



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-76-15-6
(ARCADIA COLOR GARDEN NURSERY PUD)
July 18, 2016**

Camelback East Village Planning Committee Meeting Date August 2, 2016

Planning Commission Hearing Date September 1, 2016

Request From: R-3 (2.12 acres)

Request To: PUD (2.12 acres)

Proposed Use Planned Unit Development to allow for a mix of uses including a retail plant nursery

Location Approximately 785 feet north of the northwest corner of 52nd Street and McDowell Road

Owner Tom Jones, Arcadia Color Garden Nursery LLC

Applicant/Representative Janet Waibel, Waibel and Associates

Staff Recommendation Approval, subject to a stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10 to 15 du/acre	
Street Map Classification	52nd Street	Collector	33-foot west half street
	51st Street	Local	25-foot east half street
<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>While the proposal introduces a retail use, the included development standards provide protection to the surrounding residences.</p>			
<p>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.</p> <p>The proposal will transform an underutilized property into a small local business that will serve the needs of residents in the Camelback East Village.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

The development standards contained within the PUD ensure that the design is compatible with adjacent residential development.

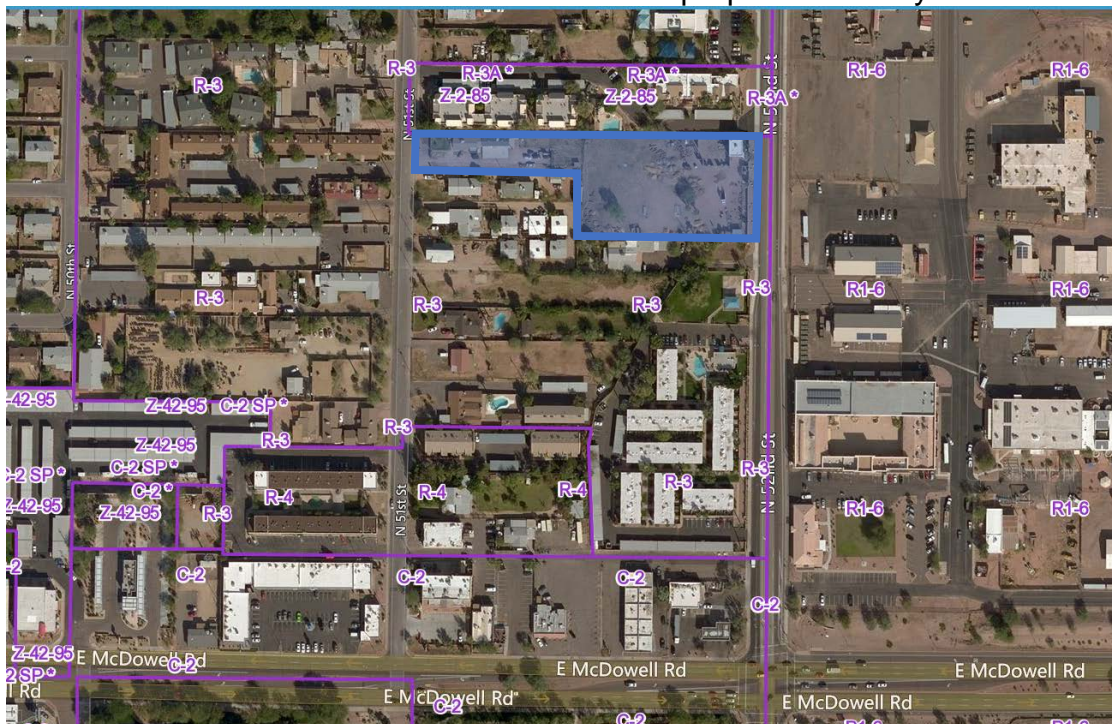
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout phoenix.

In addition to the planned nursery stock, the development will implement permanent shade in and around the project site.

Background/Issues/Analysis

SUBJECT SITE

1. This is a request is to rezone a 2.12 acre site located approximately 785 feet north of the north of the northwest corner of 52nd Street and McDowell Road from R-3 (Multifamily Residence District) to PUD (Planned Unit Development) to allow for a mix of uses including a retail plant nursery.
2. The site is developed with several former residential structures that are currently vacant. Structures at the west and east ends of the property will be rehabilitated to accommodate the retail and office needs of the proposed nursery business.



