



City of Phoenix

SPECIFIC PLAN AMENDMENT
Staff Analysis and Recommendation

Application No. GPA-DSTV-3-09-2

REQUESTED AMENDMENT: (To Map)

Applicant: John Berry of Berry Damore representing Mayo Clinic Arizona

Site Location: Southeast corner of 56th Street and Shea Boulevard

Village: Desert View Acres: 210 +/-

Current Plan Designation:

Proposal:

Amend Chapter 6 of the Desert Ridge Specific Plan, Superblock 3, Development Parcel 3.CP/BP.2 to increase the maximum building height for hospitals and clinics from 140 feet to 250 feet and increase the floor area ratio from .65 to .85.

Associated Zoning Case (if applicable):

STAFF RECOMMENDATION: (Summary)

It is recommended this request be approved.

HEARING SCHEDULE

Table with 2 columns: Date, Action. Rows include Village Planning Committee (10/6/09), Planning Commission (11/10/09), City Council (12/2/09), and Ordinance Adoption (12/2/09).



**SPECIFIC PLAN AMENDMENT
STAFF ANALYSIS
September 25, 2009**

<u>Application:</u>	GPA-DSTV-3-09-2 – Desert Ridge Superblock 3 and Parcel 3.CP/BP.2
<u>Applicant:</u>	Mayo Clinic Arizona
<u>Representative:</u>	John Berry with Berry and Damore
<u>Property Owner:</u>	Mayo Clinic Arizona
<u>Location:</u>	Southeast corner of 56th Street and Mayo Boulevard
<u>Acres:</u>	210 acres
<u>Request:</u>	This request will amend the Desert Ridge Specific Plan to increase the height and FAR in Superblock 3 and Parcel 3.CP/BP.2.
<u>Village Planning Committee Action:</u>	Desert View – October 6, 2009
<u>Staff Recommendation:</u>	Approve as requested

Background

The Desert Ridge Specific Plan area is an approximately 5,700-acre master planned community located in Northeast Phoenix generally between the Central Arizona Canal and Pinnacle Peak Road and 32nd Street to 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Plan was approved by City Council in July 1990. It is the governing land use document of the city of Phoenix for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.

This amendment pertains to Superblock 3 of the Desert Ridge Specific Plan and more specifically Parcel 3.CP/BP.2. Parcel 3.CP/BP.2 is approximately 210 acres located at the southeast corner of 56th Street and Mayo Boulevard. The parcel is currently zoned Commerce Park/Business Park (CP/BP). The site currently contains the existing 985,000 square foot medical campus and is surrounded by vacant land to the north and east that is owned by the Arizona State Land Department. The land to the north and east is also currently zoned CP/BP. The Reach 11 recreation area is to the south of the parcel. American Express office development is to the west of the parcel, across 56th Street. This amendment request will not affect the current zoning or city of Phoenix General Plan and will remain consistent with the land use designation of Mixed Use (Commercial/Commerce Park).

Proposal

Hospitals are a permitted use in Parcel 3.CP/BP.2 in the Desert Ridge Specific Plan. The Specific Plan currently allows Parcel 3.CP/BP.2 a maximum building height of 140 feet for hospitals and clinics. The applicant is proposing to modify this standard to allow a maximum building height of 250 feet for hospitals and clinics.

The Specific Plan also currently allows Parcel 3.CP/BP.2 a Floor Area Ratio (FAR) of .65. FAR is defined as the ratio of the gross floor area of the building to net site area. The applicant is proposing to modify this standard to allow a FAR of .85.

These proposed changes will increase the allowable square footage from the current 5,945,940 square feet to 7,775,460 square feet.

This proposal will not change any other development standards (setbacks, etc.) of the CP/BP zoning district or the Desert Ridge Specific Plan. This proposal only affects the language of the Desert Ridge Specific Plan.

Analysis

The site is located just south of the Loop 101 and east of State Route 51. The proposal will allow flexibility to a hospital meeting the demands of a growing population for the surrounding area and the entire city of Phoenix.

The proposed increase in height and FAR will not substantially affect traffic generation and transportation in the area. The expansion will provide additional employment to the Desert Ridge Specific Plan area minimizing automobile usage and reducing trip length for residents working at the hospital.

