



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-1-15-6
March 24, 2015

Camelback East Village Planning Committee Hearing Date April 7, 2015
Planning Commission Hearing Date April 14, 2015

Request From: R-5 (1.98 acres)
Request To: C-1 (1.98 acres)
Proposed Use Restaurant
Location Northeast corner of 46th Street and Thomas Road

Owner Meridian One
Applicant’s Representative Biegner Murff Architects
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Commercial		
Street Map Classification	Thomas Road	Arterial	40-foot north half street
	46th Street	Local	25-foot east half street
<p>CONSERVATION, REHABILITATION & REDEVELOPMENT, GOAL 4: ADAPTIVE REUSE OF OBSOLETE DEVELOPMENT: ENCOURAGE REUSE OF VACANT STRUCTURES AND SUBSTANTIAL REHABILITATION OF OBSOLETE BUILDINGS.</p> <p>The rezoning will encourage the adaptive reuse of a portion of the building which is obsolete.</p>			
<p>NEIGHBORHOOD ELEMENT, GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT: 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.</p> <p>The proposed restaurant will be well buffered from the surrounding residential and the proposal is consistent with the 44th Street Corridor Specific Plan.</p>			

Area Plan
44th Street Corridor Specific Plan. The specific plan calls for a mix of uses including residential, service, basic commercial and office at this location. The proposal does not increase the floor area ratio and is consistent with the land uses outlined by the specific plan.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Office	R-5
North	Multi-Family Residential	R-4
South	Retail	C-1
East	Multi-Family Residential	R-5
West	Office	R-5

C-1 (Neighborhood Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 25 feet (south) Average 25 feet (west)	Existing – 10 feet Met – 55 feet
Side	15 feet (east) 15 feet (north)	Met – 119 feet Met – 57 feet
<i>Landscape Setbacks</i>		
Street	Average 25 feet (south) Average 25 feet (west)	Existing – 10 feet Existing – 3 feet
Side	10 feet (east) 10 feet (north)	Existing - 5 feet Existing – 0 feet
Lot Coverage	Maximum 50%	Met – 24%
Building Height	Maximum 30 feet	Met – 29 feet
Parking	Minimum 66 required	Met – 73 provided

Background/Issues/Analysis

1. This is a request to rezone a 1.98 acre parcel from R-5 (Multi-family Residential) to C-1 (Neighborhood Retail) to allow for a restaurant.
2. The site is currently developed with a two story office building. The current owner is utilizing the majority of the building for the offices of a sports equipment manufacturer, while the balance remains vacant. The structure was previously used to house information technology equipment. The applicant is proposing to convert the structure to a small café and add a small patio in the area north of the structure.
3. The General Plan designation for the parcel is Commercial. The site is also located within the Camelback East Secondary Core which surrounds the intersection of 44th Street and Thomas Road. The proposal is consistent with the General Plan designation and the land uses in the area.
4. Although the site is surrounded by multi-family zoning on three sides, the land use pattern along Thomas Road is primarily commercial. The proposed C-1

zoning will allow lower intensity commercial uses closer to the surrounding residential, while supporting the more intense C-2 zoning closer to the middle of the secondary core. The proposed development and additional permitted uses are compatible with the existing development in the area.

5. The site is located between a major regional shopping center at the southeast corner of 44th Street and Thomas Road, and the Old Cross Cut Canal Park and Walking Path. The applicant has agreed to provide a detached sidewalk along Thomas Road to help facilitate pedestrian and bicycle trips between from the park to the nearby commercial destinations. The sidewalk would be separated from the back of curb by a minimum 5 foot wide landscaped area. Stipulations have been added to address this requirement.
6. 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.
7. 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 me be required.

Findings

1. The proposal is consistent with the Commercial General Plan Land Use designation.
2. The proposal would be an improvement for the area with new landscaping, a detached sidewalk and a new amenity for the community.
3. The proposal is consistent with the surrounding commercial land uses.

Stipulations

1. The development shall be in general conformance with the site plan, landscape plan and elevations date stamped January 7, 2015 except as modified by the following stipulations and approved by the Planning and Development Department.
2. The sidewalk along Thomas Road shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb as approved by the Planning and Development Department.
3. The property owner shall dedicate a 10 foot wide sidewalk easement along the north side of Thomas Road as approved by the Planning and Development Department.

