



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-34-17-4
July 20, 2017

Maryvale Village Planning Committee Meeting Date: August 9, 2017
Planning Commission Hearing Date: September 7, 2017
Request From: PSC (6.26 acres)
Request To: C-2 (6.26 acres)
Proposed Use: Retail and commercial
Location: Northwest corner of 43rd Avenue and Thomas Road
Owner: Arrowhead Plaza Enterprises, LLC
Applicant/Representative: William Allison, Withey Morris, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	43rd Avenue	Arterial	65-foot west half street
	Thomas Road	Arterial	55-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: 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 includes a large underutilized building and a gas station. The subject site is located at the intersection of two arterials, 43rd Avenue and Thomas Road, as well as located directly adjacent to the planned Thomas Road Bus Rapid Transit (BRT) route. The proposal will facilitate the acquisition of an underutilized site for an appropriate reuse at a scale that is compatible with the character in the area.</p>			
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i></p>			

The request for the C-2 zoning district is to provide more flexibility for businesses to operate, thrive and grow on the site while remaining consistent with existing uses in the immediate area.

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

The subject site is located adjacent to the Grand Avenue Major Employment Center area. The reuse and redevelopment of the site will facilitate growth of employment generating uses adjacent to the Grand Avenue Major Employment Center area and within the Maryvale Village.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Existing commercial, retail and gas station	PSC
North	Single Family Residential	R1-6
South (across Thomas Rd)	Commercial and retail uses	C-1
East (across 43rd Avenue)	Commercial and retail uses	C-2
West	Existing Shopping Center	PSC

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street – 43rd Avenue	For structures not exceeding two stories or 30 feet, average 25 feet	Existing average 32 feet (Met)
Street – Thomas Road	For structures not exceeding two stories or 30 feet, average 25 feet	Existing average 46 feet (Met)
Rear - North	2 story (or 30 feet) adjacent to R1-6, Minimum 50 feet	Existing 70 feet (Met)
Side – West	2 story (or 30 feet) adjacent to PSC, Minimum 10 feet	Existing 0 feet (Not Met)
<i>Landscaped Setbacks</i>		
Street – 43rd Avenue	Average 25 feet; minimum 20 feet	Existing 3.5 feet

	permitted for up to 50% of the frontage	(additional 18 feet in ROW) (Not Met)
Street – Thomas Road	Average 25 feet; minimum 20 feet permitted for up to 50% of the frontage	Existing 3.5 feet (additional 20 feet in ROW) (Not Met)
Property line not adjacent to street - North	Minimum 10 feet	Existing 0 feet (Not Met)
Property line not adjacent to street - West	Minimum 10 feet	Existing 0 feet (Not Met)
Lot Coverage	Not to exceed 50%	Existing Parcel 1: 25.2% (Met) Parcel 2: 25.7% (Met)
Building Height	2 stories, 30 feet	Existing Parcel 1: 24 feet (Met) Parcel 2: 25 feet (Met)
Parking	Parcel 1: 184 spaces required Parcel 2: 7 spaces required	Existing Parcel 1: 216 provided, 7 accessible and 1 van accessible (Met) Parcel 2: 8 provided, 1 accessible (Met)

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 6.26 acres (two parcels) on the northwest corner of 43rd Avenue and Thomas Road from PSC (Planned Shopping Center) to C-2 (Intermediate Commercial) to allow retail and commercial uses. The purpose of the application is to provide greater flexibility for the site while also ensuring compatibility with the remaining PSC district to the immediate west.



