



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-30-11-3

January 5, 2012

North Mountain Village Planning Committee Date January 18, 2012

Planning Commission Hearing Date February 8, 2012

Request From: R-3A SP (2.01 Acres)
To: R-5 (2.01 Acres)

Proposed Use Community center with birthing facility

Location Approximately 140 feet east of the southeast corner of 9th Avenue and Dunlap Avenue

Owner Tyson Ventures I, LLC Nick Dobron

Applicant/Representative The Gladys Taylor McGarey Medical Foundation/Maryanne Weiss

Staff Recommendation Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre Commercial	
Street Map Classification	Dunlap Avenue	Arterial	40 foot half street
<i>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.</i>			
This proposal will develop a vacant parcel that is compatible with the surrounding land uses.			
<i>Neighborhood Element – Goal 2 Compatible Neighborhood Development: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans</i>			
This project is an infill development that is consistent with adjacent uses along Dunlap Avenue and designed in a manner that is compatible in scale and character to the abutting neighborhood. It is also consistent with the Royal Palm Neighborhood Special Planning District Plan.			

Area Plan
<i>Royal Palm Neighborhood Special Planning District</i>
The proposal is consistent with the Royal Palm Special Planning District Plan. The land use policy plan was adopted by Mayor and Council in 1999 and is intended to provide direction to the community, staff and decision makers for the area encompassing 19th to 7th Avenues and Northern to Dunlap Avenues.
The regulatory component of the plan deals with subdividing of land for residential purposes. This proposal will not be developed for residential purposes nor will be subdivided. The proposal is located along an arterial street and will help protect and preserve the character of the interior single-family neighborhood.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant	R-3A SP (approved)
North	Patio homes	R-3
South	Single-family homes	R1-6
East	Office	C-O
West	Single-family homes	R1-10

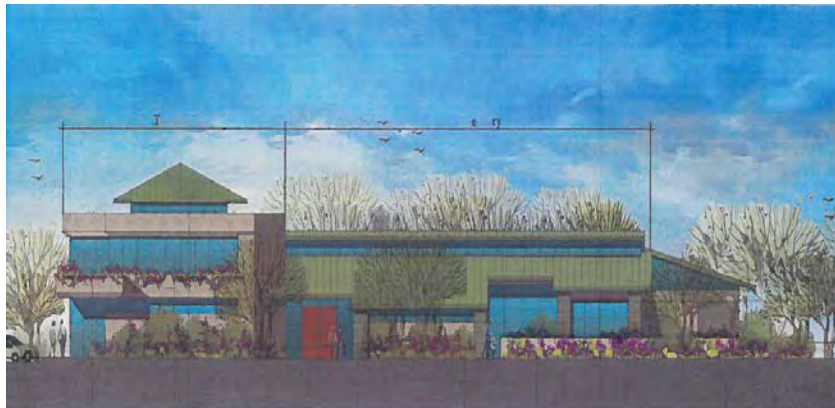
Commercial/Commerce Park/Industrial		
Standards	Requirements	Met or Not Met
Building Setbacks		
Street	25' (min.)	78' (met)
Side	25' (Adj. to R1-10), 10" (Adj. to C-O)	72' (met), 94' (met)
Rear	25' (min.)	25' (met)
Landscaped Setbacks		
Street	Avg. 25' (20' min.)	25' (met)
Side	10' (min.)	20', 20' (met)
Rear	10' (min.)	25' (met)
Lot Coverage	50% (max)	18% (met)
Building Height	48' (max)	36' (met)
Parking	36 spaces	63 (met)

Background/Issues/Analysis

1. This request is to rezone a 2.01 acre parcel located 140 feet east of the southeast corner of 9th Avenue and Dunlap Avenue from R-3A SP Multi-Family special permit to R-5 Multi-Family. The applicant (The Gladys Taylor McGarey Medical Foundation) is a non-profit Arizona Corporation that has been serving the medical and local community since 1989. The foundation provides community services such as fitness classes, diagnostic health, child care, art and educational classes. The facility will have seven rooms equipped and dedicated to mothers delivering their children via the natural birthing process.
2. The General Plan land use designation for the parcel is Residential 3.5 – 5 du/acre and Commercial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than ten acres in size.
3. The property is currently zoned R-3A SP and entitled for a senior care/assisted living center. The entitled project would consist of 22 units and have a maximum height of 3-stories/40 feet. There is no active use on the property, and the vacant one-story building on the site will be removed.
4. The R-5 Multi-Family section of the Zoning Ordinance (Section 618) allows for a limited number of non-residential uses. The applicant worked with staff and requested the R-5 zoning district in place of C-1 Neighborhood Retail. This was done given the proximity of the parcel to the Royal Palms neighborhood and because the C-1 district would permit for over 150 commercial uses while the R-5

district permits a limited number of compatible non-residential uses (community/birthing center).

