



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-28-14-2
(Lone Mountain Senior Living PUD)
 May 22, 2015

Desert View Village Planning Committee Meeting Date: June 2, 2015
Planning Commission Hearing Date: June 9, 2015
Request From: S-1 (5.00 acres)
Request To: PUD (5.00 acres)
Proposed Use: Planned Unit Development to allow a Senior Assisted Living Center
Location: Northeast corner of 43rd Street and Lone Mountain Road
Owner: Green Thumb Nursery, LLC
Applicant/Representative: Green Thumb Nursery, LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0 to 2 du/acre	
Street Map Classification	43rd Street	Local	25-foot east half
	Lone Mountain Road	Major Arterial	70-foot north half
<p><i>HOUSING ELEMENT, GOAL 2 HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.</i></p> <p><i>HOUSING ELEMENT, GOAL 3 SPECIAL NEEDS HOUSING: THE CITY SHOULD ENCOURAGE DEVELOPMENT OF HOUSING UNITS SUITABLE TO RESIDENTS WITH SPECIAL NEEDS SUCH AS, BUT NOT LIMITED TO, THE DISABLED, ELDERLY, AND HOMELESS PERSONS.</i></p> <p>The proposal will transform the subject site into a Senior Assisted Living Center that will diversify the housing stock and provide a new housing option for aging seniors in the Village.</p>			

NEIGHBORHOOD ELEMENT, GOAL 2 COMPATIBLE NEIGHBORHOOD DEVELOPMENT, POLICY 3: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.

The proposed project is consistent with the scale and character of the surrounding area.

CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT, GOAL 5: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND INVESTMENT.

The proposed development would redevelop the partially vacant property which has been in use for the operation of a nursery business and occupied with portable buildings and equipment storage.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Green Thumb Nursery	S-1
North	Ranch or Farm Residential	S-1
South	Single Family Subdivision, Desert Willow Elementary School	R1-6 PCD, Approved R1-6 PCD
East	Ranch or Farm Residential	S-1
West	Suncrest Nursery	S-1

