



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-18-21-8
May 6, 2021

South Mountain [Village Planning Committee](#) Meeting Date: May 11, 2021

[Planning Commission](#) Hearing Date: June 3, 2021

Request From: R1-10 BAOD (Single-Family Residence District, Baseline Area Overlay District) (5.10 acres)

Request To: R-3A BAOD (Multifamily Residence District, Baseline Area Overlay District) (5.10 acres)

Proposed Use: Assisted living facility

Location: Northwest corner of 10th Street and Baseline Road

Owner: Demetrios Vlachos, Vlachos Enterprises

Applicant / Representative: Vermillion Acquisitions, LLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 5 to 10 dwelling units per acre	
Street Map Classification	Baseline Road	Major Arterial Scenic Drive	55-foot north half street
	10th Street	Minor Collector Street	Varies, 0-feet to 20-foot west half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The subject site is vacant and undeveloped, and historically used for agricultural uses until the early 1990’s based on aerial imagery. The proposed development would permit the construction</p>			

of an assisted living facility (considered a community residence center in the Phoenix Zoning Ordinance) on the site at a scale that is compatible with the surrounding land uses which are primarily quasi-public and single-family residential in nature. The Baseline Area Master Plan (BAMP) envisioned the site as residential with a density of 5 to 10 dwelling units per gross acre. Although, an assisted living facility, as proposed, does not contain residential dwelling units, there is a residential living component to this use which is consistent with the land use envisioned by the BAMP at this location. The proposed development with adhered to the Baseline Area Overlay District (BAOD) standards which contain elements from the BAMP.

CONNECT PEOPLE AND PLACES CORE VALUE ; COMPLETE STREETS; DESIGN PRINCIPLE: *In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.*

Located at the junction of a major arterial street, minor collector street, planned multi-use trail and the Western Canal, the proposal, as stipulated, will provide elements for both pedestrians and bicyclists to utilize in order to promote walking and alternative transportation. These elements include shaded detached sidewalks along 10th Street, benches or seating elements and a bicycle repair station along the Western Canal as well as bicycle parking within to the development. A shaded connection to the bus stop adjacent along Baseline Road will facilitate the use of public transit. The BAOD requires that a multi-use trail, detached sidewalk and bicycle lane is provided along the Baseline Road frontage, furthering recreational and transportation opportunities along this corridor.

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

The development, as stipulated, will develop a multi-use trail along the Baseline Road frontage, while improving the Western Canal frontage with enhanced landscaping, shade, benches and a bicycle repair station to promote pedestrian linkages between shopping centers, schools and the future light rail station 0.8 miles away along Central Avenue and Baseline Road.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal will be required to provide shade along the adjacent public sidewalks, pedestrian paths connecting the development to adjacent streets and amenity areas. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Baseline Area Master Plan \(BAMP\)](#): See Background Item No. 4.

[Western Canalscape](#): See Background Item No. 5.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

[Housing Phoenix](#): See Background Item No. 11.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant/Undeveloped	R1-10 BAOD
North (across Western Canal)	Single-family residential	R1-6 BAOD
South (across Baseline Road)	Single-family residential	R1-10 BAOD
East (across 10th Street)	Roosevelt Elementary School District Verna McClain Center	R1-10 BAOD
West	Church/Place of worship	S-2 BAOD

R-3A – Multifamily Residence District, Baseline Area Overlay District (Subdivision Development Option)		
<u>Standards</u>	<u>R-3A BAOD Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	5.10 acres
Total Maximum Number of Units	112 units	0 units (Met) (124 beds)
Maximum Density	Maximum 22 dwelling units per acre	0 dwelling units per acre (Met)
Maximum Lot Coverage	25% (Community Residence Center)	45% (Not Met)*
Maximum Building Height	2 stories and 30 feet per the Baseline Area Overlay District standards.	Maximum of 2 stories and 30 feet. (Met)
MINIMUM PERIMETER STANDARDS		
Front (36th Street)	50 feet, per the Baseline Area Overlay District	100 feet (Met)
Sides (10th Street and west property lines)	10th Street: 10 feet West: 3 feet	10th Street: 32 feet (Met) West: 12 feet (Met)
Rear (North property line, Western Canal)	North: 15 feet	North: 240 feet (Met)
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Front (Baseline Road)	50 feet	Not provided*
Sides (10th Street and west property line)	10th Street: 0 feet West: 0 feet	10th Street: 0 feet (Met) West: 0 feet (Met)
Rear (Western Canal)	Western Canal: 15 feet	Western Canal: Not provided*

Minimum Open Space	100 square feet per bed (Community Residence Center)	Not provided*
Minimum Amenities	None	None (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	1 space per 2 beds (assisted living) 62 parking spaces required.	62 parking spaces provided. (Met)

*Site plan revision or variance required.

Background/Issues/Analysis

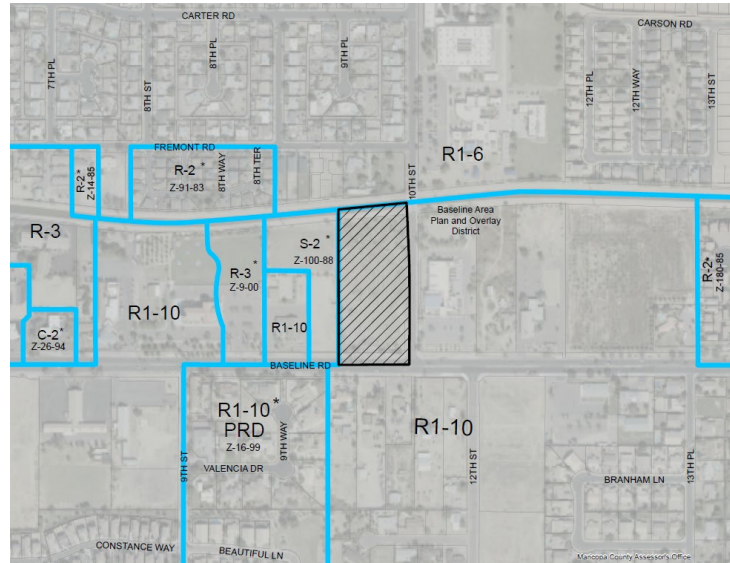
SUBJECT SITE

1. This request is to rezone 5.10 acres located at the northwest corner of 10th Street and Baseline Road from R1-10 BOAD (Single-Family Residence, Baseline Area Overlay District) to R-3A BAOD (Multifamily Residence, Baseline Area Overlay District) for an assisted living facility (community residence center), subject to a use permit. Community residence centers are permitted subject to a use permit in multifamily zoning districts, including the R-3A zoning district. The site is presently vacant and undeveloped.

In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned R1-10 under Ordinance No. G-449 in 1961. In 2000, the Baseline Area Overlay District (BAOD) was approved, which contains regulatory provisions applicable to property generally within the Baseline Area Master Plan (BAMP) boundaries. Aerial imagery shows that the site was historically utilized for agricultural uses.

