



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-66-15-2
December 23, 2015

Paradise Valley Village Planning Committee Meeting Date: January 4, 2016

Planning Commission Hearing Date: January 14, 2016

Request From: R1-14 (2.40 acres) and C-2 (2.56 acres)

Request To: C-2 (3.40 acres) and P-1 (1.56 acres)

Proposed Use: Gymnasium, dance center and nursery school

Location: Northeast corner of 32nd Street and Tierra Buena Lane

Owner: Ed and Carmen Moses

Applicant/Representative: Michael E. Jacobs, AIA with Holly Street Studio Architects

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	32nd Street	Arterial	50 feet half street width
	33rd Street	Local	25 feet half street width
	Tierra Buena Lane	Local	30 feet half street width
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposed development will increase the existing intensity of the site, while being respectful to the adjacent residential uses.</p>			
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</p> <p>The proposed rezoning will allow a local business to relocate and expand their facility at an appropriate location. The site is currently vacant and underutilized, with both commercial and residential uses surrounding the site. The proposal contributes to an economically healthy community by providing a positive service to the area and the new</p>			

development has the potential to serve as a catalyst to encourage additional investment in the area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: *New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.*

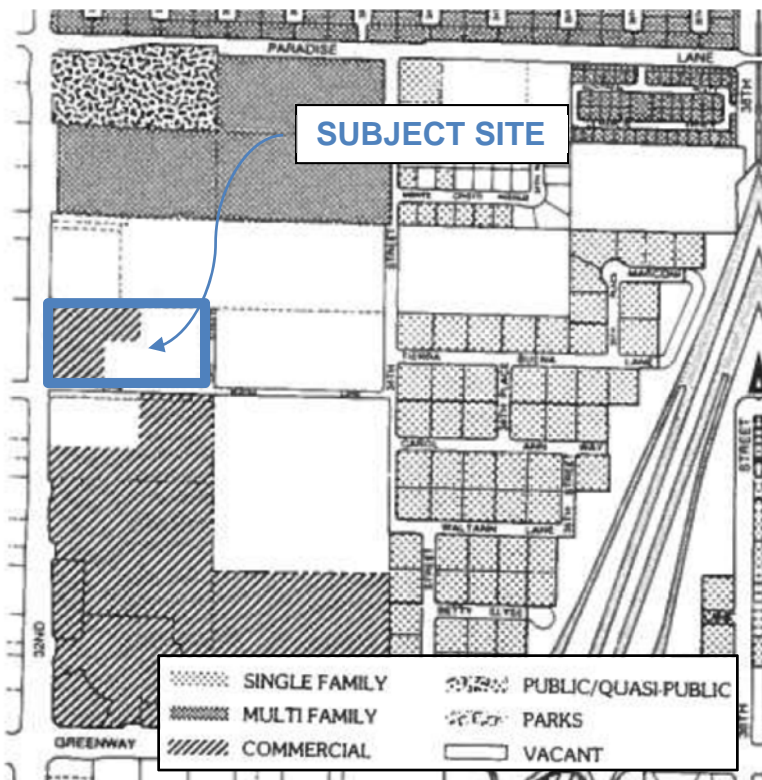
The proposed development is compatible with the surrounding commercial and residential land use pattern in the area. The proposed zoning as well as the conceptual site plans provides sufficient buffers, through building and landscape setbacks, in those areas that are closest to single-family residential uses. The proposed rezoning is also consistent with adopted plans, as detailed in the Policy Plan Conformity Section.

Policy Plan Conformity

SQUAW PEAK FREEWAY SPECIFIC PLAN

This policy plan addresses the impacts of the freeway on adjacent neighborhoods and proposes ways to maximize compatibility of the freeway with adjacent and nearby land uses. The primary purpose of the plan is to provide recommendations for freeway mitigation. The Specific Plan was adopted by the Phoenix City Council on July 3, 1991.