5. The site plan and elevations show one 16,000 square foot building oriented towards Dunlap Avenue. The ground floor will consist of a 20-foot high, 13,400 square foot building with a



- courtyard/garden area in the center. A second story/36-foot high addition is proposed for the northeast section of the structure. This 2,600 square foot addition will be used for offices. Staff is recommending a stipulation restricting the height of the structure to 20 feet maximum within 100 feet of the single-family residences located to the west and south of the subject parcel. The stipulation is intended to help mitigate any height adjacent to the predominantly single story neighborhood.
6. A 25-foot landscape setback is shown along the north and south property lines of the site. In addition a 20-foot landscape setback is shown along the west and east property lines. The landscape on site will consist of desert themed plant materials. Staff recommends a stipulation for increased landscape standards adjacent to the single-family neighborhoods in addition to commercial district standards along Dunlap Avenue. This is intended to compliment the mature established vegetation found throughout the Royal Palm neighborhood.
7. To further preserve the adjacent single-family homes, the applicant has located the refuse collection to the northeast portion of the site away from the neighborhood. The site plan also shows vehicular ingress and egress via Dunlap Avenue with sixty three parking spaces wrapping the west, north and east sides of the building that are appropriately setback from residences.
8. 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 abandonment may be required.

Findings

1. Although this proposal is not consistent with the General Plan, a General Plan amendment is not required because the site is less than 10 acres in size.

2. The proposed zoning is consistent with the Royal Palm Neighborhood Special Planning District.
3. The proposal is compatible with the surrounding land uses in the area.

Stipulations

1. The development shall be in general conformance to the site plan and elevations date stamped November 16, 2011, as approved by the Planning and Development Department with specific regard to the following:
 - a. location of the refuse collection
 - b. landscape setbacks
2. The development shall have a maximum building height of 36 feet.
3. The development shall have a maximum building height of 20 feet within 100 feet of the south and west property lines, as approved by the Planning and Development Department.
4. The landscape setback along the south and west property lines shall be planted with a minimum 4-inch caliper or multi-trunk trees located 20 feet on center, as approved by the Planning and Development Department.
5. The development shall utilize the C-2 streetscape landscape standards for plant types and equivalent groupings in the landscape area along Dunlap Avenue, as approved by the Planning and Development Department.
6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

Marc Thornton
11/22/2011

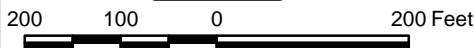
Team Leader

Joshua Bednarek

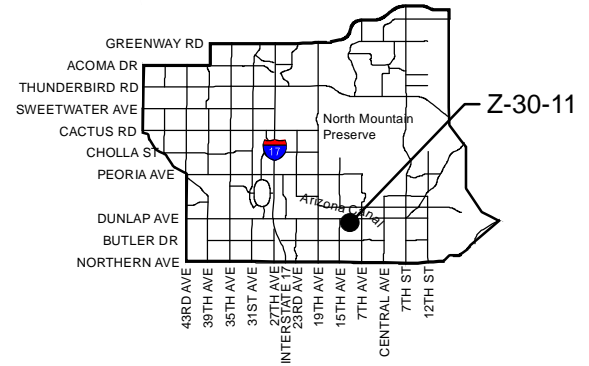
Attachments

Zoning Sketch
Aerial

Site Plan (date stamped November 16, 2011)
Elevation (date stamped November 16, 2011)