SURROUNDING LAND USES AND ZONING

2. The surrounding area contains a variety of residential, commercial and agricultural zoning districts including S-2 (Ranch or Farm Residence District), R1-6 (Single-Family Residence District), R1-10 (Single-Family Residence District), R-2 (Multifamily Residence District), R-3 (Multifamily Residence District) and C-2 (Intermediate Commercial District). The subject site is also adjacent to the Western Canal, which lies within the Western Canalscape project boundary. Background Item 3 of this report, below, contains further details on surrounding land uses.

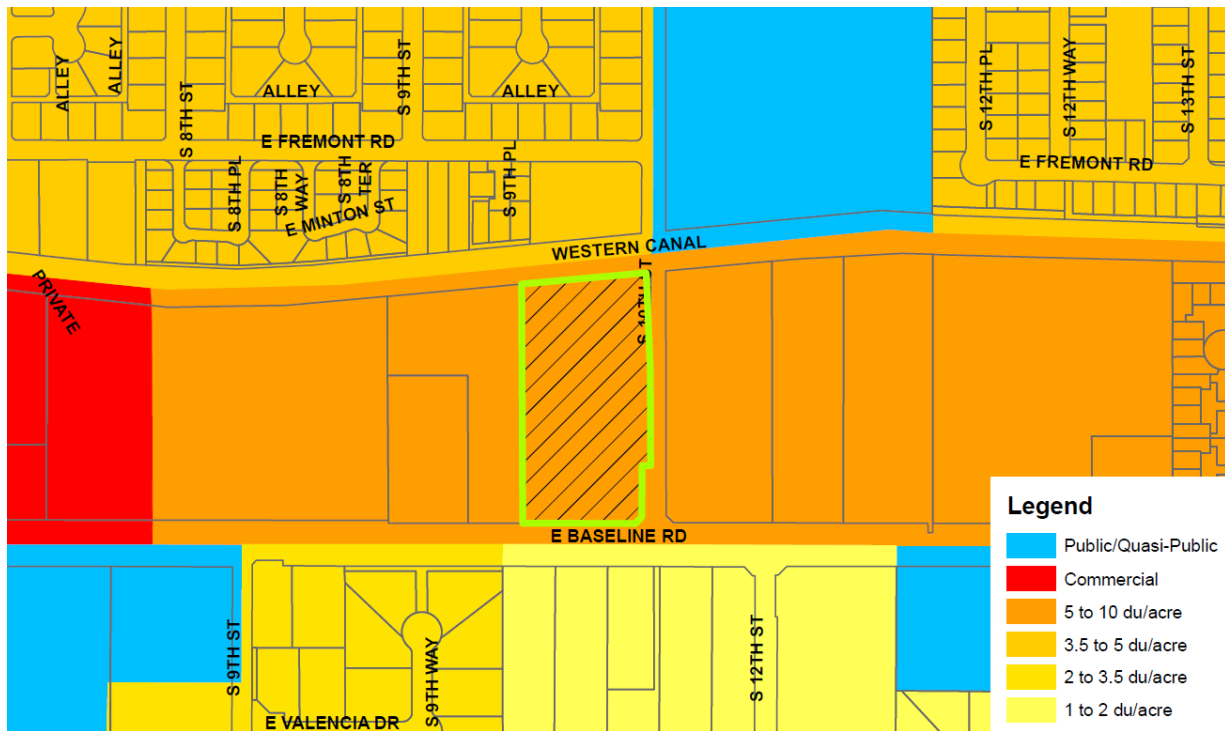


Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Residential 5 to 10 dwelling units per acre. North of the site, across the Western Canal, are single-family residential properties designated as Residential 3.5 to 5 dwelling units per acre. South of the site, across Baseline Road, are properties designated as 1 to 2 dwelling units per acre. East of the site, across 10th Street, is the Roosevelt Elementary School District Verna McClain Center designated as Residential 5 to 10 dwelling units per acre on the General Plan Land Use Map. West of the site is a church or place of worship designated as Residential 5 to 10 dwelling units per acre.

The R-3A zoning requested is not consistent with the General Plan Land Use Map designation as this zoning district permits up to 22 dwelling units per gross acre, and 26.4 with bonus. However, a minor General Plan Land Use Map amendment was not required as the property is under 10 acres in size.



General Plan Land Use Map, Source: Planning and Development Department

4. **Baseline Area Master Plan (BAMP)**

The Baseline Area Master Plan (BAMP) was adopted in 1996 and addresses the existing conditions of the plan area, articulates a vision for the future and offers a series of implementation strategies to achieve the community's vision for the area. The BAMP is generally bounded by Southern Avenue (north), South Mountain Park (south), 40th Street (east) and Central Avenue (west).

The BAMP seeks to accomplish a primary goal which is to promote balanced, high quality development focused on Baseline Road and that recognizes the unique character of the area and creates a positive image for the South Mountain Village. There are also six objectives pertaining to:

- A. Locational criteria for land uses;
- B. Establish an appropriate land use mix;
- C. Identify the needs for and methods of providing services and facilities;
- D. Promote a safe and attractive environment;
- E. Create design guidelines and special zoning districts to foster development which recognizes, enhances and preserves the assets, history and character of the area;
- F. Prepare an implementation strategy and action plan;

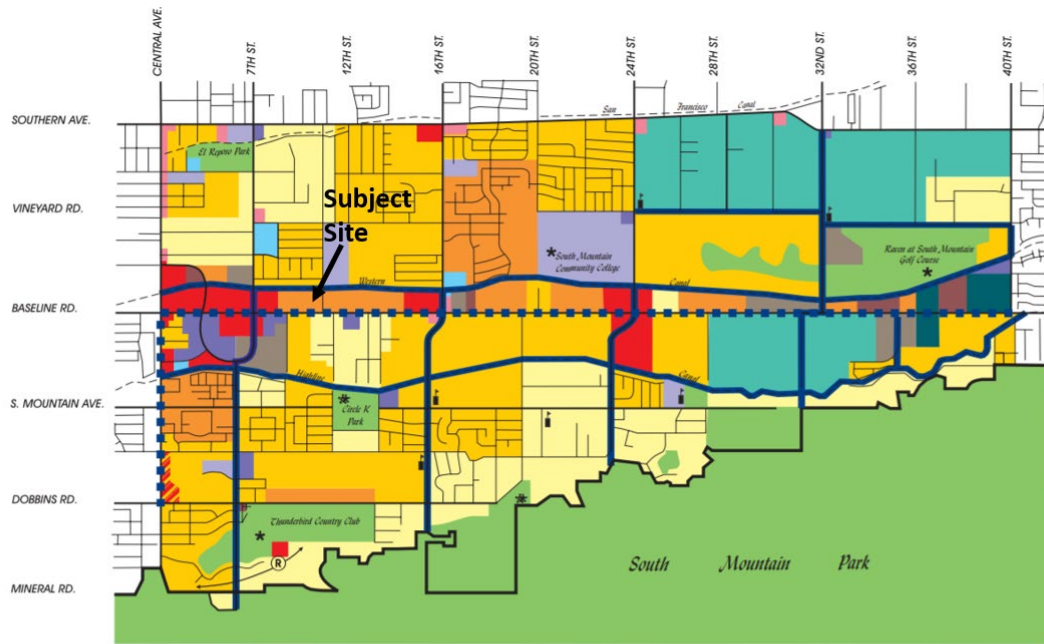


FIGURE E
 CITY COUNCIL APPROVED LAND USE



For an updated version of this map, refer to the current General Plan.