3. The General Plan Land Use Map designation for the parcel is Residential 10 to 15 dwelling units per acre. Although the proposal is not consistent with the General Plan Land Use Map designation, an amendment is not required as the subject parcel is less than 10 acres.
4. Plant nurseries are currently permitted in commercial zoning districts. However, there are several long-standing, non-conforming retail plant nurseries that exist harmoniously with adjacent residential property. The development standards proposed for the Arcadia Color Garden Nursery ensure compatibility with the surrounding residential uses.

SURROUNDING USES & ZONING

5. **North**

A two-story multifamily residential development is located to the north of the subject site. The property is zoned R-3A (Multifamily Residence District).

West

One-story multifamily residential developments are located to the west of the subject property, across 51st Street, and are zoned R-3 (Multifamily Residence District).

South

One-story single-family and multifamily residences are located to the south of the subject site. The properties are zoned R-3 (Multifamily Residence District).

East

An Army National Guard facility, zoned R1-6 (Single-Family Residence District), is located to the east of the subject property, across 52nd Street.

PROPOSAL

6. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped July 12, 2016, Attachment C. The majority of the proposed standards were designed to allow for a retail plant nursery within close proximity to multifamily and single-family residential development.

Table of Proposed Development Standards

<u>Standard</u>	<u>Proposed</u>
<i>Building Height</i>	30 feet maximum
<i>Minimum Building Setbacks</i>	
Street – 51st Street	30 feet
Street – 52nd Street	15 feet for new buildings 13 feet for existing buildings
Interior - north property line	10 feet for new buildings 0 feet for existing buildings
Interior – south property line	10 feet
Interior - west property line	10 feet
<i>Minimum Landscape Setbacks</i>	
Street – 51st Street	20 feet
Street – 52nd Street	10 feet
Interior - north property line	10 feet, except where in conflict with existing buildings
Interior – south property line	0 feet for the west 290 feet, 10 feet for remainder of south property line
Interior - west property line	10 feet
<i>Maximum Lot Coverage</i>	45%
<i>Parking (Retail & Office)</i>	1 space per 300 square feet

Development Standards

The PUD proposes a retail plant nursery as well as an associated business and design office. The eastern portion of the site will accommodate the retail component of the business in addition to the plant display area and customer parking. The western portion of the site will contain the facility’s business and design office in addition to an employee parking area. Reuse and rehabilitation of two existing buildings on the site will serve as office and storage space. A new retail building will be constructed as well as shade canopies for the outdoor plant material. The maximum height the existing and planned buildings will not exceed 30 feet in height and lot coverage, inclusive of the shaded plant display area, will not exceed 45% of the site. Permeant landscape areas will be provided around the perimeter, adjacent to buildings and throughout the customer parking area. A controlled access gate will be provided between the eastern and western portions of the site to limit customer access to 52nd Street.