Background/Issues/Analysis

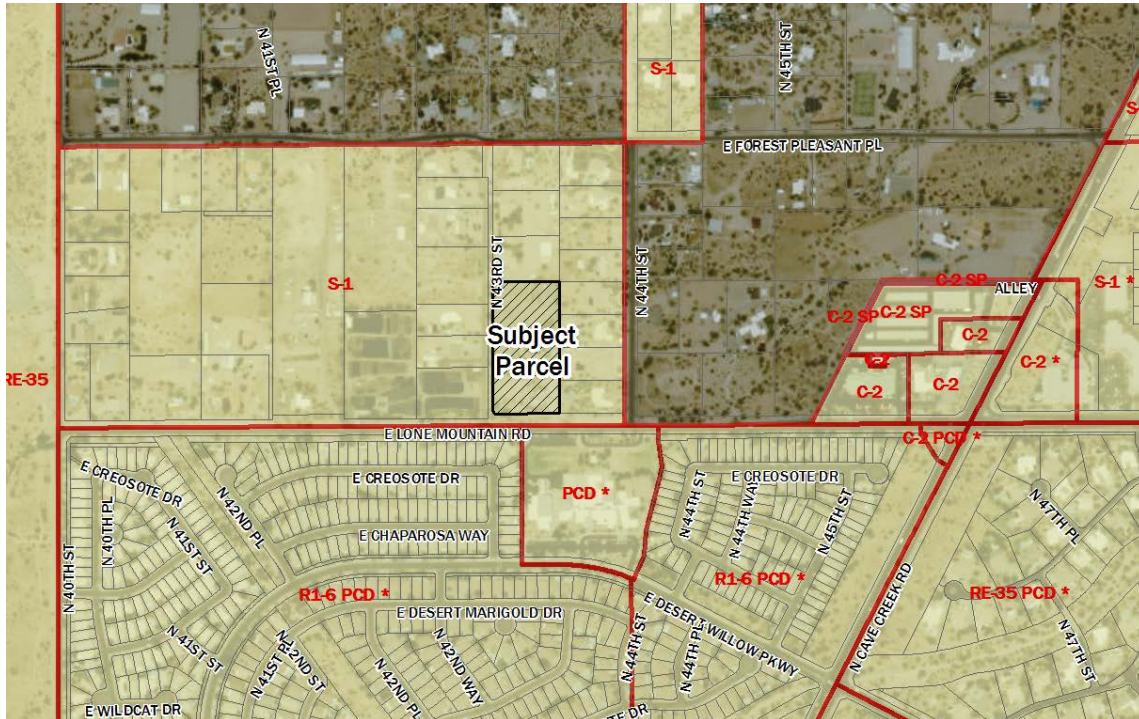
SUBJECT SITE

1. This is a request to rezone a 5.00 acre site located at the northeast corner of 43rd Street and Lone Mountain Road. The request is to rezone from S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow a Senior Assisted Living Facility consisting of a maximum 60 beds.
2. The current owners purchased the property in 1996. Since then a school has been built directly to the south and a number of homes have also been built in the immediate area. The majority of the site is currently vacant. The remaining area is operated by Green Thumb Nursery, LLC a nursery and greenhouse with the use of portable building structures located on site.
3. The General Plan Land Use Map designation for the subject parcel is Residential 0-2 dwelling units per acre. Although the proposal is not consistent

with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.

SURROUNDING USES & ZONING

4.



North

The properties to the north of the subject site are large lot residential properties zoned S-1 Ranch or Farm Residential.

South

Directly to the south of the subject site across Lone Mountain Road is the Desert Willow Elementary School, surrounding the elementary school also to the south of the subject site is the Tatum Ranch subdivision zoned R1-6 PCD.

East

Directly to the east of the subject site across 43rd Street is a property being used to operate Suncrest Nursery currently zoned S-1 (Ranch or Farm Residential).

West

The properties to the west of the subject site are large lot residential properties zoned S-1 (Ranch or Farm Residential).

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 May 8, 2015, Attachment B. Many of the proposed standards were designed to allow for an Assisted Living Center for senior adults that is compatible with the surrounding development.

Land Use

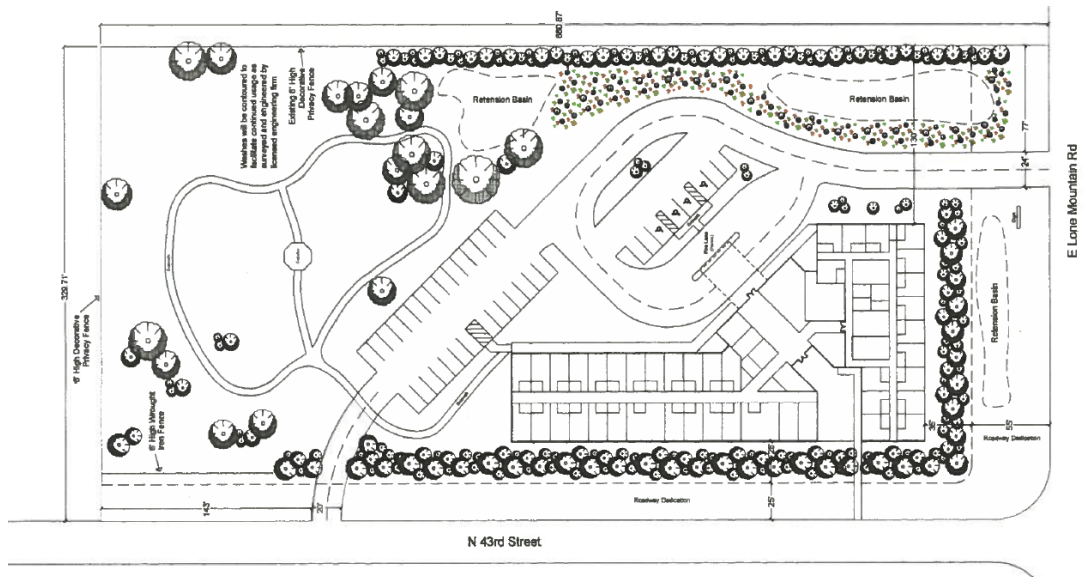
The Development Narrative proposes the following use: Assisted Living Center defined as a residential care institution that provides resident rooms, or residential units, to 11 or more handicapped or elderly persons. The facility provides, or contracts to provide, supervisory care services, personal care services, or directed care services on a continuous basis and shall be licensed by the State of Arizona.

Development Standards

The proposed development standards would limit the maximum height to one-story and 18 feet and lot coverage to a maximum 40%. The applicant proposes a single story development consisting of 40 units/maximum 60 beds with a gross building area of approximately 27,421 square feet including covered walkways and porte-cochère entry on a lot of approximately 184,562 square feet for approximately 14.85% lot coverage. The building setbacks are 35 feet from the north, east and south property lines and 25 feet from the west property line with a minimum of 60% of net lot area for Open Space.

