



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-82-15-8 (Sonoran Heights Nurseries PUD) November 29, 2016

South Mountain Village Planning Committee Meeting Date December 13, 2016

Planning Commission Hearing Date January 5, 2017

Request From: S-1 BAOD (4.43 acres)
Request To: PUD BAOD (4.43 acres)
Proposed Use Planned Unit Development to allow a mix of uses including retail, wholesale nursery and landscape contracting.

Location Approximately 925 feet south of the southeast corner of 32nd Street and Southern Avenue

Owner Sonoran Heights Nurseries, LC Jeff Meyer
Applicant Sonoran Heights Nurseries, LC Jeff Meyer
Representative Wendy Riddell, Berry Riddell LLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed-Use Agricultural	
Street Map Classification	32 nd Street	Arterial	30-foot east half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: <i>Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.</i></p> <p>The development includes design guidelines for parking that restricts parking and maneuvering in perimeter setbacks and limits parking between buildings and the right-of-way to mitigate negative effects on the surrounding area.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: *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 S-1 zoning that dominates this community permits both residential and limited agricultural and commercial land uses. The development is consistent in scale and character with other agricultural and commercial uses in the surrounding area and incorporates landscaping, setback, and design guidelines that will mitigate impacts on residential properties.

BUILD THE SUSTAINABLE DESERT CITY; TREES & SHADE; DESIGN PRINCIPLES: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The proposal includes robust landscaping standards that meet or exceed the requirements of the MUA zoning district. Along 32nd Street, the proposal includes retention of existing trees, the addition of new trees that are consistent with the existing landscape design, and a minimum of 50% coverage shade standard.

BUILD THE SUSTAINABLE DESERT CITY; HEALTHY FOOD SYSTEM; DESIGN PRINCIPLE: *Encourage neighborhood designs that incorporate community gardens, urban farms and other urban agriculture elements.*

Sonoran Heights Nurseries is a full-service landscaping firm that is consistent with the agrarian character of the surrounding area which includes numerous nurseries, farms, landscaping firms, and agriculturally-focused retail outlets.

Area Plans

The property is located within the boundaries of the Baseline Area Overlay District (BAOD). The BAOD is designed to encourage and protect the rural, agricultural character of the area while allowing development in accord with the Baseline Area Master Plan. This rezoning request does not eliminate requirements for conformance with this overlay district. The proposal meets or exceeds all BAOD standards addressed in the Development Narrative. For BAOD standards not directly addressed in the Development Narrative, the BAOD standard will apply.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 4.43-acre site located approximately 925 feet south of the southeast corner of 32nd Street and Southern Avenue from S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District) to PUD BAOD (Planned Unit Development, Baseline Area Overlay District) to allow a mix of uses including retail, wholesale nursery and landscape contracting.
2. The subject site contains the Sonoran Heights Nurseries operations. Sonoran Heights is a full-service landscaping firm that offers project construction management, landscaping, irrigation construction, grading and drainage, erosion control, and other related services. The subject site contains an office building, outdoor plant storage area, work-vehicle parking, nine shipping containers utilized for equipment and material storage, and other uses related to the operation of the company.
3. The General Plan Land Use Map designation for the property is Mixed-Use Agricultural. Although the proposed land use is not consistent with the General Plan designation, an amendment is not required as the subject property is less than 10-acres in area.



SURROUNDING USES & ZONING

4. All adjacent properties are zoned S-1 BAOD (Ranch or Farm Residence, Baseline Overlay District).

North

Northeast of the subject site is a landscaping company. Northwest of the subject site is a single-family residence.