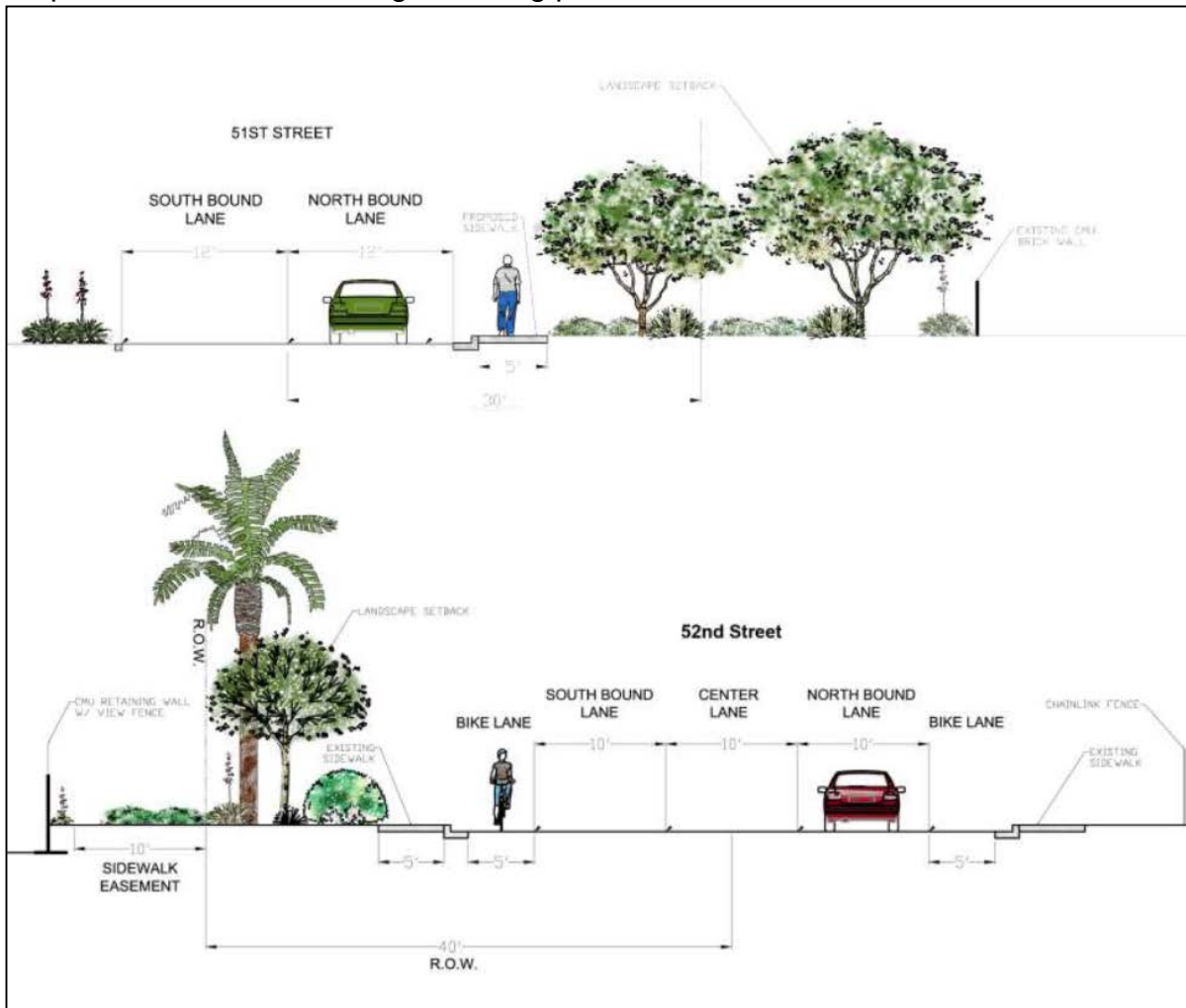
Land Use

The Development Narrative proposes to allow a retail nursery and office as principle uses. In addition, multifamily residential uses will continue to be allowed, per the R-3 district standards.

Landscaping Standards

The applicant will be required to provide permanent landscaping installations both interior to the property and along the perimeter. Along street frontages, 51st Street will be provided with a 20 foot wide landscape area and 52nd Street will be provided

with a 10 foot wide landscape area. All streetscape landscape areas will include a 3-inch caliper shade tree and five, 5 gallon shrubs for every 250 square feet of landscape area. Ten foot landscape areas will be added along interior property lines, except where existing building placement and drive aisles interfere. The interior property line landscape areas will be provided with 3-inch caliper trees, placed 20 feet on center, and five, 5 gallon shrubs per tree. Internal to the site, a minimum of 10% of the parking lot areas will be landscaped in addition to landscape areas near public entrances to the office and retail building. The perimeter landscape setbacks, and the large plant material provided, will aid in creating a buffer to the adjacent residential properties and a pleasant streetscape experience to those walking or driving past the site.



Parking

The development proposes following the prescribed Zoning Ordinance standards for parking. A minimum of 1 parking space per 300 square feet of office or retail space will be provided for employees and customers of the site. Thirty-seven parking spaces are depicted of the conceptual site plan.

Shading

Shade will be provided along the public sidewalks in addition to the retail plant display area. Standards are included within the Development Narrative requiring that 50% of the 51st Street sidewalk be shaded and that 75% of the 52nd Street sidewalk be shaded with large caliper shade trees. Similarly, standards are provided to ensure that a minimum of 50% of the outdoor plant display area is shaded with a fabric shade structure and vegetation in order to provide comfort for retail patrons.

