Paradise Valley Village Planning Committee Meeting Date: January 4, 2016
Planning Commission Hearing Date: January 14, 2016
Request From: R1-14 (2.40 acres) and C-2 (2.56 acres)
Request To: C-2 (3.40 acres) and P-1 (1.56 acres)
Proposed Use: Gymnasium, dance center and nursery school
Location: Northeast corner of 32nd Street and Tierra Buena Lane
Owner: Ed and Carmen Moses
Applicant/Representative: Michael E. Jacobs, AIA with Holly Street Studio Architects
Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Residential 3.5 to 5 du / acre</th>
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</thead>
<tbody>
<tr>
<td>Street Map Classification</td>
<td></td>
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<tr>
<td>32nd Street Arterial 50 feet half street width</td>
<td></td>
</tr>
<tr>
<td>33rd Street Local 25 feet half street width</td>
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<tr>
<td>Tierra Buena Lane Local 30 feet half street width</td>
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**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE:** Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposed development will increase the existing intensity of the site, while being respectful to the adjacent residential uses.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE:** Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed rezoning will allow a local business to relocate and expand their facility at an appropriate location. The site is currently vacant and underutilized, with both commercial and residential uses surrounding the site. The proposal contributes to an economically healthy community by providing a positive service to the area and the new
development has the potential to serve as a catalyst to encourage additional investment in the area.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; 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.

The proposed development is compatible with the surrounding commercial and residential land use pattern in the area. The proposed zoning as well as the conceptual site plans provides sufficient buffers, through building and landscape setbacks, in those areas that are closest to single-family residential uses. The proposed rezoning is also consistent with adopted plans, as detailed in the Policy Plan Conformity Section.

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**Policy Plan Conformity**

**SQUAW PEAK FREEWAY SPECIFIC PLAN**

This policy plan addresses the impacts of the freeway on adjacent neighborhoods and proposes ways to maximize compatibility of the freeway with adjacent and nearby land uses. The primary purpose of the plan is to provide recommendations for freeway mitigation. The Specific Plan was adopted by the Phoenix City Council on July 3, 1991.

The proposed rezoning site is within the boundaries of the specific plan area, however the site is not directly adjacent to the freeway. The specific plan does not make specific recommendations related to the subject site.

**NORTH 32ND POLICY PLAN**

The subject site falls within the boundaries of the North 32nd Policy Plan ("Policy Plan") area, which are approximately from the Phoenix Mountain Preserve to the south, Loop 101 to the north, 28th Street to the west and 36th Street/State Route 51 to the east. Starting in early 2012 through more than 40 meetings, city staff worked closely with concerned property and business owners (known as the North 32nd Working Group) to
develop the Policy Plan. The primary purpose of the Policy Plan is to provide guidance on appropriate locations for development and redevelopment within the North 32nd Street corridor. The goal of the plan is to revitalize the North 32nd Street corridor and the vision statement of the Policy Plan is that, “the group envisions North 32nd as a destination with a sense of place that encourages residential and commercial investment and welcomes those that wish to work, live and/or play in the area.” The Policy Plan was adopted by the Phoenix City Council on December 3, 2014.

The Policy Plan includes the results of mapping exercises for all the major intersections within the corridor. Stability/Preserve are those areas that would stay as they currently exist, such as single-family residential neighborhoods with an established density or restoration of existing buildings. Repurpose/Retrofit would include improvements such as, additional landscaping within the right-of-way or parking lot, adaptive reuse of structures, or adding new buildings to vacant properties or parking lots at the same scale as surrounding neighborhoods. Redevelop/Change supports significant new development that would completely redevelop the site by changing the scale and increasing the density or daily traffic.

The results of the mapping exercise delineate the subject site as Redevelop/Change. The proposed rezoning seeks to maintain the existing C-2 zoning on the bulk of the west portion of the site, redevelop/change the east portion of the site which is consistent with the mapping results, and rezone a portion of the north and east of the site to P-1. Since the site is within close proximity to residential uses, the applicant was advised to request P-1 zoning to provide larger buffer areas than might traditionally be on a commercial property.