SURROUNDING ZONING AND LAND USE

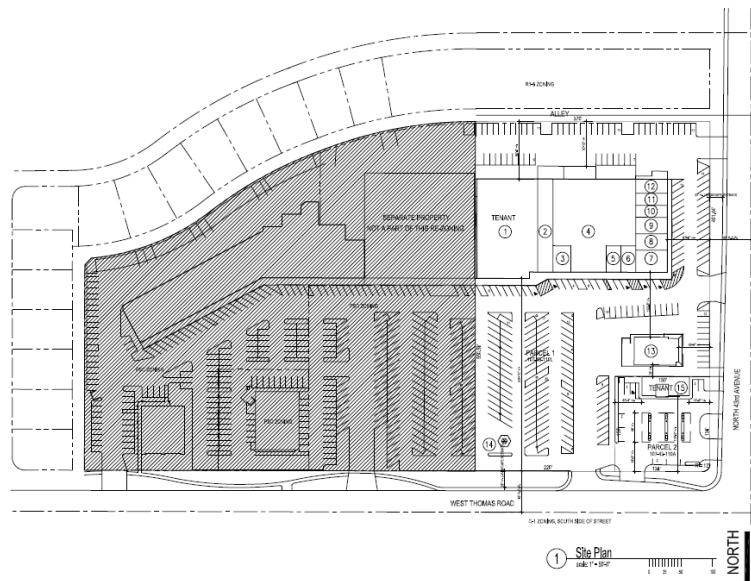
2. The subject site has existing commercial, retail and a gas station use. To the north is single family residential. To the south (across Thomas Road) and the east (across 43rd Avenue) are commercial and retail uses. To the west is an existing shopping center.

GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the General Plan designation and land uses in the area.

ANALYSIS OF PROPOSAL

4. The site plan depicts existing buildings, parking, landscaping and other site conditions to remain. The site was developed under the PSC (Planned Shopping Center) District which requires no buildings be located less than seventy-five feet from the boundary of any residential district.



The site plan shows existing buildings setback approximately 90 feet from the north property line providing a buffer to the single family residential to the north that exceeds the 50-foot setback requirement of the C-2 Zoning District.

5. The request to rezone the subject site to C-2 (Intermediate Commercial) will allow greater flexibility in the use of the site for other purposes. Repurposing and activation of the subject property is proposed with minimal impact to the current surrounding land uses in the area. The applicant has indicated that there is no new development planned as part of this rezoning application.
6. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provisions of trees along the right-of-way. Staff is recommending a stipulation that the developer

replenish all existing landscape planters with trees and shrubs per the C-2 zoning district minimum planting standards. This is addressed in Stipulation #1.

TRANSIT

7. The Public Transit Department has indicated that the developer shall construct a new bus pad (detail # P1261) along westbound Thomas Road at the location of the current bus stop. This is addressed in Stipulation #2.

STREETS

8. The Street Transportation Department has requested that the developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines. This is addressed in Stipulation #3.

AVIATION

9. The City of Phoenix Aviation Department has requested record of Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation #4

FIRE

10. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

WATER

11. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FLOODPLAIN

12. 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 2185 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

OTHER

13. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittal.

14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal allows for more flexibility of use on the site at a scale that is compatible with the character in the area.
2. The proposal is consistent with the General Plan land use designation of Commercial.
3. The development will facilitate new employment adjacent to the Grand Avenue Major Employment Center area.

Stipulations

1. Prior to the issuance of a permit for tenant improvements for a C-2 use or building permits for any new buildings or additions, all existing landscape planters shall be replenished to meet Zoning Ordinance commercial standards minimums per Section 623.E.. Trees along the street frontages shall be planted adjacent to the sidewalk to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.

TRANSIT

2. Prior to the issuance of a permit for tenant improvements for a C-2 use or building permits for any new buildings or additions, the right-of-way shall be dedicated and a bus pad (detail #P1261) constructed along westbound Thomas Road at the location of the current bus stop as approved by the Planning and Development Department.

STREET TRANSPORTATION

3. 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.

