



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-237-I-85-3(2)

May 21, 2014

Desert View Village Planning Committee Meeting Date	June 3, 2014
Planning Commission Date	June 10, 2014
Request From:	C-1 PCD (0.37 acres)
Request To:	C-2 PCD (0.37 acres)
Proposed Use	Sports Bar and Whiskey Distillery
Location	Approximately 133 feet east of the southeast corner of Cave Creek Road and Desert Willow Parkway
Owner	Tuscany Village LLC
Applicant/Representative	Tuscany Village LLC/Randy Raskin
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 2 to 5 du/ac	
Street Map Classification	Cave Creek Road	Major Arterial	55-foot east half street
	Desert Willow Parkway	Collector	35-foot south half street
<p><i>GROWTH ELEMENT, GOAL 1 – GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</i></p> <p>The site is part of a larger, existing neighborhood commercial center; the requested C-2 PCD zoning district will allow a diverse mix of uses in the established retail center.</p>			
<p><i>LAND USE ELEMENT, GOAL 1 – URBAN FORM, POLICY 5: PROVIDE SUPPORT SERVICES SUCH AS SMALL-SCALE OFFICES AND STORES COMPATIBLE WITH THE NEIGHBORHOOD RESIDENTIAL CHARACTER.</i></p> <p>This request adds to the existing food and beverage establishments within the neighborhood commercial center.</p>			
<p><i>NEIGHBORHOOD ELEMENT, GOAL 1 – NEW NEIGHBORHOOD DESIGN, POLICY 20: DESIGN NEIGHBORHOOD RETAIL TO BE COMPATIBLE IN SCALE AND CHARACTER AND ORIENTED TOWARDS THE AREA IT SERVES.</i></p> <p>The proposed commercial development is appropriate in scale and character to the</p>			

surrounding neighborhood.
Area Plan
North Land Use Plan
The site is shown as Residential 2 to 5 du/ac on the North Land Use Map; however the site is currently zoned C-1 PCD.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Neighborhood Commercial Center	C-1 PCD
North	Single-Family Residential	RE-35 PCD
South	Neighborhood Commercial Center	C-1 PCD
East	Neighborhood Commercial Center	C-1 PCD
West	Neighborhood Commercial Center	C-1 PCD

Commercial/Commerce Park/Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	Average 25 feet, Minimum 20 feet	Existing (20 feet)
Side	0 ft	Existing (0 feet)
Rear	0 ft	Existing (0 feet)
<i>Landscaped Setbacks</i>		
Street	Average 25 feet, Minimum 20 feet	Existing (20 feet)
Side	0 ft	Existing (0 feet)
Rear	0 ft	Existing (0 feet)
Lot Coverage	50%	Existing (3% for Building 5 only) 13.73% for entire site
Building Height	30 feet/ 2 stories	Existing (23 feet)

Background/Issues/Analysis

1. This request is to rezone a 0.37 acre site, located approximately 133 feet east of the southeast corner of Cave Creek Road and Desert Willow Parkway, from C-1 PCD to C-2 PCD. The purpose of the request is to allow a sports bar and whiskey distillery within an existing neighborhood commercial center. The site is designated as Residential 2 to 5 du/ac on the General Plan Land Use Map and the North Land Use Map; however the site is currently zoned C-1 PCD.
2. In 2001, the site was part of a larger rezoning request on approximately 8.35 acres at the southeast corner of Cave Creek Road and Desert Willow Parkway. The request, which was approved by the City Council, established the site's current C-1 PCD zoning (Z-13-01-2). There are a variety of uses within the neighborhood commercial center such as retail shops, restaurants, workout facility, quilting shop, wine shop and other retail uses. The C-2 PCD zoning is required to allow the sports bar and whiskey distillery.

3. There are no proposed changes to the existing site plan and/or elevations with the request for C-2 PCD zoning. However, stipulations from previous rezoning cases (Z-13-01-2 and Z-237-85-3) have been incorporated to ensure consistency with the existing commercial center (architectural themes, landscape, scenic corridor, and signage features).
4. This parcel/location is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 0890L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
5. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

Findings

1. The proposed zoning will compliment uses in the surrounding area.
2. The requested C-2 zoning district will not have a negative impact adjacent property.