Parks, Reach 11 and open space will not be affected by this amendment, since public open space and parks are already designated through the Specific Plan area. The Specific Plan indicates that the buildings must be setback an average of 100 feet from the Reach 11 property line. The setback for the portion of the buildings over 56 feet shall be increased one-foot for every one-foot of height over 56 feet. The first 60 feet of setback from Reach 11 shall remain as a buffer of open space with native plant vegetation.

The parcel can likely be served by the city of Phoenix water and wastewater system pending capacity review and approval. This review will be done at the time of preliminary site plan review with the Development Services Department and Water Services Department.

September 25, 2009- Community Meeting

Approximately 3,900 notices were sent out to property owners, the Desert View Village Planning Committee, and registered neighborhood organizations within the Village. A total of 33 individuals attended the meeting.

Four comment cards were turned in with three in favor and one opposed. Most of the individuals attended to obtain additional information on the amendment as well as the applicant's future plans. The applicant provided detailed information regarding the modifications being proposed and the phased approach of the development.

Conclusion

Staff recommends approval of the Specific Plan text amendment. Approval will promote the Specific Plan and Village concept of providing a needed service to the area, as well as providing additional opportunities for residents to live, work and play while minimizing automobile usage.

Staff Recommendation:

Staff recommends approval of the request for the following reasons:

- The proposed increase in height and FAR provides flexibility in the expansion of the hospital to meet the demand for medical services for the Desert View Village and surrounding areas. The increases will allow for vertical expansion to accommodate the unique operating characteristics of a hospital, which requires additional height for operational efficiency.
- The location of the site, being just south of a freeway and north of Reach 11 is ideally suited to allow greater height and building square footage. The location is also surrounded by compatible uses and zoning.
- This amendment will support the Desert Ridge area with a better employment/population balance. The hospital provides a needed service to the area residents as well as opportunities for employees to live nearby reducing automobile usage and trip length.

Writer

Jacob Zonn
9/25/09

Team Leader

Michelle Dodds

Attachments:

Proposed language
Aerial
Site Plan

FM Listening Systems or Qualified Sign Language Interpreters are available with 72 hours notice. Materials in alternate formats (large print, Braille, audio-tape or computer diskette) are available upon requests. For further ADA information call the Planning Department, Julia Quinones at Voice/602-262-6888 or FAX/602-495-3793, or City TDD Relay/602-534-5500.

PROPOSED LANGUAGE

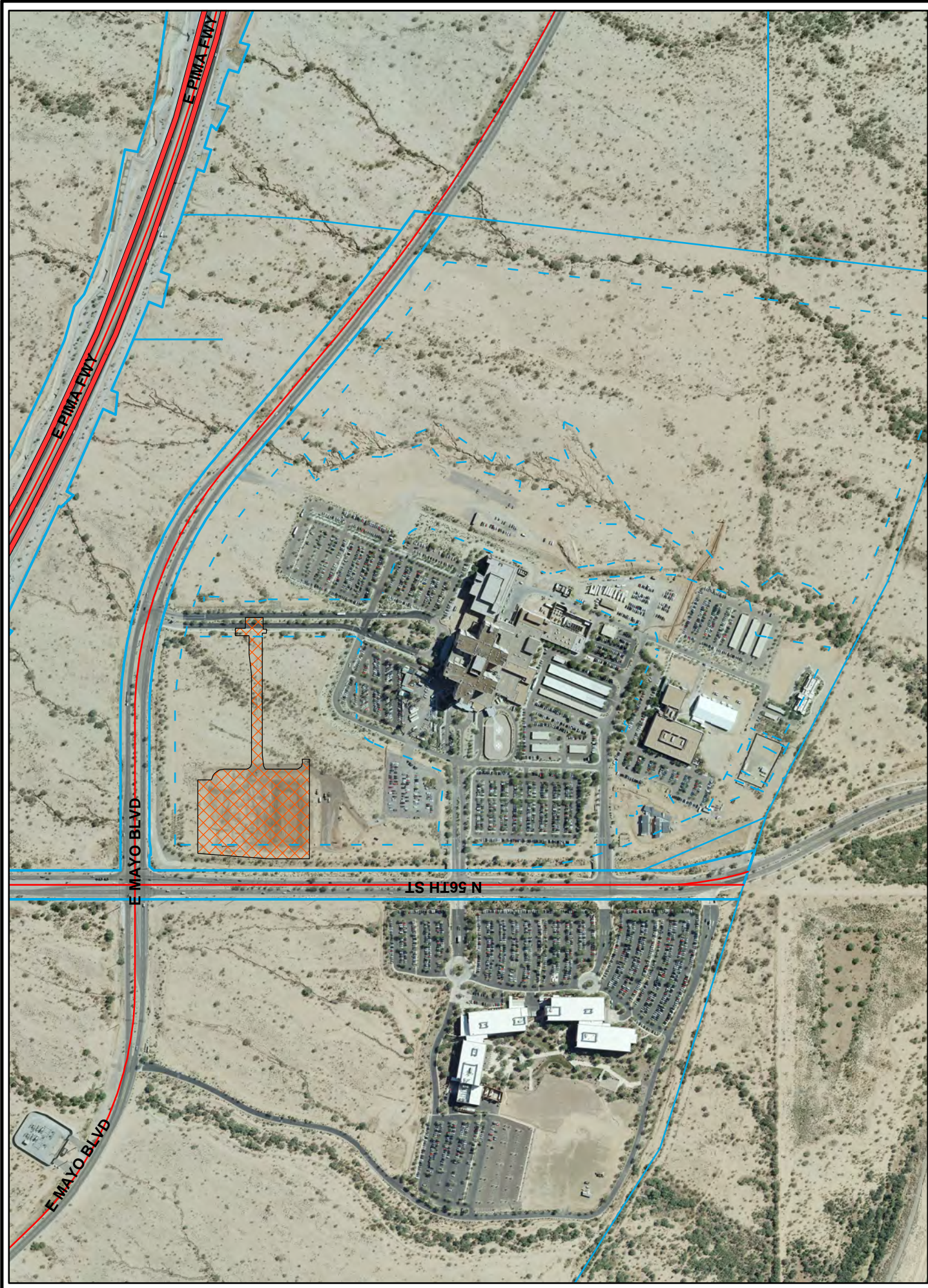
- **Amend Chapter 6, Superblock 3, Development Parcel 3.CP/BP.2 to increase the maximum building heights for hospitals/clinics and floor area ratio as follows:**