AVIATION

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

ARCHAEOLOGY

5. 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

Joél Carrasco

July 20, 2017

Team Leader

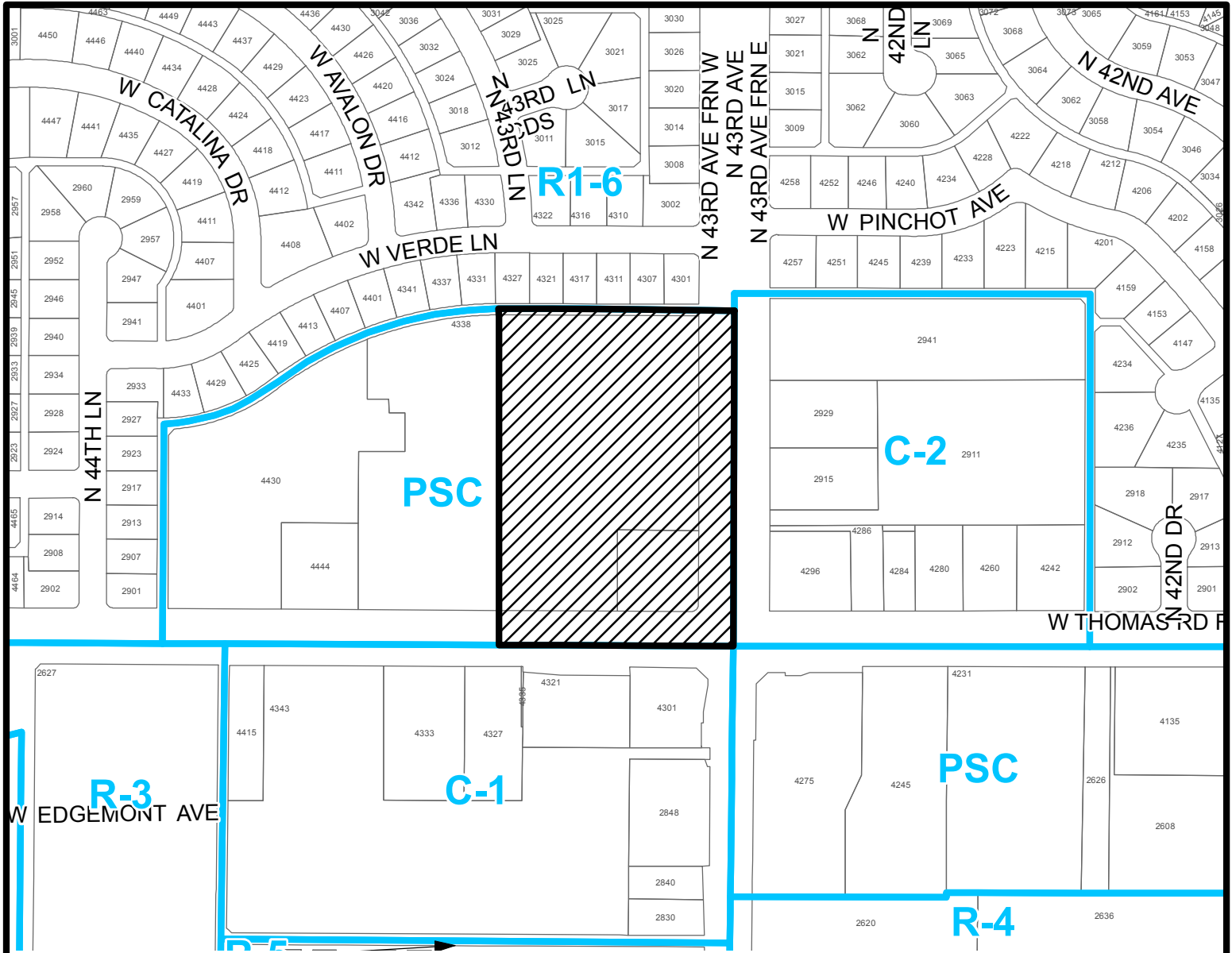
Joshua Bednarek

Attachments

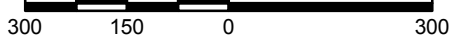
Zoning sketch

Aerial

Site plan dated May 12, 2017 (1 page)