East

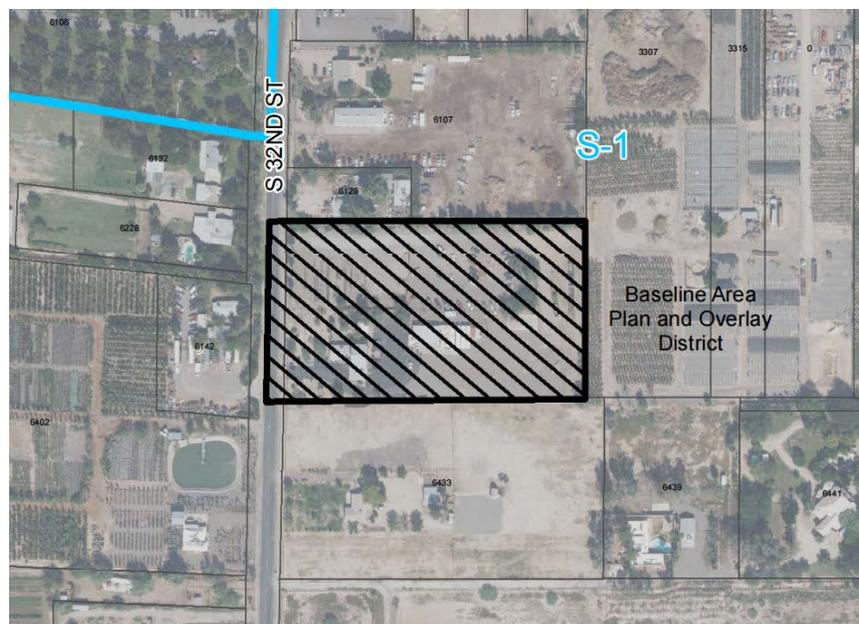
East of the subject site is a commercial nursery and tree farm.

South

South of the subject site is a property that contains a single-family home and miscellaneous agricultural uses.

West

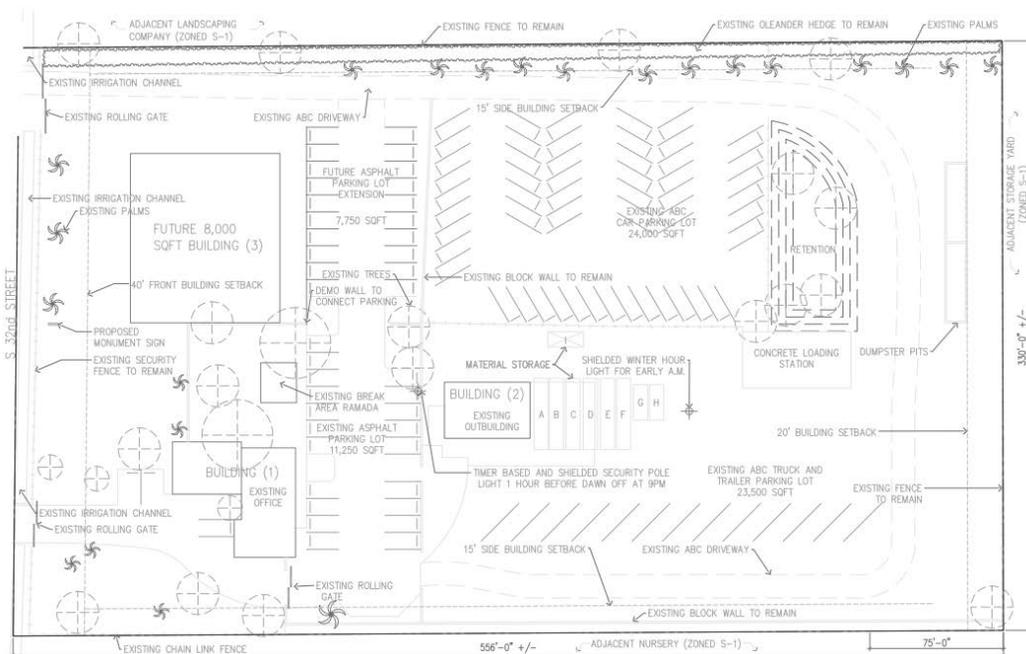
West of the subject site, across 32nd Street is a commercial nursery.



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 November 8, 2016. The proposed standards were designed to allow for the operation of a landscape contracting firm, wholesale nursery, and related uses. The proposal reflects the rural character of the surrounding area which includes other similar agricultural businesses. Development standards and design guidelines in the proposal were designed to meet or exceed standards found in the Mixed-Use Agricultural zoning district.



DEVELOPMENT STANDARDS

7. Land Use

The Development Narrative proposes to allow a plant nursery, office, landscape contractors business, work vehicle storage, outdoor plant material storage, and indoor preparation of irrigation materials. These land uses reflect the current operations of the Sonoran Heights Nurseries and the use of all existing structures on the subject property.