Landscaping Standards

The proposed site plan shows a 25-foot heavily landscaped area along the north half of Lone Mountain Road and a 25-foot heavily landscaped area along the east half of 43rd Street. There is also a 77-foot buffer between the existing block wall on the eastern property line and the proposed driveway entrance from Lone Mountain Road. This includes a 20-foot heavily landscaped area along the interior of the existing block wall on the eastern property line.



Parking

Primary access to the site will be from Lone Mountain Road and secondary access will be from 43rd Street. A total of 37 parking spaces (4 accessible) are provided. The driveway and parking areas have been designed to reduce storm water runoff and heat gain by minimizing the amount of paved surfaces.

Shading

The Development Narrative specifies shade trees to provide 50-percent coverage at maturity along pedestrian walkways. A dense canopy of shade trees along with an appropriate mix of shrubs, accent plants and groundcover are provided between street curb and the property line to create attractive and shaded public sidewalks. Other elements of shade throughout the site include a covered gazebo, and a combination of porches, patios or courtyards.

Design guidelines

The Development Narrative includes several design elements created to position the development as a signature project for the area, while limiting its impact on the neighborhood. Design elements include consideration of rooflines, proportion, façade articulation, appropriate detailing, colors, and materials to promote harmony with the existing architectural character of the surrounding area.

Phasing

The project will be constructed in one phase.

Signage

The Development Narrative includes regulations to allow one ground sign at Lone Mountain Road entry. Ground signs are not to exceed 5 feet in height and

a total of 35 square feet in area on each side of the street and are to be set back a minimum of 10 feet from the adjacent right of way. All other signs for this PUD will be in conformance with Zoning Ordinance Section 705 including the limits on size and total square footage of signage.

Sustainability

The Development Narrative proposes several options to incorporate sustainability principles including using resources efficiently, water and energy efficiency, lot design and development, indoor environmental quality and operations and maintenance.

STREETS AND TRAFFIC

7. The Street Transportation Department has proposed stipulations regarding the dedication of a sidewalk easement as well as curb, gutter, sidewalks and off-street improvements to meet ADA requirements.

MISCELLANEOUS

8. The Water Services Department has noted that the developer will be required to install or construct all required water and sewer main extensions.
9. The Floodplain Management division of the Street Transportation Department determined that the parcel/location is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 0890L: of the October 16, 2013 maps.
10. The Phoenix Fire Department has noted that a fire flow test per NFPA 291 should be done and submitted as soon as possible with additional information to ensure that fire flow is available per Phoenix Fire code section 508 and appendix B.
11. 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 development will provide additional employment and housing opportunities for area residents.
2. The proposal is compatible with the existing land use pattern in the area.
3. The proposal will develop a partially vacant parcel.

Stipulations

1. An updated Development Narrative for the Lone Mountain Senior Living 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 May 8, 2015, as modified by the following stipulations:
 - A. Page 11, Section B Land Use Plan, The fourth paragraph shall read: "This includes a 2025-foot heavily landscaped streetscape tract along Lone Mountain Road, which includes indigenous plant material. Likewise, 43rd Street has a 25-foot right of way and a 28-foot BUILDING setback. This BUILDING SETBACK includes a 4625-foot heavily landscaped streetscape, which includes a generous amount of indigenous plant material."
 - B. Page 19, Existing Land Summary Table row 4 column 2 General Plan Land Use Classification, in line with South Direction and Desert Willow Elementary School Existing Use shall read: PUBLIC/QUASI-PUBLIC
 - C. Page 19, Existing Land Summary Table row 4 column 3 Existing Zoning, in line with South Direction and Desert Willow Elementary School Existing Use shall read: R1-6 PCD
2. A 10-foot sidewalk easement shall be dedicated along the north side of Lone Mountain Road, as approved by the Planning and Development Department.
3. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards

Writer

Joél Carrasco

May 22, 2015

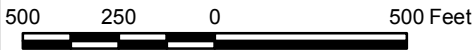
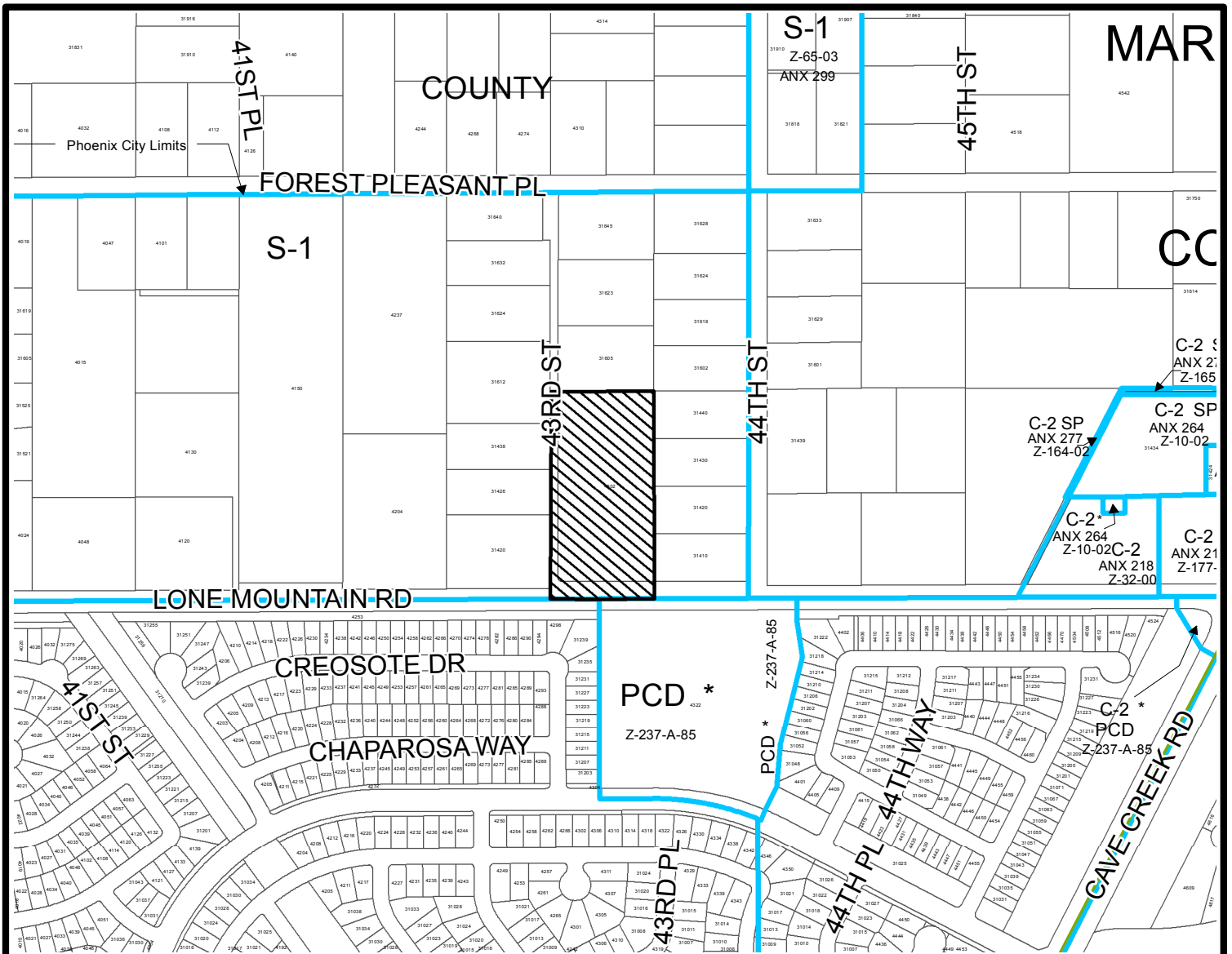
Team Leader

Joshua Bednarek

Attachments

Sketch Map

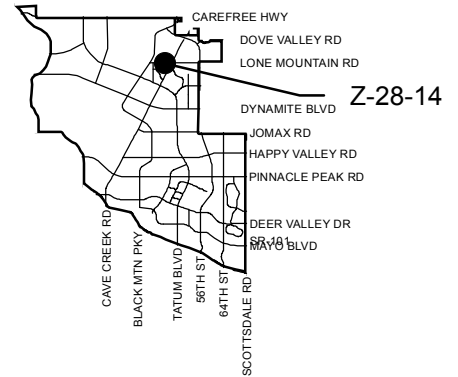
The Lone Mountain Senior Living PUD Narrative date stamped May 8, 2015.



CITY OF PHOENIX PLANNING DEPARTMENT

DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Green Thumb Nursery LLC		REQUESTED CHANGE: FROM: S-1, (5.00 a.c.) TO: PUD, (5.00 a.c.)	
APPLICATION NO. Z-28-14	DATE: 7/7/14 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.00 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-37	ZONING MAP Q-10	
MULTIPLES PERMITTED S-1 PUD	CONVENTIONAL OPTION 5 N/A	* UNITS P.R.D. OPTION 5 N/A	

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