Feet

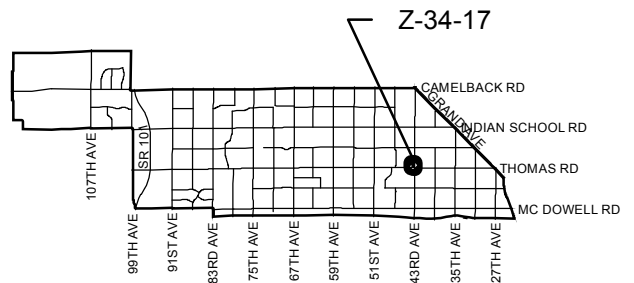


MARYVALE VILLAGE

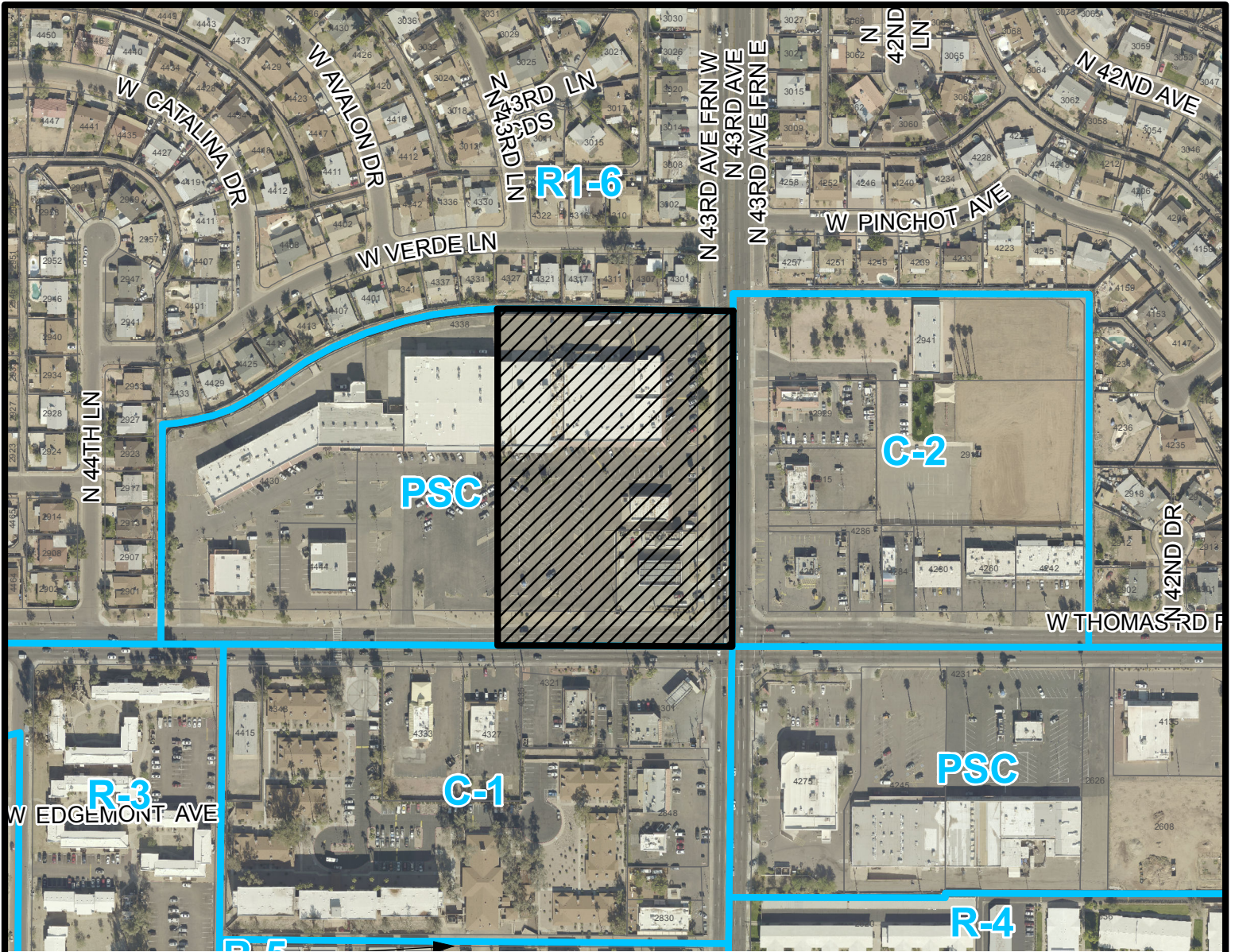
CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: William Allison		REQUESTED CHANGE: FROM: PSC (6.26 a.c.) TO: C-2 (6.26 a.c.)	
APPLICATION NO. Z-34-17	DATE: 06/26/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.26 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 15-18	ZONING MAP G-6	
MULTIPLES PERMITTED PSC C-2	CONVENTIONAL OPTION N/A 91		* UNITS P.R.D. OPTION N/A 109
* Maximum Units Allowed with P.R.D. Bonus			



