



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-22-13-7

October 23, 2015

South Mountain Village Planning Committee Meeting Date December 8, 2015

Planning Commission Hearing Date December 8, 2015

Request From: R-5 (1.27 Acres) & C-2 (0.97 Acres)

Request To: PUD (2.24 Acres)

Proposed Use Planned Unit Development to allow a mix of uses including a banquet and reception facility

Location Approximately 600 feet north of the northwest corner of Central Avenue and Baseline Road

Owner Juan Rivas

Applicant/Representative William F. Allison - Gallagher & Kennedy

Staff Recommendation Approval, subject to stipulations

| General Plan Conformity | | | |
|---|----------------|---|--------------------------|
| General Plan Land Use Designations | | Commercial Residential 3.5 to 5 du / acre Residential 5 to 10 du / acre | |
| Street Map Classification | Central Avenue | Arterial | 42 foot west half street |
| <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> | | | |
| The proposed development retains existing landscaping while adding more throughout the development especially along the west property line. The predominance of landscaping reinforces the agricultural character of the South Mountain Village. | | | |
| <i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: 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> | | | |
| The proposed banquet/reception use is consistent in scale and character with the land use pattern in the area. | | | |

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; 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.

The request proposes restrictions on the proposed banquet and reception activities that will mitigate impacts on nearby residential properties.a

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 2.24 acre site located approximately 600 feet north of the northwest corner of Central Avenue and Baseline Road from R-5 (Multi-Family Residential) and C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow for a mix of uses including a banquet and reception facility.
2. The majority of the site is currently developed and operated as a banquet and reception facility, along with a single family residence on the eastern portion of the property. The owner of the property would like to bring the site into compliance with the Phoenix Zoning Ordinance.
3. The General Plan designations for the parcel include Commercial on the eastern portion of the site, Residential 15+ du/acre in the center portion of the site, and Residential 3.5 to 5 du/acre for the western portion of the site. Although the proposal is not consistent with these General Plan designations, an amendment is not required as the subject parcel is less than 10 acres.

