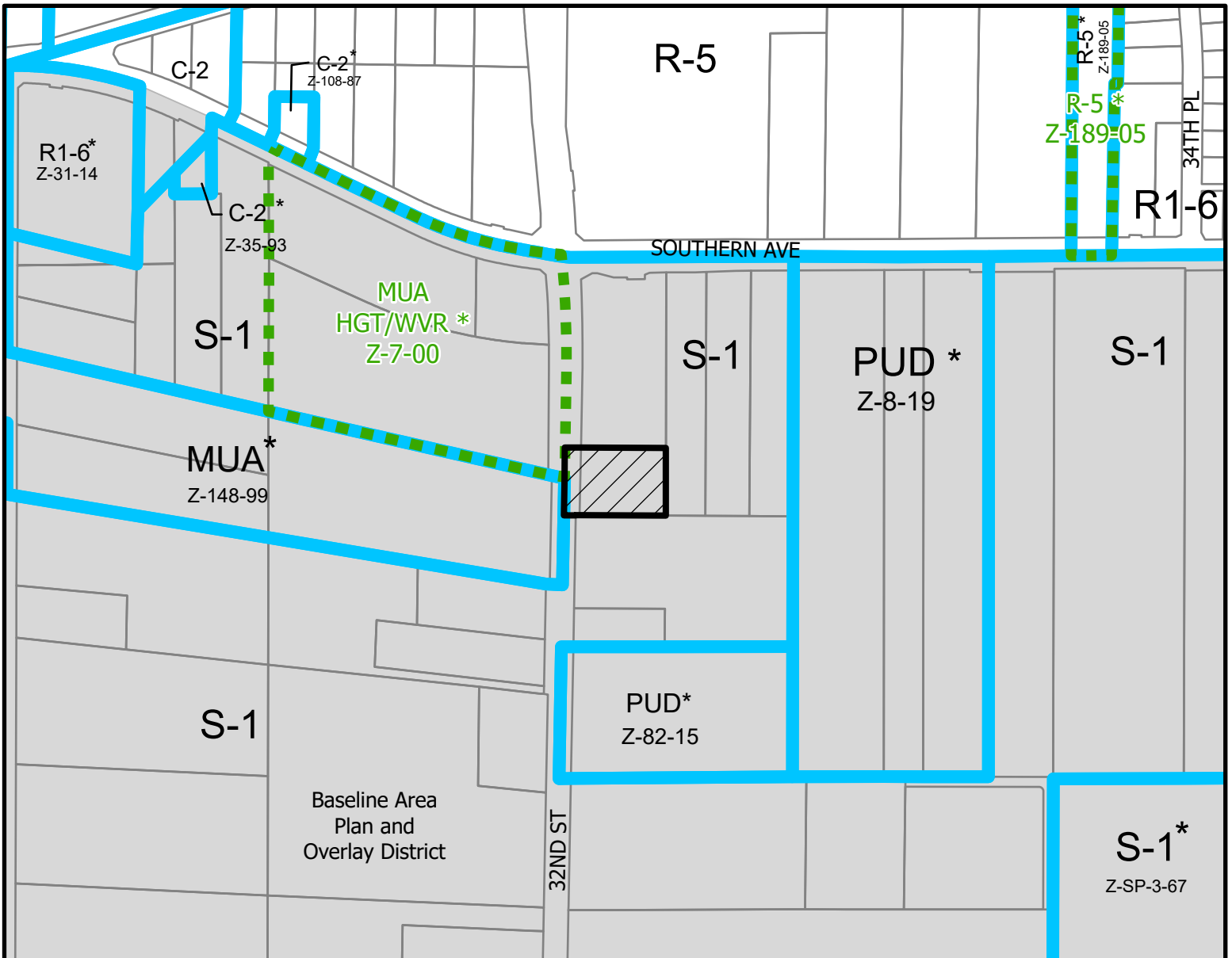
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Exhibits

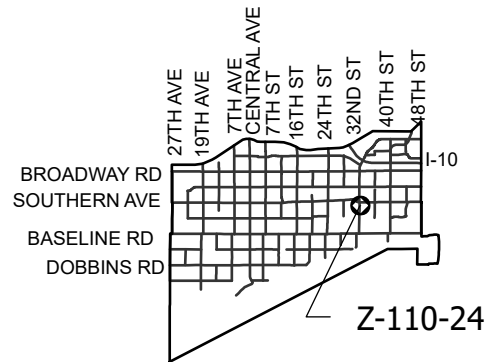
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped August 6, 2024