Feet

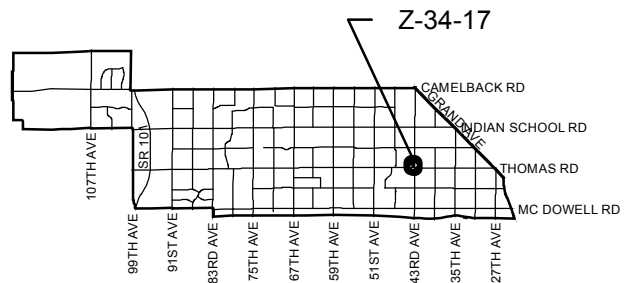
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MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 4



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PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: William Allison

APPLICATION NO. Z-34-17

DATE: 06/26/2017
REVISION DATES:

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

6.26 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 15-18
ZONING MAP G-6

REQUESTED CHANGE:

FROM: PSC (6.26 a.c.)

TO: C-2 (6.26 a.c.)

MULTIPLES PERMITTED

PSC

C-2

CONVENTIONAL OPTION

N/A

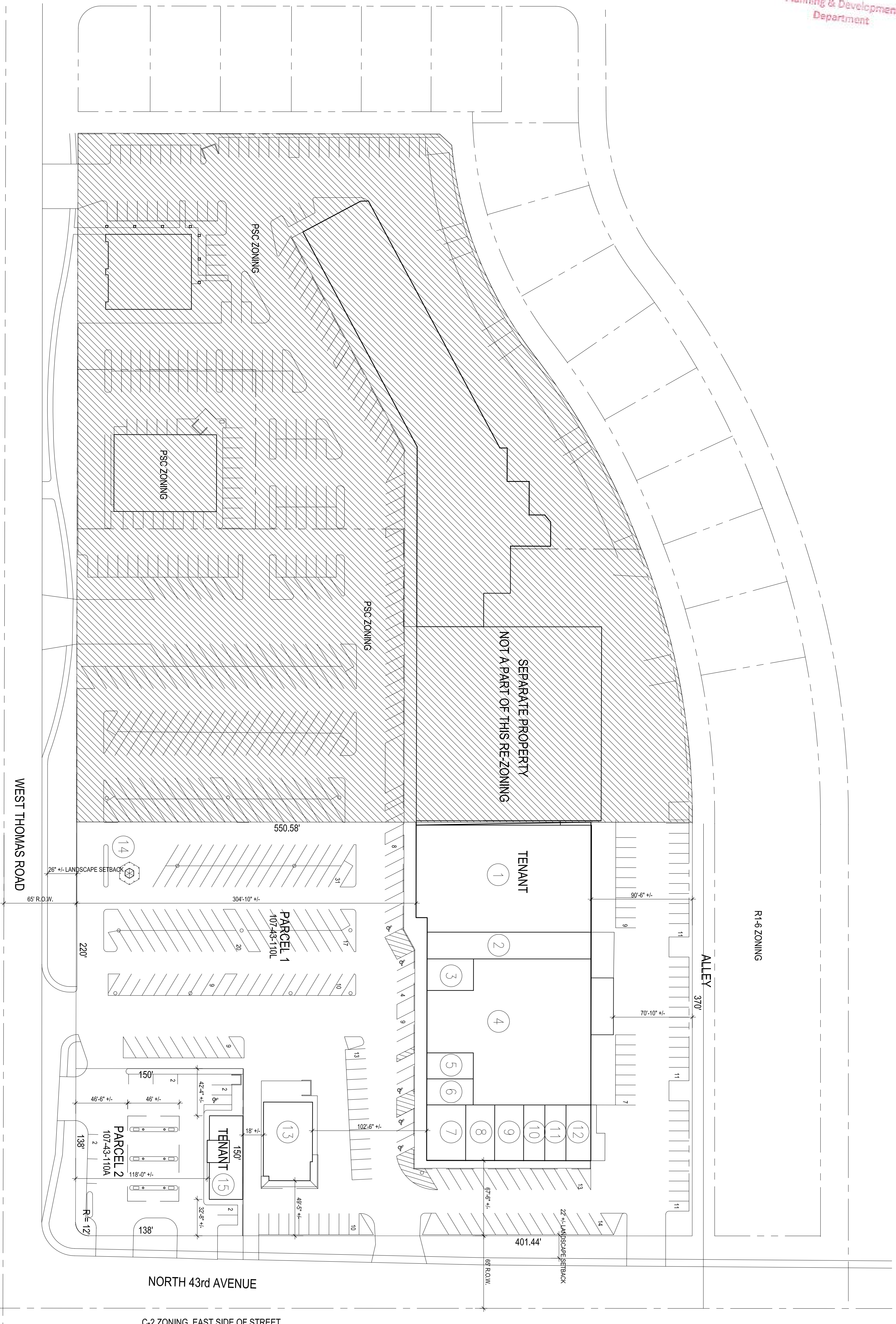
91

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

N/A

109

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



1 Site Plan
Scale: 1" = 50'-0"



PROJECT DATA

PARCEL 1	ARROWHEAD PLAZA ENTERPRISES LLC
PROJECT OWNER	438 WEST THOMAS ROAD PHOENIX, ARIZONA 85003
PROJECT ADDRESS	107-43-110L
PARCEL NUMBER	PSC
EXISTING PROPERTY ZONING	C-2