Stipulations

SITE PLAN

1. The subject development shall be subject to all applicable stipulations from the original Tatum Ranch PCD rezoning case (Z-237-A-85-1), except as may be modified by the following stipulations.
2. The development shall be in general conformance with the site plan date stamped March 24, 2014, as approved by the Planning and Development Department.
3. The development shall be in general conformance with the elevations date stamped March 24, 2014. The entire site shall be developed with a similar architectural theme. The theme as depicted on the elevations. All building colors, elevations, exterior materials, landscaping, lighting and signage shall convey a sense of community throughout the facility. The façade and roofline, treatment, shall be consistent and continuous around each building. This is to include a mix of building materials and vertical/horizontal elements around each building. All mechanical equipment shall be screened and located away from view of the adjacent properties, as approved by the Planning and Development Department. Rooftop treatments shall screen all mechanical equipment, service areas, exposure pipes, and other service/equipment area from view.

4. The signage shall be monument style not to exceed 10 feet in height. Signage design shall be of the same type and design as signage for commercial development in Tatum Ranch PCD. All monument and attached building signage shall be reverse pan channel backlit signs illuminated with soft white lights with brushed metal or painted faces. All attached building lettering shall be of the same color, as approved by the Planning and Development Department.
5. There shall be a maximum of one square foot of striping or corporate graphics per each linear foot of building per the adjoining street and per each linear foot of building and/or canopy. The corporate graphics color be used as an accent rather than a major feature.
6. Any restaurant shall install a "scrubber device" that cleans the air of odors produced from cooking food on the stove.
7. Any loading or service areas shall be internalized and screened.
8. All lighting sources shall be fully shielded and limited in height to be not visible through the Cave Creek Road Scenic Corridor and adjacent residential properties.
9. There shall be no drive-through lanes for any on-site restaurants.
10. Building heights shall be limited to 23 feet, except for architectural embellishments.
11. The site plan and architecture shall address the following design issues:
 - a. No windows shall be placed on the Desert Willow side of the building located at the northwest corner of the site. The fire doors on the building located at the northwest corner of the site shall be shielded from Desert Willow Parkway through the implementation of landscaped berms and walls.