The proposed rezoning site is within the boundaries of the specific plan area, however the site is not directly adjacent to the freeway. The specific plan does not make specific recommendations related to the subject site.




NORTH 32ND POLICY PLAN


The subject site falls within the boundaries of the North 32nd Policy Plan ("Policy Plan") area, which are approximately from the Phoenix Mountain Preserve to the south, Loop 101 to the north, 28th Street to the west and 36th Street/State Route 51 to the east. Starting in early 2012 through more than 40 meetings, city staff worked closely with concerned property and business owners (known as the North 32nd Working Group) to

develop the Policy Plan. The primary purpose of the Policy Plan is to provide guidance on appropriate locations for development and redevelopment within the North 32nd Street corridor. The goal of the plan is to revitalize the North 32nd Street corridor and the vision statement of the Policy Plan is that, “the group envisions North 32nd as a destination with a sense of place that encourages residential and commercial investment and welcomes those that wish to work, live and/or play in the area.” The Policy Plan was adopted by the Phoenix City Council on December 3, 2014.

The Policy Plan includes the results of mapping exercises for all the major intersections within the corridor. Stability/Preserve are those areas that would stay as they currently exist, such as single-family residential neighborhoods with an established density or restoration of existing buildings. Repurpose/Retrofit would include improvements such as, additional landscaping within the right-of-way or parking lot, adaptive reuse of structures, or adding new buildings to vacant properties or parking lots at the same scale as surrounding neighborhoods. Redevelop/Change supports significant new development that would completely redevelop the site by changing the scale and increasing the density or daily traffic.

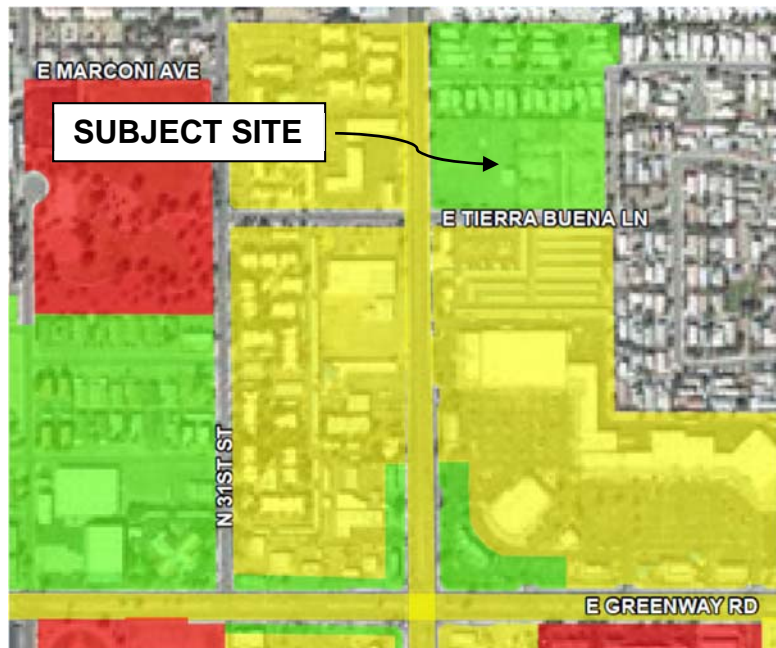
The results of the mapping exercise delineate the subject site as Redevelop/Change. The proposed rezoning seeks to maintain the existing C-2 zoning on the bulk of the west portion of the site, redevelop/change the east portion of the site which is consistent with the mapping results, and rezone a portion of the north and east of the site to P-1. Since the site is within close

Redevelop/Change 

Repurpose/Retrofit 

Stability/Preserve 

proximity to residential uses, the applicant was advised to request P-1 zoning to provide larger buffer areas than might traditionally be on a commercial property.



