



City of Phoenix
 Planning Department

Staff Report Z-74-08-6
 September 2, 2008

Camelback East Village Planning Committee Meeting Date September 9, 2008
Planning Commission Hearing Date October 7, 2008
Request From: R1-6 (.50 acres)
Request To: R-O (.50 acres)
Proposed Use Residential Office
Location 240 feet east of the southeast corner of 14th Street and Missouri Avenue
Owner James L Boone
Applicant/Representative Rothwell Architecture
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 – 5 dwelling units per acre	
Street Map Classification	Missouri Avenue	Collector	33 feet south half right-of-way

NEIGHBORHOOD ELEMENT. GOAL 2 COMPATIBLE NEIGHBORHOOD DEVELOPMENT. POLICY 1: ENCOURAGE NEW LAND USES THAT ARE SPECIFICALLY SUPPORTED BY THE GENERAL PLAN, OR A CITY-ADOPTED AREA OR SPECIFIC PLAN. UNLESS THE PROPOSED USE IS SUPPORTED BY AN ADOPTED PLAN, NON-RESIDENTIAL LAND USES THAT DO NOT SERVE THE NEIGHBORHOOD AND ARE NOT COMPATIBLE IN BOTH SCALE AND CHARACTER WITH THE SURROUNDING RESIDENTIAL AREA, SHOULD NOT BE PERMITTED ADJACENT TO PLANNED OR EXISTING RESIDENTIAL DEVELOPMENT.

The proposed office use is located adjacent to commercial uses to the north, south and east of the property. The building elevations indicate that the office building will be residential in character and scale. In addition, the owner will be retaining most mature vegetation and trees currently existing on the site. The landscaping integrates the development into both the adjacent residential and commercial development.

NEIGHBORHOOD ELEMENT: RESIDENTIAL CONVERSION POLICY-

The proposed use is compatible with and provides a buffer between residential uses to the west and surrounding nonresidential uses located south, east and northwest of the site. The area is not viable for continued residential use because of deterioration of the existing building and

potential traffic conflicts for a single family residence. Use of the site for a commercial office will -serve to preserve and enhance the existing neighborhood and facilitate and maintain orderly neighborhood and community development by providing adequate parking and site access.

Area Plan

Missouri Avenue Land Use Study (*policy document of the Camelback East Village Planning Committee*), please see background item #3 for a discussion on the Study.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Existing single family home	R1-6
North	Single family home subdivision, commercial office development	R1-6 PRD, C-O
South	Commercial Office	C-O
East	Commercial Office	C-O
West	Single family homes	R1-6

Commercial/Commerce Park/Industrial

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Building Setbacks</i>		
Street	20 feet	28 feet (MET)
Side	10 feet	8-10 feet west, 60 feet east, (MET)
Rear	25 feet	51 feet (MET)
<i>Landscaped Setbacks</i>		
Street	0 feet	28 feet (MET)
Side	0 feet	8 feet west, 10 feet east (MET)
Rear	200 square feet (plus wall)	5 x 105 feet 525 square feet (MET)
Other	Min 3' around structure	Min 3 feet around structure (MET)
Lot Coverage	30% (exclusive of carports Carports 10%	13.6% (MET)
Building Height	15' at setback 25' maximum	12' at setback 18' maximum (MET)
Parking	1space per 250sf (15 spaces)	20 spaces (MET)

Background/Issues/Analysis

1. This is a request to rezone a .50 acre site with an existing single family home

from R1-6 to R-O. This allows for redevelopment of the site by demolition of the existing building and construction of a new building for residential office use.

2. The Residential Office section of the Zoning Ordinance provides an option for developments on the edges of residential areas which, because of their location on arterial streets or other environmental conditions, are susceptible to pressures for nonresidential uses. The district permits new development at a residential scale, or conversion of residential structures for use as professional offices or other limited service uses. It also permits continuation of residential uses or reconversion to residential uses.

The proposed residential office is located on a major collector street with commercial office uses on three sides: to the northwest, south and east of the property. There is a residence to the west which is part of the Sherwood Subdivision. The subject site is not part of that subdivision but rather, an out parcel from the adjacent commercial development.

