



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-4-14-4**  
April 22, 2014

**Alhambra Village Planning Committee Hearing Date** April 22, 2014  
**Planning Commission Hearing Date** May 13, 2014

**Request From:** IND PK (2.92 acres)  
**Request To:** CP-GCP (2.92 acres)  
**Proposed Use** To allow a behavioral/physical health office with inpatient services

**Location** Approximately 320 feet north of the northwest corner of 27<sup>th</sup> Avenue and Weldon Avenue

**Owner** TERROS Inc.  
**Applicant's Representative** Knoell & Quidort Architects  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Industrial	
<b>Street Map Classification</b>	27 <sup>th</sup> Avenue	Arterial	40-foot west half street
<p><b>LAND USE ELEMENT, GOAL 8, POLICY 5: PROTECT RESIDENTIAL AREAS FROM CONCENTRATIONS OF INCOMPATIBLE LAND USES THAT COULD CHANGE THEIR CHARACTER OR DESTABILIZE LAND VALUES.</b></p> <p>The proposed development will be located in an area largely separated from residential uses.</p>			
<p><b>CONSERVATION, REHABILITATION &amp; REDEVELOPMENT, GOAL 4, POLICY 4: ENCOURAGE ADAPTIVE REUSE AND INVESTMENT IN OLDER INDUSTRIAL AND COMMERCIAL AREAS.</b></p> <p>The proposal would allow an existing business to expand and invest in an older industrial area.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Behavioral/physical health office / Vacant	IND PK
<b>North</b>	General Contractor's Office	IND PK

<b>South</b>	Alternative High School	IND PK
<b>East</b>	Mobile Home Park	R-5
<b>West</b>	Light Industrial Office Suites	A-1

### **Background/Issues/Analysis**

1. This is a request to rezone 2.92 acres from IND PK (Industrial Park) to CP-GCP (Commerce Park – General Commerce Park Option) to allow inpatient services for an existing behavioral/physical health office.
2. The property owner is currently operating a behavioral/physical health office with outpatient services. The business owners would like to add inpatient services which are not permitted in the Industrial Park zoning district. The Commerce Park – General Commerce Park Option would allow for inpatient services, while limiting the number of additional uses on the site.
3. The site is currently developed with a single story office building. The southern, approximately two thirds of the building, is occupied by a Terros Counseling Center. The northern, approximately one third of the building, is currently vacant. The building sits near the middle of the site with driveways and some minor parking to the north and south and more substantial parking areas to the east and west of the building. The site also boasts a relatively large landscape setback along 27<sup>th</sup> Avenue. In order to ensure the expanded use stays within the existing building structure and site design, a stipulation to require general conformance to the site plan has been added.
4. The General Plan designation for the parcel is Industrial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.
5. 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 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
6. 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 abandonment may be required.

### **Findings**

1. The proposal would not lead to a significant increased level of activity along 27<sup>th</sup> Avenue.

2. The additional allowed uses would provide greater services for the surrounding community.
3. The proposal is consistent with the surrounding light industrial land uses.

**Stipulations**

1. The development shall be in general conformance with the site plan date stamped February 11, 2014, as approved or modified by the Planning and Development Department.