4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International 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

Xandon Keating

03/20/15

Team Leader

Joshua Bednarek

Attachments

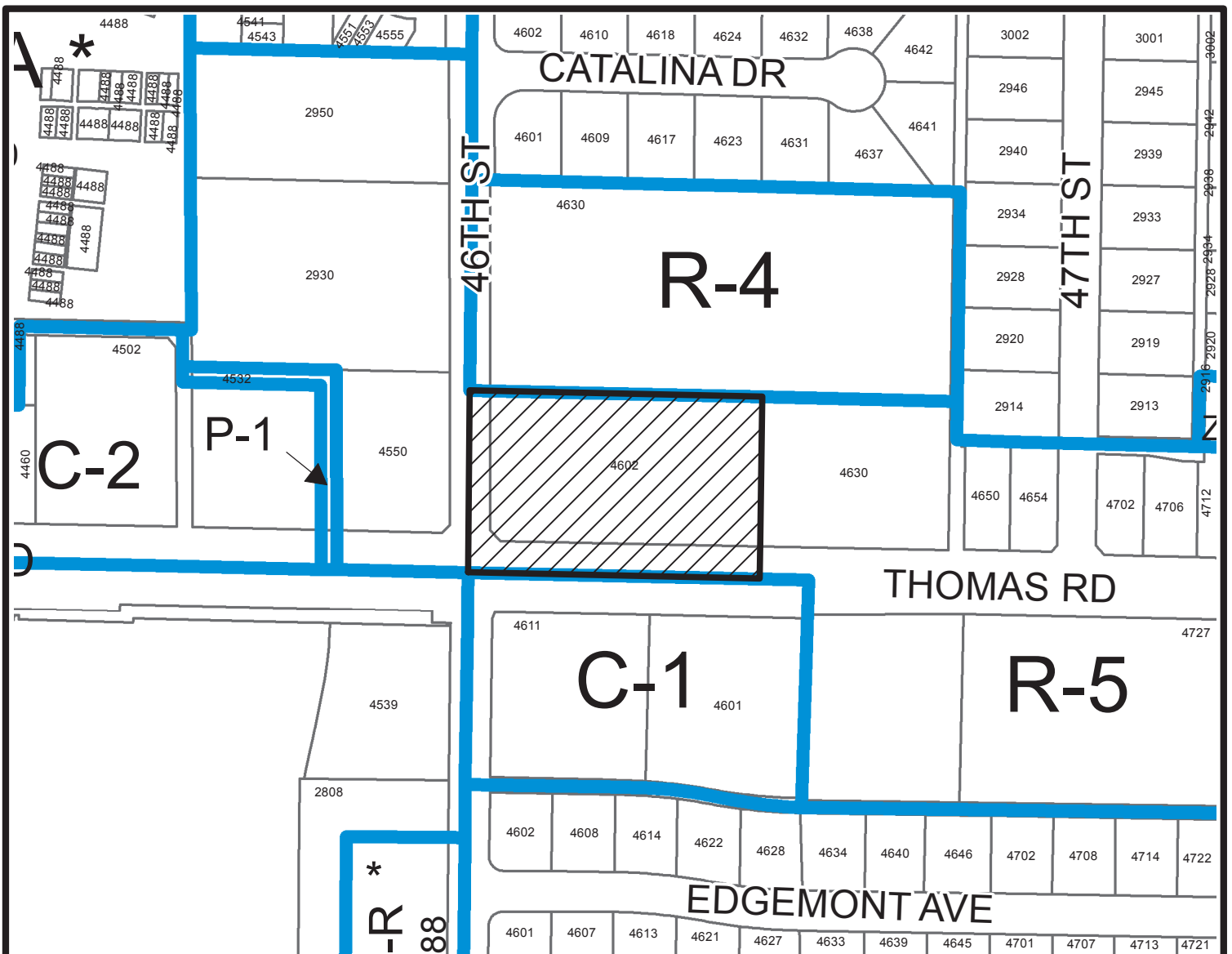
Sketch Map

Aerial

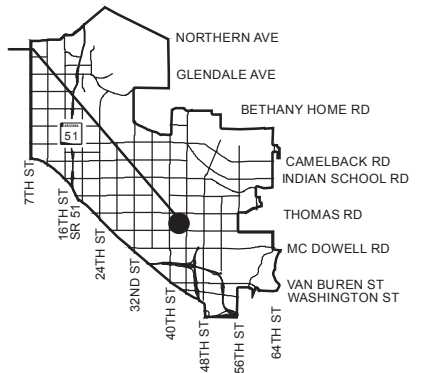
Site Plan (date stamped 1/7/15)