BAMP Approved General Plan Land Use map, Source: Planning and Development Department

The proposed development furthers Objective B of the Baseline Area Master Plan by establishing an appropriate land use mix in an area where diverse land uses exist, including single-family and multifamily residential, schools, commercial and various churches or places of worship. An assisted living facility (community residence center) as proposed, does not include individual dwelling units but it does provide living opportunities for disabled individuals in the community. Thus, the proposed R-3A zoning district is not consistent with the land use map designation envisioned by the BAMP, but the use of the property as an assisted living facility (community residence center), a quasi-residential use, is consistent with the residential use of the land envisioned by the BAMP at this location.

Objective C of the BAMP is furthered by this development as it will be required to dedicate and improve the remaining west-half of 10th Street, a designated minor collector street. This street improvement will help improve pedestrian plus vehicular access within this area of the Baseline corridor. Furthermore, this development will promote a safe pedestrian environment by providing shaded

detached sidewalks along adjacent public streets and Western Canal frontage enhancements, in addition to streetscape enhancements along Baseline Road required by the BAOD and contained in the stipulations recommended by staff. Lastly, this development will adhere to the design guidelines per the Baseline Area Overlay District.

Stipulation No. 1 addresses architectural enhancements applicable along public streets, since Baseline Road is a designated scenic corridor and 10th Street is a minor collector street that serves as a primary corridor within the area, thus furthering Objective E of the BAMP. These enhancements will help ensure the protection of the viewscape from traveling pedestrians and vehicular traffic adjacent to the site.

Stipulation No. 2 addresses enhancements along Baseline Road, which go beyond the BAOD requirements and are consistent with Objective E of the BAMP. These elements require 50 percent three-inch caliper trees, shaded sidewalk and bus pad, and construction plus dedication of a multi-use trail and trail easement to promote the BAMP goal of enhancing the Baseline corridor. The BAOD design guidelines and standards require that a multi-use trail is provided along Baseline Road.

Stipulation No. 3 addresses landscape enhancements along 10th Street, the western property line and along the Western Canal, consistent with Objective D of the BAMP. These enhancements include one and a half inch, two inch and three inch caliper trees planted every 20-feet or in equivalent groupings plus oriented towards the Western Canal to maximize shade, and five, 5-gallon shrubs per tree with appropriate ground cover. These enhancements will further screen the site from public streets plus adjacent properties and utilize plants found in the BAMP plant list to further the character of the area.

5. **Western Canalscape**

The City of Phoenix Street Transportation Department and Salt River Project (SRP) are actively undergoing an effort to improve the Western Canal from 4th Avenue (west) to 24th Street (east) to support recreational opportunities and transportation alternatives within this canal corridor. These improvements along the Western Canal will connect South Mountain Community College, several school sites, residential neighborhoods, businesses, churches and the future light rail station at Central Avenue and Baseline Road. In order to further these efforts, several stipulations recommended by staff enhance the northern area of this site which abut the “Western Canalscape” project area. These stipulations include:

- Open space and amenity area(s) of no less than 5,000 square feet along the north property line which contains shaded seating areas and a tree orchard and/or community garden amenity (Stipulation No. 4);
- Fifty percent live vegetative ground cover (Stipulation No. 5);
- Open view fencing along the Western Canal and adjacent public streets (Stipulation No. 6); and
- Bicycle repair station within close proximity to the Western Canal (Stipulation No. 12).

These recommended improvements will promote the utilization of the Western Canal and further the goals of the Western Canalscape project to further recreation plus mobility along this unique feature in the area. The location of an open space area(s) and view fencing along the canal will help to transition the site from a parking area to the canal, while promoting “eyes” on the canal to enhance the safety of pedestrians.

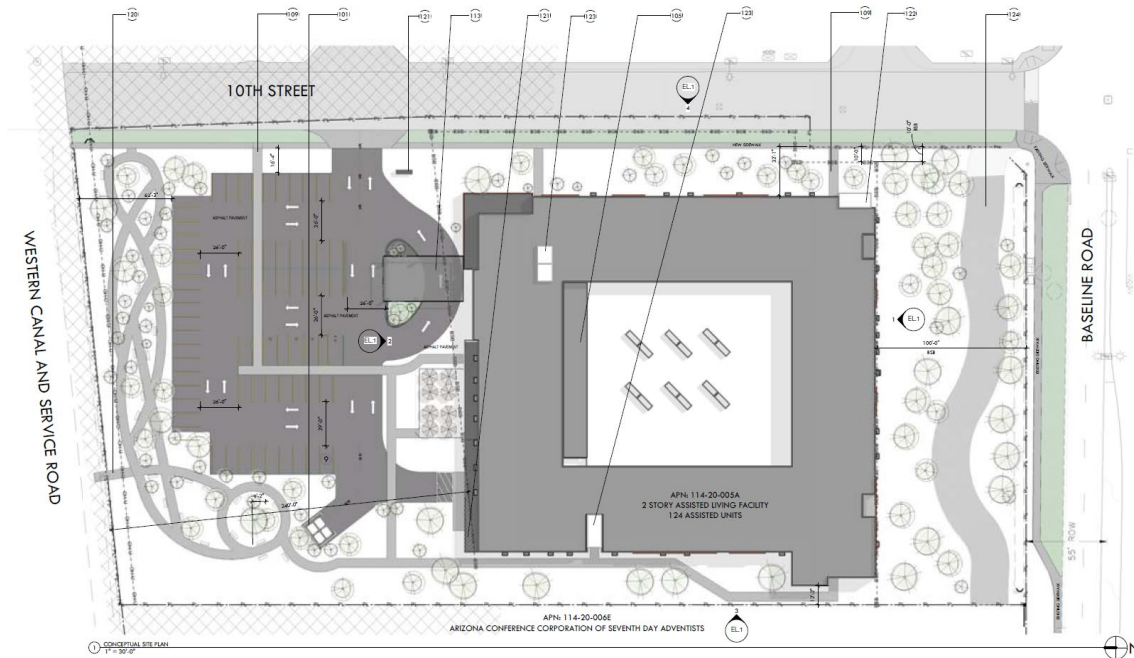
PROPOSAL

6. **Site Plan**

The applicant is proposing an assisted living facility (community residence center) with 124 beds in a single building located on the south portion of the property. The conceptual site plan shows a building designed around an open courtyard, that will provide residents with open space close to their living quarters. The proposed building will be two stories and 30 feet in height. A single vehicular access points to the subject site is proposed along 10th Street, connecting the parking area located on the north portion of the site, which is presently located in a floodplain. Multiple pedestrian connections are proposed to connect the site along 10th Street, plus connect the building to the amenity area along the north.