Additionally, the Development Narrative proposes to allow residential uses. Residential uses are not included in the proposed site plan and are included only as a potential future use. Residential uses shall conform with Section 649 (Mixed-Use Agricultural District) of the Zoning Ordinance.

Building Height

The Development Narrative proposes a maximum height of 20-feet for non-residential uses. This is consistent with the MUA zoning district and exceeds the standard for the Baseline Area Overlay District which permits a maximum

height of 30-feet. The proposed building height is consistent with development in the surrounding area. Additionally, the Baseline Area Overlay District emphasizes the need for protection of the views of South Mountain and downtown Phoenix. This self-imposed restriction will help to protect these views.

Setbacks

Proposed setbacks include a 40-foot setback along 32nd Street, 15-foot setbacks for interior side yards, and a 20-foot rear yard setback. All proposed setbacks are consistent with the MUA zoning district. The Baseline Area Overlay District contains no relevant standards.

Lot Coverage

The maximum proposed lot coverage is 35%. The existing lot coverage is 3.85%. This calculation includes all primary and accessory structures on the site. The addition of the proposed 8,000 square-foot office building would result in a lot coverage of 8.2%. This development standard is more restrictive than the MUA zoning standard which allows a lot coverage of 35% with exemptions for certain shade structures.

LANDSCAPING STANDARDS

9. The Development Narrative proposes landscaping standards for all perimeter property lines. Proposed landscaping standards meet or exceed the standards of the MUA zoning district and BAOD. The Development Narrative indicates that landscaping standards are intended to be consistent with and enhance the rural and agricultural character of the surrounding area. Additions to the existing landscaping along 32nd Street will utilize drought-tolerant plants. The plant palette to be utilized throughout the site is limited to those plants contained on the Mixed Use Agricultural District Plant List and the Baseline Area Master Plan Plant list.

Adjacent to 32nd Street

The proposal includes an average 35-foot landscape setback along 32nd Street, permitting a minimum of 30-feet for up to 50% of the frontage. The tree mix will include 50% 2-inch, 25% 3-inch, and 25% 4-inch caliper trees planted with a minimum of five 5-gallon shrubs per tree. These standards are all consistent with the MUA zoning district.

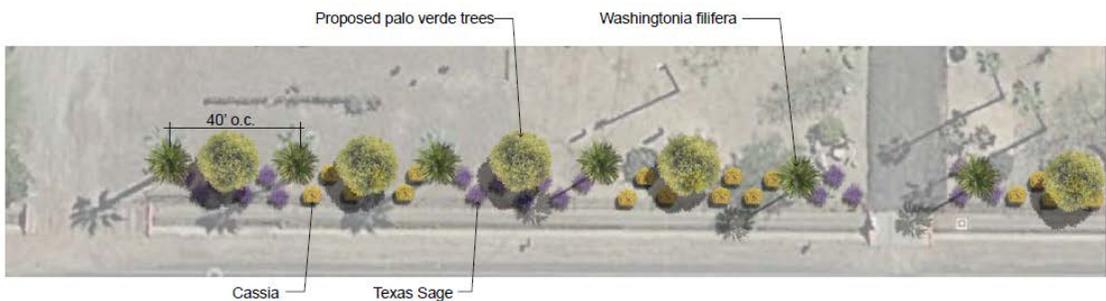
However, the proposal includes a requirement for trees to be planted at 20-feet on-center or in equivalent groupings. This standard exceeds the MUA zoning district and BAOD which have no comparable standard.

Existing landscaping along 32nd Street includes a variety of palm trees, cacti, and palo verde trees. The proposal includes the addition of new plants along 32nd Street including cassia and texas sage and additional palo verde and palm

trees. The proposed additional landscaping will increase consistency with the surrounding area which is densely landscaped.



Elevation of Street Front Planting Scheme



Plan of Street Front Planting Scheme

CITY OF PHOENIX
OCT 28 2016
Planning & Development
Department



Perimeter Property Lines (Not Adjacent to a Street)

The proposal includes a minimum 10-foot landscape setback for perimeter property lines not adjacent to a street. The tree mix will include 60% 2-inch and 40% 1-inch caliper trees planted with a minimum of five 5-gallon shrubs per tree. These standards are all consistent with the MUA zoning district.