PROPOSED PROPERTY ZONING	181,403 SF (4.18 ACRES)
SITE AREA NET	45,888 SF
BUILDING AREA	25,77%
LOT COVERAGE	24'
EXISTING BUILDING HEIGHT	N.T.S.
PARCEL 2	WIZZ MART LLC
PARCEL OWNER	438 WEST THOMAS ROAD PHOENIX, ARIZONA 85003
PROJECT ADDRESS	107-43-110A
PARCEL NUMBER	PSC
EXISTING PROPERTY ZONING	C-2
PROPOSED PROPERTY ZONING	22,471 SF (0.515 ACRES)
SITE AREA NET	21,950 SF BLDG. + 3,628 SF CAMPUS = 5,788 SF
BUILDING AREA	25.77%
LOT COVERAGE	25'
EXISTING BUILDING HEIGHT	287,997 SF (6.182 ACRES)
SITE AREA GROSS OF BOTH PARCELS	
PARKING COLLECT	
PARCEL 1	45,888 / 287,997 = 16% SPACES THIS REQUIRES 7 ACCESSIBLE SPACES AND ONE OF THESE SPACES MUST BE A VAN ACCESSIBLE SPACE
PARKING FOR THIS PROJECT	
PARKING PROVIDED	
PARCEL 2	21,950 / 250 = 87.8 SPACES 7 SPACES THIS INCLUDES 1 ACCESSIBLE SPACE
PARKING FOR THIS PROJECT	
PARKING PROVIDED	

STATEMENT OF INTENT

THE INTENT IS TO REZONE PARCELS #1 (107-43-110L) & PARCEL #2 (107-43-110A) FROM PSC ZONING TO C2 ZONING.