**Writer**

Xandon Keating

03/28/14

**Team Leader**

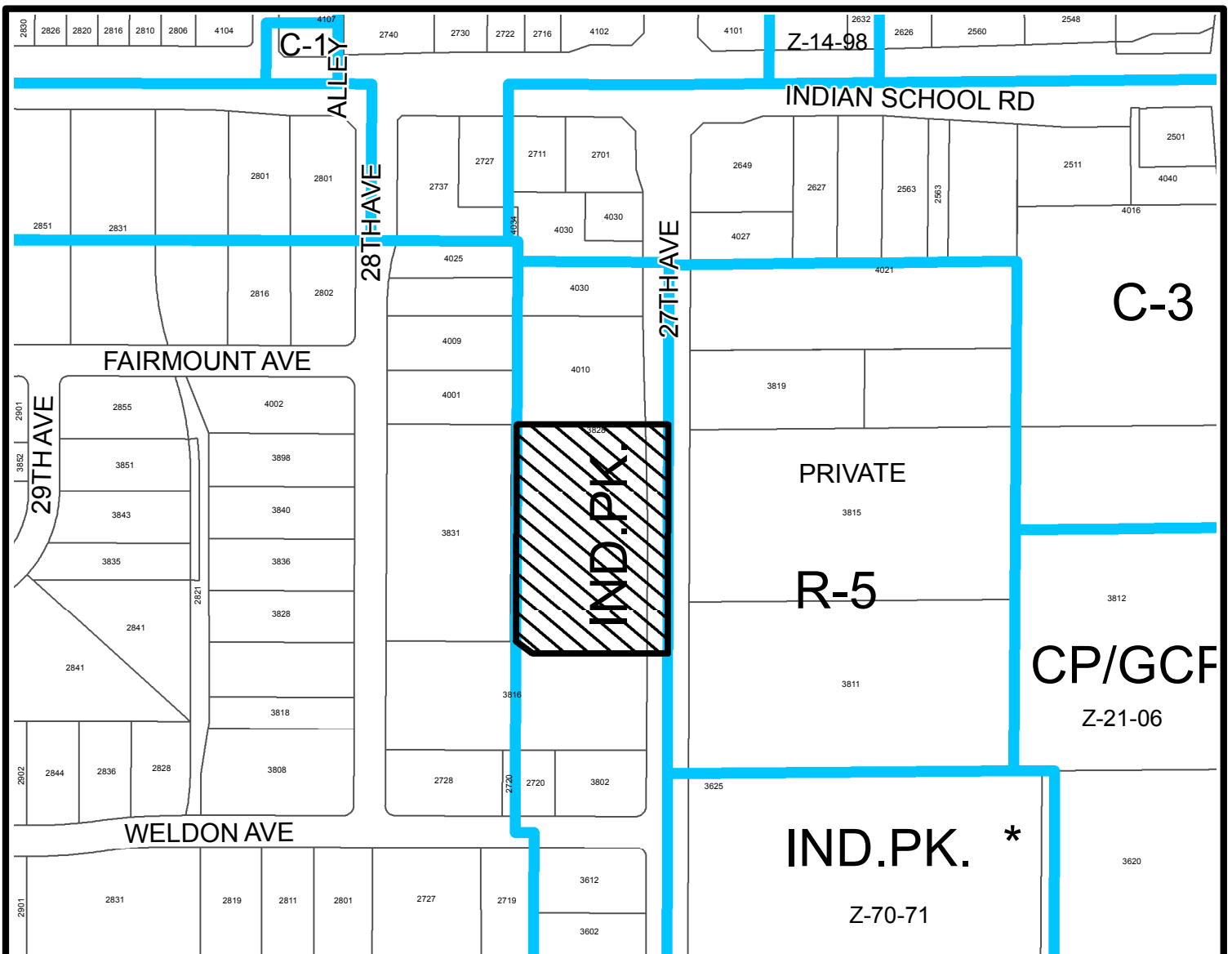
Joshua Bednarek

**Attachments**

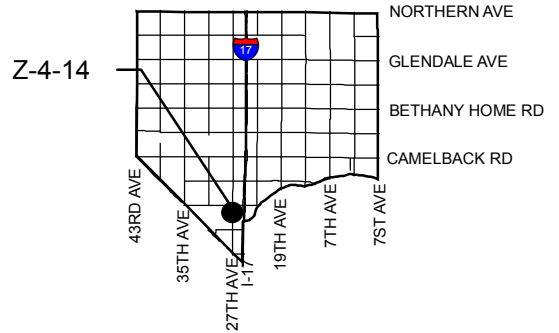
Sketch Map

Aerial

Site Plan (date stamped 2/11/14)