Additionally, the proposed development helps to implement the goal of revitalizing the corridor by providing sensitively-designed, new development that is compatible within the context of the surrounding area. The proposal will significantly improve a site along the North 32nd Street corridor and offer a positive service to the community.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-14 and C-2
North	Single-family subdivision	R1-6
South	Self-storage facility	C-2 SP
East	Single-family cluster development	R-3
West	Auto service uses	C-2

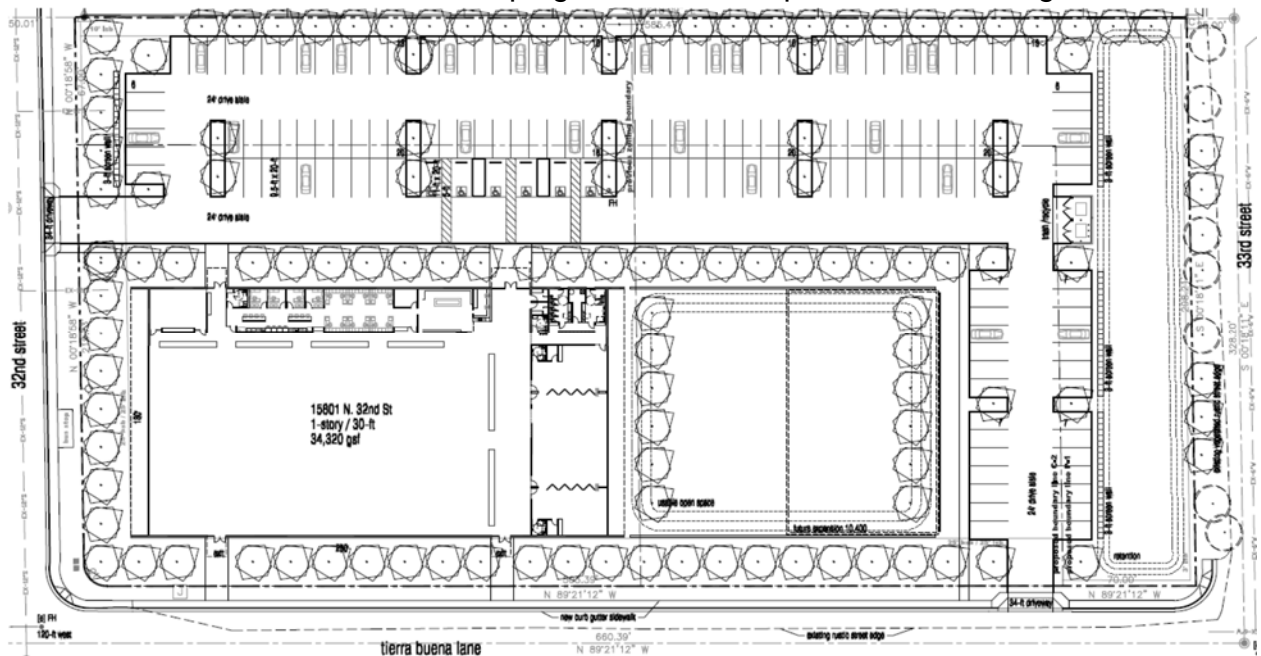
C-2 (Intermediate Commercial) / P-1 (Limited Passenger Automobile Parking)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
North	N/A (Minimum 50 feet required between C-2 and R1-6)	Approximately 141 feet
South (Tierra Buena Lane)	Average 25 feet, Minimum 20 feet	25 feet
East (33rd Street)	N/A	Approximately 133 feet
West (32nd Street)	Average 25 feet, Minimum 20 feet	25 feet
<i>Landscape Setbacks</i>		
North	N/A (Minimum 10 feet required between C-2 and R1-6)	10 feet
South (Tierra Buena Lane)	Average 25 feet, Minimum 20 feet	25 feet
East (33rd Street)	N/A	48 feet wide area for retention, Minimum 10-foot wide landscape area per Stipulation No. 4
West (32nd Street)	Average 25 feet, Minimum 20 feet	25 feet
Lot Coverage	Maximum 50%	36%
Building Height	Maximum 2 stories and 30 feet	30 feet
Parking	Minimum 161 spaces required	162

Background/Issues/Analysis

1. The request is to rezone 2.40 acres of R1-14 (One Family Residence District) and 2.56 acres of C-2 (Intermediate Commercial) to 3.40 acres of C-2 (Intermediate Commercial) and 1.56 acres of P-1 (Limited Passenger Automobile Parking) to allow a gymnasium, dance center and nursery school.