3. The subject site is located within the area of the Missouri Avenue Land Use Study. This study was conducted by a subcommittee of the Camelback East Village Planning Committee and completed January 7, 2003. The study was not officially adopted by City Council; however it serves as a guide to the Village Planning Committee for rezoning activity of non-residential uses along Missouri Avenue. Appendix E of the study presents a number of recommendations regarding R-O development.

This proposal meets the recommendations of Appendix E. It shows respect and sensitivity to the overall area and to adjacent residential development through the proposed layout of the site plan which includes: placement and orientation of the building, landscape setbacks, the location of the parking area adjacent to commercial development and retention of existing and mature trees and shrubs. The proposed building design is residential in scale and utilizes building materials that are compatible with other development in the area. Adequate parking spaces are provided. While the need for any variances is not apparent in the site plan, further review by Development Services Department and the need to save existing trees may necessitate a variance.

4. The site plan shows both ingress and egress off Missouri Avenue from a driveway located on the east portion of the site. The new office building will be constructed slightly north of the original house and parking will be located in the side and rear yards.
5. The building elevations show a uniquely designed modern styled building with stucco walls and a beige colored standing seam metal roof. The landscape walls

will be dark grey in color and made of center scored CMU. The windows will be tinted grey and the doors anodized bronze with solar grey glass. All elevations in all directions create an interesting and attractive appearance.

6. The landscaping found on the subject site is quite lush and composed of many beautiful, mature trees. The beauty and maturity of the landscape provides continuity between the site and the greater area. The applicant has agreed to preserve most of the mature landscaping on site and will strive to preserve as much additional landscape as possible during construction. Exhibit A (attached to this report) shows which trees and shrubs (at a minimum) will be retained. Although the R-O district requires minimal landscape setbacks, the applicant has also agreed to provide landscape setbacks as required in stipulation number 2. Retaining the mature landscaping will also maintain the existing buffer from the single family residence to the west.
7. 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 proposed development is not consistent with the land use designation on the General Plan; however a General Plan Amendment is not required because the site is less than ten acres in size.
2. The proposed development will provide a transition between commercial development and single family homes located to the west, and are not part of the adjacent residential subdivision plat.
3. The proposed development will be compatible with adjacent commercial uses while maintaining the residential scale of the neighborhood.
4. The proposed development will preserve most of the existing mature trees and vegetation located on the site.

Stipulations

1. That the development shall be in general conformance to the site plan and elevations date stamped July 18, 2008, as modified by the following stipulations, and approved by the Development Services Department.

2. That the following landscape setbacks shall be provided as approved by the Development Services Department:
 - a. East3 feet
 - b. West.....10 feet
 - c. South.....5 feet
3. That existing trees as marked on an aerial of the site (Exhibit A) shall be preserved, as approved by the Development Services Department.
4. That there shall be no internally lit signs on the site.
5. That there shall be no pole mounted signage and ground signs shall be monument style not to exceed four (4) feet in height, as approved by the Development Services Department.
6. That any lighting installed in the parking area shall be no higher than six (6) feet.
7. That the property owner shall record documents that disclose the existence, and operational characteristics of the Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
8. That the applicant shall dedicate right-of-way totaling 40 feet for the south half of Missouri Avenue as approved by the Development Services Department.