300 150 0 300 Feet



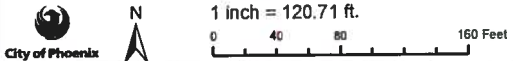
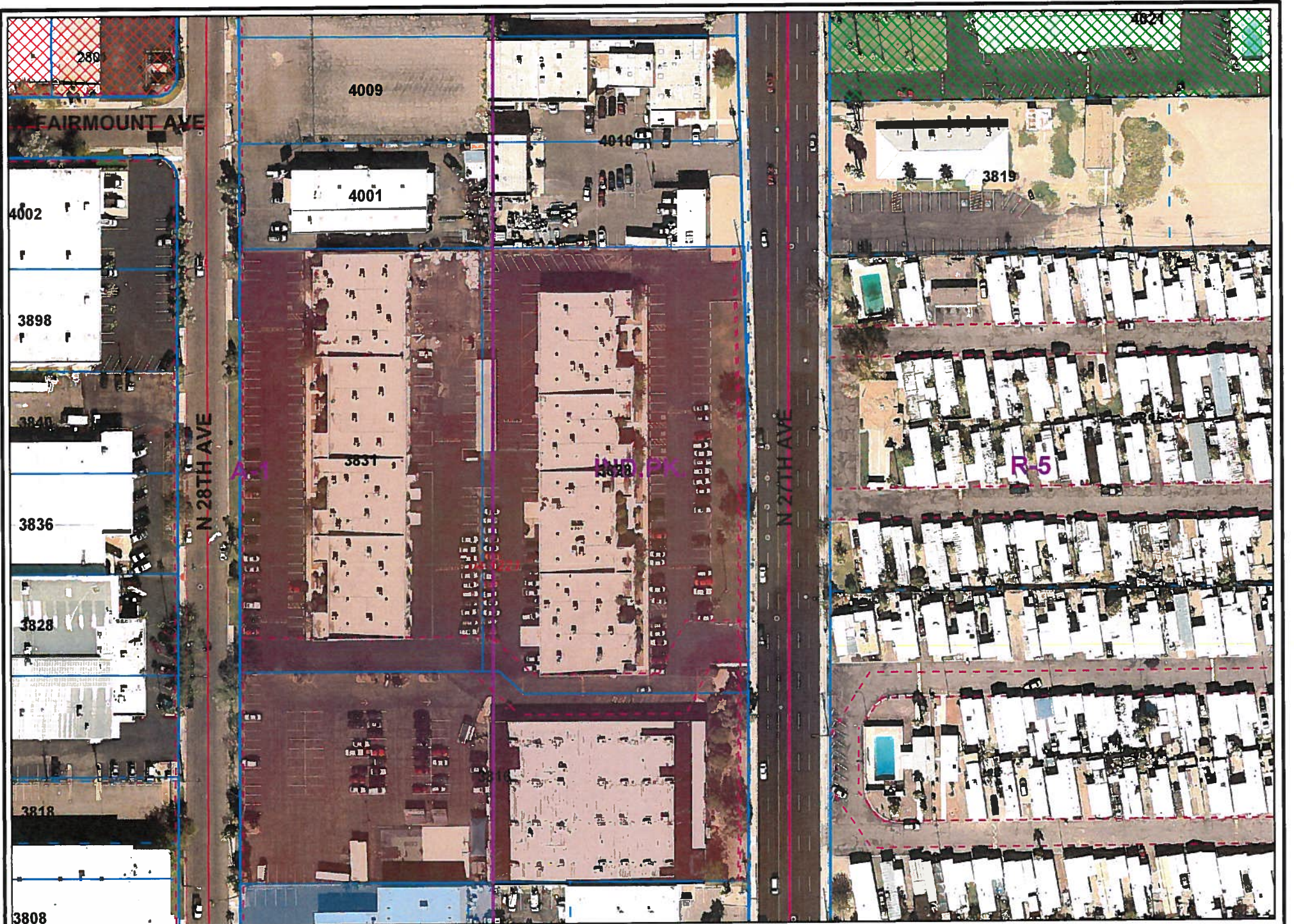
CITY OF PHOENIX PLANNING DEPARTMENT

