



City of Phoenix

Planning Department

Staff Report Z-143-06-6 / Z-SP-24-06-6

Camelback East Village Planning Committee Meeting Date	January 9, 2007
Zoning Hearing Officer Date	January 22, 2007
Request From:	P-1 (2.86 Acres)
Request To:	C-2 (2.86 Acres)
Request From:	P-1 (pending C-2, 2.86 acres), C-2 (2.76 acres)
Request To:	C-2 SP (5.62 acres)
Proposed Use	Automobile dealership
Location	NEC of Camelback Road and 8th Place
Owner	Chapman Camelback, L.L.C. Attn: David B.
Applicant/Representative	Burch & Cracchiolo, P.A.
Staff Recommendation	Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Camelback Road	Arterial	40-foot north half
	8th Place	Local	25-foot east half
<p>LAND USE ELEMENT, Goal 2 Employment and Population Balance: Development of each village's potential should be encouraged by distributing a diversity of employment and housing in a way that achieves a balanced citywide plan and that is consistent with commute travel patterns and the current character of each developed village.</p> <p>The development will provide a place for residents to work in the same Village and will contribute to the longer term economic health of the Village through the expansion of an existing automobile dealership.</p> <p>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.</p> <p>The proposal will redevelop a vacant building for expansion of an automobile dealership, a land use that is consistent with other land uses in this part of the Camelback corridor.</p>			

LAND USE ELEMENT, Goal 5 Integration of Land Use: An integrated land use and transportation system, which furthers the urban village model and minimizes the adverse impacts of the transportation system on housing, businesses and public uses, should be encouraged.

The site is currently developed with a vacant Toys R Us building. Development of the site for an automobile dealership furthers the connection of nearby auto-related developments.

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial	C-2, P-1
North	Multi-family residential	R-3
South	Vacant, commercial, multi-family residential	R-4A, C-2, R-4
East	Commercial, multi-family residential	C-2, P-1, R-3
West	Commercial, multi-family residential	R-5, C-2

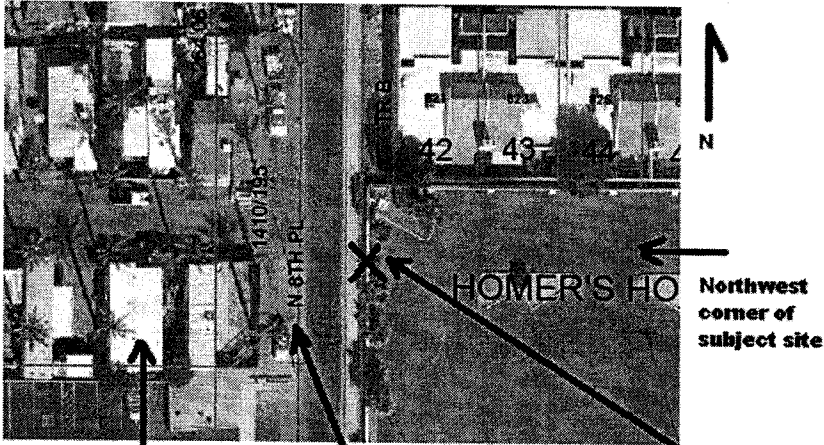
Commercial/Commerce Park/Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Building Setbacks		
Street	25 feet	Met – 25 feet
Side	Average 25 feet on street side 50 feet (for two stores adjacent to R-3)	Met – 41 feet / 3 inches and 23 feet Met – 53 feet / 4 inches
Rear	50 feet (for two stories adjacent to R-3)	Met – 53 feet
Landscaped Setbacks		
Street	25 feet	Not met – 10 feet and 6 feet
Side	10 feet	Not met – 6 feet
Rear	10 feet	Not met – 6 feet
Lot Coverage	50%	Met - 25%
Building Height	30 feet	Met – 30 feet
Parking	132	Met – 133

Background/Issues/Analysis

1. The subject site fronts Camelback Road and is the former location of a Toys R Us store. The applicant, an automobile dealership, proposes to utilize the site for new and used automobile sales and service. The plan calls for new vehicle display to occur in front of the existing building. The front portion of the building will be renovated to house the offices and interior space necessary for the dealership operations. The balance of the building will be converted into vehicle service bays. A two story parking structure with three levels of parking is proposed at the rear of the property to house vehicle inventory. The southwestern portion of the parking structure will house a car wash as an accessory use to the dealership.

2. A single story townhome development exists directly to the north. The townhomes have a six foot wall and the subject site has a lower perimeter wall built a few feet to the south of the townhome perimeter wall. On Medlock Drive and Pasadena Avenue to the east, is multi-family residential, mostly single story, comprised

of duplexes, tri-plexes and apartments. These local streets dead end against the subject site. There is a trailer park across 8th Place from the site to the west. There are no pavement improvements



Trailer Park

West 1/2 of 8th Place has no pavement, curb or gutter. Utility poles exist on the centerline (alignment with this arrow)

Approx. location of new driveway for site access including car hauler ingress/egress

ts on the west half of 8th Place adjacent to the trailer park, so the street narrows at the northwest end of the subject site. Single story offices exist to the west, as well as some commercial retail.

3. Automobile dealerships have historically located in the Camelback Road corridor, east to 16th Street. The commercial frontage in this corridor available for automobile sales is limited by the adjacent residential development. This central city location cannot accommodate the larger dealership properties typical of newer suburban development. Urban automobile dealerships have responded to