Writer

JB

Attachments

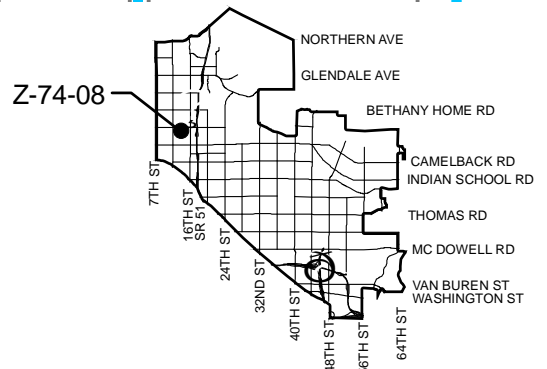
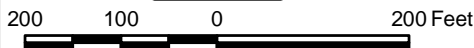
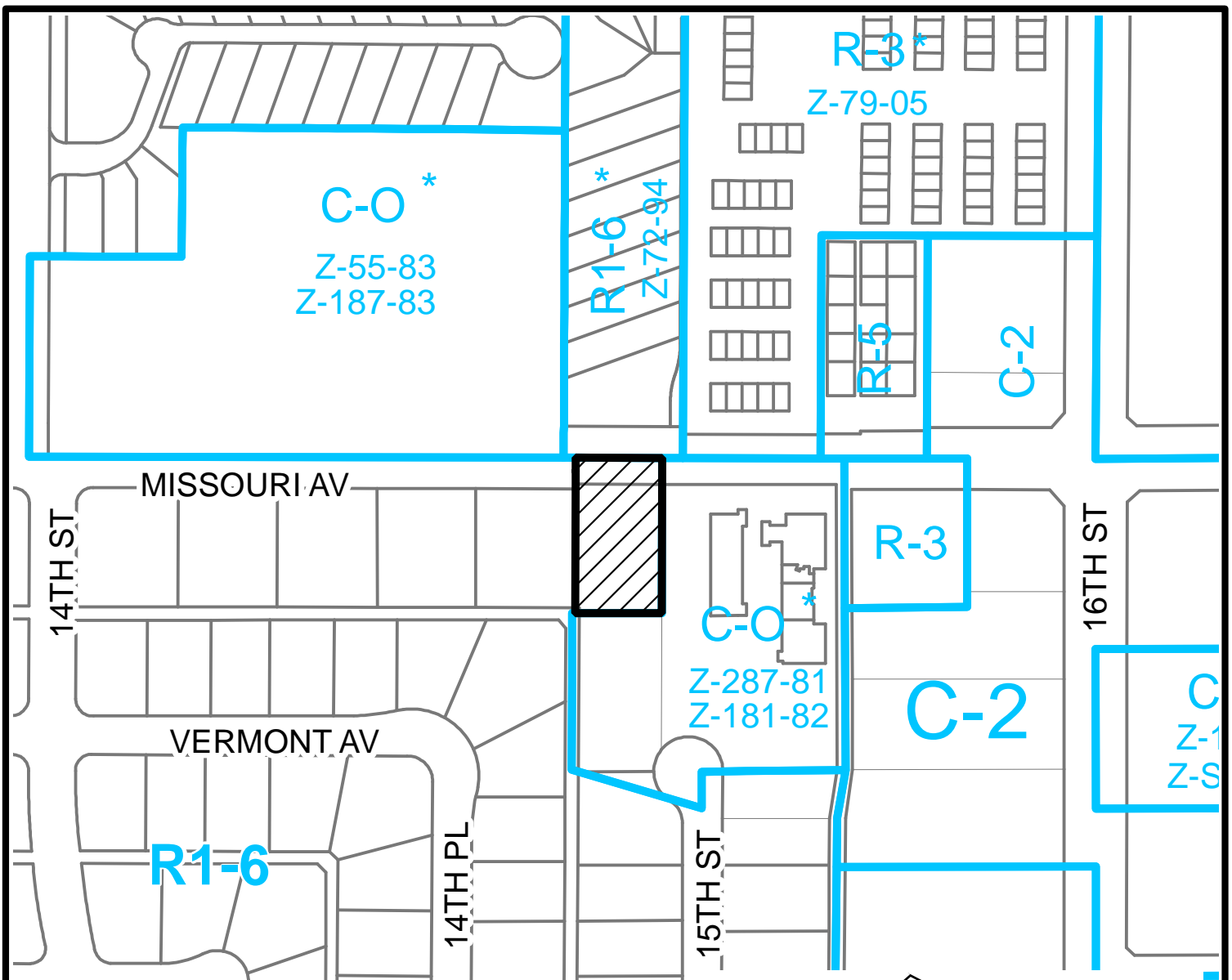
Zoning sketch

