



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-12-16-6
 May 27, 2016

South Mountain Village Planning Committee Meeting Date: June 14, 2016
Planning Commission Hearing Date: August 4, 2016
Request From: PCD (Approved CP/BP) (1.38 acres)
Request To: C-1 (1.38 acres)
Proposed Use: Remove from PCD (Z-116-81) to allow a restaurant
Location: Approximately 452 feet east of the southeast corner of 42nd Place and Baseline Road
Owner/Applicant: PMC Coffee Brokers, LLC/ Taylor Fracasse Architecture, LLC
Representative: Taylor Fracasse Architecture, LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commerce/Business Park	
Street Map Classification	Baseline Road	Major Arterial	60-foot south half street
<p>CONNECT PEOPLE & PLACES; CORES, CENTERS, & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</p> <p>The Baseline Road corridor is dominated by residential subdivisions and larger-scale retail. The proposal would introduce diversity by developing a neighborhood-scale restaurant intended to serve residents and employees in the surrounding area.</p>			

CONNECT PEOPLE & PLACES; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposed development includes a dedicated bicycle parking area which is accessible from the Highline Canal right-of-way.

CONNECT PEOPLE AND PLACES; CANALS; DESIGN PRINCIPLE: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.

The proposed development includes direct access to the Highline Canal right-of-way, unimpeded by perimeter fencing.

STRENGTHEN OUR LOCAL ECONOMY; LOCAL & SMALL BUSINESSES; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The request proposes the adaptive reuse of a distressed commercial building on a vacant parcel. The subject site is one of the last remaining undeveloped parcels in the Pointe at South Mountain PCD and is unlikely to develop to Commerce or Business Park standards. The proposed land use is a restaurant operated by a local business owner.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Design neighborhood retail to be compatible in scale and character and oriented towards the residential areas that it serves, in terms of both design and pedestrian linkages. Traffic, noise or other factors should not negatively impact adjacent residential areas.

The proposed development is sensitive to the scale and character of the surrounding area. Staff stipulations addressing pedestrian connectivity, signage, and bicycle amenities will mitigate negative impacts and improve accessibility to the subject site.

Area Plans

The property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

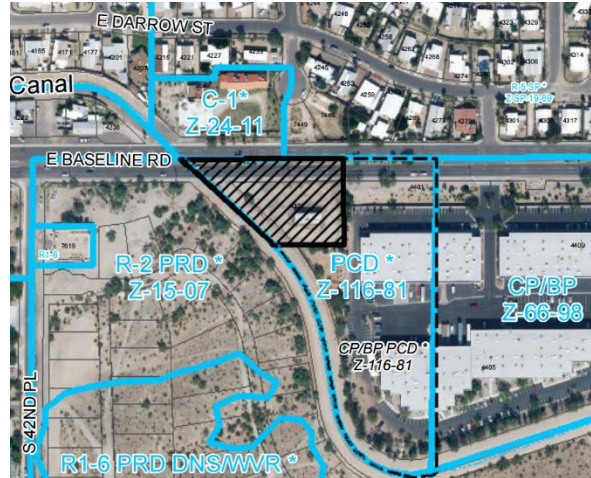
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	PCD (Approved CP/BP PCD)	Vacant
North	C-1, R-5 SP	Day care, Vacant, Mobile Home Subdivision
South	PCD (Approved CP/BP PCD)	Commercial Office, Canal
East	PCD (Approved CP/BP PCD)	Commercial Office
West	R-2 PRD	Vacant

C-1 (Neighborhood Retail)		
<u>Standards</u>	<u>Requirements</u>	<u>Provided</u>
<i>Building Setbacks</i>		
Street	Average 25'	82 feet (Met)
Interior	When adjacent to PCD (Approved CP/BP) (building height 30'): 0'	East: 29 feet (Met) South: 51 feet (Met)
	When adjacent to R-2 PRD (building height 30'): 25'	West: Approximately 50 feet (Met)
<i>Landscaped Setbacks</i>		
Street	Average 25'	Baseline Road: 12 feet (Not Met)
Interior	When adjacent to PCD (Approved CP/BP PCD) – Minimum 0'	East: 17 feet (Met) South: 15 feet (Met)
	When adjacent to R-2 PRD – Minimum 10'	West: Approximately 7 feet (Smallest point) (Not Met)
Lot Coverage	Not to exceed 50%	5.8% (Met)
Building Height	2 stories, 30'	1 story, 15' 5" (Met)
Parking	Indoor Dining Area: 1 per 50 SF (13 Spaces) Exterior Dining Area: 1 per 50 SF (8 Spaces) Accessible Parking: 1 Space Total: 22 Spaces	Provided: 23 Spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 1.38 acre site located approximately 452 feet east of the southeast corner of 42nd Place and Baseline Road. The request will remove the subject site from the Pointe at South Mountain PCD (Z-116-81) to allow a restaurant and rezone the property from PCD (Approved CP/BP) to C-1.