Staff is recommending Stipulation No. 7 to require a pedestrian circulation plan providing a minimum of two pedestrian connections to 10th Street; illuminated pedestrian-scale lighting along internal paths connecting the site north to south; decorative or alternative paving material for pedestrian paths to contrast parking or drive aisle surfaces; and connections to/between: all buildings, active open space areas, adjacent public sidewalks, the Western Canal, and the bus pad along Baseline Road.

Conformance to the conceptual site plan provided by the applicant is not recommended by staff since a significant portion of the site along the north is within a floodplain. This will allow additional flexibility to the applicant during the site plan review process shall issues arise with addressing floodplain requirements.



Conceptual Site Plan, Source: Architectural Resource Team

Staff recommends Stipulation No. 8 to require an enhanced entryway along the primary entrance to the development, presently shown as 10th Street which is designated as a minor collector street that connects a scenic road with the Western Canal. These enhancements include landscaped accent areas on both sides of the driveway that incorporate annuals and citrus trees in conformance with the Baseline Area Master Plan plant list, and alternative driveway surface materials to accentuate the entryway.

7. Elevations

The conceptual building elevations depict a single building with architectural features such as a flat roof, recessed patios, sunshades, stucco plus metal exterior materials and four-sided architecture. The conceptual building elevations proposed depict a maximum height of two stories and 30 feet to the top of parapet.

Staff is recommending a stipulation to require building elevations to incorporate a variety of colors, materials and architectural features, as mentioned previously in this report, and is addressed in Stipulation No. 1. This stipulation also requires that a minimum of 25 percent of building elevations adjacent and oriented towards public streets provide accent materials that exhibit quality and durability in order to ensure that the buildings on this site remain visually appealing, and that all sides of the building/s include architectural establishments.

Conformance to the conceptual building elevations is not currently proposed as a design presumption in the BAOD requires that pitched roofs be incorporated in all buildings. Furthermore, since conformance to the conceptual site plan is not recommended by staff to allow additional flexibility in addressing floodplain issues, if these arise during the site plan review process, these conceptual building elevations may change as well. Stipulation No. 1 and the design guidelines and standards per the BAOD will ensure the use of pleasing aesthetics and durable materials in addition to architectural features consistent with historical architecture in the area are incorporated into the building elevations.



Conceptual Building Elevations, Source: Architectural Resource Team

STUDIES AND POLICIES

8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development, as follows:

- The sidewalk along Baseline Road shall be shaded a minimum of 75 percent, while the bus pad along Baseline Road shaded a minimum of 50 percent by vegetative shade at maturity (Stipulation No. 2);
- The multi-use trail along Baseline Road shall be shaded a minimum of 50 percent (Stipulation No. 2);
- Trees along the north property line shall be oriented in manner that maximizes shade along the Western Canal (Stipulation No. 3);
- Internal pedestrian paths are to be shaded a minimum of 75 percent via architectural shade or trees at maturity (Stipulation No. 9);
- All uncovered parking areas shall be shaded to a minimum of 25 percent at full maturity using 2-inch caliper trees (Stipulation No. 10);
- The sidewalk along 10th Street shall be detached and shaded a minimum of 75 percent with two-inch caliper trees (Stipulation No. 11).

9. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. This development will help to pedestrianize the immediate street frontages by requiring a direct connection to adjacent shaded public sidewalk, shaded bus pad along Baseline Road and the shaded Western Canal frontage. Detached sidewalks are required per Stipulation Nos. 2 and 11, while a multi-use trail is required per Stipulation No. 1, promoting walkability and alternative transportation modes.

A bicycle repair station along the Western Canal frontage will promote recreation along this regional corridor, while four bicycle parking spaces near the building entrance will further promote the use of alternative transportation by guests and employees of this development. These are addressed in Stipulation No. 12.

Lastly, Stipulation No. 13 is recommended by staff to promote the safety of

pedestrians and bicyclists along the primary entrance to the development. This will require traffic calming methods to notify drivers of pedestrians along the public sidewalk within 10th Street, the primary ingress and egress to the site.

10. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not include recycling containers on site, but the application materials submitted by the applicant does indicate that recycling facilities will be part of the operations.

11. [Housing Phoenix](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

This assisted living facility (community residence center), as proposed, is not a traditional residential use. However, this use would allow for individuals with disabilities to be housed and cared for at this location, which proposes up to 124 beds. Shall the proposed use not be developed on this site, the proposed zoning would permit a variety of residential uses.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff did not receive any correspondence from the public regarding this rezoning case. However, both the Phoenix Union High School District and Roosevelt School District sent a school district response form noting that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area.

INTERDEPARTMENTAL COMMENTS

13. The Public Transit Department provided comments pertaining to the construction, retention and shading of a bus pad along Baseline Road, and that pedestrian pathways connect building entrances and public sidewalk via the most direct route. Also, comments were provided to recommend alternative paving material where pedestrian pathways cross drive aisles. These comments are addressed in Stipulation Nos. 2, 7 and 14.

14. The Street Transportation Department comments indicated that the Western Canalscape project that is currently underway. This is an effort to improve the Western Canal from 4th Avenue (west) to 24th Street (east) to support recreational opportunities and transportation alternatives within this canal corridor. Due to these efforts intended to activate the canal, the Street Transportation Department requested that this development provide a minimum of two direct connections to the Western Canal, wall enhancements, active open space and bicycle amenities along the canal frontage. Other comments included dedication of right-of-way along 10th Street, relocation or undergrounding of irrigation facilities outside of City right-of-way, and general street improvement requirements.

Stipulation No. 4 requires that an open space area be provided along the northern property line adjacent to the Western Canal and contain seating elements and a tree orchard and/or community garden amenity. Stipulation No. 6 will require open view fencing or a combination of three feet solid of solid masonry topped by open view fencing along perimeter streets and the Western Canal frontage.

Due to the use of this site as an assisted living facility where residents need care, one pedestrian connection to the Western Canal will be sufficient to maintain connectivity to this site along this regional corridor. Stipulation No. 7 addresses pedestrian pathways.

Stipulation No. 12 requires a bicycle repair station located within proximity to the Western Canal in order to promote recreational opportunities along this corridor. Stipulation Nos. 15, 16 and 17 address right-of-way dedication, undergrounding or relocation of utilities, and general street improvements.

15. The Floodplain Management division of the Public Works Department has indicated that the parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2220 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. Stipulation No. 18 addresses floodplain requirements.

16. 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. Furthermore, that an aviation easement is dedicated to the City of Phoenix as this property is within the PHX International Airport traffic pattern airspace and seeking noise sensitive land use. These are addressed in Stipulation Nos. 19 and 20.
17. The Fire Department indicated that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments, including fire apparatus access roads and access gates. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Fire Code. Lastly, it was referenced that approved emergency responder radio coverage is required per the Fire Code.
18. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development. However, capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure. Water mains existing along Baseline Road and 10th Street, while sewer mains exist along Baseline Road.