Additionally, the proposed development helps to implement the goal of revitalizing the corridor by providing sensitively-designed, new development that is compatible within the context of the surrounding area. The proposal will significantly improve a site along the North 32nd Street corridor and offer a positive service to the community.
Surrounding Land Uses/Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>On Site</td>
<td>Vacant R1-14 and C-2</td>
</tr>
<tr>
<td>North</td>
<td>Single-family subdivision R1-6</td>
</tr>
<tr>
<td>South</td>
<td>Self-storage facility C-2 SP</td>
</tr>
<tr>
<td>East</td>
<td>Single-family cluster development R-3</td>
</tr>
<tr>
<td>West</td>
<td>Auto service uses C-2</td>
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</table>

C-2 (Intermediate Commercial) / P-1 (Limited Passenger Automobile Parking)

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Building Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>N/A (Minimum 50 feet required between C-2 and R1-6)</td>
<td>Approximately 141 feet</td>
</tr>
<tr>
<td>South (Tierra Buena Lane)</td>
<td>Average 25 feet, Minimum 20 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>East (33rd Street)</td>
<td>N/A</td>
<td>Approximately 133 feet</td>
</tr>
<tr>
<td>West (32nd Street)</td>
<td>Average 25 feet, Minimum 20 feet</td>
<td>25 feet</td>
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</tbody>
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| Landscape Setbacks               |                                                   |                                              |
| North                            | N/A (Minimum 10 feet required between C-2 and R1-6) | 10 feet                                      |
| South (Tierra Buena Lane)        | Average 25 feet, Minimum 20 feet                  | 25 feet                                      |
| East (33rd Street)               | N/A                                               | 48 feet wide area for retention, Minimum 10-foot wide landscape area per Stipulation No. 4 |
| West (32nd Street)               | Average 25 feet, Minimum 20 feet                  | 25 feet                                      |

Lot Coverage: Maximum 50% 36%

Building Height: Maximum 2 stories and 30 feet 30 feet

Parking: Minimum 161 spaces required 162

Background/Issues/Analysis

1. The request is to rezone 2.40 acres of R1-14 (One Family Residence District) and 2.56 acres of C-2 (Intermediate Commercial) to 3.40 acres of C-2 (Intermediate Commercial) and 1.56 acres of P-1 (Limited Passenger Automobile Parking) to allow a gymnasium, dance center and nursery school.

A portion of the site is already zoned C-2. The requested P-1 zoning will provide a buffer for the residential uses near the site as only surface parking will be permitted in
this area. The applicant volunteered to rezone the existing C-2 zoning to C-2 in order to allow staff to assign stipulations to the entire development including additional landscaping on 32nd Street. The applicant’s willingness to include the entire site in the rezoning application allows for a comprehensive review of the development proposal and an opportunity to collaborate with the applicant on site enhancements that would otherwise would not be required.

2. The General Plan Land Use Map designation for the subject site is Residential 3.5 - 5 dwelling units per acre. The proposal does not conform to the Land Use Map designation, however a General Plan Amendment is not required because the site is less than 10 acres.

The following General Plan Land Use Map designations are surrounding the site:
- North: Residential 3.5-5 du/acre
- South: Commercial
- East: Residential 3.5-5 du/acre
- West: Residential 5-10/10-15 du/acre

3. The subject 4.96-acre site is located at the northeast corner of 32nd Street and Tierra Buena Lane. The site is currently vacant and was utilized for an auto service use in the past. There are relatively new single-family residential developments to the north and east, which are zoned R1-6 and R-3, respectively. The homes to the north were constructed in 1994 and the homes to the east were constructed in 2001. A self-storage facility, zoned C-2 SP is located to the south of the subject site and auto service uses, zoned C-2 are to the west across 32nd Street.
4. The proposed site plan shows a gymnasium building with administrative office space, a separate building area for child care and an outdoor plaza/playground area. Future building expansion areas are also proposed. The building is located furthest away from the surrounding residential uses with parking to the north and east. The parking area, as well as retention and landscape areas will serve as sufficient buffers from the adjacent residential uses. Walls and landscaping will also be required for screening.