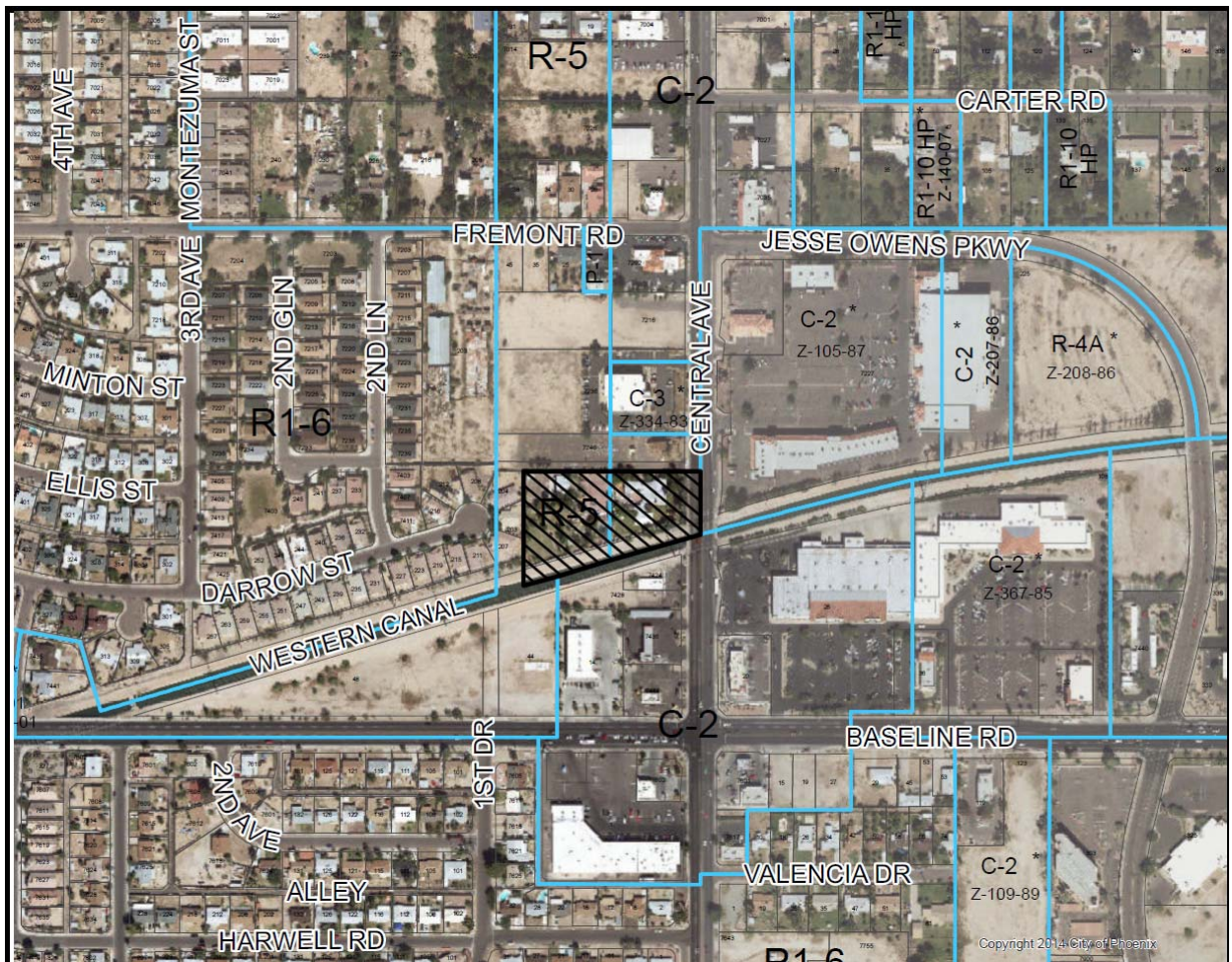
SURROUNDING USES & ZONING

4. **North**

The property to the north of the subject site is zoned R-5 (Multifamily Residential) and C-2 (Intermediate Commercial). The property is developed with a small office building along Central Avenue and a parking lot behind it. The property is currently vacant.

West

The properties to the west of the subject site are zoned R-5 and consist of a single family residential subdivision.



South

The south property line is adjacent to the Western Canal. The properties south of the canal are zoned R-5 and C-2. The R-5 property is vacant while the C-2 properties contain a vacant commercial building, a carwash, auto parts store, and a fast food outlet.

East

The property to the east of the subject site is zoned C-2 and developed as a retail shopping center anchored by a grocery store.

PROPOSAL

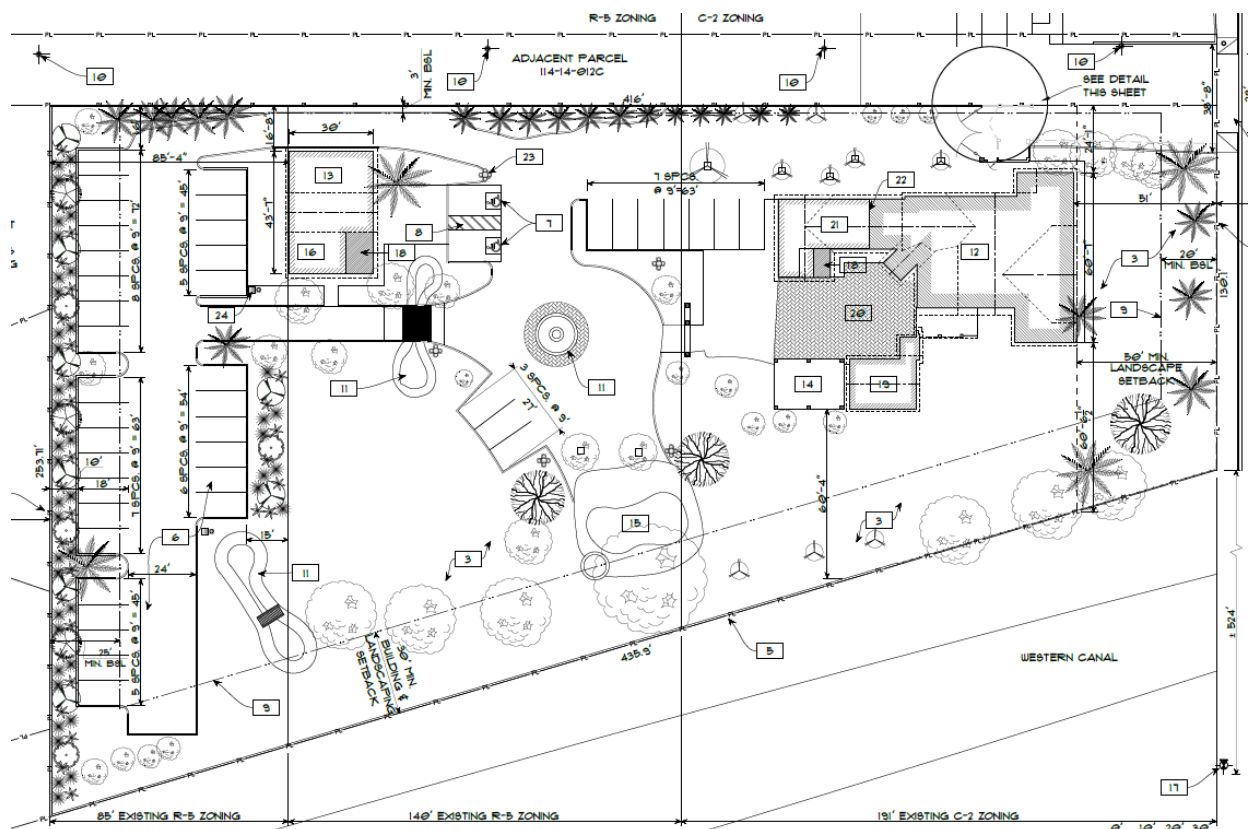
5. The proposal was developed utilizing the PUD zoning designation which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site.

Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 7, 2015 [Attachment B].

Land Use

The PUD Development Narrative proposes that the westernmost 225 feet of the subject site allow all permitted uses in Residence Districts (Section 608 of the Zoning Ordinance) and the R-5 zoning district (Section 618 of the Zoning Ordinance). The easternmost 191 feet of the subject site will allow all permitted uses in the C-2 zoning district. Uses requiring a special permit shall be permitted subject to securing a special permit. For the entire site, conditional uses (use permit) and uses with specified standards must satisfy those standards and/or public hearing requirements and approvals. Per Section 623.D.9.b, outdoor uses related to an assembly hall in the C-2 zoning district require use permit approval. Outdoor uses on the site may include dining, dancing, weddings, and other private events. The PUD also allows continued residential use of the primary structure on the subject site. Finally, the PUD Development Narrative proposes that a banquet and reception facility be permitted on the entire site subject to standards including limitations on live and recorded entertainment, parking, hours of operation, equipment and event locations, and alcohol service.



Development Standards

The proposed development standards would limit the maximum building height to two stories and 30 feet and lot coverage to 20 percent.

Building setbacks are proposed as follows: 16 feet on the north property line, 30 feet on the south property line, 50 feet on the front (east) property line, and 85 feet on the rear (west) property line. The 50 foot front (east) setback exceeds the C-2 standard for a two story building adjacent to streets. The remaining setbacks exceed both the R-5 and C-2 standards given their location and adjacent zoning.

The portion of the residential structure permitted for banquet and reception uses is limited to 660 square feet. The outdoor dining area is limited to 2,141 square feet.

Landscaping Standards

Landscaped setbacks are proposed as follows: Minimum of 0 zero feet with an average of 5 feet on the north property line, 30 feet on the south property line adjacent to the canal, 50 feet on the front (east) property line, and 10 feet on the rear (west) property line. The applicant proposes to maintain the existing landscaping on the north, south, and east property lines. Along the west property line, a mix of 1, 2, and 3 inch caliper trees are proposed with additional shrubs. Further, two landscaped islands are proposed for the parking area consisting of 1 and 2 inch caliper trees with shrubs. Existing landscaping throughout the site and in the parking area will be maintained. The proposed landscaping exceeds the C-2 standards.

Parking

The Development Narrative proposes a total of 43 parking spaces including 2 accessible spaces. This total was calculated using a ratio of 1 parking space per 50 square feet of dining area. This ratio is more restrictive than the Zoning Ordinance standard for the Public Assembly – General category of 1 space per 60 square feet.

To mitigate impacts of the parking on the residential properties to the west, all parking spaces in the westernmost 85 feet of the site will be valet parking only. The remainder of the spaces are distributed throughout the site.

Design Guidelines

The Development Narrative proposes design elements intended to retain the existing character of the site and reflect the agricultural heritage of the South Mountain village. Design elements include retention of existing landscaping, two ponds, a swimming pool, and a fountain. Additional landscaping will be provided along the western property line to buffer adjacent residential properties and complement the existing foliage. Parking areas will utilize an alternative dustproofing material suited to the character of the property.

Phasing

The project will be constructed in one phase.

Signage

Signage will be in conformance with the signs ordinance (Section 705 of the Zoning Ordinance).