However, the proposal includes a requirement for trees to be planted at 20-foot on-center or in equivalent groupings. This standard exceeds the MUA zoning district and BAOD which have no comparable standard.

Landscaping Adjacent to a Building

The proposal includes standards for landscaping adjacent to buildings that are consistent with the MUA zoning district. These standards include a requirement for 25% of exterior walls to be treated with landscape planters, arcades, or equivalent features.

Landscaping for Parking Lot Area

The proposal includes a requirement for 15% of the interior surface area of parking lots to be landscaped. This standard exceeds the minimum 10% requirement in the MUA zoning district and it is consistent with the BAOD.

Development standards for landscape planters, including spacing, location, planter size, tree size, and shrub quantity, are all fully consistent with the MUA zoning district. The BAOD has no comparable standards in these categories.

Additional Standards

The Development Narrative includes additional Design Guidelines that address landscaping standards on the site. These include prohibitions on the use of plants identified as invasive species on the Sonoran Preserve Edge Treatment Guidelines, a requirement that native plant species be utilized in areas where existing vegetation is predominantly native, and a requirement to incorporate a minimum of 5% flowering species in all landscaping areas. These design guidelines will help to achieve a landscaping standard that is consistent with the surrounding area.

DESIGN GUIDELINES

10. The Design Guidelines proposed in the Development Narrative are all extracted from the Mixed-Use Agricultural zoning district. There are certain exemptions that reflect the existing operations or site layout of the subject property. Note that in the Mixed-Use Agricultural zoning district, design guidelines consist of requirements (R), presumptions (P), and considerations (C), which may offer a wide range of opportunities for compliance. The design guidelines proposed in the Development Narrative do not bear these designations and are therefore all requirements.

Fencing

The Development Narrative indicates that fencing shall be in conformance with Sections 649 (Mixed-Use Agricultural) and 703 (Landscaping, Fences and Walls). There are no unique fencing standards proposed.

Building Orientation and Massing

The proposal includes a design guideline stating that commercial and office buildings shall incorporate two or more architectural elements that emphasize horizontal plains such as overhangs, projections, or alcoves. Another design guideline requires that buildings incorporate variation in facades including materials, windows, height, or decorative details. These design guidelines provide consistency with the unique rural character of the surrounding area.

Parking and Maneuvering

The proposal includes design guidelines requiring that no parking shall be permitted in perimeter setbacks, limiting parking between buildings and right-of-way to a single row, requiring alternative dustproofing materials for all parking stalls, and limiting the size of individual parking areas.

Lighting

The proposal includes a dedication to low-level, uniform lighting that will contribute to the rural character of the community.

Building Materials

The Development Narrative indicates that future commercial buildings must incorporate a minimum of 5 materials from a proposed list of 6. These materials include masonry block, stone, stone veneer, concrete shingles, and other materials that are reminiscent of a rural and agrarian character. This proposal will offer consistency both with the surrounding area and the existing structures on the subject property.

Windows

The Development Narrative proposes design guidelines regarding windows intended to help in promoting the rural and agrarian heritage of the surrounding area. Guidelines include a requirement that windows in future buildings utilize the appearance of divided-lite windows and similar designs, a minimum standard for the percentage of windows on elevations facing right-of-way, and a minimum visible transmittance rating (VTR) of 0.85.

PARKING

11. Parking requirements shall comply with Section 702 of the Zoning Ordinance.

SIGNAGE

12. The Development Narrative proposes conformance with the sign standards in Sections 649, 651, and 705 of the Zoning Ordinance. Compliance with the MUA (649) and BAOD (651) signage standards will support consistency with the unique rural and agrarian heritage of the surrounding area.

The proposal also includes a design guideline stating that neon-tubed exterior accent lights, external neon-tubed signs and internally illuminated signs are not permitted. This Design Guideline is extracted from the MUA zoning district and is consistent with the character of the surrounding area.

The applicant proposes one deviation to allow a single multi-tenant ground-mounted monument sign. This sign will not exceed 5-feet in height, 16 square feet in sign area, and 24 square feet in total area for the monument structure.