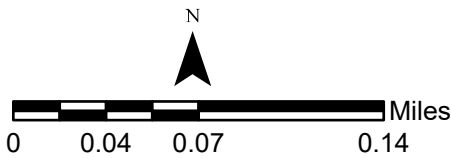
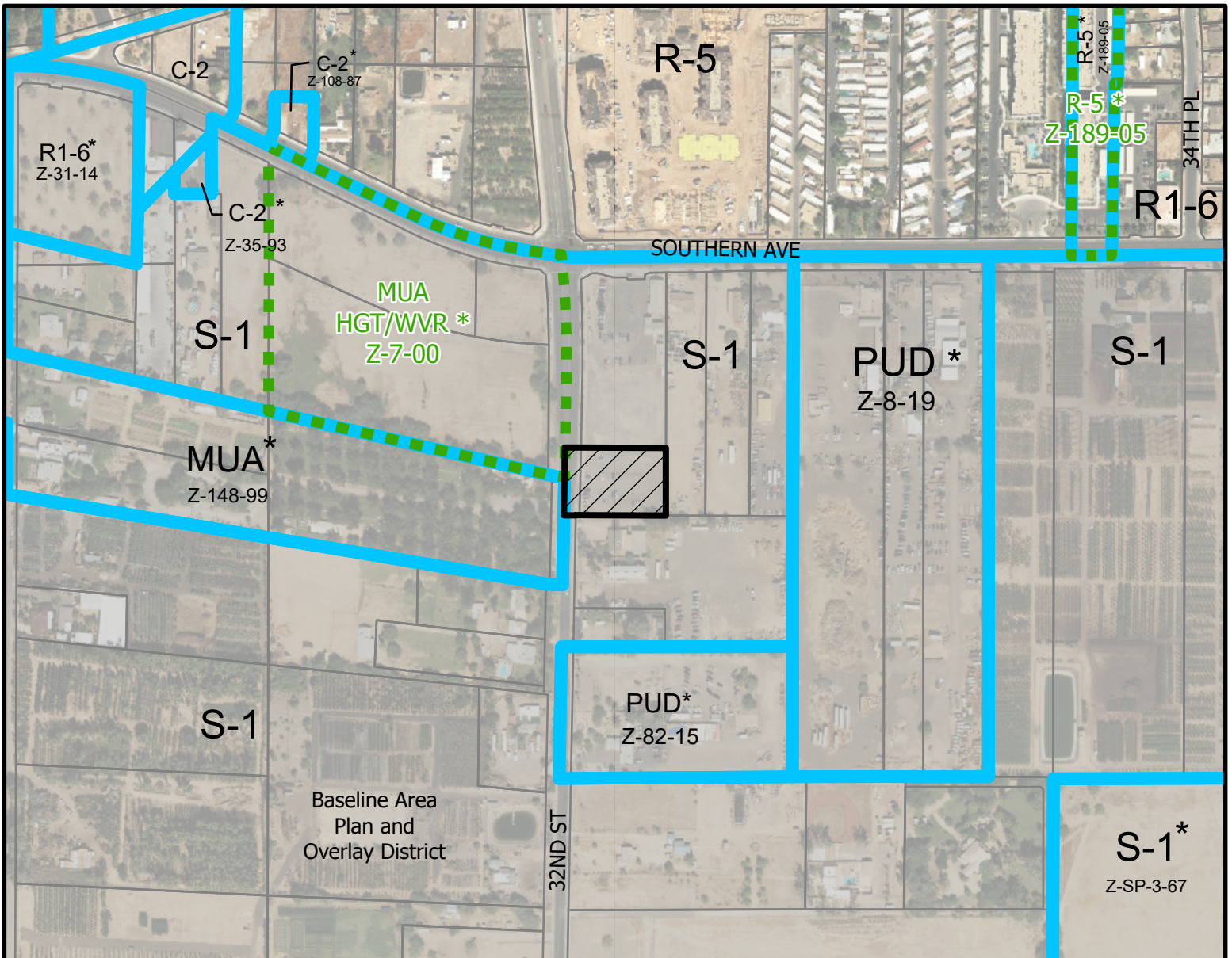


SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8

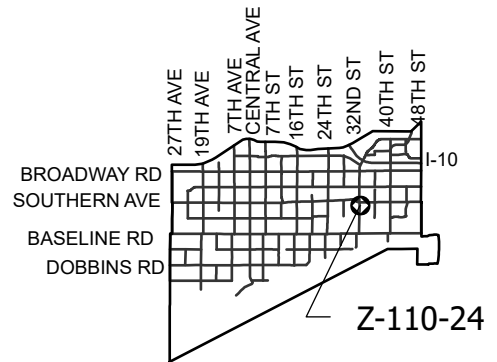


APPLICANT'S NAME: Kay Shepard		REQUESTED CHANGE:	
APPLICATION NO: Z-110-24	DATE: 9/12/2024	FROM: S-1 BAOD (1.00 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.00 Acres	REVISION DATES:		TO: P-1 BAOD (1.00 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 2-35	ZONING MAP D-10	
MULTIPLES PERMITTED S-1 BAOD P-1 BAOD	CONVENTIONAL OPTION 1 N/A		* UNITS P.R.D OPTION N/A N/A