**ALHAMBRA VILLAGE**

CITY COUNCIL DISTRICT: 4

<b>APPLICANT'S NAME:</b> Knoell & Quidort Architects		<b>REQUESTED CHANGE:</b> FROM: IND PK, (2.92 a.c.)  TO: CP/GCP, (2.92 a.c.)	
<b>APPLICATION NO.</b> Z-4-14	<b>DATE:</b> 2/19/14 <b>REVISION DATES:</b>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small>  2.92 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 16-22	<small>ZONING MAP</small> H-7	
<b>MULTIPLES PERMITTED</b> IND PK CP/GCP	<b>CONVENTIONAL OPTION</b> N/A N/A	<b>* UNITS P.R.D. OPTION</b> N/A N/A	

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

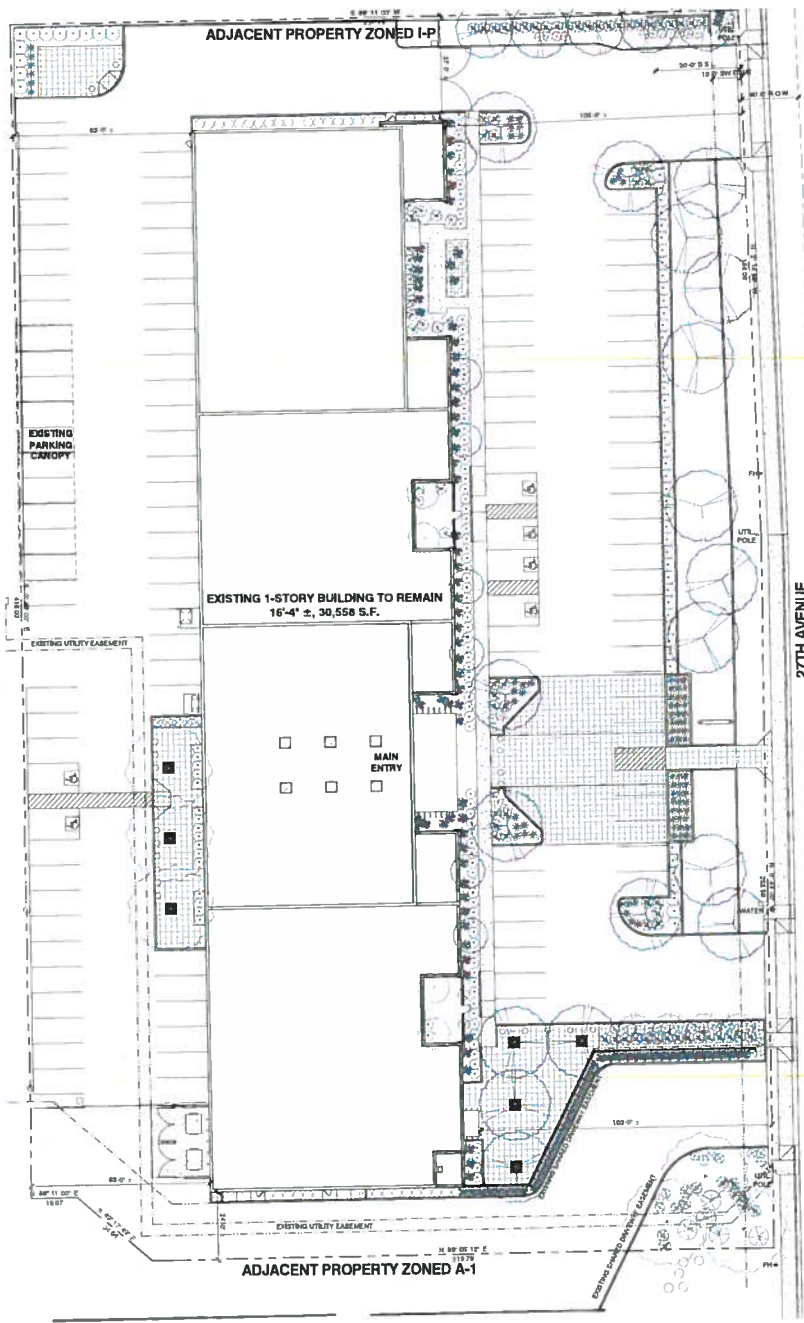


# Planning and Development

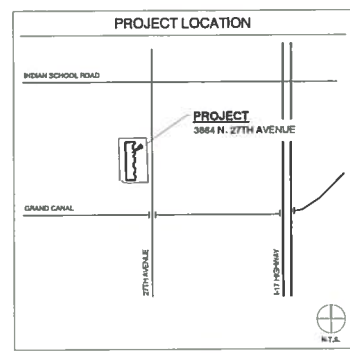
The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary

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**CITY OF PHOENIX**  
 FEB 11 2014  
 Planning & Development  
 Department



PROJECT DATA	
PROJECT ADDRESS	3864 N. 27TH AVENUE PHOENIX, ARIZONA
A.P.N.	108-01-183
D.S.	18-02
LEGAL DESCRIPTION	LOT 3 AS SHOWN IN THE PLAT OF "CAREER SUCCESS REPLAT" RECORDED IN BOOK 80 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDERS OFFICE.
OWNER	TERROS P.C. 3864 N. CENTRAL AVE., #100 PHOENIX, ARIZONA 85012
CONTACT	MARK TELLER 602-968-8084
TENANT	TERROS P.C.