Aerial

Site plan date stamped July 18, 2008

Elevations date stamped July 18, 2008

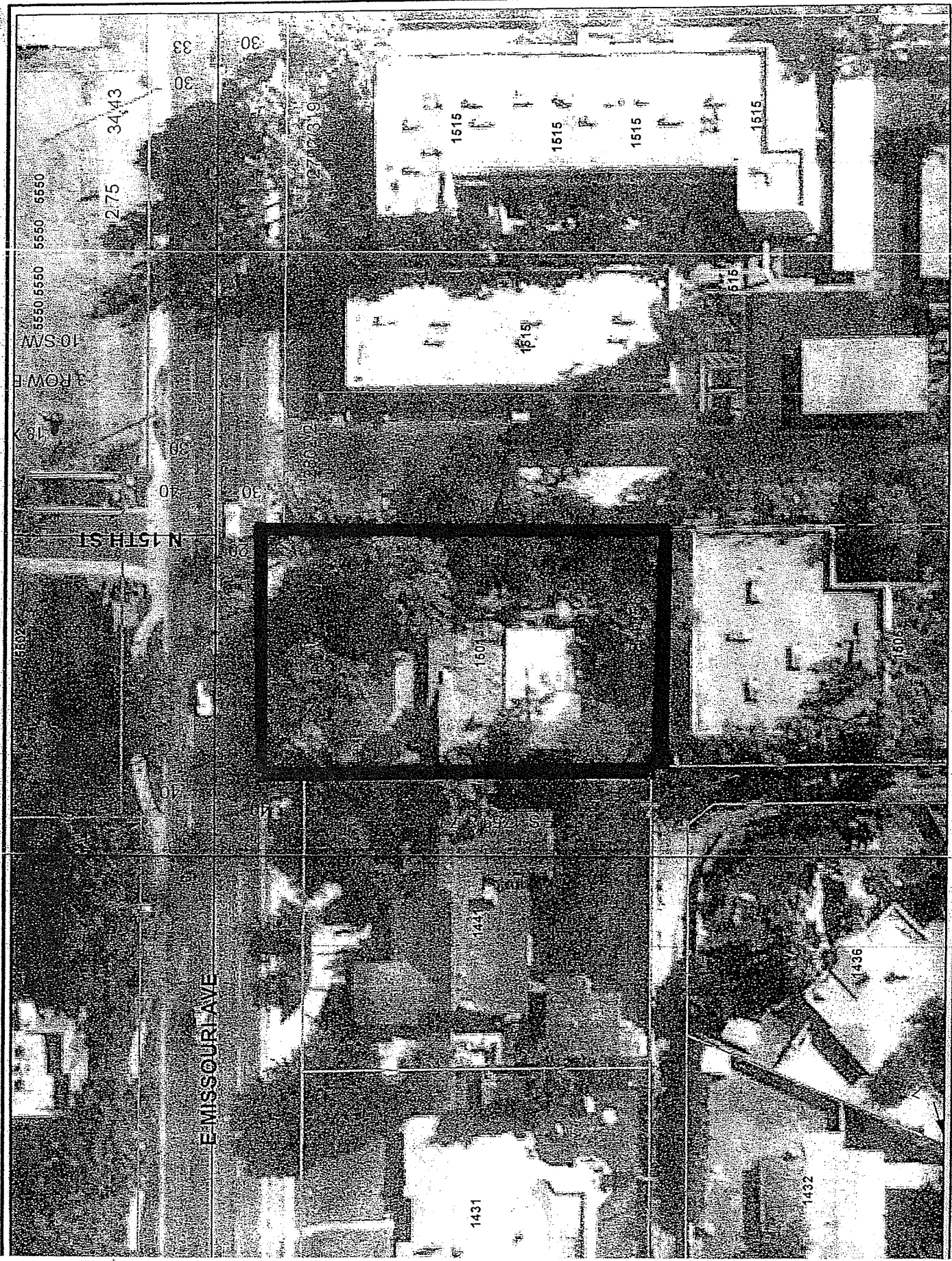
Exhibit A



CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6

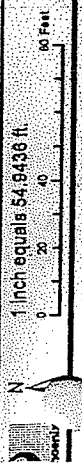
APPLICANT'S NAME: Rothwell Architecture, P.C. Susan R.		REQUESTED CHANGE:	
APPLICATION NO. Z-74-08		FROM: R1-6, (0.50 a. c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.50 Acres		TO: R-O, (0.50 a. c.)	
<small>DATE:</small> 07-23-2008 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q19-30 <small>ZONING MAP</small> H9	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R1-6		2	
R-O		1	
		* UNITS P.R.D. OPTION	
		3	
		N/A	