A portion of the site is already zoned C-2. The requested P-1 zoning will provide a buffer for the residential uses near the site as only surface parking will be permitted in

- The proposed site plan shows a gymnasium building with administrative office space, a separate building area for child care and an outdoor plaza/playground area. Future building expansion areas are also proposed. The building is located furthest away from the surrounding residential uses with parking to the north and east. The parking area, as well as retention and landscape areas will serve as sufficient buffers from the adjacent residential uses. Walls and landscaping will also be required for screening.



Several stipulations have been proposed to ensure that the site develops as proposed, and with sufficient landscape buffer areas. The P-1 zoning district is silent regarding specific landscape requirements, therefore commercial landscape setbacks have been stipulated. Enhanced landscaping and setbacks create a buffer between the site and the surrounding uses, reducing the potential impact on the adjacent residential community to the north and east. Drought tolerant and desert adapted trees have been stipulated along 32nd Street to create a cohesive streetscape for the North 32nd Street corridor.

- The proposed conceptual elevations depict a modern building design with varied materials. The building height varies from 16 feet to 30 feet at the very top of the gymnasium roof.



STREETS AND TRAFFIC

6. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development, shall be updated or constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall meet ADA requirements.

MISCELLANEOUS

7. The Aviation Department has reviewed the Rezoning application submittal and requests that the following item should be completed prior to approval:
 - That the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Deer Valley 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.

8. The Fire Department has noted that the water supply (gpm and psi) is not known for the site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The Water Services Department has noted that there are no water or sewer concerns for the proposed site. Additional water infrastructure may be required to meet city code and fire code requirements.
11. 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 proposed development implements several goals and policies of the Phoenix General Plan.
2. The proposal is consistent with the vision and goals of the North 32nd Policy Plan.
3. The proposal, as stipulated, will provide for an enhanced streetscape along 32nd and 33rd streets and Tierra Buena Lane.

Stipulations

1. The development shall be in general conformance with site plan and elevations date stamped October 23, 2015, as approved by the Planning and Development Department.
2. Pedestrian connections to the main building entrance shall be provided from the sidewalk on 32nd Street, and Tierra Buena Lane between the future building expansion and the driveway, as approved by the Planning and Development Department.
3. Landscaping along 32nd Street
Minimum 2-inch caliper or multi-trunk trees shall be provided within the landscape setback adjacent to 32nd Street. The trees shall be spaced 20 feet on center or in equivalent groupings. All landscaping provided adjacent to 32nd Street shall be drought tolerant and desert adapted, as approved by the Planning and Development Department.
4. Landscaping along 33rd Street
Minimum 2-inch caliper or multi-trunk, drought tolerant trees shall be provided adjacent to 33rd Street within 10 feet of the property line. The trees shall be spaced 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. Landscaping on the north side
Minimum 3-inch caliper, drought tolerant trees shall be provided within a minimum 10-foot wide landscape setback along the north side of the site. The trees shall be spaced 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
7. The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley 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.