Design Guidelines

The Development Narrative proposes design standards intended to offer increased architectural enhancements throughout the development. Existing structures will be rehabilitated and treated with the same earth tone color palette as any new structures. Site and building design will utilize sustainable building materials like wood, metal and permeable surfacing. To provide additional comfort and convenience for customers and employees, open space areas will be provided with seating, building entrances will be shaded and bicycle parking provided on site.

Phasing

The project will be constructed in one phase. Development of the site will include site work, installation of landscaping, rehabilitation of the easternmost and westernmost buildings, as well as construction of a new retail office space on the eastern portion of the site.

Signage

All signs proposed for the project will be in conformance with the nonresidential activity in residential district guidelines as specified in the Sign section of the Zoning Ordinance.

Sustainability

Elements to incorporate sustainability into the development are proposed via the inclusion of drought tolerant landscaping, use of a light colored alternative paving materials, light building colors and shading of parking, plant display and sidewalk areas. In addition, the existing grade of the property will be utilized to retain surface water run-off in the plant display area.

STREETS AND TRAFFIC

8. The Street Transportation Department has indicated that a total of 40 feet of right-of-way and a 10-foot sidewalk easement is required for the west side of 52nd Street for the length of the project. In addition, full half-street improvements will need to be provided for the 51st Street frontage. Stipulations have been added addressing these requirements as well as a stipulation regarding updates to all existing off-site street improvements to current ADA guidelines.
9. A traffic impact statement will be submitted to the Street Transportation Department for review. The Street Transportation Department does not anticipate a negative impact from the development, however a stipulation has been added addressing the

review and approval of the traffic impact statement prior to preliminary site plan approval.

MISCELLANEOUS

10. The Water Services Department has noted that there are no water or sewer concerns with the proposed development.
11. 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 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Aviation Department has reviewed the rezoning application and requests 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. A stipulation has been added to address this request.
13. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The development is appropriately buffered from the adjacent residential development.
2. The proposed height and scale of the project are compatible with the surrounding land use pattern.
3. The proposed project allows for redevelopment of an underutilized site that would allow a local business to provide an additional specialized service for area residents.

Stipulations

1. An updated Development Narrative for the Arcadia Color Garden Nursery PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 12, 2016 as modified by the following stipulations.
 - a. Page 9, Development Standards, Building Standards: Applicant shall update west property line building setbacks to read, "West property line – Minimum 30' building setback from property line at 51st Street and minimum 10' building setback from interior property line."

2. Right-of-way totaling 40 feet shall be dedicated for the west half of 52nd Street for the length of the project, as approved by the Planning and Development Department.
3. The property owner shall dedicate a 10-foot sidewalk easement along the west side of 52nd Street for the length of the project, as approved by the Planning and Development Department.
4. The property owner shall provide half-street improvements for the east side of 51st Street. Improvements shall match improvements to the north and include paving, curb, gutter, sidewalk, streetlights and other necessary incidentals, as approved by the Planning and Development Department.
5. The property owner shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.
6. A traffic impact statement for the development shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval.
7. 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.