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



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

Development Services



PROJECT DATA:
 LOCAL DESCRIPTION: PHOENIX FAMILY PHYSICIANS OFFICE
 ADDRESS: 1501 EAST MISSOURI AVENUE, PHOENIX, AZ 85016
 BUILDING ZONE: R-0
 ALLOWABLE BUILDING HEIGHT: 35 FEET
 ALLOWABLE BUILDING FOOTPRINT: 10,000 SF
 BUILDING HEIGHT: 15 FEET
 BUILDING FOOTPRINT: 10,000 SF
 LOT COVERAGE: 100%
 BUILDING HEIGHT: 15 FEET
 BUILDING FOOTPRINT: 10,000 SF
 LOT COVERAGE: 100%
 BUILDING HEIGHT: 15 FEET
 BUILDING FOOTPRINT: 10,000 SF
 LOT COVERAGE: 100%

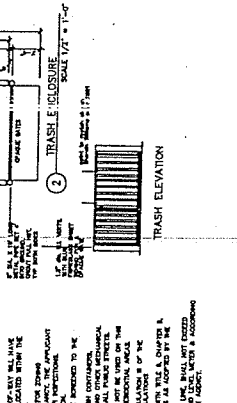
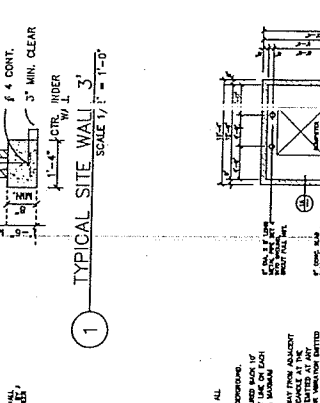
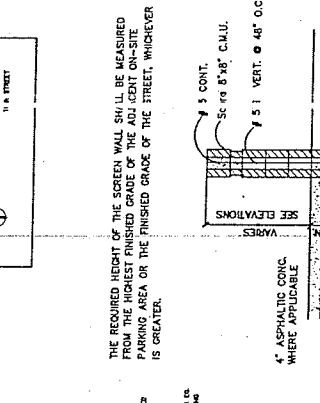
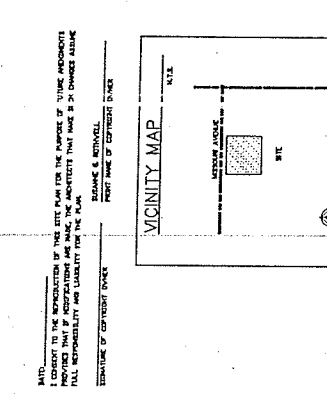
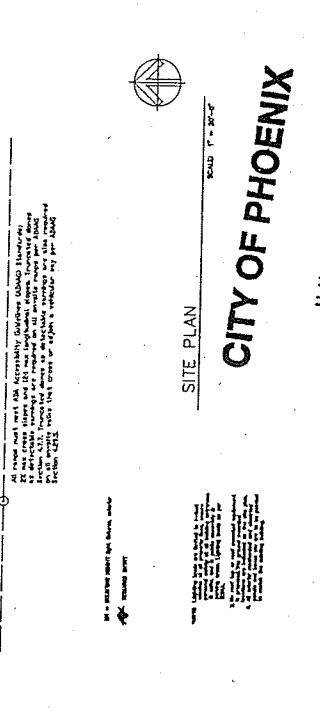
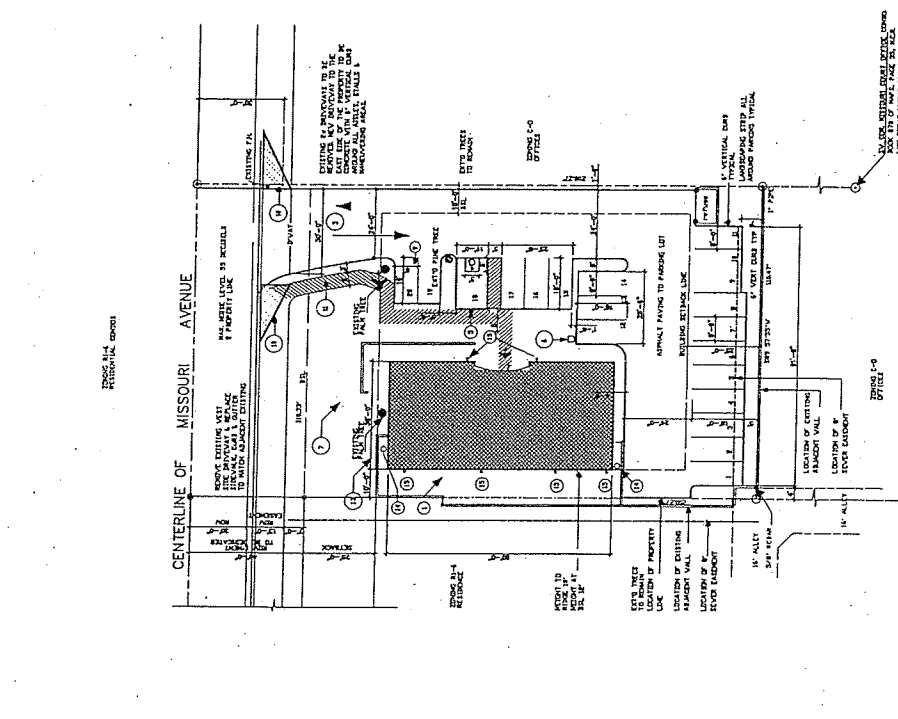
CONTACT LIST:
 OWNER: PHOENIX FAMILY PHYSICIANS
 PROJECT MANAGER: JEFFREY J. WATSON
 ARCHITECT: ROTHWELL ARCHITECTURE P.C.
 PROJECT NO.: 2008-08-2096