Sustainability

The Development Narrative proposes the adaptive reuse of existing buildings on the site which will avoid the impacts of new construction. Preservation of these structures along with the extensive landscaping on the site is reflective of the agricultural heritage of the South Mountain Village. Parking areas will utilize an alternative dustproofing material intended to both mitigate heat island effects and complement the character of the site.

STREETS AND TRAFFIC

7. The Streets Transportation Department has indicated that there are no right-of-way improvements needed for this site.
8. A Traffic Statement has been submitted to the Street Transportation Department. The Street Transportation Department does not anticipate a negative impact from the development.

MISCELLANEOUS

9. **Water**

The current site has access to two 12-inch mains in Central Avenue. The city map shows a ¾-inch service from an existing 2-inch substandard galvanized main. All new services shall be connected from water mains in Central Avenue. There are no water concerns for the proposed development.

Sewer

There is an 8-inch VCP main Central Avenue. The city map shows a 4-inch sewer tap in Central Avenue. There are no sewer concerns for the proposed development.

10. The Aviation Department requests that a stipulation be added to record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
11. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal retains the existing character of the site and reflects the agricultural history of the South Mountain Village.
2. The development is consistent in scale and character with the land use patterns

in the area.

3. The development mitigates potential impacts on nearby properties with regulations on noise, parking, hours of operation, landscape buffers, and other concerns.

Stipulations

1. An updated Development Narrative for the Hacienda Rivas PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 7, 2015 as modified by the following stipulations:
 - a. Page 3, Table 1 – 1.: Update paragraph to read: “All uses permitted in Phoenix Zoning Ordinance §§ 608, AND 618 and ~~647~~ as they apply to the R-5 zoning district are allowed for the *westernmost 225 feet* of the subject site. Conditional uses (use permit ~~or special permit~~) and uses with specified standards in Phoenix Zoning Ordinance §§ 608, AND 618 and ~~647~~ as they apply to the R-5 zoning district must satisfy those standards and/or public hearing requirements and approvals. USES PERMITTED IN THE R-5 ZONING DISTRICT PER § 647 OF THE PHOENIX ZONING ORDINANCE SHALL BE PERMITTED SUBJECT TO THE CONDITIONS LISTED IN § 647 AND APPROVAL OF A SPECIAL PERMIT.”
 - b. Page 3, Table 1 – 2.: Update paragraph to read: “All uses permitted in Phoenix Zoning Ordinance §§ 623 and ~~647~~ as they apply to the C-2 zoning district are allowed for the *easternmost 191 feet* of the subject site. Conditional uses (use permit ~~or special permit~~) and uses with specified standards in Phoenix Zoning Ordinance §§ 623 and ~~647~~ as they apply to the C-2 zoning district must satisfy those standards and/or public hearing requirements and approvals. USES PERMITTED IN THE C-2 ZONING DISTRICT PER § 647 OF THE PHOENIX ZONING ORDINANCE SHALL BE PERMITTED SUBJECT TO THE CONDITIONS LISTED IN § 647 AND APPROVAL OF A SPECIAL PERMIT.”
 - c. Page 6, Lighting Standards, Yard/Event Area standards: Applicant must change “60 watt light bulbs” to “60 watt equivalent light bulbs”.
2. That the property owner shall record documents that disclose the existence, and operational characteristics of City of Phoenix 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.