2. The General Plan Land Use Map designation for the subject property is Commerce/Business Park. Although the proposed land use is not consistent with the General Plan designation, an amendment is not required as the parcel is less than 10 acres in size.

SURROUNDING USES & ZONING

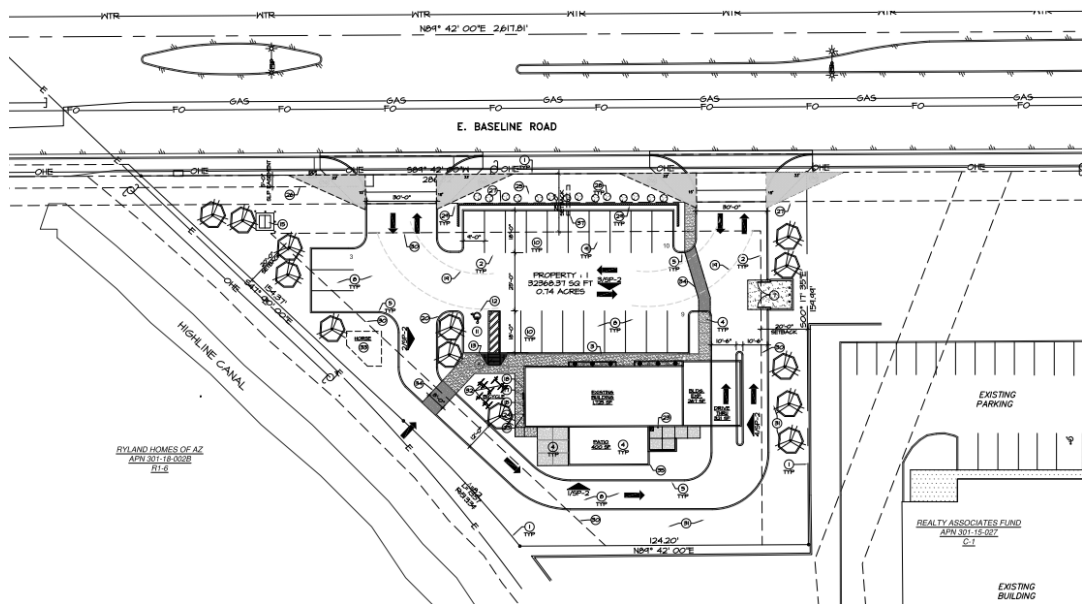
3. The subject property is currently undeveloped and contains a single, vacant commercial building that is in disrepair.

The Pointe at South Mountain PCD was established in 1981 through Rezoning Case No. Z-116-81 and is comprised of approximately 369 acres, extending east to the I-10 freeway and south to Dobbins Road. The PCD (Approved CP/BP) zoning on the subject site was established in 1995 through Rezoning Case No. Z-116-K-1981, a major amendment to the PCD. The subject property is located at the northwest most corner of the PCD.

North of the site, across Baseline Road is a day care center zoned C-1 and the Park Ridge Estates mobile home subdivision which is zoned R-5 SP. East and south of the site is a commercial office park zoned PCD (Approved CP/BP) and CP/BP PCD that houses a variety of users including an elevator service company, a technical school, and an electric utility company among others. The Highline Canal runs along the western edge of the site. Across the canal, there is an approved final site plan (KIVA 06-5457) for a 22 lot single-family residential development zoned R-2 PRD. Construction of this project has not been completed.