SCOPE OF WORK:
 PREPARE ARCHITECTURAL DRAWINGS FOR THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND SAFETY (ADOT) FOR THE CONSTRUCTION OF THE PHOENIX FAMILY PHYSICIANS OFFICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND ALL RELATED INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO: SITE PREP, FOUNDATION, STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, AND INTERIORS. THE ARCHITECT SHALL ALSO BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE INCLUDING BUT NOT LIMITED TO: PLANTING, IRRIGATION, AND LIGHTING.

KEY NOTES:
 1. LANDSCAPE IS ALL EXISTING MATURE TREES & SHRUBS TO REMAIN.
 2. CONSIDERATION SHALL BE GIVEN TO THE PROTECTION OF ALL EXISTING UTILITIES.
 3. ACCESSIBLE PARKING AS PER CITY OF PHOENIX ORDINANCE 15.08.010 SHALL BE PROVIDED.
 4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 7. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 8. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 9. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.

CITY OF PHOENIX APPROVALS:
 CITY OF PHOENIX
 PLANNING DEPARTMENT
 2ND FL. ZONING

PROJECT DATA:
 TITLE: SITE PLAN FOR RE-ZONING
 DRAWN: SCR
 DESIGN: SCR
 SHEET: A1.1
 OF: 1
 DSD NO. 2008-08-2096
 PLAT



GENERAL NOTES:
 1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 5. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 6. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 7. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 8. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 9. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.
 10. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2004 SUPPLEMENT TO THE 2003 IBC WITH AMENDMENTS.