OTHER

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 21.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. As stipulated, the requested R-3A zoning is consistent with zoning districts in the general area and will allow appropriate uses, including the proposed assisted living facility (community residence center), subject to a use permit process.
2. As stipulated, the proposed development furthers the goals of the Baseline Area Master Plan (BAMP) and maintains an appropriate character in the area, while promoting recreational opportunities along the Western Canal.
3. This proposed development provides a new non-traditional housing option that is consistent with surrounding developments and serves a need in the community for individuals with disabilities.

Stipulations

1. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
 - b. Building elevations adjacent and oriented to public streets, shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material that exhibits quality and durability.
 - c. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies.
2. The standards contained in Section 651.E.1. (BAOD Streetscape Design Guidelines and Standards) and the approved street cross section shall apply, in addition to the below enhancements, and as approved or modified by the Planning and Development Department.
 - a. Minimum 50-percent 3-inch caliper large canopy shade trees selected from the Baseline Area Master Plan Plant List shall be provided for the required trees within the applicable area.

- b. The detached sidewalk along Baseline Road shall be shaded to a minimum 75 percent by vegetative shade at maturity.
 - c. The bus pad along Baseline Road shall be shaded to a minimum of 50 percent by vegetative shade at maturity.
 - d. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road, and construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. The MUT shall be shaded to a minimum 50 percent by vegetative shade at maturity.
 3. A minimum 10-foot wide landscape area shall be provided along the east and west sides of the site, while a minimum 15-foot wide landscape area shall be provided along the north side of the site, and each developed to the following standards at a minimum, as approved by the Planning and Development Department:
 - a. Large canopy drought-tolerant trees 20 feet on center, or in equivalent groupings, shall be utilized unless otherwise stated.
 - b. Twenty-five percent 1.5-inch caliper, 50 percent 2-inch caliper and 25 percent 3-inch caliper trees shall be utilized.
 - c. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size.
 - d. Trees along the north side of the site shall be oriented in a manner that maximizes the shade along the adjacent Western Canal.
 - e. The plantings shall be in conformance to the Baseline Area Master Plan Plant List or their equivalents.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

4. The development shall provide a minimum of 5,000 square feet of active open space, exclusive of usable outdoor open space required per bed, no less than 20 feet in width or 200 square feet in area, along the Western Canal and include the following amenities and elements at a minimum, as approved by the Planning and Development Department:

- a. Shaded seating area/s with three benches or seating features and/or ramadas; One of these benches or seating features shall be located within close proximity to the Western Canal.
 - b. Tree orchard and/or community garden area/s of no less than a combined 500 square feet that will include a garden tool library and irrigation.
5. Open space areas shall contain a minimum of 50 percent live vegetative cover (shrubs, grasses, or groundcover plants), as approved by the Planning and Development Department.
6. Perimeter walls adjacent to a public street and the Western Canal shall be limited to open view fencing or a combination of maximum three feet of solid masonry topped by open view fencing, as approved by the Planning and Development Department.
7. A pedestrian circulation plan shall be provided prior to preliminary site plan approval to show a system of pedestrian thoroughfares as described below and as approved or modified by the Planning and Development Department:
 - a. The developer shall provide a minimum of two pedestrian paths connecting to the sidewalk along 10th Street, exclusive of pedestrian connections adjacent to vehicular entryways.
 - b. A pathway connecting the site north to south shall be illuminated by pedestrian scale lighting per Section 1304(H)5.
 - c. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.
 - d. Connections to/between via the most direct route:
 - (1) All buildings on site.
 - (2) All active open space areas.
 - (3) Adjacent public sidewalks.
 - (4) Western Canal (one connection minimum from this development); and
 - (5) Bus pad along Baseline Road.

8. The primary entryway to the development shall include the following elements, as approved by the Planning and Development Department:
 - a. Landscaped accent areas a minimum of 300 square feet in area on both sides of the entryway and be planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year and 75 percent live cover.
 - b. Citrus trees arranged in a grid pattern shall be incorporated into the entrance to the development.
 - c. The plantings shall be in conformance to the Baseline Area Master Plan Plant List or their equivalents.
 - d. The entry driveway surface (outside of the right-of-way) shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
9. Pedestrian paths internal within the site shall be shaded to a minimum of 75 percent using architectural shade and/or shade trees at full maturity, as approved by the Planning and Development Department.
10. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
11. The public sidewalk along 10th Street shall be detached with a minimum five-foot wide continuous landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 2-inch caliper large canopy drought-tolerant shade trees placed a minimum of 25 feet on center or in equivalent groupings.
 - b. Drought tolerant shrubs/groundcover designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.
 - c. The detached sidewalk along 10th Street shall be shaded to a minimum 75 percent by vegetative shade at maturity.

- d. The plantings shall be in conformance to the Baseline Area Master Plan Plant List or their equivalents.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

12. Bicycle infrastructure shall be incorporated as described below and as approved by the Planning and Development Department.
 - a. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 - b. One bicycle repair station (“fix it station”) shall be provided and maintained within close proximity to the Western Canal. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
13. The developer shall provide traffic calming measures at all vehicular points of ingress and egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
14. The Public Transit Department shall retain right-of-way and require construction of a bus stop pad along westbound Baseline Road west of 10th Street. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet, and with the final location to be approved by the Public Transit Department.
15. The developer shall dedicate a total of 30 feet of right-of-way for the west side of 10th Street, as approved by the Planning and Development Department.
16. Existing irrigation facilities along Baseline Road and 10th Street shall be undergrounded and/or relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. The headwall at the northeast corner of the site shall be relocated outside of City right-of-way. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

17. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
18. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2220 M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. If required, the developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
19. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
20. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
21. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Enrique Bojórquez-Gaxiola