SHADING

13. The 32nd Street frontage shall be shaded at a minimum of 50% coverage, as measured at noon on the Summer Solstice.

SUSTAINABILITY

14. The Development Narrative proposes eight sustainable development tactics that may be employed throughout the project. Developers will be required to employ two specific elements from this list and a total of four elements overall.

The two required elements include provision of an outdoor, shaded employee break and eating area designed to reduce vehicular trips off-site and the use of LED lighting fixtures throughout the site.

Other proposed sustainable elements include the use of high-albedo roof materials, low-flow plumbing fixtures, sustainable building materials, and drip irrigation systems.

STREETS AND TRANSIT

15. The Street Transportation Department requires that the developer dedicate right-of-way totaling 40 feet and a 10-foot sidewalk easement on the east half of 32nd Street.

16. **Street Transportation Department**

The Street Transportation Department also indicated that the developer should tile and relocate the existing ditch along 32nd Street out of the public right-of-way, provide half-street improvements for the east side of 32nd Street, and provide tapers from the permanent improvements to the existing pavement on 32nd Street.

Transit Department

The Transit Department indicated that the developer should provide a sidewalk and transit pad along 32nd Street according to City of Phoenix Standard Detail P1260. The transit pad should be located approximately 1,320 feet south of Southern Avenue.

Staff Stipulations

The PUD Development Narrative is intended in part to legitimize the Sonoran Heights Nurseries business in-place. The business has been in operation in its current location for approximately 32 years. However, the current zoning designation of S-1 (Ranch or Farm Residence) does not permit landscape contractor businesses. The proposal includes the opportunity for a future expansion but does not contemplate any immediate construction.

Staff stipulations shall require compliance with the Street Transportation and Transit Department stipulations described above at that point where any future development on the site results in a minimum of lot coverage of 5.18%. This figure represents an increase of 2,000 square-feet above the existing lot coverage. The existing building square footage at the effective date of the approval of the PUD is 7,497 square feet (4.09% lot coverage).

ARCHAEOLOGY

17. The City of Phoenix Archaeology Office indicated that the subject site is located within the large prehistoric village of Las Canopas. Las Canopas contains large concentrations of buried features and human burials. No previous archaeological projects have been conducted within this project area.

18. The proposal includes the opportunity for construction of an approximately 8000 square-foot office structure in the future, but does not include any new

development to be initiated immediately. Staff stipulations require the developer to conduct archaeological monitoring and/or testing within the boundaries of Las Canopas at the time that any future construction is initiated.

MISCELLANEOUS

17. The Aviation Department requires that the property owner 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.
18. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
19. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
21. The Water Services Department indicated that the subject site is surrounded with existing water and sewer mains that can potentially serve the development.
22. The Parks and Recreation Department had no comments regarding the proposal.
22. 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 is not consistent with the General Plan Land Use Map designation of Mixed-Use Agricultural. However, an amendment is not required as the subject parcel is less than 10 acres.
2. The proposal includes landscaping standards and design guidelines that in many cases exceed Zoning Ordinance standards in the MUA zoning district and BAOD and are consistent with the rural and agricultural character of the surrounding area.
3. The proposed development is consistent in scale and character with the surrounding land use pattern.

Stipulations

1. An updated Development Narrative for the Sonoran Heights Nurseries 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 November 8, 2016, as modified by the following stipulations:
 - a. Page 16, Development Standards Table: Create a new Table 1 titled "Residential Development Standards Table". Table 1 Column 1 should read: "**RESIDENTIAL LAND USES**". Table 1 Column 2 shall read: "**ALL RESIDENTIAL LAND USES WILL COMPLY WITH SECTION 649 OF THE ZONING ORDINANCE**". Revise Table of Contents, Section G numbering, and Exhibit A accordingly.
 - b. Page 16, Development Standards Table: Remove standards regarding residential building height and density from table. Revise Exhibit A accordingly.
 - c. Page 44, Exhibit H: Revise Title as follows: "Conceptual Site Plan – **PROPOSED FUTURE CONDITIONS**". Revise lot coverage calculations to include square footage of existing "break area ramada". Update Table of Contents accordingly.
 - d. Create new exhibit located before Exhibit H titled "**CONCEPTUAL SITE PLAN – EXISTING CONDITIONS**". Renumber Table of Contents and following exhibits accordingly.
2. The developer shall dedicate right-of-way totaling 40-feet for the east half of 32nd Street.
3. The developer shall dedicate a 10-foot sidewalk easement on the east half of 32nd Street.
4. The developer shall comply with Stipulations 4.a – 4.d at that point where development on the site results in a minimum lot coverage of 5.18%. Development shall comprise a single project or the sum of multiple projects and may include existing buildings, new construction, or expansions of existing structures.
 - a. The developer shall tile and relocate the existing ditch along 32nd Street out of the public right-of-way as approved by the Planning and Development and Street Transportation Departments.