- b. Modifications of Permitted Building Heights.

The heights of buildings in Development Parcel 3.CP/BP.2 shall be governed by the table presented below. The maximum building heights are exclusive of (do not include) the mechanical facilities on top of the buildings. Consequently, the total height of the structure may exceed the heights specified below to account for these mechanical facilities.

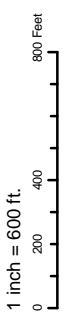
Use	Maximum building height
Hospitals	140 <u>250</u> feet
Clinics	140 <u>250</u> feet
Hotels/motels	56 feet
Medical facilities, except hospitals/clinics	56 feet
Office building for non-two stories, not to exceed medical facilities	40 feet
Retail and restaurant uses	40 feet
Multifamily residential	56 feet
All other uses	40 feet

- 4. **Building Setbacks:** Building must be setback a minimum of 100 feet and an average of 125 feet from 56th Street, 64th Street (if applicable) and Avenue K. Buildings must be setback 100 feet from all other streets. Buildings must be setback 30 feet from all other lot lines. Reach 11 setbacks are governed by Section C.4.D, Design Standards 2.a, of this chapter.
- 5. **Floor Area Ratio:** ~~.65~~ .85 overall limit for development parcel.



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Development Services

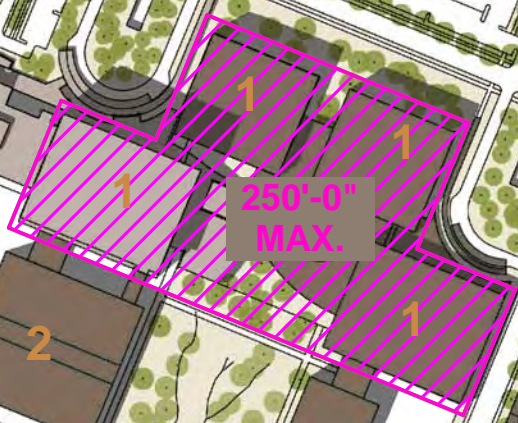
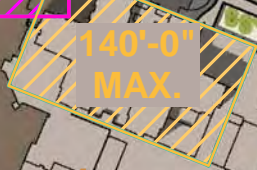


LEGEND

- 1) Clinical/ Hospital
- 2) Research/ Education/ Administration/ Support
- 3) Hospitality
- 4) Support
- 5) Parking Structures
- 6) Utilities Support

56th Street

Mayo Blvd.



Mayo Clinic Arizona
Phoenix Campus
Master Site Plan