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Writer

Adam Stranieri
October 23, 2015

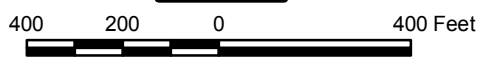
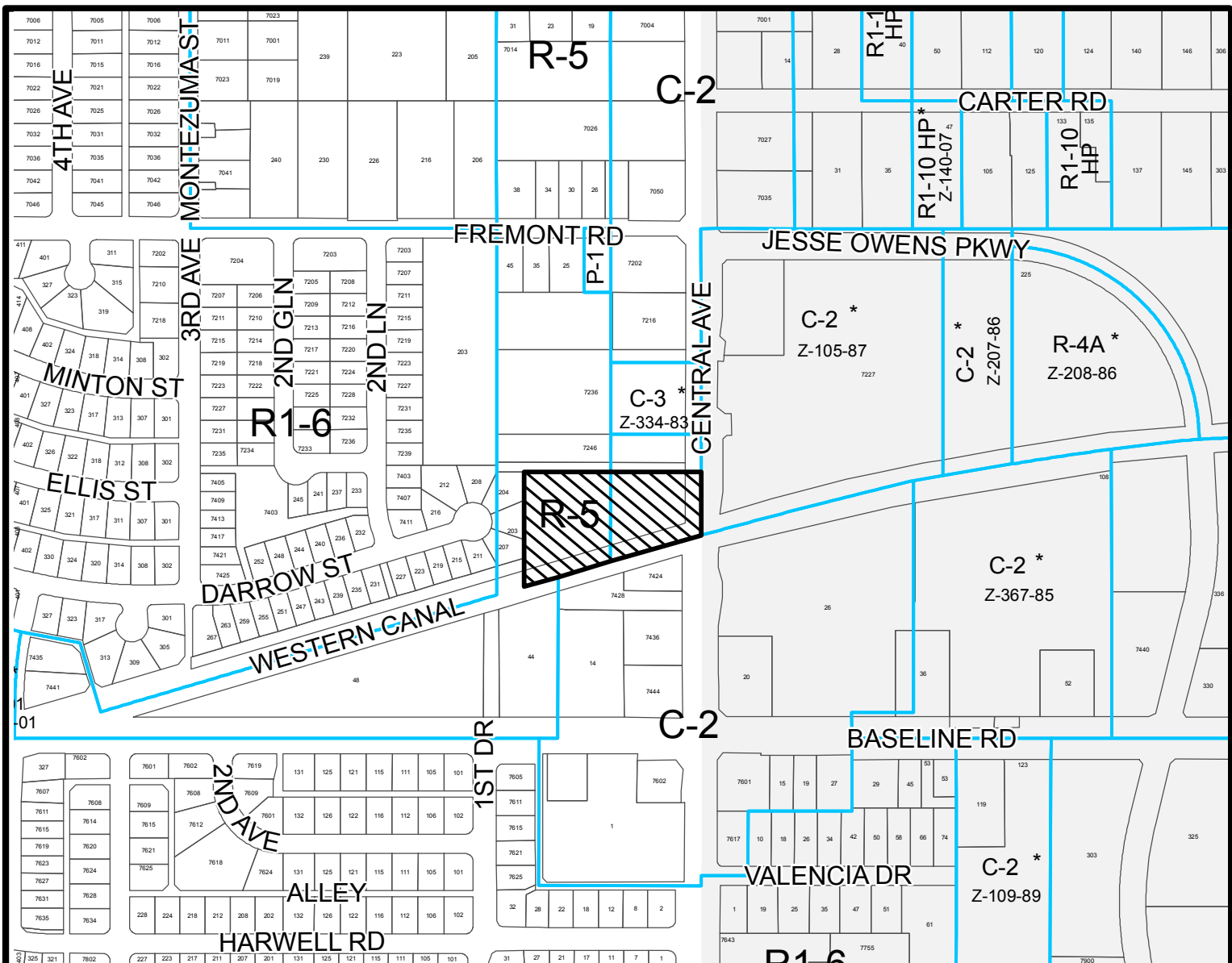
Team Leader

Joshua Bednarek

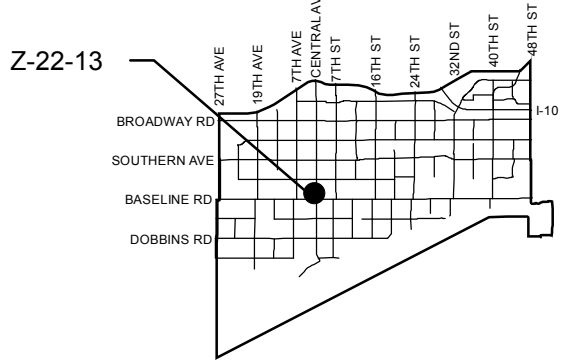
Attachments

Attachment A: Sketch Map

Attachment B: Hacienda Rivas PUD date stamped August 7, 2015



CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 7



| | | | |
|--|--|--|--|
| APPLICANT'S NAME: Gallagher & Kennedy - William F. Allison | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-22-13 | | FROM: R-5, (1.27 a.c.) C-2, (.97 a.c.) | |
| DATE: 6/8/15 <small>REVISION DATES:</small> | | TO: PUD, (2.24 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.24 Acres | | | |
| <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-27 | | <small>ZONING MAP</small> D-8 | |
| MULTIPLES PERMITTED R-5, C-2 PUD | | CONVENTIONAL OPTION 55, 14 69 | |
| * UNITS P.R.D. OPTION 66, 17 83 | | | |

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