Writer

Racelle Escolar

December 18, 2015

Staff Report: Z-66-15-2

December 23, 2015

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Team Leader

Joshua Bednarek

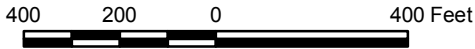
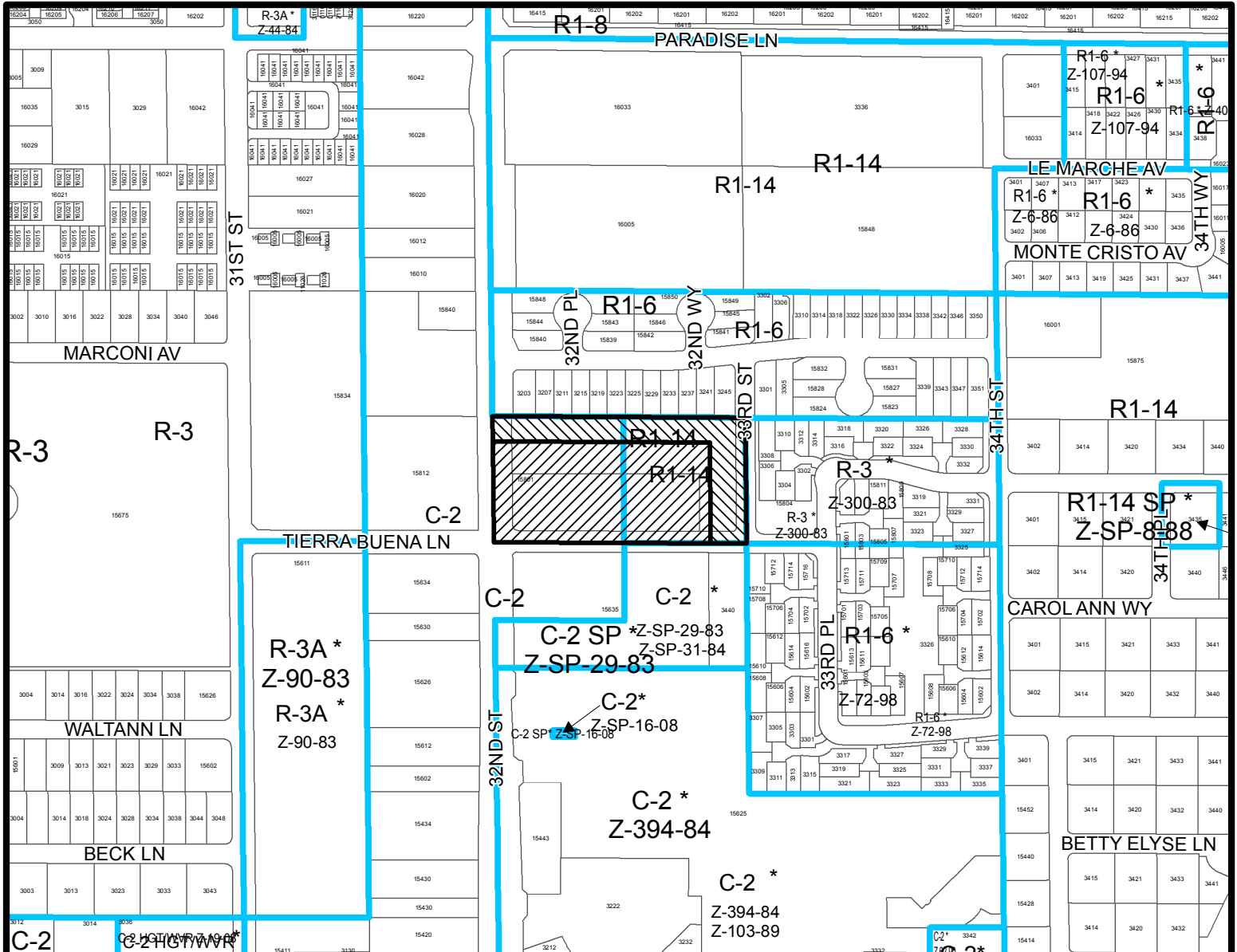
Attachments