Several stipulations have been proposed to ensure that the site develops as proposed, and with sufficient landscape buffer areas. The P-1 zoning district is silent regarding specific landscape requirements, therefore commercial landscape setbacks have been stipulated. Enhanced landscaping and setbacks create a buffer between the site and the surrounding uses, reducing the potential impact on the adjacent residential community to the north and east. Drought tolerant and desert adapted trees have been stipulated along 32nd Street to create a cohesive streetscape for the North 32nd Street corridor.

5. The proposed conceptual elevations depict a modern building design with varied materials. The building height varies from 16 feet to 30 feet at the very top of the gymnasium roof.
STREETS AND TRAFFIC
6. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development, shall be updated or constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall meet ADA requirements.

MISCELLANEOUS
7. The Aviation Department has reviewed the Rezoning application submittal and requests that the following item should be completed prior to approval:

- That the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Deer Valley 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. The Fire Department has noted that the water supply (gpm and psi) is not known for the site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

10. The Water Services Department has noted that there are no water or sewer concerns for the proposed site. Additional water infrastructure may be required to meet city code and fire code requirements.

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 proposed development implements several goals and policies of the Phoenix General Plan.

2. The proposal is consistent with the vision and goals of the North 32\textsuperscript{nd} Policy Plan.

3. The proposal, as stipulated, will provide for an enhanced streetscape along 32\textsuperscript{nd} and 33\textsuperscript{rd} streets and Tierra Buena Lane.
Stipulations

1. The development shall be in general conformance with site plan and elevations date stamped October 23, 2015, as approved by the Planning and Development Department.

2. Pedestrian connections to the main building entrance shall be provided from the sidewalk on 32nd Street, and Tierra Buena Lane between the future building expansion and the driveway, as approved by the Planning and Development Department.

3. Landscaping along 32nd Street
   Minimum 2-inch caliper or multi-trunk trees shall be provided within the landscape setback adjacent to 32nd Street. The trees shall be spaced 20 feet on center or in equivalent groupings. All landscaping provided adjacent to 32nd Street shall be drought tolerant and desert adapted, as approved by the Planning and Development Department.

4. Landscaping along 33rd Street
   Minimum 2-inch caliper or multi-trunk, drought tolerant trees shall be provided adjacent to 33rd Street within 10 feet of the property line. The trees shall be spaced 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

5. Landscaping on the north side
   Minimum 3-inch caliper, drought tolerant trees shall be provided within a minimum 10-foot wide landscape setback along the north side of the site. The trees shall be spaced 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

6. 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 City. All improvements shall comply with all ADA accessibility standards.

7. The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley 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.

Writer
Racelle Escolar
December 18, 2015
Team Leader
Joshua Bednarek

Attachments
Zoning Sketch
Aerial Map
Conceptual Site Plan date stamped December 18, 2015
Conceptual Elevations date stamped December 18, 2015
PARADISE VALLEY VILLAGE
CITY OF PHOENIX PLANNING DEPARTMENT
CITY COUNCIL DISTRICT: 2

APPLICANT’S NAME:
Michael E Jacobs AIA

APPLICATION NO.
Z-66-15

REQUESTED CHANGE:
FROM: R1-14 (2.40 a.c.)
C-2 (2.56 a.c.)

TO: C-2 (3.40 a.c.)
P-1 (1.56 a.c.)

MULTIPLES PERMITTED
R1-14, C-2
C-2, P-1

CONVENTIONAL OPTION
5, 34
49, N/A

* UNITS P.R.D. OPTION
N/A, 42
59, N/A

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

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
4.96 Acres

APPLICATION DATE: 11/6/15

NORTH
400 200 0 400 Feet
CITY OF PHOENIX PLANNING DEPARTMENT

PARADISE VALLEY VILLAGE

Z-66-15