

Staff Report: Z-SP-7-14-3 February 5, 2015

North Mountain Village Planning

Committee Hearing Date

Planning Commission Hearing Date March 10, 2015

Request From: R-3A (5.38 acres) **Request To:** R-3A SP (5.38 acres)

Proposed Use An assisted living and memory care

facility and all underlying R-3A uses

Location Approximately 250 feet south of the

southwest corner of 7th Street and the

Roberts Road alignment

February 18, 2015

Owner SKR Holdings, LLC

Applicant's RepresentativeVince Scarano / Biltform Architecture

Staff Recommendation Approval subject to stipulations

	General	Plan C	onformity	
General Plan Land Use De	signation	Comm	nercial	
Street Map Classification	7th Street		Major Arterial	Varies 55-67-foot west half street

HOUSING ELEMENT, GOAL 2: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.

The proposed development will provide a new housing option for seniors in an aging community.

NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT 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 development has been designed to be sensitive to the surrounding single family residential neighborhoods by limiting the height and scale of the building near the adjacent single family homes.

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	Sur	rounding	Land Uses/Zor	ning		
	Land Use		<u>Zoning</u>			
On Site	Vacant		R-3A			
North	Single-Family Residen Commercial	tial /	PAD-6 / C-O			
South	Commercial		PSC			
East	Commercial / Multifam Residential	•	PSC / C-O / PAD-9			
West	Single Family Residen	tial	R1-10			
	R-3A PRD (Multi-family	Resident	ial Planned Re	sidential Development)		
Standards	<u> </u>	Require	ments	Proposed (*Variance required)		
Building Se	etbacks					
Perimeter I	ouilding setbacks	20 feet (e	,	Met – 40 feet		
		15 feet (s	,	Met – 37 feet		
		15 feet (\	,	Met – 20 feet		
		15 feet (r	north)	Met – 64 feet		
Landscape	Setbacks					
	andscape standards	20 feet (e	east)	Met – 35 feet		
Interior lan	dscape standards	5 feet (ea	ast)	Met – 5 feet		
	•	5 feet (so		Met – 5 feet		
		5 feet (w	est)	*Not met – 0 feet		
		5 feet (no	orth)	Met – 6 feet		
Lot Covera 647.A.2.p)	ge (per Section	Maximun	n 25%	*Not Met – 33%		
	tdoor Space per Bed n 647.A.2.p	100 squa	are foot	Met – 303 square foot		
Building He	eight	Maximun	n 40 feet for	Met – 30 feet		
	-	the first 1	50 feet; 1 foot			
		in five for 48 feet	ot increase to			
Parking		Minimum	66 required	Met – 95 provided		

Background/Issues/Analysis

 This is a request to rezone 5.38 acres from R-3A (Multifamily Residential) to R-3A SP (Multifamily Residential Special Permit) to allow an assisted living and memory care facility and all underlying R-3A uses. Staff Report: Z-SP-7-14-3

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2. The T-shaped property is currently vacant and surrounded by existing development. West of the subject site is developed as a single family residential neighborhood. To the south of the western portion of the site is a retail shopping center anchored by a grocery store. To the south of the eastern portion of the site and the east of the southern portion of the site is a bank. To the north of the eastern portion of the site and to the east of the northern portion of the site is occupied by a doctor's



office. The property across 7th Street and to the east of the middle portion of the site is developed as a multi-family community. The area north of the western portion of the site is occupied by a single family residential neighborhood.

- 3. The General Plan designation for the parcel is Commercial. 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.
- 4. The proposed elevations include architectural details such as window design and placement, roof tiling, fenestration and an entry porte cochere, to help the building blend into the surrounding community. A stipulation has been added to require general conformance to the elevations.
- 5. The applicant is proposing a two story, 132 unit assisted living and memory care facility. The proposed development has been designed to be sensitive to the surrounding single family residential uses by maintaining a maximum single story building within 81 feet of the west property line, and within 75 feet of the north property line. Stipulations have been added to address these requirements.
- 6. The proposal includes a significant element of usable outdoor space. The property owner has agreed to locate a large percentage of this usable outdoor space centrally within the project for easy access from the residents of the development. A stipulation has been included to address this requirement.
- 7. The applicant has agreed to provide detached sidewalks along 7th Street. Detached sidewalks will help facilitate pedestrian and bicycle trips by both

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residents of the development, as well as other nearby residents who are patronizing or working at the nearby commercial establishments. A stipulation has been added to address this requirement.

- 8. 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 1730 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
- 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 abandonment me be required.