Landscape Plan (date stamped 1/7/15) (2 pages)

Elevations (date stamped 1/7/15) (3 pages)



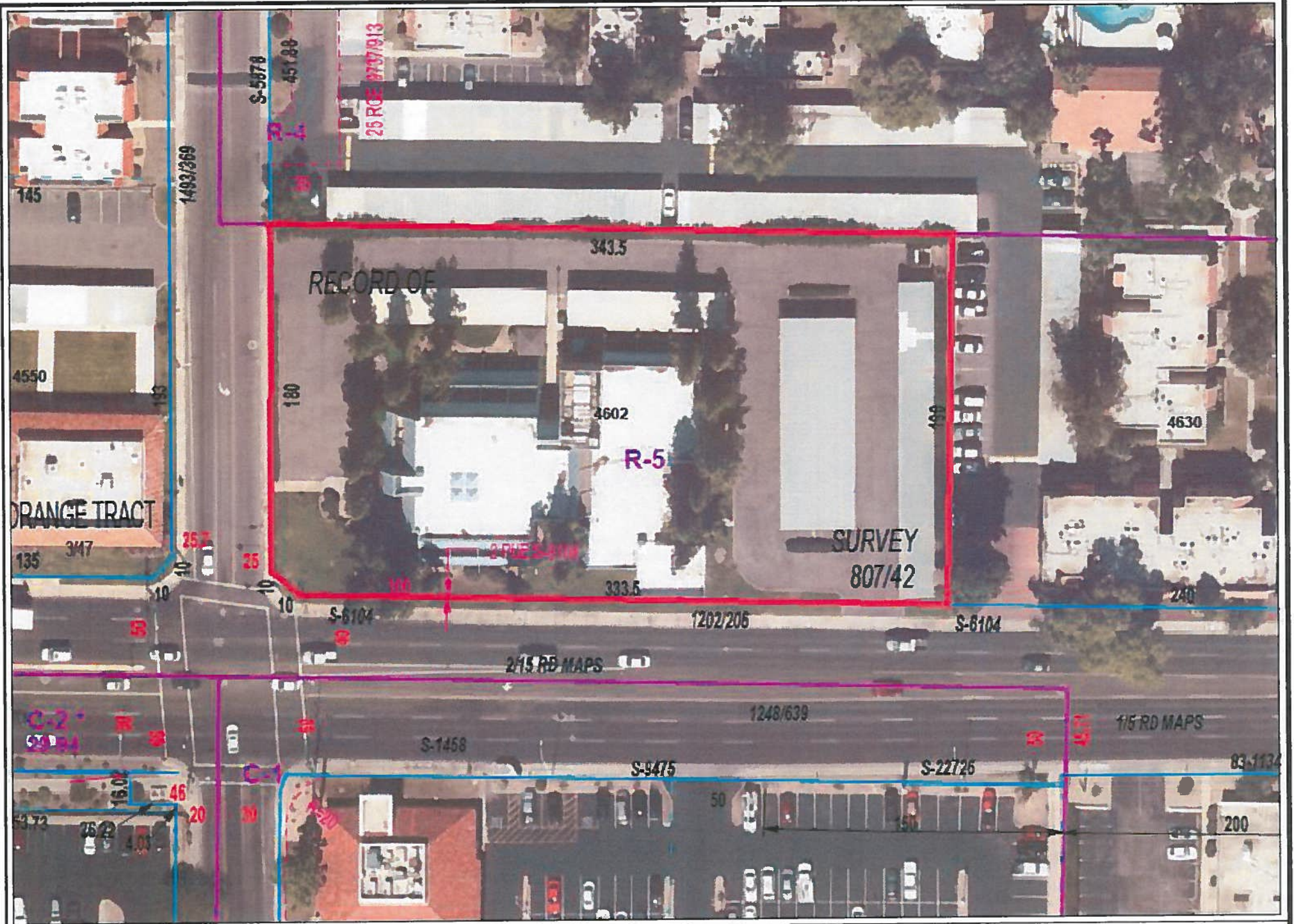
Z-1-15



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

APPLICANT'S NAME: Meridian One		REQUESTED CHANGE: FROM: R-5, (.198 a.c.) TO: C-1, (1.98 a.c.)	
APPLICATION NO. Z-1-15	DATE: 1/28/15 REVISION DATES: 3/12/15		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.98 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 15-38	ZONING MAP G-11	
MULTIPLES PERMITTED R-5 C-1	CONVENTIONAL OPTION 86 28	* UNITS P.R.D. OPTION 103 34	