Writer

5/21/14

TG

JB

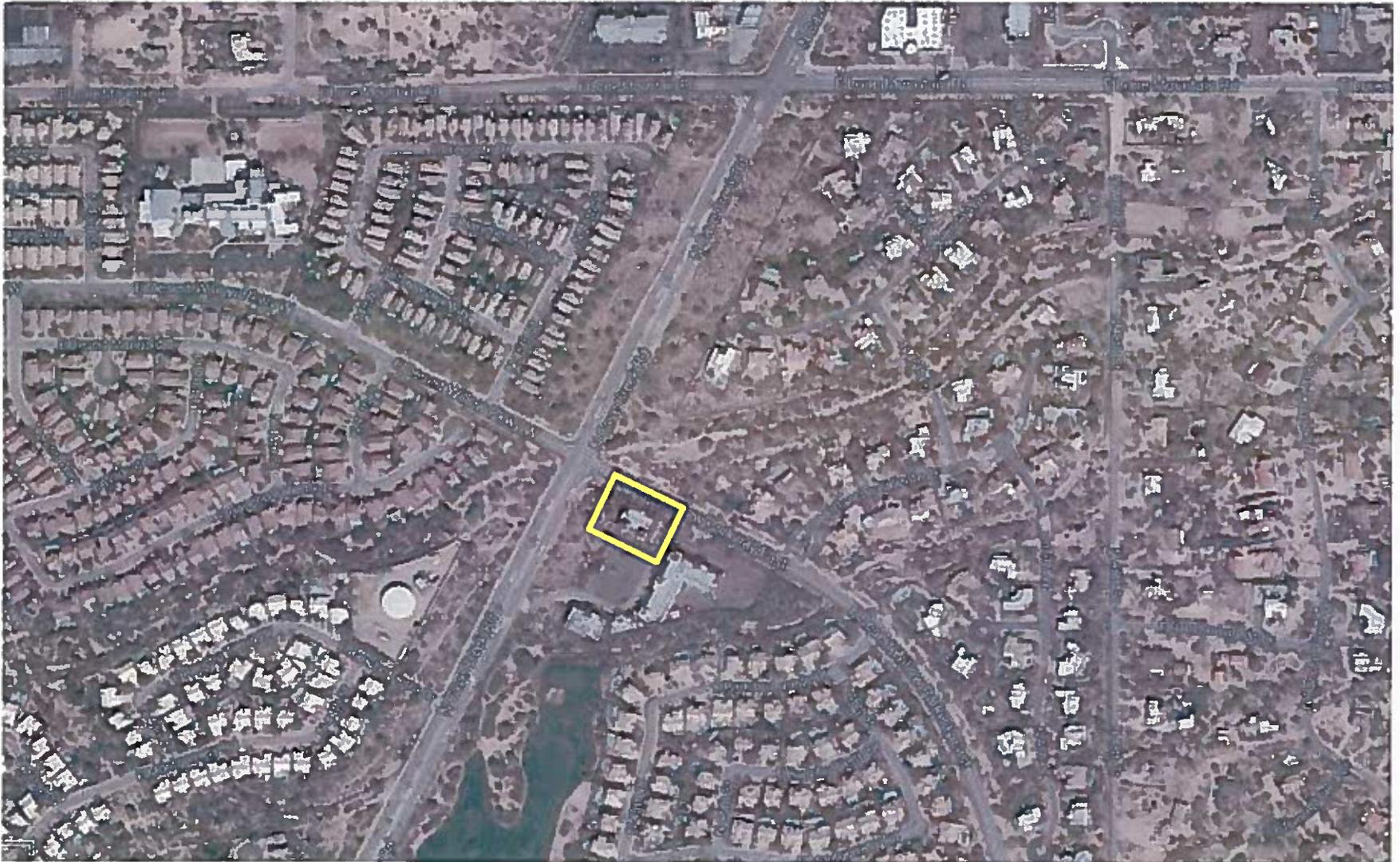
Attachments

Zoning Sketch

Aerial

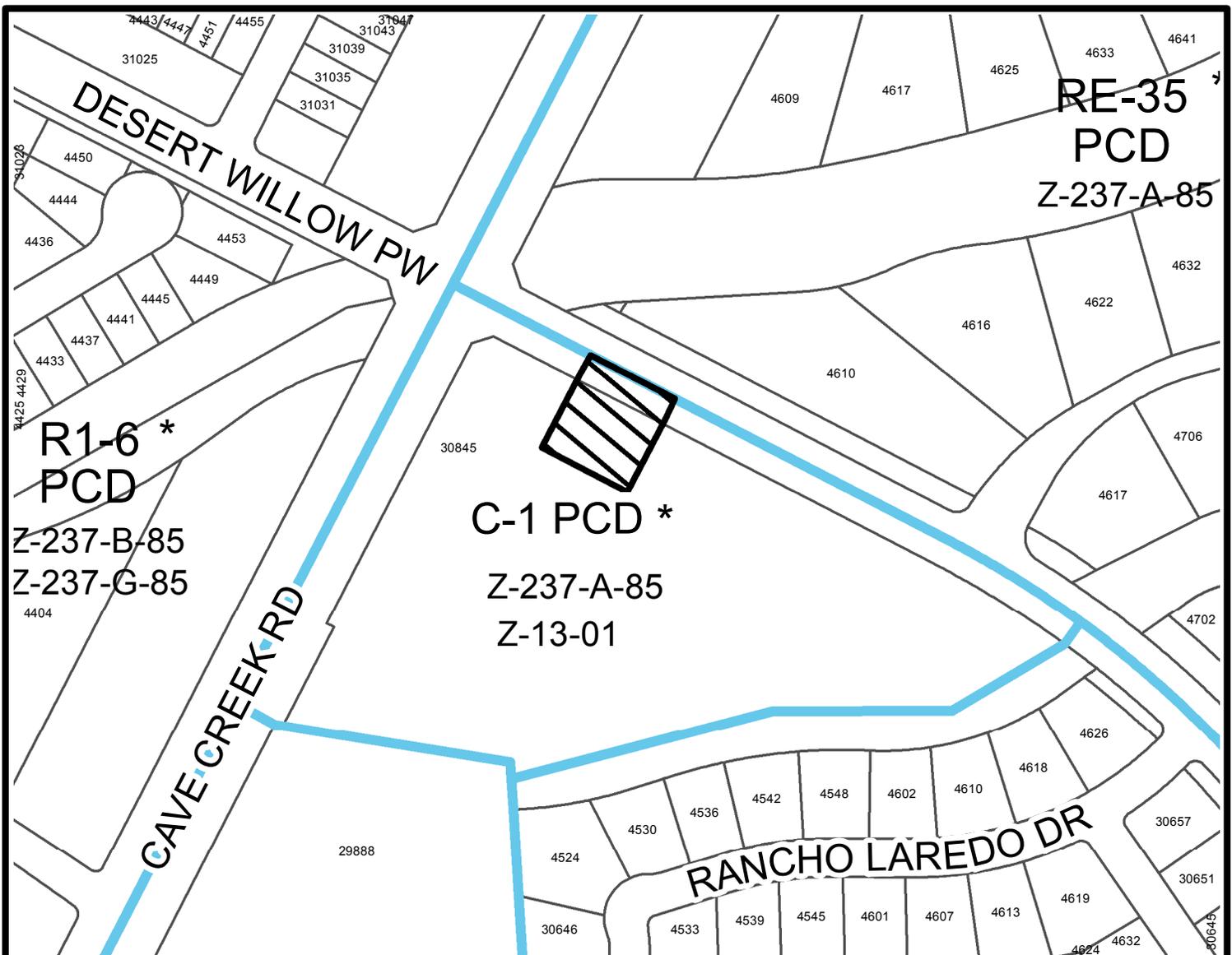
Site plan and elevations date stamped March 24, 2014

Z-237-I-85-3(2)



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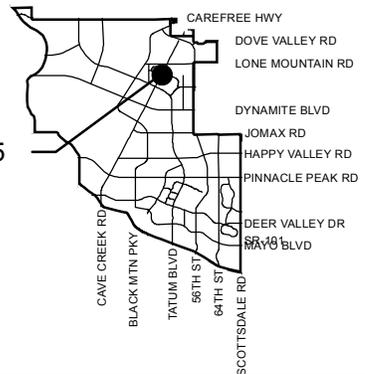




CITY OF PHOENIX PLANNING DEPARTMENT

DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



Z-237-I-85

APPLICANT'S NAME: Tuscany Village LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-237-I-85		FROM: C-1 PCD, (.37 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> .37 Acres		TO: C-2 PCD, (.37 a.c.)	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-1		5	
C-2		5	
		* UNITS P.R.D. OPTION	
		6	
		6	