- b. The developer shall provide half street improvements, 32 feet from monument line to face of curb for the east side of 32nd Street. Improvements shall include paving, curb, gutter, detached sidewalk, ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
 - c. The developer shall provide tapers from the permanent improvements to the existing pavement on 32nd Street as approved by the Street Transportation Department.
 - d. The developer shall provide a sidewalk and transit pad along 32nd Street. The transit pad should be located approximately 1,320-feet south of Southern Avenue and built according to City of Phoenix Standard Detail P1260 and as approved by the Planning and Development, Street Transportation, and Transit Departments.
5. Depending upon the extent of ground disturbance, the developer shall conduct archaeological monitoring and/or testing within all areas of the development that lie within 250 feet of the plotted boundary of the archaeological site of Las Canopas. Archaeological monitoring shall be conducted during grubbing, landscape salvage, and/or grading, or prior to those activities if it is determined that archaeological testing shall be conducted. The determination as to whether to conduct archaeological monitoring and/or testing must be made by a qualified archaeologist in cooperation with the City of Phoenix Archaeologist.
6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 10-meter (33-foot) radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
7. The property owner shall 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. 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

Adam Stranieri
November 29, 2016

Team Leader

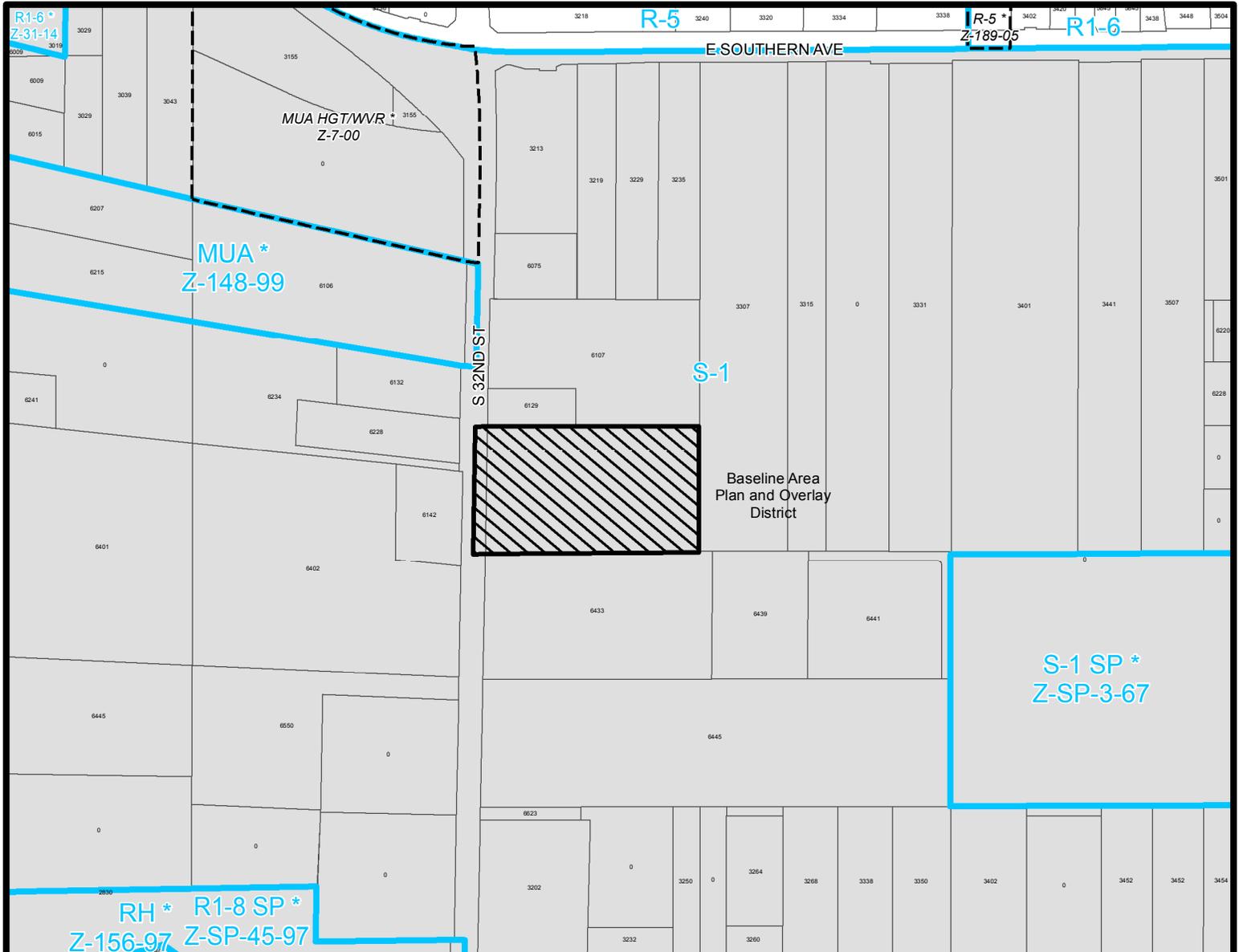
Joshua Bednarek

Attachments

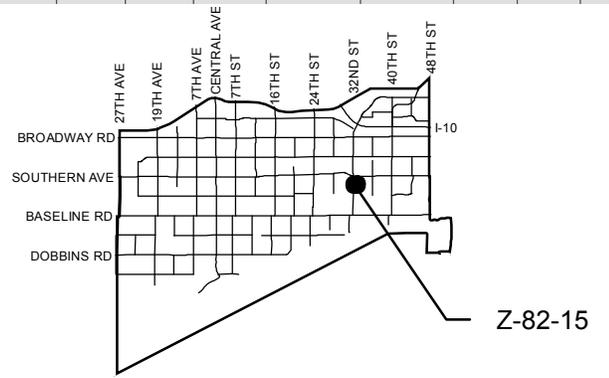
Attachment A: Sketch Map

Attachment B: Aerial

Attachment C: Sonoran Heights Nurseries PUD Development Narrative date stamped
November 8, 2016



CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME:
 Sonoran Heights Nurseries, LC Jeff Meyer

REQUESTED CHANGE:
 FROM: S-1 BAOD (4.43 a.c.)