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

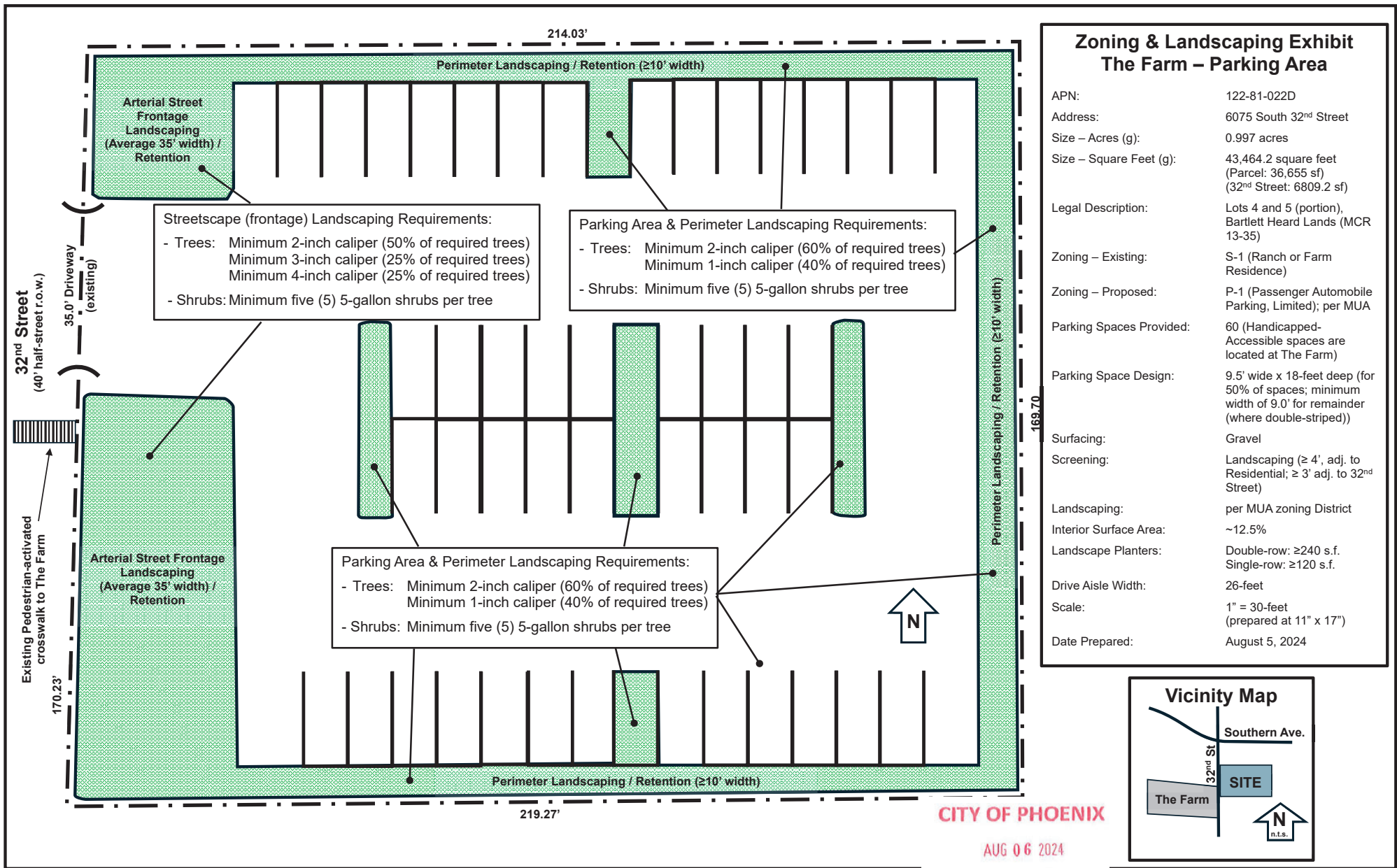


SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8



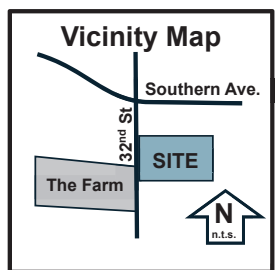
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* Maximum Units Allowed with P.R.D. Bonus



Zoning & Landscaping Exhibit The Farm – Parking Area

APN:	122-81-022D
Address:	6075 South 32 nd Street
Size – Acres (g):	0.997 acres
Size – Square Feet (g):	43,464.2 square feet (Parcel: 36,655 sf) (32 nd Street: 6809.2 sf)
Legal Description:	Lots 4 and 5 (portion), Bartlett Heard Lands (MCR 13-35)
Zoning – Existing:	S-1 (Ranch or Farm Residence)
Zoning – Proposed:	P-1 (Passenger Automobile Parking, Limited); per MUA
Parking Spaces Provided:	60 (Handicapped- Accessible spaces are located at The Farm)
Parking Space Design:	9.5' wide x 18-feet deep (for 50% of spaces; minimum width of 9.0' for remainder (where double-striped))
Surfacing:	Gravel
Screening:	Landscaping (≥ 4', adj. to Residential; ≥ 3' adj. to 32 nd Street)
Landscaping:	per MUA zoning District
Interior Surface Area:	~12.5%
Landscape Planters:	Double-row: ≥240 s.f. Single-row: ≥120 s.f.
Drive Aisle Width:	26-feet
Scale:	1" = 30-feet (prepared at 11" x 17")
Date Prepared:	August 5, 2024



CITY OF PHOENIX

AUG 06 2024

Planning & Development
Department