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

CITY OF PHOENIX

MAR 24 2014

Planning & Development
Department

ZONING: R1-8

SITE PLAN



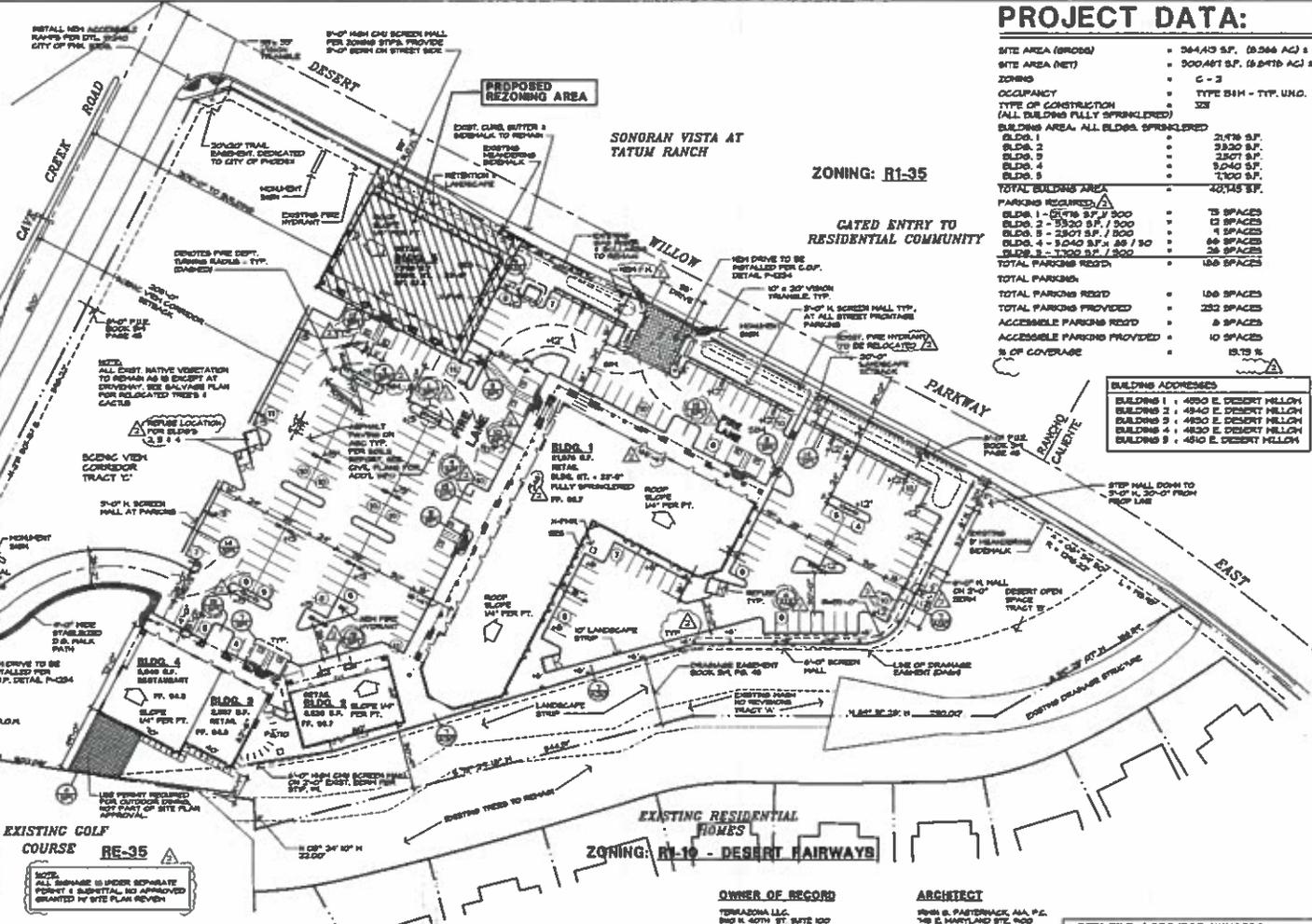
PROJECT DESCRIPTION

PROPOSED NEIGHBORHOOD SHOPPING CENTER IS LOCATED ALONG THE CAVE CREEK SCENIC VIEW CORRIDOR OR APPROXIMATELY 0.5 MILES WEST OF THE PROJECT CORNER OF PAVEN HAVEN BLVD. BUILDINGS OF 1,200 SF OR LESS AND ONE (1) RETAIL BUILDING OF 22,000 SF. THE CENTER HAS VIEWED WITH THE ADJACENT RESIDENTIAL COMMUNITY TO PROPOSE AN ARCHITECTURAL DESIGN AND LANDSCAPE PLAN THAT WILL BENEFIT THE AREA. NATIVE PLANT SPECIES WILL BE PRESERVED WHEREVER POSSIBLE. SITE UTILITIES HAVE BEEN AGREED TO UNDER ZONING CASE-03-03.

SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
3. ANY LIGHTS SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION SHALL BE DETECTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION DETECTED BY NEARBY RESIDENTS OUTSIDE THE SITE.
4. STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS WITHIN A TRIANGLE HEADREAR SHALL BE ALONG THE RIGHT-OF-WAY LINES. ALL STRUCTURES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30'-0".
5. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE HEADREAR SHALL BE FROM THE PROPERTY LINE AND 30' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 8'-0".
6. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE HEADREAR 30' ± 30' ALONG THE PROPERTY LINES WITHIN A TRIANGLE HEADREAR SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 8'-0".

NOTE:
ALL SIGNAGE IS UNDER SEPARATE PERMIT & SUBMITTAL, NOT APPROVED OR GRANTED BY THIS SITE PLAN REVIEW.



PROJECT DATA:

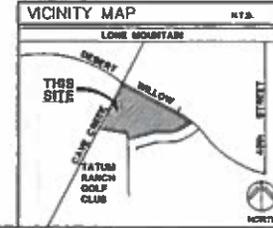
SITE AREA (GROSS)	34,410 S.F. (0.786 AC) ±
SITE AREA (NET)	30,041 S.F. (0.687 AC) ±
ZONING	C - 3
OCCUPANCY	TYPE S1H - TYP. UNO.
TYPE OF CONSTRUCTION	328
(ALL BUILDINGS FULLY SPRINKLERED)	
BUILDING AREA: ALL BLDGS. SPRINKLERED	
BLDG. 1	21,478 S.F.
BLDG. 2	3,320 S.F.
BLDG. 3	2,507 S.F.
BLDG. 4	3,040 S.F.
BLDG. 5	1,100 S.F.
TOTAL BUILDING AREA	43,745 S.F.
PARKING REQUIRED (ALL BLDGS. FULLY SPRINKLERED)	
BLDG. 1 - 21,478 S.F. / 300	72 SPACES
BLDG. 2 - 3,320 S.F. / 500	12 SPACES
BLDG. 3 - 2,507 S.F. / 500	5 SPACES
BLDG. 4 - 3,040 S.F. / 50 / 30	66 SPACES
BLDG. 5 - 1,100 S.F. / 500	22 SPACES
TOTAL PARKING REQUIRED	157 SPACES
TOTAL PARKING PROVIDED	160 SPACES
TOTAL PARKING PROVIDED	252 SPACES
ACCESSIBLE PARKING REQUIRED	8 SPACES
ACCESSIBLE PARKING PROVIDED	10 SPACES
% OF COVERAGE	15.75 %

BUILDING ADDRESSES

BUILDING 1	4050 E. DESERT HILLON
BUILDING 2	4840 E. DESERT HILLON
BUILDING 3	4830 E. DESERT HILLON
BUILDING 4	4830 E. DESERT HILLON
BUILDING 5	4830 E. DESERT HILLON

OWNER OF RECORD
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FAX: 602-274-9785
CONTACT: MIKE LARSON



CITY FILE / PROJECT NUMBERS

DEVA #	01-02443
QUARTER SECTION NO.	04-00
ZONING CASE NO.	2-03-01-2
DEVL #	0702101
PLAN #	0702101
FILE #	000990



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TUSCANY VILLAGE
NEIGHBORHOOD RETAIL CENTER
S.E. CAVE CREEK & DESERT WILLOW
PHOENIX, ARIZONA

SCALE: 1" = 40'-0"