Findings

- 1. As stipulated, the proposal would be appropriately buffered from the single family residential to the west and north.
- 2. The diversity in housing types would be a benefit to the surrounding community.
- 3. The proposal would develop a long vacant parcel into an asset for the community.

Stipulations

- 1. The development shall be in general conformance with the elevations date stamped November 19, 2014 as approved or modified by the Planning and Development Department.
- 2. Building height shall be limited to a maximum of 15 feet within 81 feet of the west property line as approved by the Planning and Development Department.
- 3. Building height shall be limited to a maximum of 15 feet within 75 feet of the north property line as approved by the Planning and Development Department.
- 4. A minimum of 135 square feet of usable outdoor space per bed shall be centrally located within the project as approved by the Planning and Development Department.
- 5. The sidewalk along 7th Street shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb as approved by the Planning and Development Department.

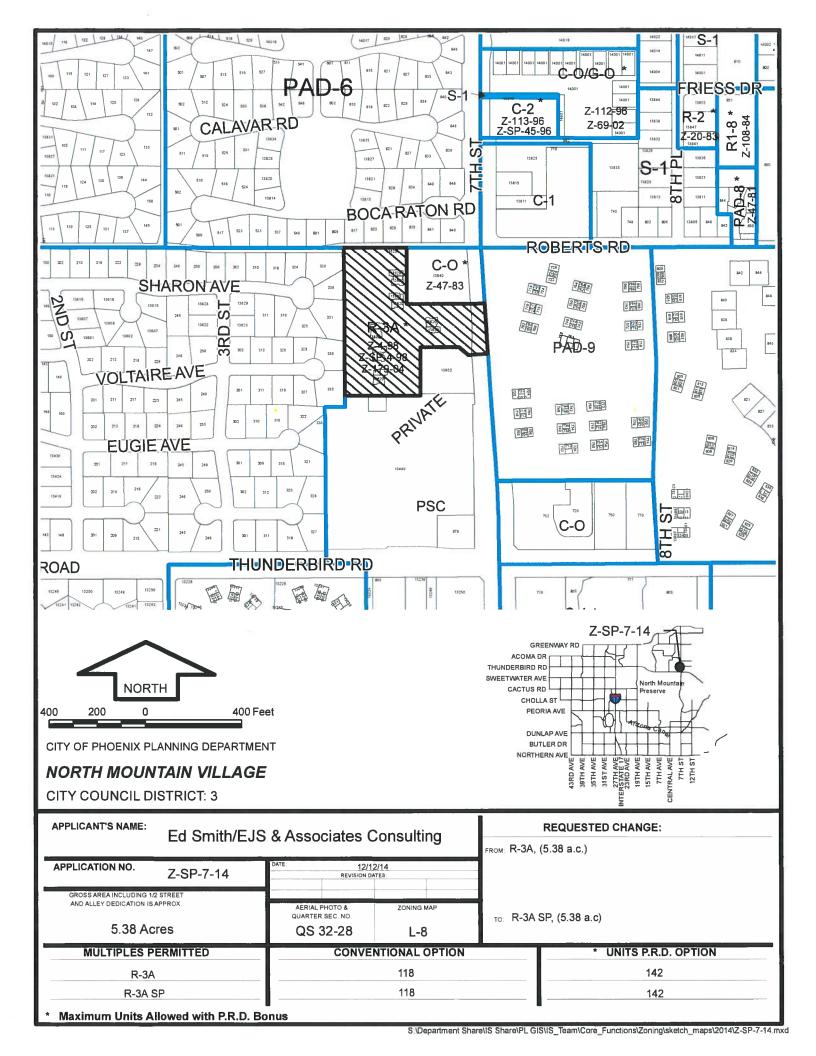
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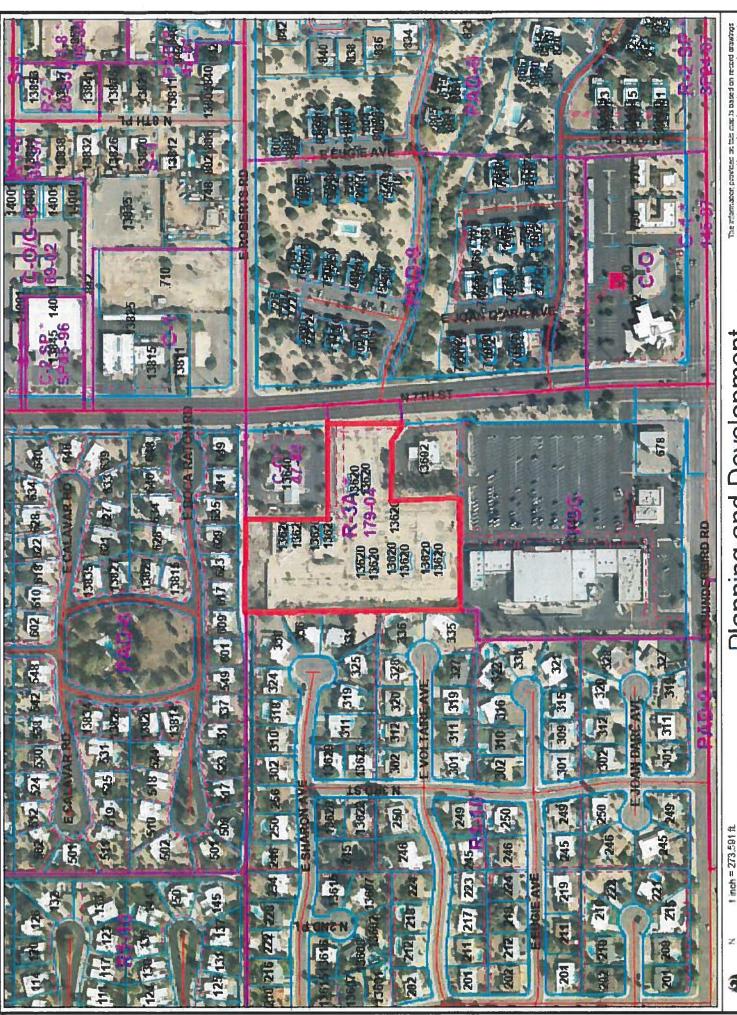
Writer Xandon Keating 01/30/15