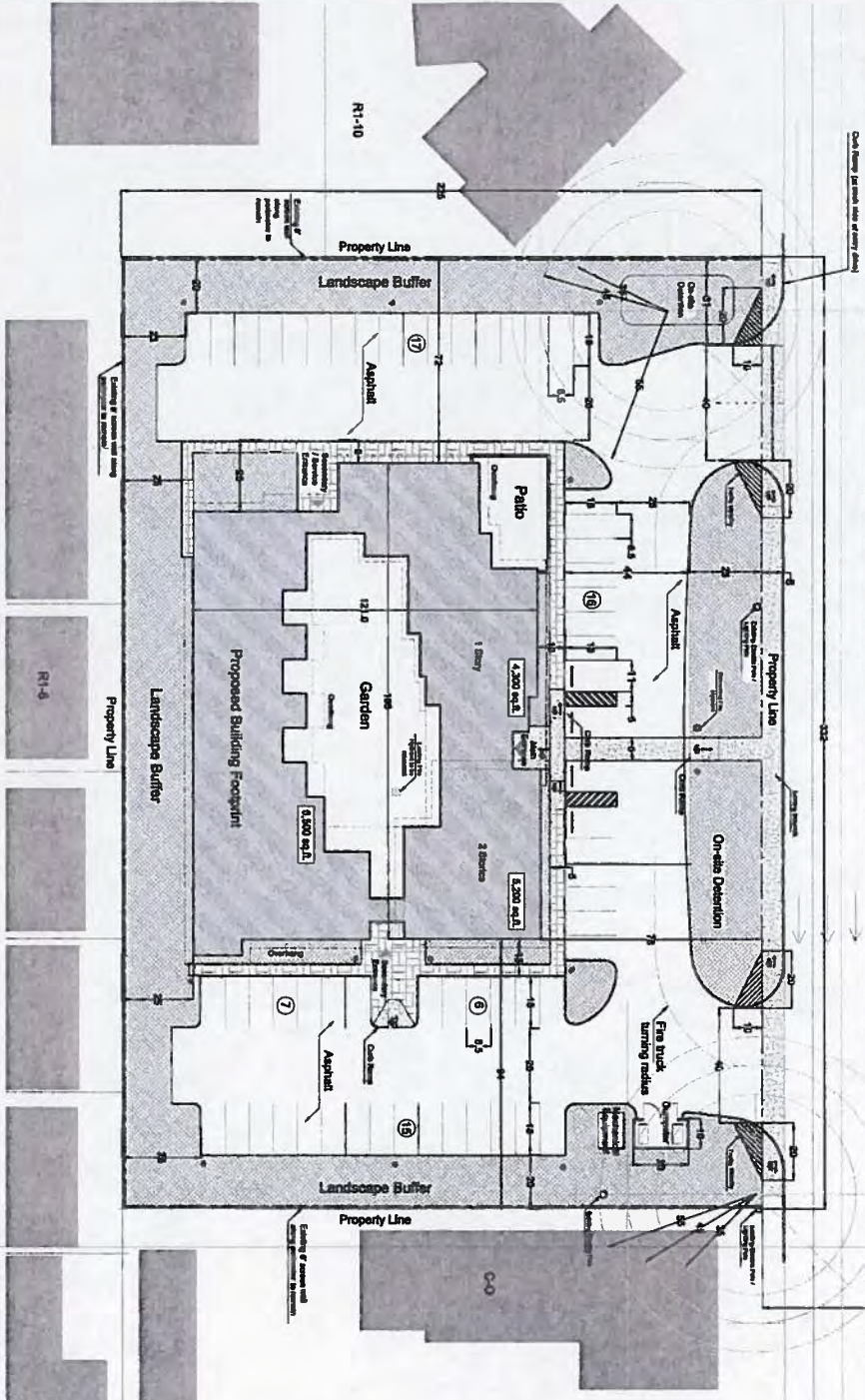


CITY OF PHOENIX PLANNING DEPARTMENT
NORTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: The Gladys Taylor McGarey Medical Foundation		REQUESTED CHANGE: FROM: R-3A SP RPSPD, (2.01 a. c.) TO: R-5 RPSPD, (2.01 a. c.)	
APPLICATION NO. Z-30-11	DATE: 12/3/11 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.01 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q26-26	ZONING MAP J-8	
MULTIPLES PERMITTED R-3A R-5	CONVENTIONAL OPTION 44 87	* UNITS P.R.D. OPTION 53 105	

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



Note 1: Existing condition information based on aerial photography and on-site investigation.
Note 2: Location of existing features are estimated based on the above.
Note 3: Garden to have low level special landscape lighting.

Site Plan



Data Legend:

Project Description: (see separate attachment)
Legal Description: (see separate attachment)
Project Address: 827 West Dunlap Avenue, Phoenix, Arizona 85021
Existing Zoning: R-3A SP
Proposed Zoning: R-5 SP
Site Area: 1.7 ac. (74,052 sq. ft.)
Building Square Footage: 16,000 sq. ft.
Lot Coverage: 18%
Proposed Building Structure Heights:

1. 1 Story 20' (13,400 sq.ft. Medical and General Office Use)
2. 2 Story 36' (2,600 sq.ft. General Office Use)

Parking Calculations:
Parking Required: 61 spaces (includes 4 accessible spaces)
Required Medical 1/200 - Total Sq. Ft. 5,000

Total: 26 parking spaces
Required General Office: 1/300 - Total Sq. Ft. 11,000

Total: 36 parking spaces
Parking Provided: 63 spaces (includes 4 accessible spaces)