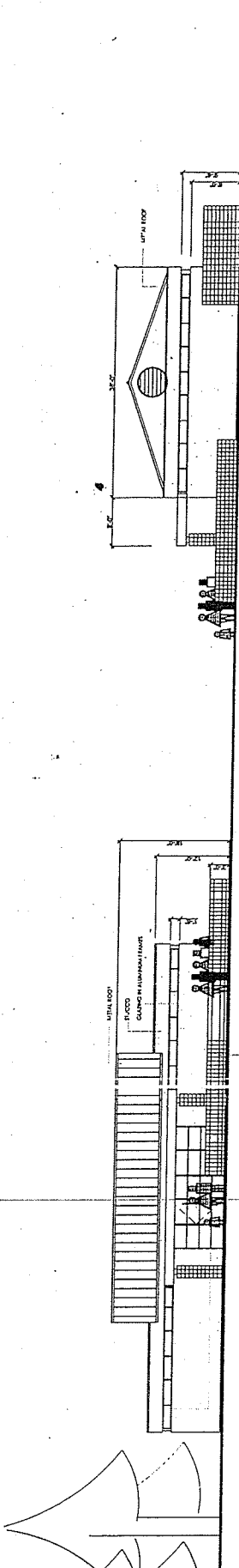


ROTHWELL
ARCHITECTURE P.C.
1004 NORTH 72ND STREET PHOENIX, AZ 85028
602.437.2777 PHONE / 602.465.8071 FAX

DATE

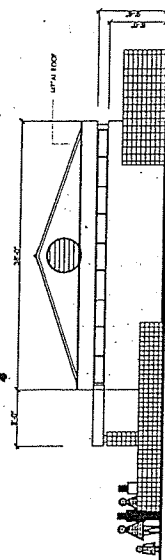
1501 East Missouri Avenue
Phoenix, Arizona
Phoenix Family Physicians-Offices
T.M.E. Schematic Elevations

SHEET: A2.1
OF: 1
DESIGN: SGR
DRAWN:
CHECK:



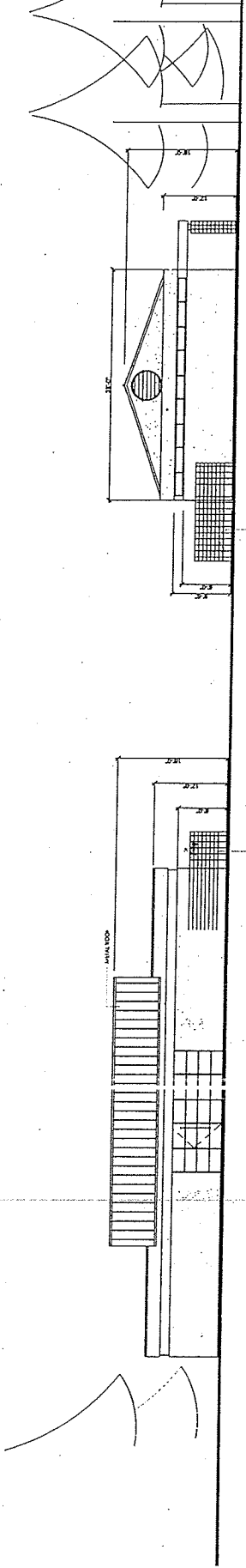
EAST ELEVATION

SCALE: 1/8"=1'-0"



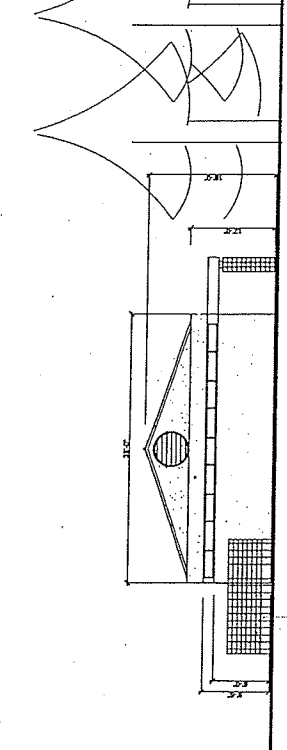
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

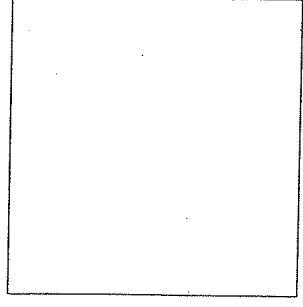
SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

MATERIALS: WALLS TO BE TRUSS WITH BRICKS, BRICK COLOR
ROOF TO BE STANDING SEAM ALUMINUM LIGHT
PAINTS TO BE CENTER
WINDOWS AND DOORS TO BE ANODIZED
BRONZE WITH DOUBLE GLAZ GLASS