<u>Team Leader</u> Joshua Bednarek

Attachments

Sketch Map Aerial Site Plan (date stamped November 19, 2014) Elevations (date stamped November 19, 2014)

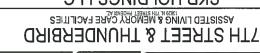




Planning and Development

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PO BOX 14000' SON TAKES AZ: 85248 SKE HOLDINGS FFC









APN 6			29-03-008-0	
EXISTING ZOWNG:			R3-A	
PROPOSED ZOHNG.			N3=A SP	
PROPOSED USE:	ASSISTED LIVIN	ASSISTED LIVING AND WEMDRY CARE FACILITIES	CARE FACUTIES	
SIE AREA.	CAUSES 2	30,432 SF / 24,770 S.F. /	230,432 S.F. / +/-5.29 ACRES 224,770 S.F. / +/-5.16 ACRES	
BUILDING HEIGHT.		30,	30'-0" / 2 STORES	_
GROSS PLOOR AREA:			104,501 S.F.	
FARI	101	104,501 S.F. / 224,770 S.F. = .45	770 SF = .45	
LOT COVERACE	72	72,510 S.f. / 224,770 S.f. = 33%	770 SF = 33%	
OPEN SPACE		303 S F. PER BE	303 SF PER BED / 40,033 SF	
BED / UNIT COUNT:	UMI TIPE	MET UV	UMIS/BEDS	
WEMORY CARE ASSISTED LIVING	SNGLE/PROVATE STUDIO/1 BA	180 S.F. 360 S.F.	9 49	
1708.81	1 6£D/18A	500 S.F	35	
7			75	
PARKOIG RECURRED.	1 SPACE PER 2 BEDS	SQ	86 PS	
PARKEL PROVIDED.	1.39 SPACES PER 2 BEDS	2 BED2	95 P.S.	

architecture miolilid

13820 W. 7TH STREET PHOEMX, ARZONA 65022

PROJECT DATA:

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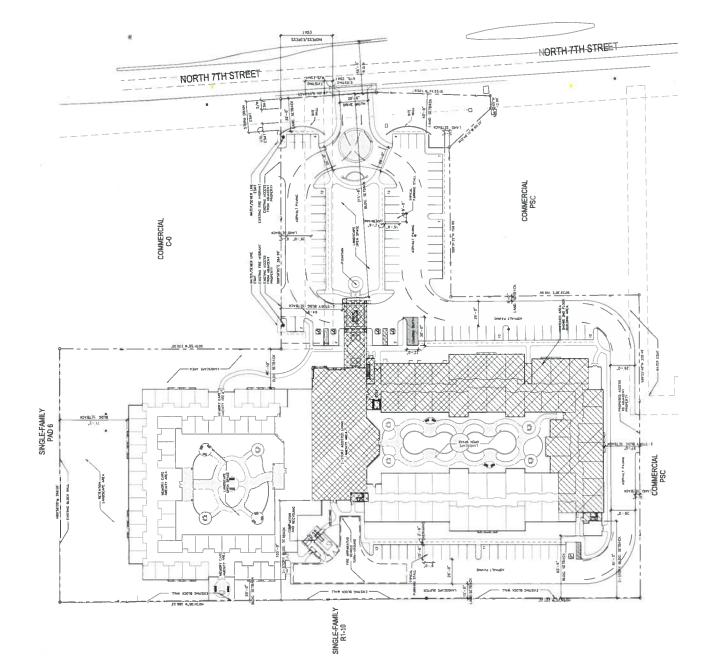