SITE AREA	2.41 ACRES OR 111,778 S.F. ± GROSS 2.31 ACRES OR 100,425 S.F. ± NET
BUILDING AREA	30,568 S.F. EXISTING BUILDING (NO CHANGE)
FLOOR AREA RATIO	30,568 S.F. / 100,425 S.F. = 0.304
COVERED AREA	2,364 S.F. TOTAL COVERED AREA (NO CHANGE)
LOT COVERAGE	30,568 S.F. / 111,778 S.F. = 27.34% 2,364 S.F. / 100,425 S.F. = 2.35%
EXISTING ZONING	I-P (IN CONFORMANCE TO COMMERCIAL PARK/BUSINESS PARK)
PROPOSED ZONING	COMMERCIAL PARK/GENERAL COMMERCIAL PARK
PARKING REQUIRED	GEN. OFFICE: 29,338 S.F. / 300' = 77.8 SPACES MED. OFFICE: 2,228 S.F. / 200' = 36.8 SPACES TOTAL: 115 SPACES REQUIRED
PARKING PROVIDED	122 SPACES INCL. 8 ACCESSIBLE SPACES (NO CHANGE)
PROJECT DESCRIPTION	RE-ZONING TO ALLOW FOR IMPARTIAL BEHAVIORAL CLINICAL CARE. EXISTING OWNER/TEENANT TO REMAIN. NO MODIFICATIONS TO EXISTING SITE PLAN. ON-SITE OR OFF-SITE IMPROVEMENTS, ANY FUTURE IMPROVEMENTS UNDER SEPARATE PERMIT.



**Knoll & Gurdorf Architects**  
 architect  
 planning  
 interior  
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 web: www.kga.com/office

REZONING APPLICATION  
**TERROS COMMUNITY HEALTH CTR.**  
 3864 N. 27TH AVENUE  
 PHOENIX, ARIZONA

Issued  
 12/30/2013  
 Revisions  
 Drawn By  
 CMP  
 Project Number  
 2012152  
 Drawing Number

**01**