Applicant / Owner's Representative Name: Gustare Ltd.
 9494 East Redfield Road, No.1013
 Scottsdale, AZ 85280
 Phone: 480-418-0270
 Fax: 480-418-0395

Graphic Legend:

- Proposed Building
- Concrete Unit Forms
- Landscape Area
- Concrete
- Asphalt
- Existing Lights 3' tall

IGN # 11-3650
 CS # 28-28

CITY OF PHOENIX

NOV 16 2011

Planning Department

REVISIONS



SWABACK PARTNERS
 P.L.L.C.
 Architects & Engineers
 2001 West Camelback Road, Suite 400
 Phoenix, Arizona 85017
 602.974.2200

PRELIMINARY NOT FOR CONSTRUCTION

The McGarey Foundation Center for Community Advancement
 827 West Dunlap Avenue, Phoenix Arizona

DRAWN: JMM
CHECKED: JMM
DATE: 11/16/11
SCALE: AS SHOWN
1.0
DATE: 11/16/11
SCALE: AS SHOWN
1.0



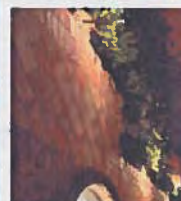
Metal Roof



Stone



Stucco & Glass



Pavers



Gabions wall



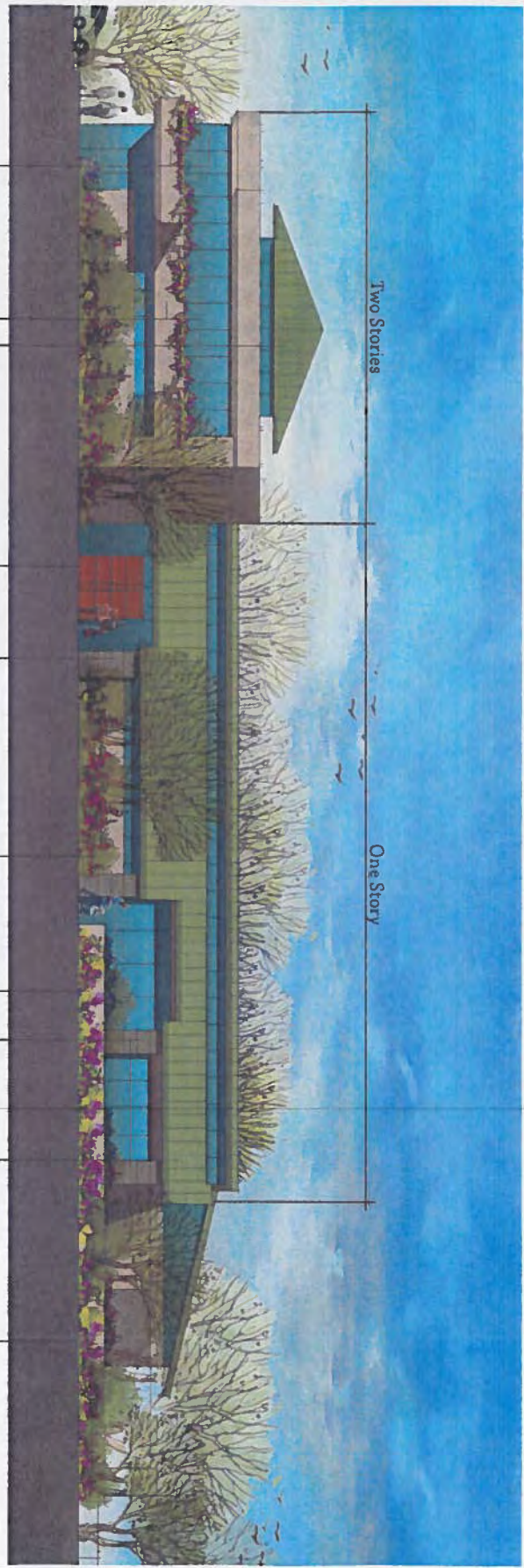
Doorway



Landscape



Planters



Two Stories

One Story

Stucco & Glass

Metal Roof

Doorway

Stone

Landscaping

Gabion Wall

Stone

Metal Roof

Landscaping

Item # 11-3660
DS # 26-26

Conceptual Entry Elevation / Materials

2/3

Planning Department

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CITY OF PHOENIX

REVISIONS



SWACK PARTNERS
PLC

Architecture & Planning
1000 North Central Expressway, Suite 100
Phoenix, Arizona 85004
602.233.1100

PRELIMINARY
NOT FOR
CONSTRUCTION

The McGarey Foundation Center for Community Advancement

827 West Dunlap Avenue, Phoenix Arizona

DATE: 11.11.11
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 2.0
 3 of 3 sheets

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