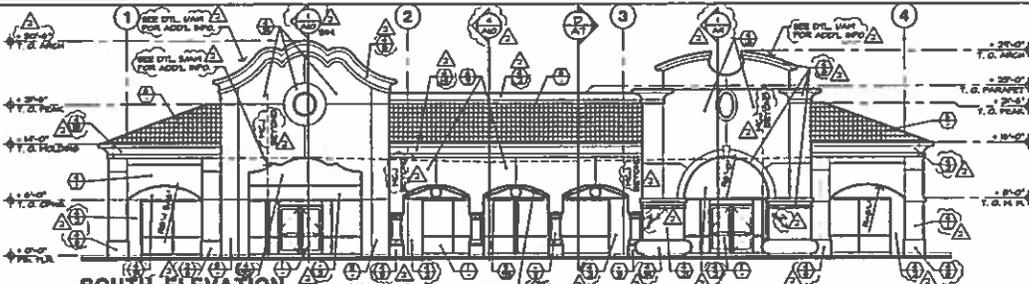
DATE: 03/07/14

BY: [Signature]

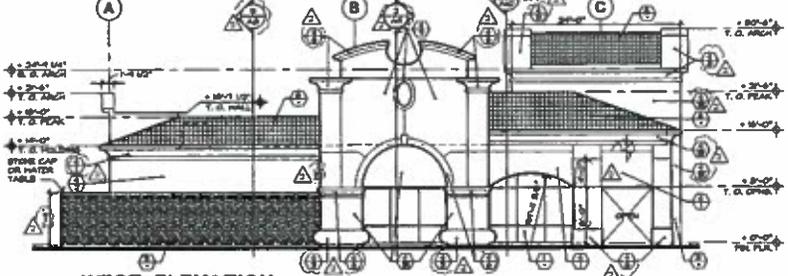
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APPROVED BY: [Signature]

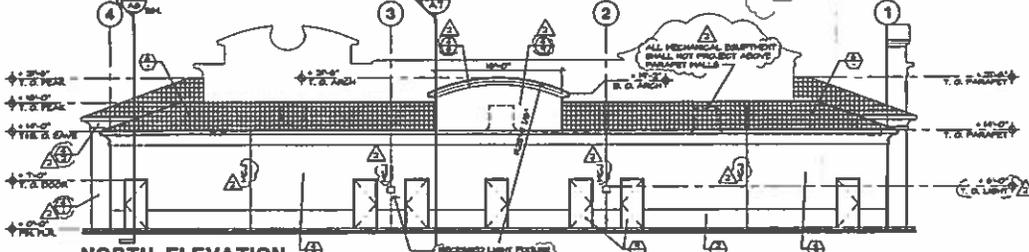
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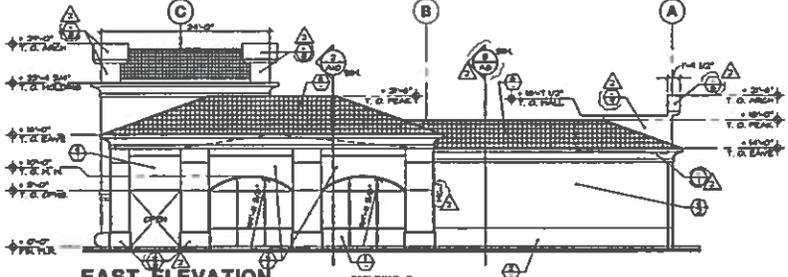
SOUTH ELEVATION
BUILDING 6
SCALE: 1/8" = 1'-0"



WEST ELEVATION
BUILDING 6
SCALE: 1/8" = 1'-0"



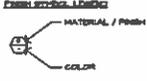
NORTH ELEVATION
BUILDING 6
SCALE: 1/8" = 1'-0"



EAST ELEVATION
BUILDING 6
SCALE: 1/8" = 1'-0"

NOTE:
ALL ROOFTOP EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. ALL EQUIPMENT SCREENED BY PARAPET.