May 6, 2021

Team Leader

Samantha Keating

Staff Report: Z-18-21-8

May 6, 2021

Page 23 of 23

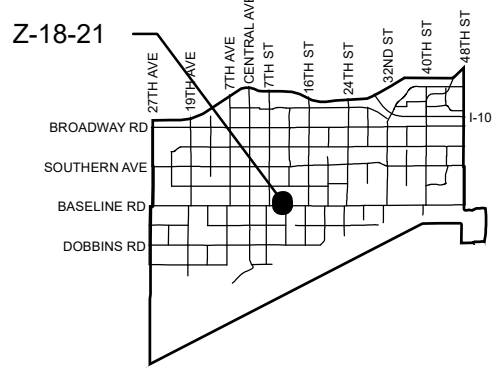
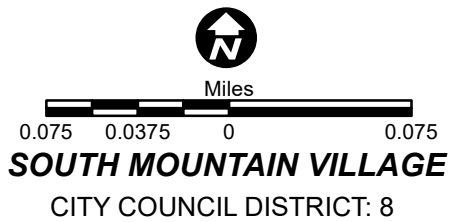
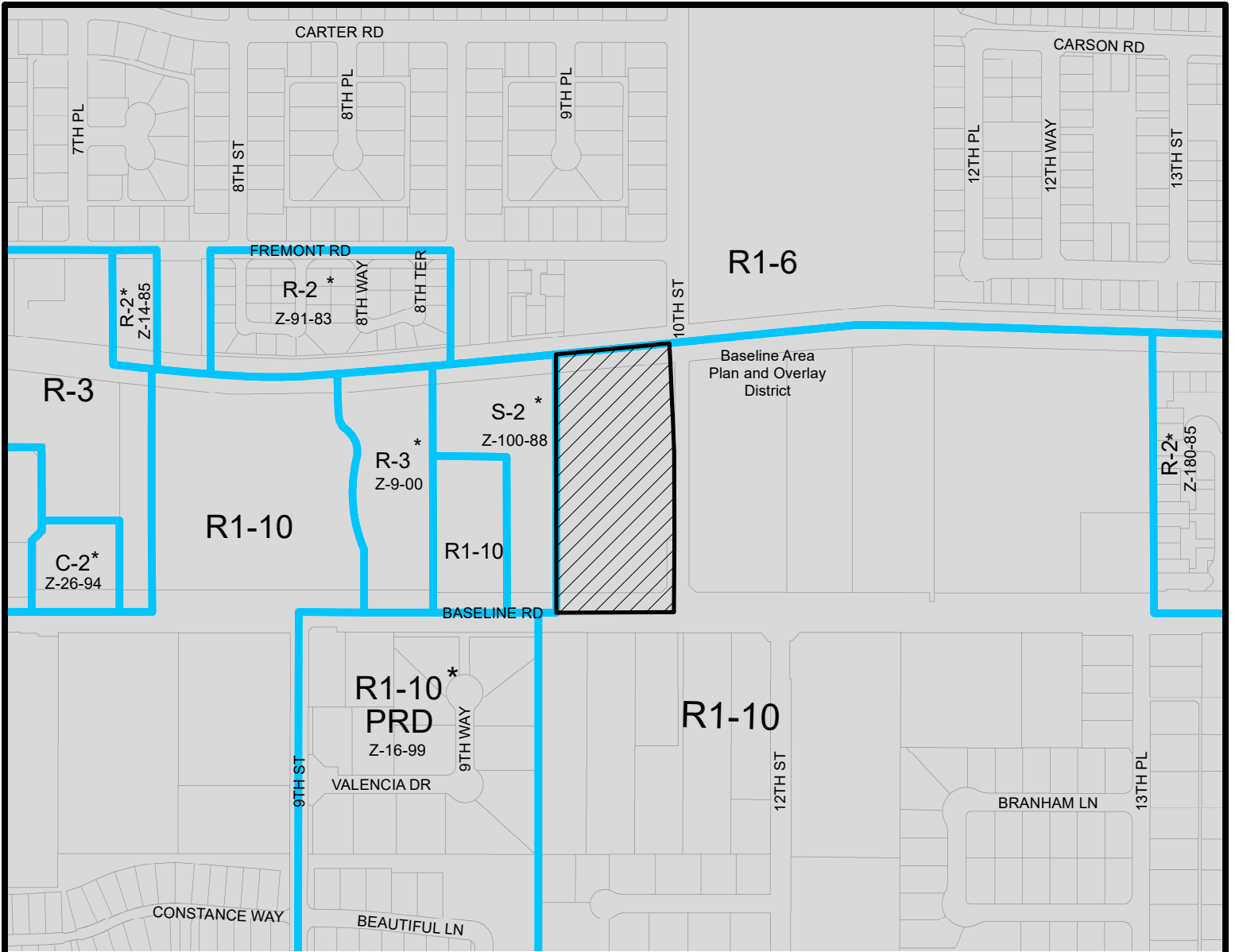
Exhibits

Zoning sketch map

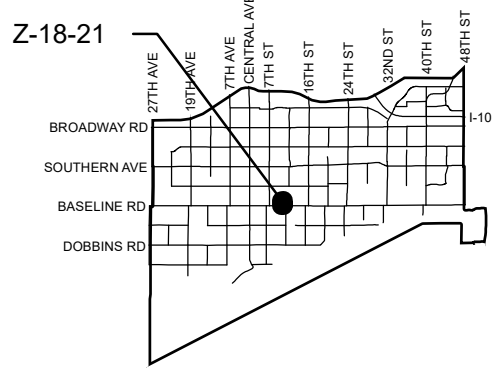
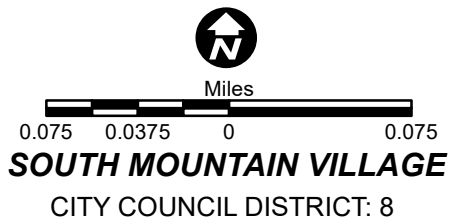
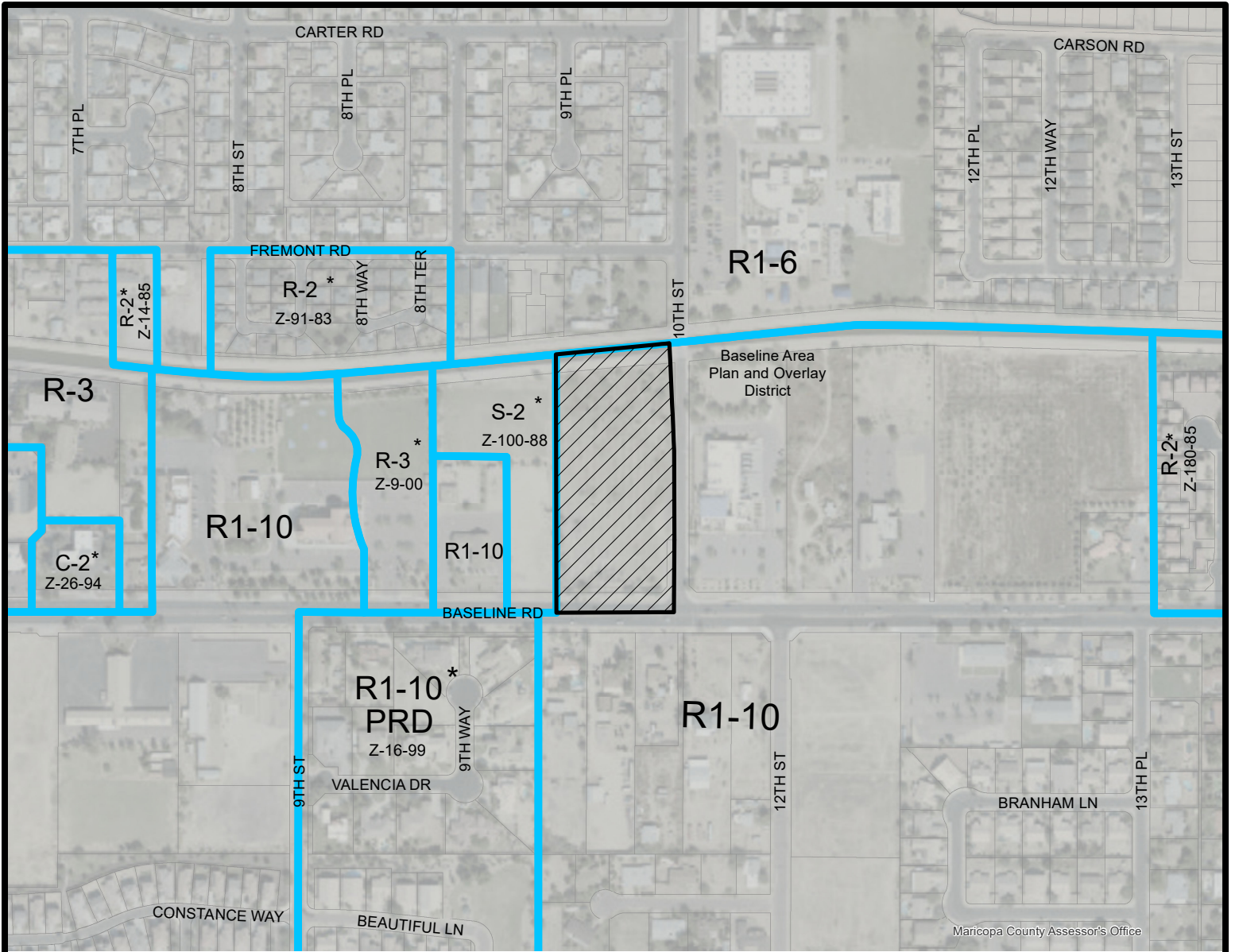
Aerial sketch map