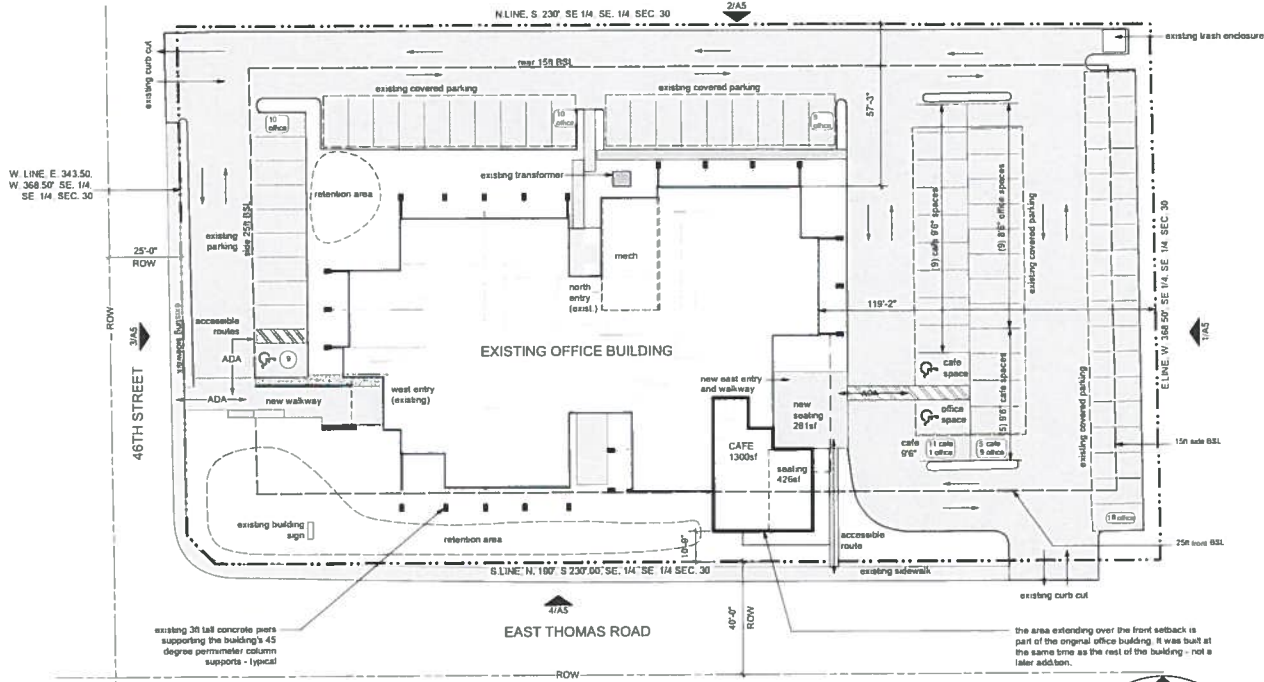
* Maximum Units Allowed with P.R.D. Bonus