APPLICATION NO. Z-82-15

DATE: 1/29/16
REVISION DATES:
 11/1/16

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

AERIAL PHOTO & QUARTER SEC. NO.
 QS 2-35

ZONING MAP
 D-10

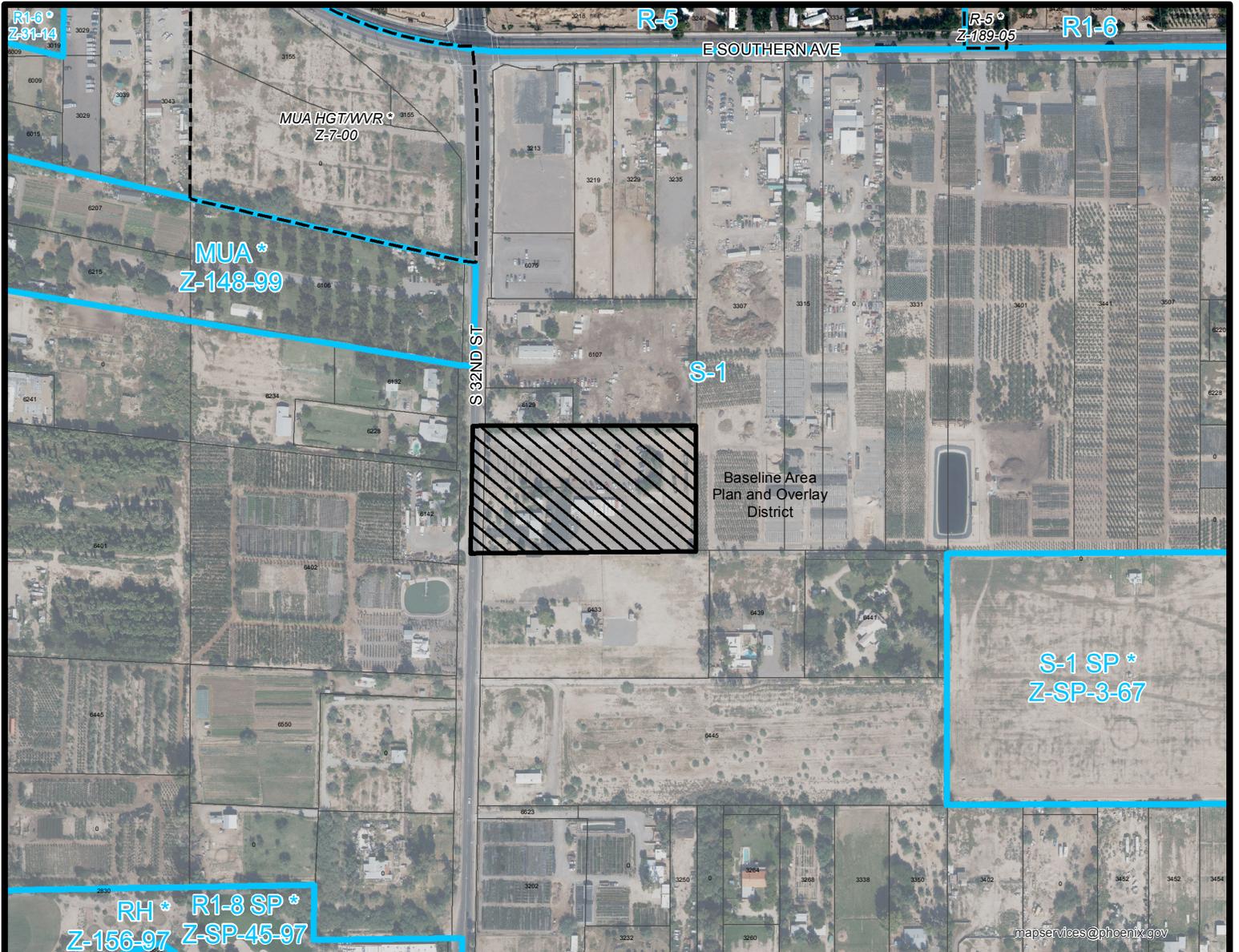
TO: PUD BAOD (4.43 a.c.)

MULTIPLES PERMITTED
S-1 BAOD
PUD BAOD

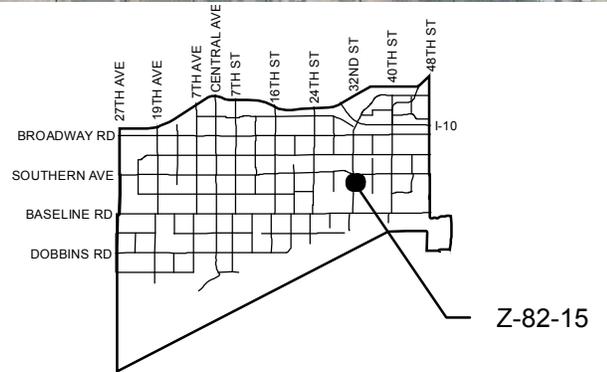
CONVENTIONAL OPTION
4
9

* UNITS P.R.D. OPTION
4
9

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



CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **Sonoran Heights Nurseries, LC Jeff Meyer**

APPLICATION NO. **Z-82-15**

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

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AERIAL PHOTO & QUARTER SEC. NO.
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ZONING MAP
D-10

REQUESTED CHANGE:

FROM: **S-1 BAOD (4.43 a.c.)**

TO: **PUD BAOD (4.43 a.c.)**

MULTIPLES PERMITTED

S-1 BAOD

PUD BAOD

CONVENTIONAL OPTION

4

9

*** UNITS P.R.D. OPTION**

4

9

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