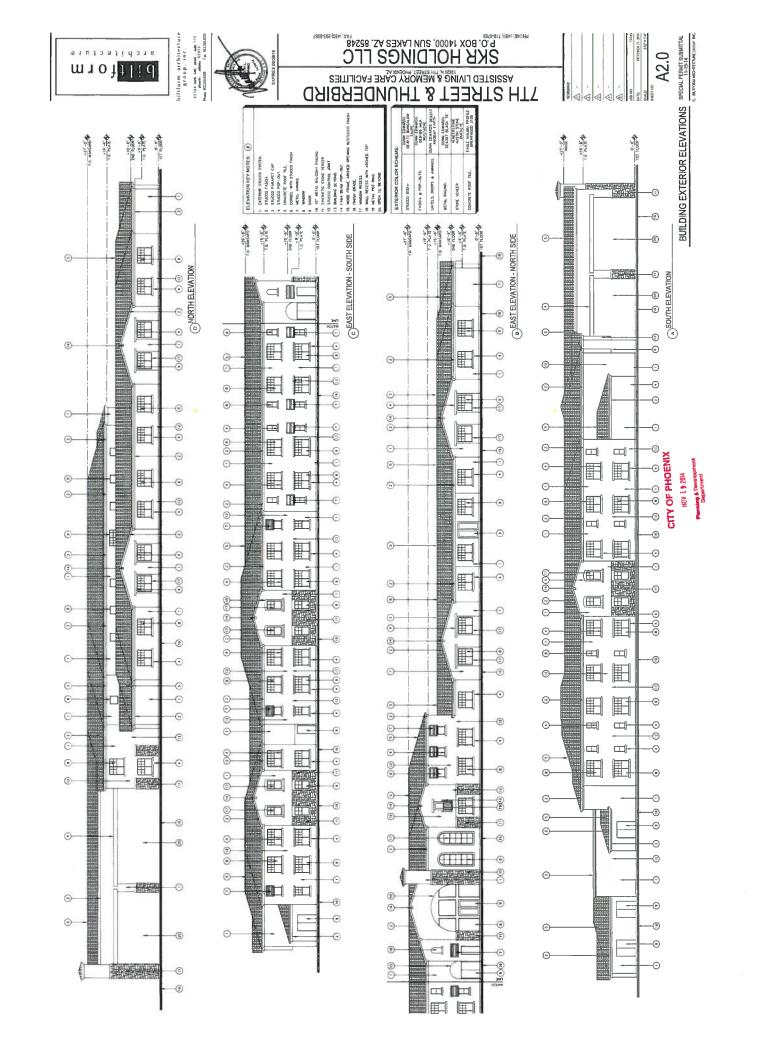


SITE PLAN

SCALE.









PHOVE: HIGH JIGHT BOX 14000' SUN LAKES AZ. BESZAB P.O. BOX 14000, SUN LAKES AZ. BESZAB SKY. HIGH BESTABL

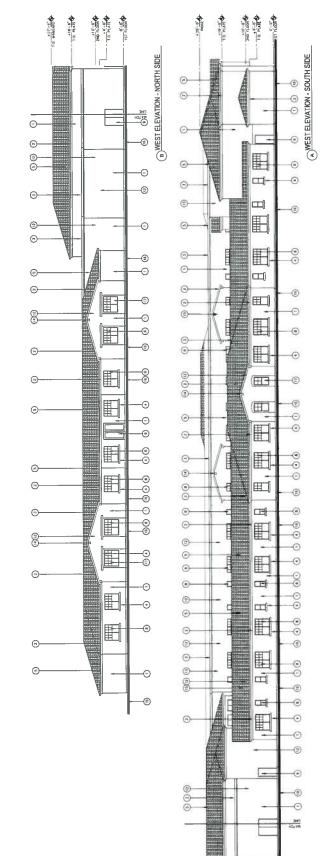




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SKR HOLDINGS LLC

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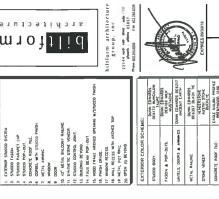
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