NOTE:
1. ALL ROOFTOP EQUIP. TO BE FULLY SCREENED
2. GOING TO PROVIDE FULL HT. PAINT SAMPLES AND RECEIVE PRIOR APPROVAL PRIOR TO STARTING COMPLETE BLDG. PAINTING. CALL ARCHITECT TO SCHEDULE REVIEW
3. ALL SHIMBLE REQUIRE SEPARATE SUBMITTAL & PERMIT



MATERIAL / FINISH SCHEDULE

- 1 ALUMINUM MESHION HALL - PAINTED - SEE SCHEDULE
- 2 SPLIT FACE CMU BY SUPERSITE COCA BROWN
- 3 STONE VENEER BY CULTURED STONE 400N-002T WALNUT BROWN LEADERSTONE
- 4 SYNTHETIC STUCCO FINISH 3000-001 - EX-000
- 5 METAL SHIELD, PAINTED
- 6 TILE ROOF, BARREL TILE AS SPECIFIED
- 7 SHIMBLE UNDER SEPARATE PERMIT
- 8 HOLLOW METAL HANDCOOR, PKL PAINTED

FINISH SCHEDULE

- 1 DAN EDWARDS 410 'VALDENBRIE'
- 2 DAN EDWARDS 410 'MOCHA TAFFY'
- 3 DAN EDWARDS 410 'SABLEY'
- 4 DAN EDWARDS 4000 'BUFF PILL'
- 5 DAN EDWARDS 4000 'YERBERT ROY'
- 6 DAN EDWARDS 4000 'SAB BOY'
- 7 DAN EDWARDS 4000 'MOKEY COME'
- 8 DAN EDWARDS 4000 'ROCKY ROY'
- 9 DAN EDWARDS 4000 'BERRY'
- 10 DAN EDWARDS 4000 'MAYAN'
- 11 DAN EDWARDS 4000 'DELICIOUS NEW'
- 12 DAN EDWARDS 4000 'MIDE'
- 13 DAN EDWARDS 4000 'BALL OF WAX'
- 14 DAN EDWARDS 4000 'MANGO ORANGE'
- 15 DAN EDWARDS 4000 'LEMON'
- 16 DAN EDWARDS 4000 'MARRIOTT CREAM'
- 17 DAN EDWARDS 4000 'DIRTY OUTPOST'
- 18 DAN EDWARDS 4000 'BARKED FLOOF'
- 19 DAN EDWARDS 4000 'LIME JAW'
- 20 DAN EDWARDS 4000 'SEVORTY'
- 21 DAN EDWARDS 4000 'IS PEPPIRY'
- 22 DAN EDWARDS 4000 'MOON MARKET'
- 23 DAN EDWARDS 4000 'SHAPARAL'
- 24 DAN EDWARDS 4000 'SHOPPING SPIRE'
- 25 DAN EDWARDS 4000 'NATIVE TAN'
- 26 DAN EDWARDS 4000 'LITTLE TOOT'
- 27 DAN EDWARDS 4000 'BOMB PASTE'
- 28 DAN EDWARDS 4000 '160N HOOK'
- 29 DAN EDWARDS 4000 '102 147N'
- 30 DAN EDWARDS 4000 '160N PLATEAU'
- 31 DAN EDWARDS 4000 '160N TALE RED'
- 32 DAN EDWARDS 4000 '160N LIT'
- 33 DAN EDWARDS 4000 '160N BAY'
- 34 DAN EDWARDS 4000 '160N LOCK'
- 35 DAN EDWARDS 4000 '160N TAVOR TAUP'

CITY OF PHOENIX

MAR 24 2014

Planning & Development
Department

CITY FILE / PROJECT NUMBERS

CITY NO.	01-23442
QUARTER SECTION NO.	54-08
SHOWING CASE NO.	000040
REVISED NO.	000007
PART NO.	000-000



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313-252-1200



TUSCANY VILLAGE
NEIGHBORHOOD RETAIL CENTER
S.E.C. CAVE CREEK & DESERT WILLOW
PHOENIX ARIZONA

FILE

BUILDING ELEVATIONS	BLDG. 6
DATE	08/07
FILE	01/07/08
DESIGNED BY	WGP
DRAWN BY	ML
APPROVED BY	

A6