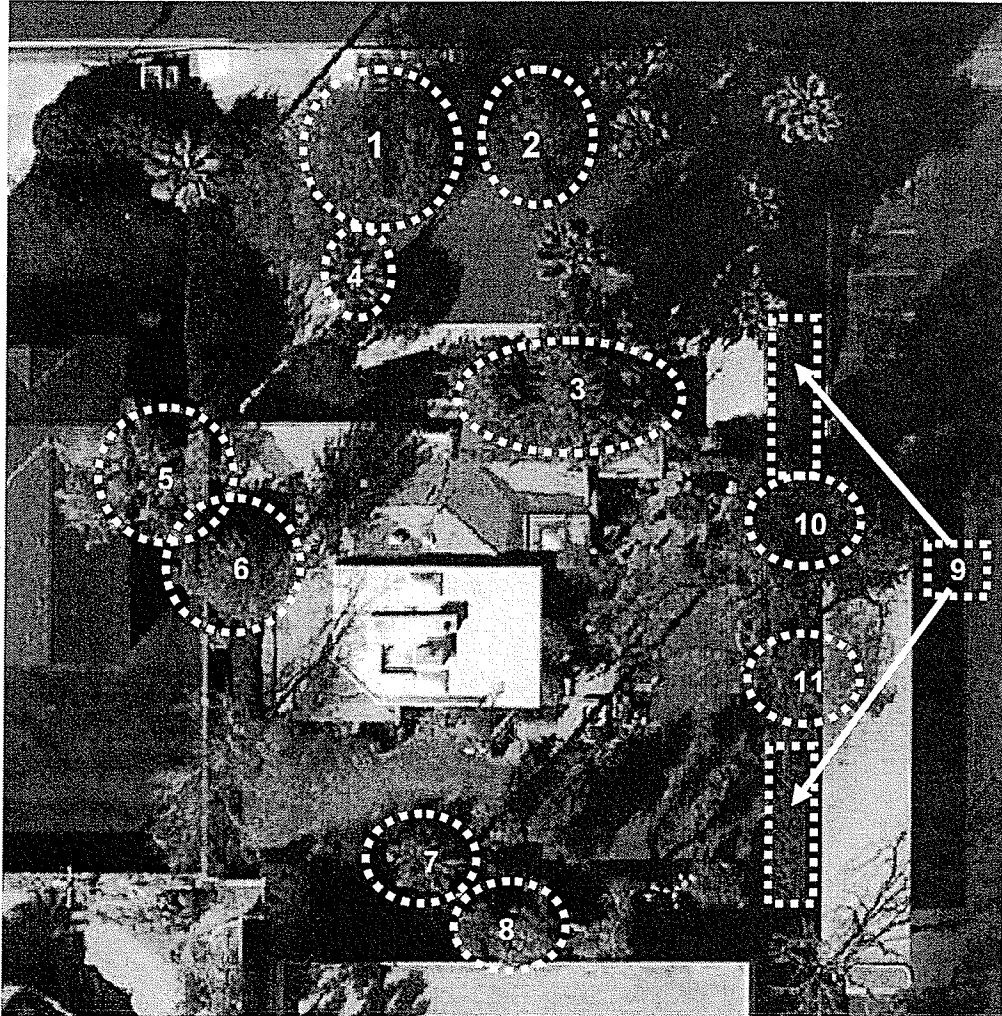
KIVA #08-2096
QS

CITY OF PHOENIX

JUL 18 2008

Planning Dept.
2nd fl. Zoning

Exhibit A
Z-74-08-6



Trees, Shrubs and Bushes to be Preserved:

- | | |
|------------------|--------------------|
| 1. Mesquite Tree | 7. Shrubs |
| 2. Mesquite Tree | 8. Shrubs |
| 3. Aleppo Pine | 9. Oleander Bushes |
| 4. Palm Tree | 10. Mature Trees |
| 5. Mulberry Tree | 11. Mature Trees |
| 6. Mulberry Tree | |