Conceptual Site Plan date stamped March 19, 2021 (1 page)

Conceptual Building Elevations date stamped March 19, 2021 (1 page)



APPLICANT'S NAME: Vermilion Acquisitions LLC		REQUESTED CHANGE: FROM: R-1-10 BAOD (5.10 a.c.) TO: R-3A BAOD (5.10 a.c.)	
APPLICATION NO. Z-18-21	DATE: 4/9/2021 <small>REVISION DATES:</small>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.10 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-29	<small>ZONING MAP</small> D-8	
MULTIPLES PERMITTED R-1-10 BAOD R-3A BAOD	CONVENTIONAL OPTION 18 112	* UNITS P.R.D. OPTION 23 135	
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Vermilion Acquisitions LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-18-21		FROM: R-10 BAOD (5.10 a.c.)	
DATE: 4/9/2021 <small>REVISION DATES:</small>		TO: R-3A BAOD (5.10 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.10 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-29		<small>ZONING MAP</small> D-8	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R-10 BAOD		23	
R-3A BAOD		135	
* Maximum Units Allowed with P.R.D. Bonus			

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3/11/2021 1:06:43 AM

DEVELOPMENT SUMMARY

PROPOSED USE: ASSISTED LIVING FACILITY

CONSTRUCTION TYPE: V-A

PROPERTY ADDRESS: 7009 S 10TH ST, PHOENIX AZ, 85042

PROPERTY OWNER: DARRIN JOLAS
VERMILION DEVELOPMENT
121 W WACKER DR, SUITE 400, CHICAGO IL, 60601
P: 312 239 3530 C: 773 914 7740
E: DARRIN.JOLAS@VERMILIONDEVELOPMENT.COM

DESIGN PROFESSIONAL: DOUG ACCORD
ARCHITECTURAL RESOURCE TEAM, INC.
1055 E INDIAN SCHOOL RD, PHOENIX AZ, 85014
P: 602 307 5399 C: 602 623 3027
E: DMCCORD@ART-TEAM.COM

GENERAL ZONING ANALYSIS

PARCEL NUMBER: 114-20-005A

ZONING: EXISTING: R1-10 (BASELINE OVERLAY DISTRICT)
PROPOSED: R-3A

ASSISTED LIVING - REQUIRES S.U.P.

ACREAGE: ~ 196,151 SF - NET
~ 223,000 SF - GROSS

SITE AREA:

BUILDING FOOTPRINT: PROPOSED: ~ 47,297 SF FIRST FLOOR
~ 45,865 SF SECOND FLOOR
~ 93,162 SF TOTAL

BUILDING HEIGHT: ALLOWABLE: 30' - 0" OR TWO STORIES - 15' OR ONE STORY WITHIN 100' OF BASELINE RD AND 240' FROM THE CANAL
PROPOSED: 27' - 0" T.O. PARAPET

STORIES: ALLOWABLE: 2
PROPOSED: 2

DENSITY: ALLOWED: 23.1 /ACRE - 26.4 WITH BONUS
PROPOSED: 23.6 /GROSS) ACRE (124 UNITS)

UNIT COUNTS: 1 BED 20
STUDIO 104
TOTAL UNIT COUNT : 124

SETBACKS: REQUIRED: FRONT: 100' FROM BASELINE RD R.O.W.
SIDE: 10' FROM 10TH ST
CANAL: 240' PER ZONING COMMENT

LOT COVERAGE: ALLOWED: ~ 88,268 SF (45%)
PROPOSED: ~ 47,297 SF

PARKING: REQUIRED: 1 SPACE/2 BEDS = 62 SPACES
STD 58
ADA 3
VAN 1
TOTAL PARKING- 62



SITE PLAN LEGEND

PL --- PL --- PL --- PL PROPERTY LINE

E1 --- E1 --- E1 --- E1 EASEMENT (IF)