PROPOSAL

- The site plan proposes the adaptive reuse of a vacant commercial building, including a building expansion, façade improvements, the addition of an outdoor patio and drive-through, and other site improvements. The proposed drive-through is appropriate for the site, with the closest residential uses located either across the canal or a major arterial street. The proposed use is a restaurant. The building would comprise 2,313 square feet at 5.8% lot coverage and a height of one-story and 15' 5". Vehicular ingress and egress will be provided at two driveways along Baseline Road. The site's western perimeter is adjacent to the Highline Canal and is designed to promote connectivity and interaction with users on this pathway. The site plan proposes landscaping along this edge, no perimeter fencing between the site and the canal, and a pedestrian connection to the site utilizing an alternative surface. Additionally, the site plan includes a horse staging area along this edge for equestrian users of the canal right-of-way.



The site plan provided falls short of the minimum landscaping standards required by the C-1 zoning district in some areas. These areas include the Baseline Road frontage and the western property line. Developing to the proposed dimensions would require variance approval. Additionally, there are proposed development standards such as parking stall dimensions that would also require variances. Due to these factors, staff does not recommend stipulating general conformance to this site plan. However, staff does recommend stipulations requiring the inclusion of site features from the proposed site plan. These features include pedestrian connections to both Baseline Road and the Highline Canal which utilize alternative surfaces, a horse

staging area on the western edge of the property that provides connectivity to the canal and the main building, and a bicycle parking area containing a minimum of eight (8) spaces.

5. The proposed elevations include the use of a variety of façade materials including corten steel, stone veneers, exterior grade plywood, and reclaimed barn wood. Many of these materials are found in the list of required building materials in the Mixed-Use Agricultural zoning district as they can contribute to a rural or agrarian character. While this property is not located in the Baseline Area Overlay District or a Mixed-Use Agricultural zoning district, the use of these materials is consistent with the unique character and history of the surrounding area and along the Baseline Road corridor. Staff recommends a stipulation requiring general conformance to the elevations date stamped March 18, 2016.

SIGNS

6. Staff recommends a stipulation disallowing the use of illuminated signs on the south and west elevations of the building. The south elevation of the building is visible to users of the Highline Canal right of way and from nearby trails. Both the south and west elevations of the building may be visible from the locations of proposed residential properties in the surrounding area. This stipulation will mitigate potential negative impacts of signage on these properties and individuals.

STREETS

7. The Street Transportation Department recommends a stipulation requiring the developer to update all existing off-site street improvements and new improvements to current ADA guidelines.

AVIATION

8. The Aviation Department recommends a stipulation requiring the property owner to record a Notice to Prospective Purchasers of Proximity to Airport regarding nearby Phoenix Sky Harbor International Airport.

OTHER

9. The proposal will require the applicant to obtain use permits to allow outdoor dining, a drive-through as an accessory use, and the proximity of the drive-through to a residential district zoning line, per Section 622.E.146 of the Zoning Ordinance.
10. Development and use of the site is subject to all applicable codes and ordinances. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The request is not consistent with the General Plan Land Use Map designation of Commerce/Business Park. However, an amendment is not required as the subject parcel is less than 10 acres.
2. The C-1 zoning district will allow development which is consistent in scale and character with the surrounding land use pattern.
3. Opportunities to develop Commerce Park/Business Park uses on the site are constrained by the parcel size and shape. The request would allow the development of a neighborhood commercial use supportive of the adjacent canal which is better suited to the site.
4. The proposal will support the adaptive reuse of a vacant, blighted parcel to allow a restaurant to serve residents and employees in the surrounding area.

Stipulations

1. The development shall be in general conformance with the elevations date stamped March 18, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The developer shall provide a pedestrian connection to the canal which utilizes an alternative surface such as pavers, as approved by the Planning and Development Department.
3. The developer shall provide a pedestrian connection to Baseline Road which utilizes an alternative surface such as pavers, as approved by the Planning and Development Department.
4. The developer shall provide a horse staging area along the canal on the western edge of the property and connectivity between the horse staging area and the canal and the main building, as approved by the Planning and Development Department.
5. The developer shall provide a bicycle parking area containing a minimum of eight (8) spaces. The bicycle parking area shall utilize inverted-U bicycle racks or a similar design that accommodates lock placement on both wheels and the frame, as approved by the Planning and Development Department.
6. No illuminated signs shall be installed on the south and west elevations of the building.

7. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
8. 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

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May 27, 2016

Team Leader

Joshua Bednarek

Attachments

Zoning sketch

Aerial

Site Plan date stamped May 11, 2016 (1 page)

Elevations date stamped March 18, 2016 (1 page)