Writer

Samantha Keating
July 18, 2016

Team Leader

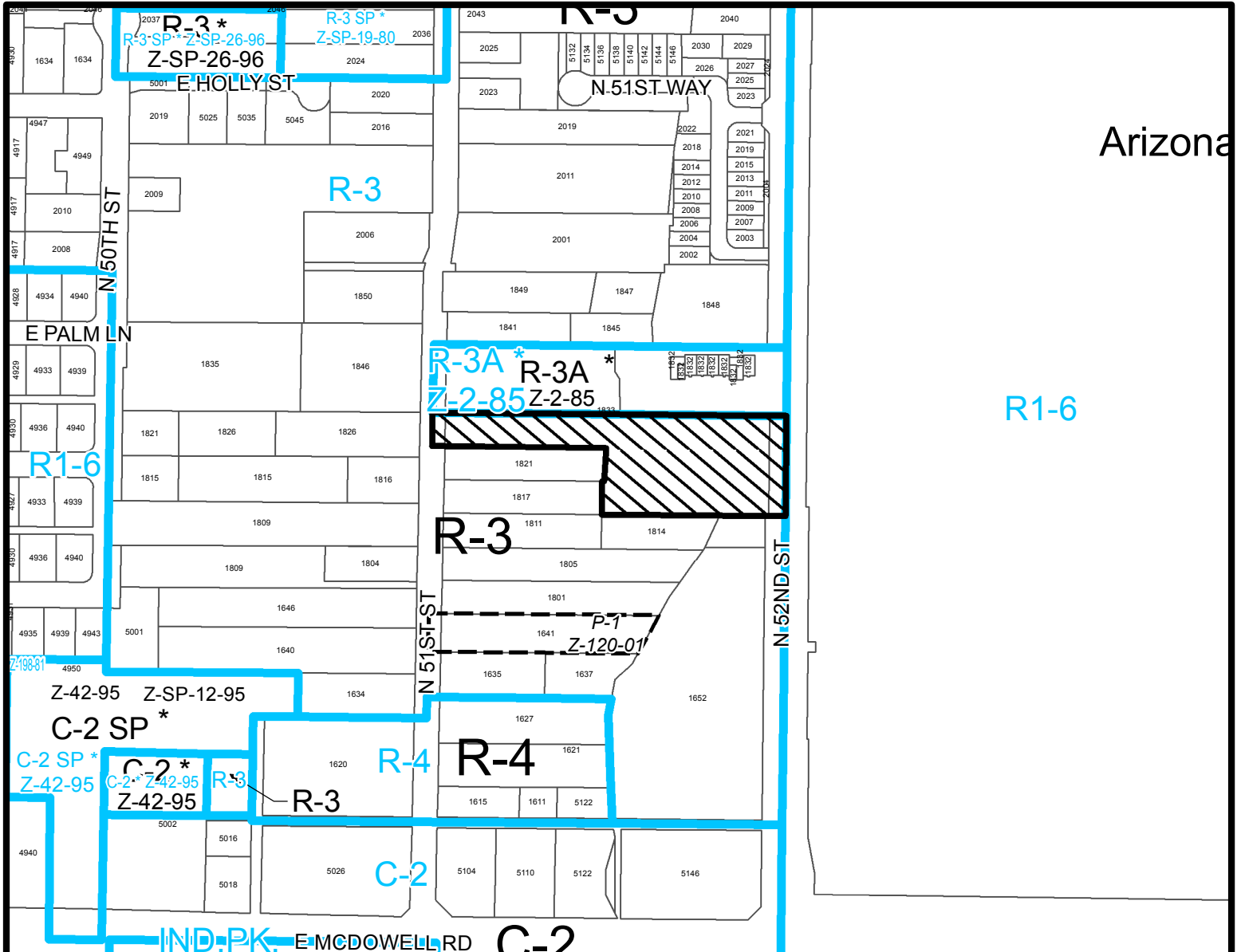
Josh Bednarek

Attachments

Attachment A: Sketch Map

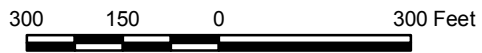
Attachment B: Aerial

Attachment C: Arcadia Color Garden Nursery PUD date stamped July 12, 2016



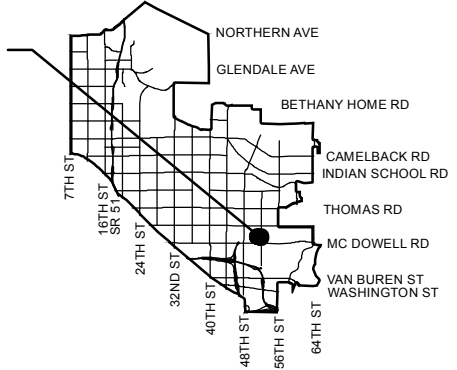
Arizona

R1-6



CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6

Z-76-15



APPLICANT'S NAME: Waibel and Associates		REQUESTED CHANGE: FROM: R-3 (2.12 a.c.) TO: PUD (2.12 a.c.)	
APPLICATION NO. Z-76-15	DATE: 12/11/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.12 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 13-39	ZONING MAP G-11	
MULTIPLES PERMITTED R-3 PUD	CONVENTIONAL OPTION 30 30	* UNITS P.R.D. OPTION 37 37	

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