Zoning Sketch

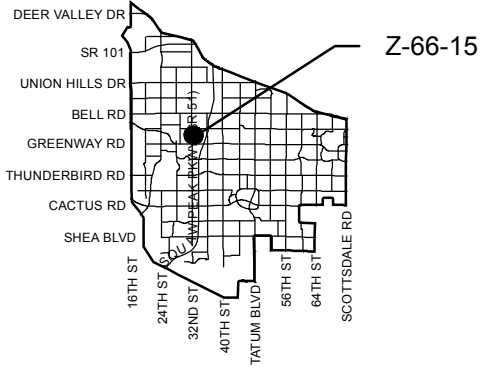
Aerial Map



Conceptual Site Plan date stamped December 18, 2015

Conceptual Elevations date stamped December 18, 2015



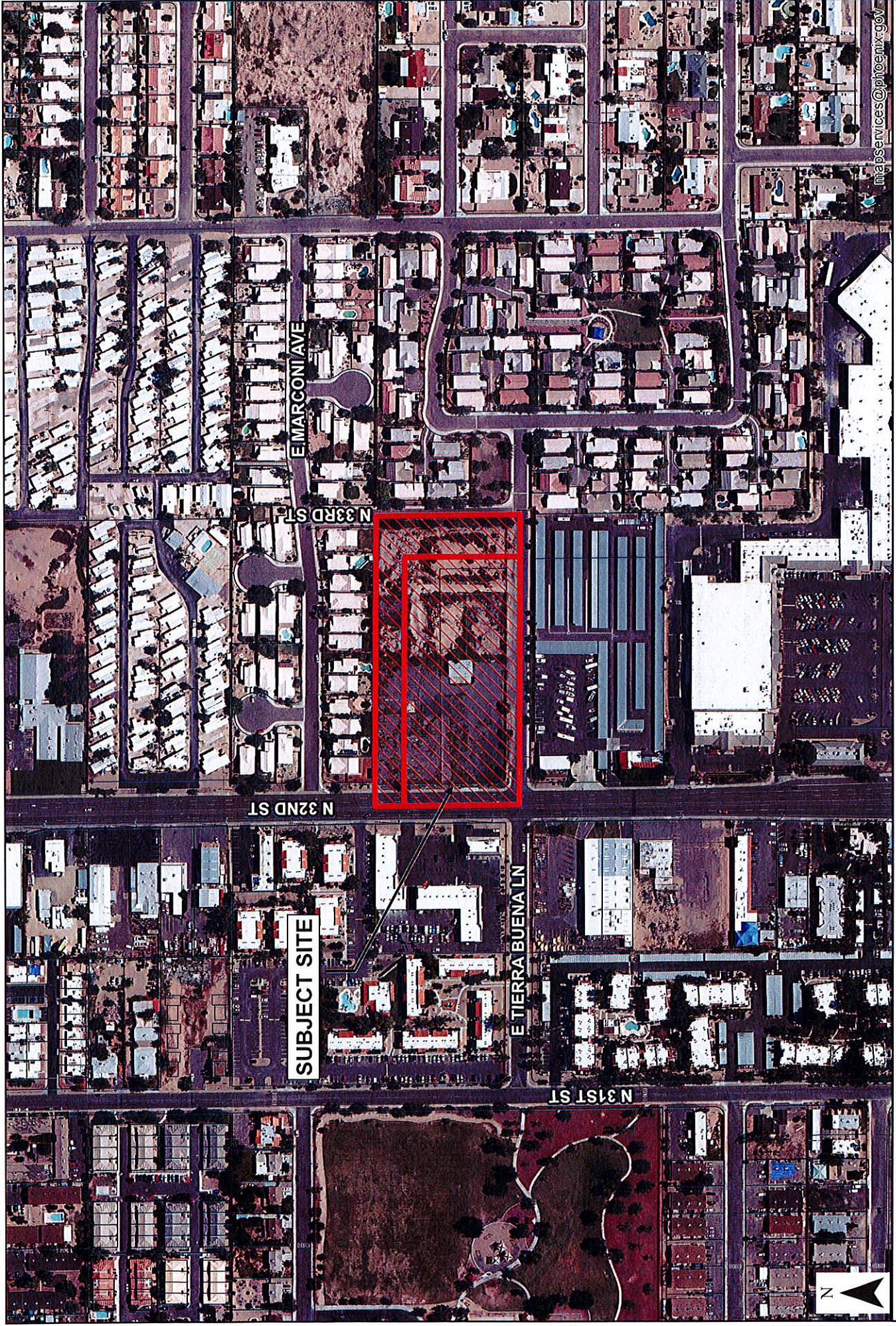
CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Michael E Jacobs AIA		REQUESTED CHANGE: FROM: R1-14 (2.40 a.c.) C-2 (2.56 a.c.) TO: C-2 (3.40 a.c.)  P-1 (1.56 a.c.) 	
APPLICATION NO. Z-66-15	DATE: 11/6/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.96 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 35-35	ZONING MAP L-10	
MULTIPLES PERMITTED R1-14, C-2 C-2, P-1	CONVENTIONAL OPTION 5, 34 49, N/A	* UNITS P.R.D. OPTION N/A, 42 59, N/A	