R O W --- R O W --- R O W --- R O W RIGHT-OF-WAY

BSB --- BSB --- BSB --- BSB BUILDING SETBACK

LSB --- LSB --- LSB --- LSB LANDSCAPE SETBACK

AR --- AR --- AR --- AR ACCESSIBLE ROUTE

FRB --- FRB --- FRB --- FRB FIRE ACCESS ROUTE

VR --- VR --- VR --- VR VEHICULAR ROUTE

WAR --- WAR --- WAR --- WAR WASTE ACCESS ROUTE

B.O.H --- B.O.H --- B.O.H --- B.O.H BUILDING OVERHEAD

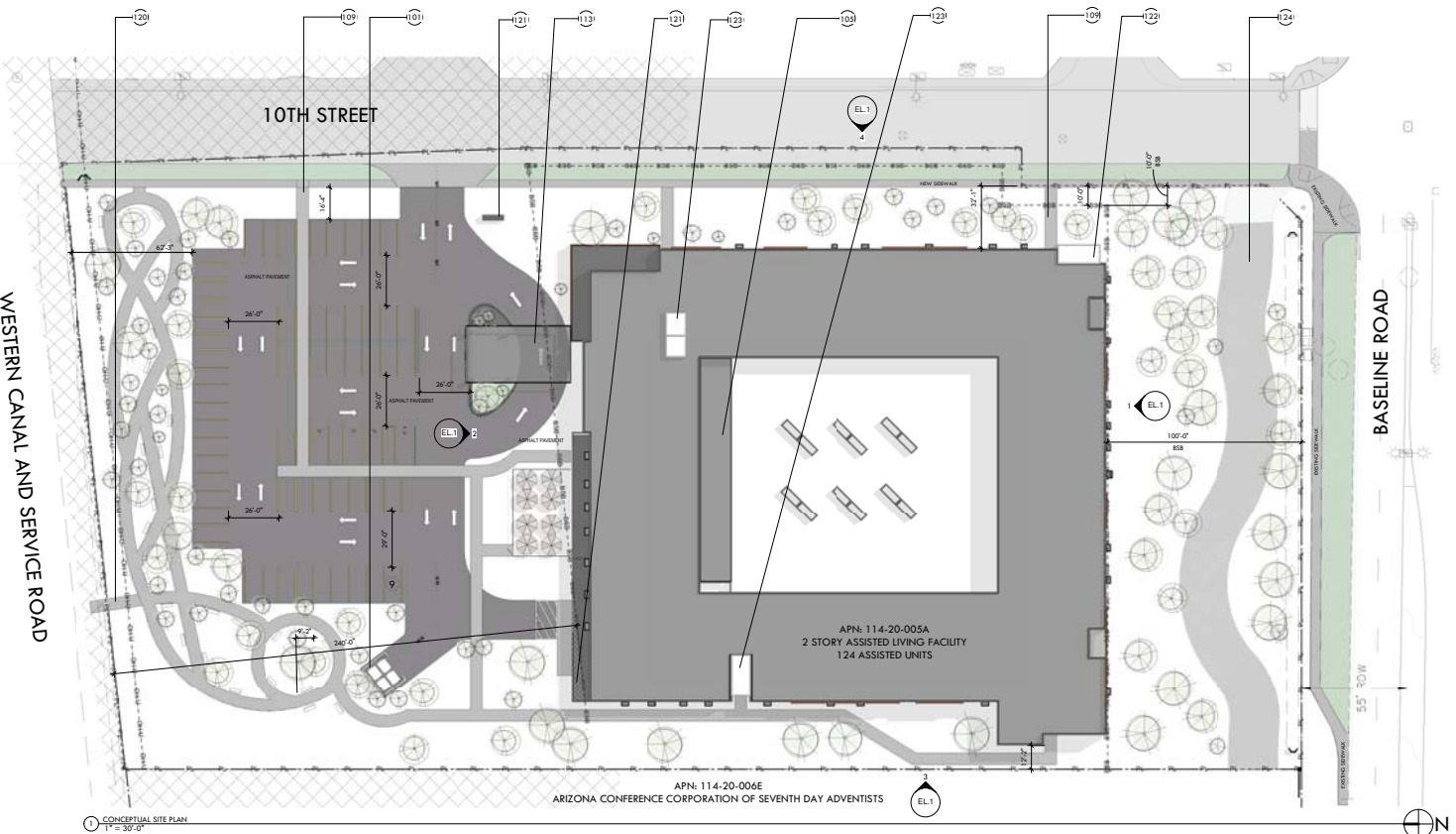
O.H.U --- O.H.U --- O.H.U --- O.H.U OVERHEAD UTILITIES

UGR --- UGR --- UGR --- UGR UNDERGROUND RETENTION

F&G --- F&G --- F&G --- F&G FENCE AND GATE

KEYNOTES

101	TRASH/RECYCLE ENCLOSURE
108	COVERED PATIO
109	PEDESTRIAN CONNECTION TO 10th ST
113	ENTRY PORTE-COCHERE
120	POSSIBLE CONNECTION TO CANAL WALKING PATHS
121	SINGLE STORY ONLY IN THIS AREA - NOT TO EXCEED 15' ABOVE GRADE
122	STAIRS
123	ELEVATOR CORE/OVERRUN
124	24" WIDE MEANDERING PATH



CITY OF PHOENIX

MAR 19 2021

Planning & Development
Department

KVAAR: XXXXX
SDEVL: XXXXX
PAFFF: XXXXX
QSR: XXXXX

1055 E INDIAN SCHOOL RD
PHOENIX, AZ 85014
602-307-5399 | V

WWW.ART-TEAM.COM

VERMILION ACQUISITIONS LLC
SILVER-BIRCH OF SOUTH MOUNTAIN
7009 S 10TH ST, PHOENIX AZ, 85042

ISSUED FOR REZONING APPLICATION

REVISIONS

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03.11.2021		DATE
EP		DRAWN BY
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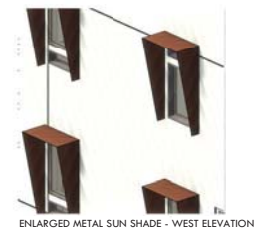
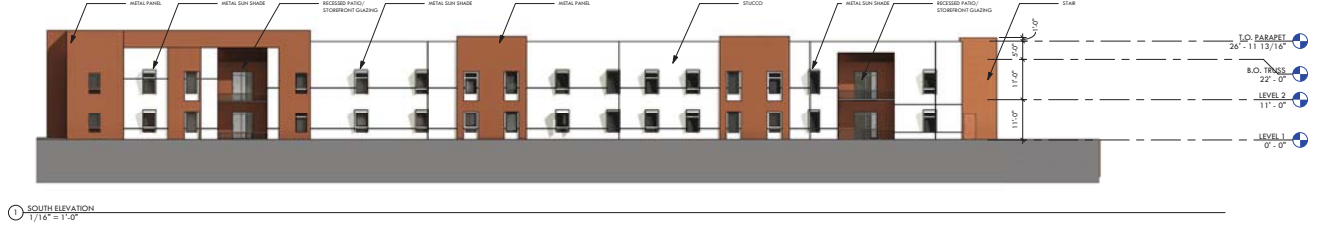
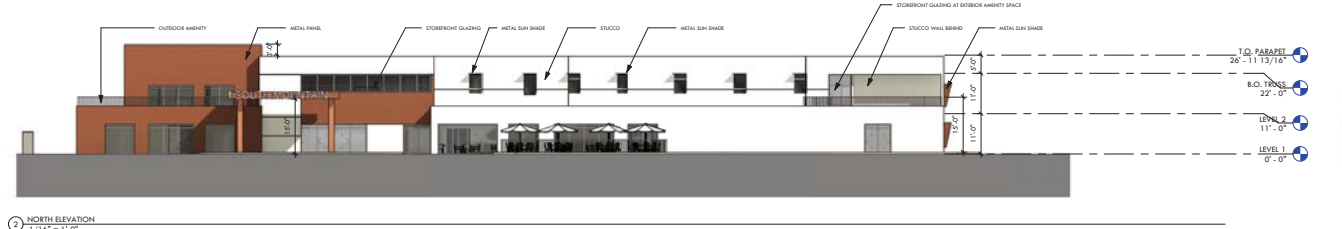
SCHEMATIC SITE PLAN

SP.1

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7009 S 10TH ST, PHOENIX AZ, 85042

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SCHEMATIC BUILDING ELEVATIONS

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MAR 19 2021
Planning & Development Department

EL.1