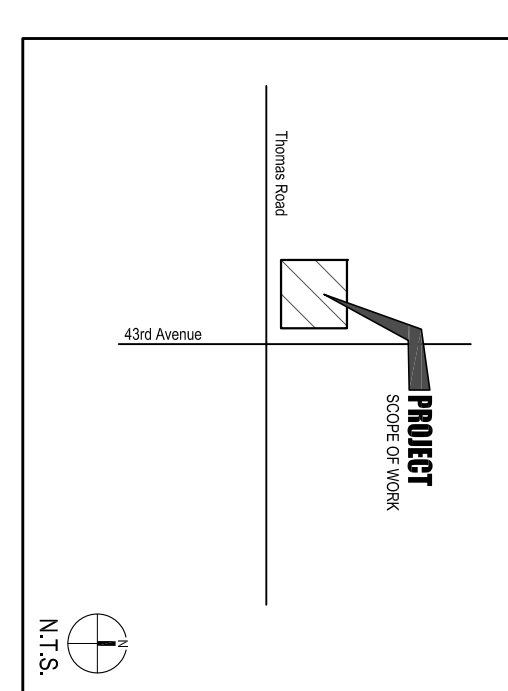
PROJECT TEAM

OWNER PARCEL 1
ARROWHEAD PLAZA ENTERPRISES, LLC
1800 WEST WILLOW AVENUE, SUITE 200
PHOENIX, ARIZONA 85014
PHONE (602) 977-5850
FAX (602) 977-5850
CONTACT: MARK PHILLIPS

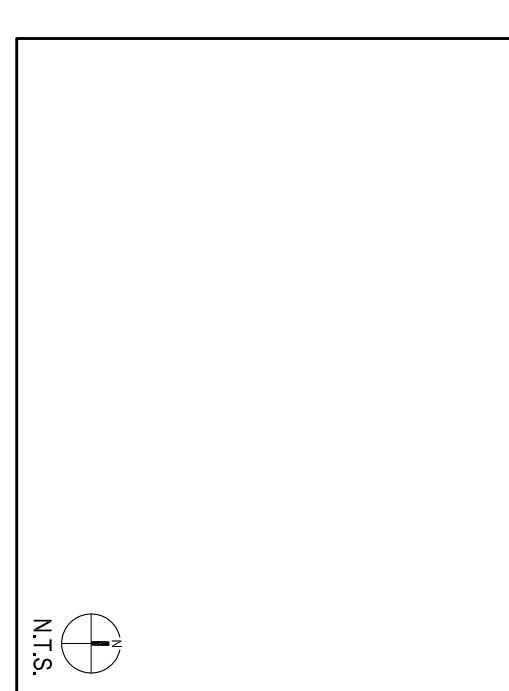
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PHOENIX, ARIZONA 85016
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CREO ARCHITECT
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FAX (602) 279-0141
CONTACT: JACK EDWARD PA. KUMAR, LEED AP

Vicinity Map



Keyplan



Site Plan
Scale: 1" = 50'-0"

PROPERTY RE-ZONING
FOR
**ARROWHEAD PLAZA
SHOPPING CENTER**
NORTHWEST CORNER OF 43RD AVENUE
& THOMAS ROAD
PHOENIX, ARIZONA

SP1
May 1, 2017

The Authority to perform the work shown on this plan is derived from the City of Phoenix, Arizona, and the authority of the City Engineer. The design shown on this plan is based on the information provided to the Authority and is not a guarantee of the accuracy of the information provided. The Authority assumes no liability for any errors or omissions on this plan. The Authority is not responsible for any consequences arising from the use of this plan. The Authority is not responsible for any consequences arising from the use of this plan.



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