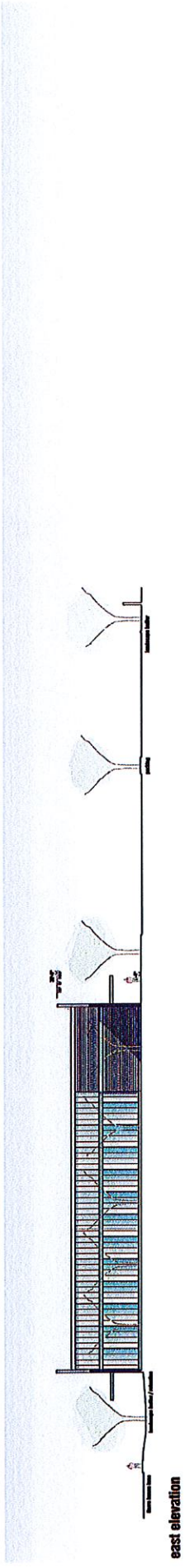
* Maximum Units Allowed with P.R.D. Bonus

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mapservices@phoenix.gov

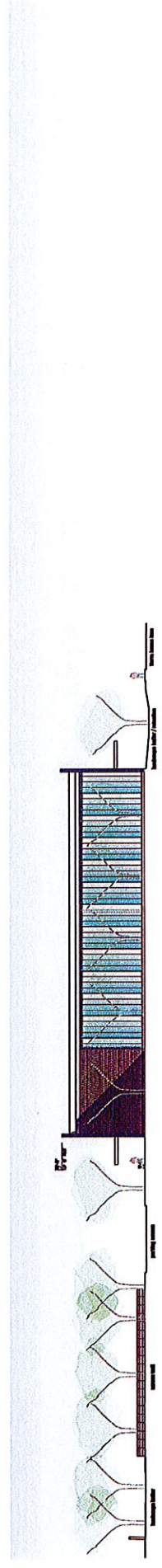




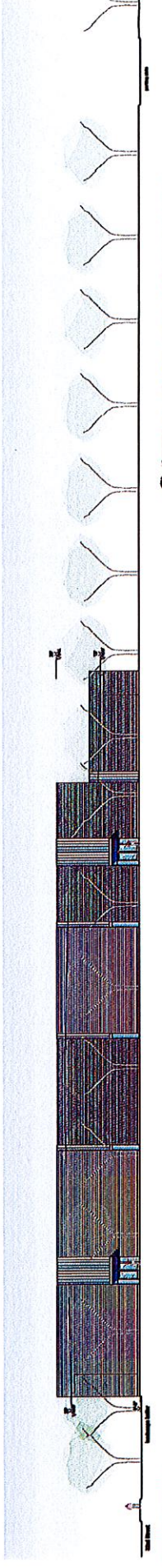
east elevation



north elevation



west elevation



south elevation

gymnasium - conceptual elevations - 15801 n 32nd st
 HOLLY STREET STUDIO ARCHITECTS

CITY OF PHOENIX

DEC 18 2015

18 December 2015
 1" = 16'

**Planning & Development
 Department**