1 inch = 63.0725 ft
 0 25 50 100 Feet

Planning and Development

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

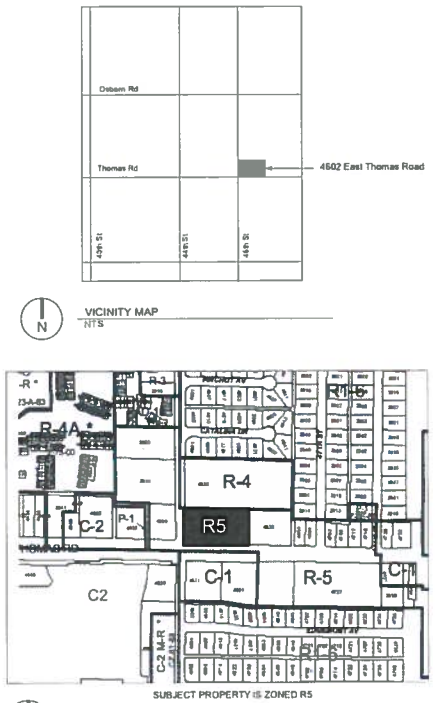


THERE IS NO CHANGE TO THE BUILDING FOOTPRINT. THE EXISTING VEHICULAR ACCESS, PARKING AREA FOOTPRINT AND CONFIGURATION WILL NOT BE CHANGED EXCEPT SOME RESTRIPTING TO PROVIDE WIDER PARKING SPACES FOR THE CAFE USE AND TO LOCATE HANDICAP PARKING AREAS CLOSER TO THE MAIN ENTRANCES. PROJECT WILL USE THE EXISTING SYSTEM OF RETENTION AREAS SHOWN IN THE SITE PLAN.



LEGAL DESCRIPTION
 The North 100 feet of the South 230 feet of the East 343.50 feet of the West 368.50 feet of the Southeast quarter of Section 30, Township 2 North, Range 4 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, EXCEPT that part of the Southeast quarter of the Southeast quarter of Section 30 described as follows:
 BEGINNING at the intersection of the East line of the West 25 feet of said Southeast quarter of the Southeast quarter with the North line of the South 40 feet thereof;
 THENCE Eastward along said North line a distance of 10 feet;
 THENCE Northwestward to a point on said East line which is 10 feet Northwesterly of THENCE to the POINT OF BEGINNING.

DEVELOPMENT TEAM
OWNERS Jeff Beraznski, Laura Beraznski
 Meridian One
 4602 East Thomas Road
 Phoenix, Arizona 85018
 phone: 602-252-5692
 email: jpb@nokona.com
 email: laura@nokona.com
ARCHITECTS Biegner - Murff Architects
 347 East Camelback Rd.
 Phoenix, Arizona 85012
 phone: 602-252-5692
 fax: 602-252-5693
 email: scott@biegnermurff.com



PROJECT DATA:
LOCATION: 4602 East Thomas Rd, Phoenix, Arizona 85018
PROJECT DESCRIPTION: Inclusion of a 1300sf public cafe within a portion of an existing R5 zoned multi-tenant office building. The cafe use is an important new amenity that supports the owners plans to renovate in the existing building and site. The building will be used as office space by the owner and the remainder will be remodeled and leased as executive office suites targeting small businesses with employees based in the area.
 The building will undergo improvements such as improved visibility and pedestrian access, mechanical system retrofit incorporating more efficient systems and extensive new water efficient landscape landscaping to create a more engaging streetscape.
 Re-zoning to C-2 is being sought in order to add the cafe use.

A.P.N.: 127-04-092F
ZONING: R-5 existing | seeking C-2
SPRINKLERS: Yes
CONSTRUCTION TYPE: 5

SITE AND BUILDING AREAS

SITE AREA (gross)	85.03sf
SITE AREA (net)	65.340sf
BUILDING SF:	19,186sf
FAR	.23 gross
BUILDING FOOTPRINT	15,553sf
LOT COVERAGE	24%
BUILDING HEIGHT	29ft / 2 stories

PARKING REQUIREMENTS

OFFICE SPACE	15,104 s.f. at 1 space per 300 sf = 51 @ 5ft x 18ft
CAFE SEATING (indoor and outdoor)	707 s.f. at 1 space per 50 sf = 15 @ 9.5ft x 18ft
TOTAL PARKING REQUIRED	66 spaces
TOTAL PARKING PROVIDED	73 spaces
DISABLED SPACES REQUIRED	3 spaces
DISABLED SPACES PROVIDED	3 spaces

CITY OF PHOENIX
 JAN 07 2015
 Planning & Development
 Department

BIEGNER-MURFF ARCHITECTS
 347 East Camelback Road
 Phoenix, Arizona 85012
 602.252.5692 tel 602.252.5693 fax

project: The Marilyn Offices
 4602 East Thomas Rd
 Phoenix, AZ 85018

contractor: Project Information, Wanda Assoc.
 Architect/ Zoning, Sam Pien.

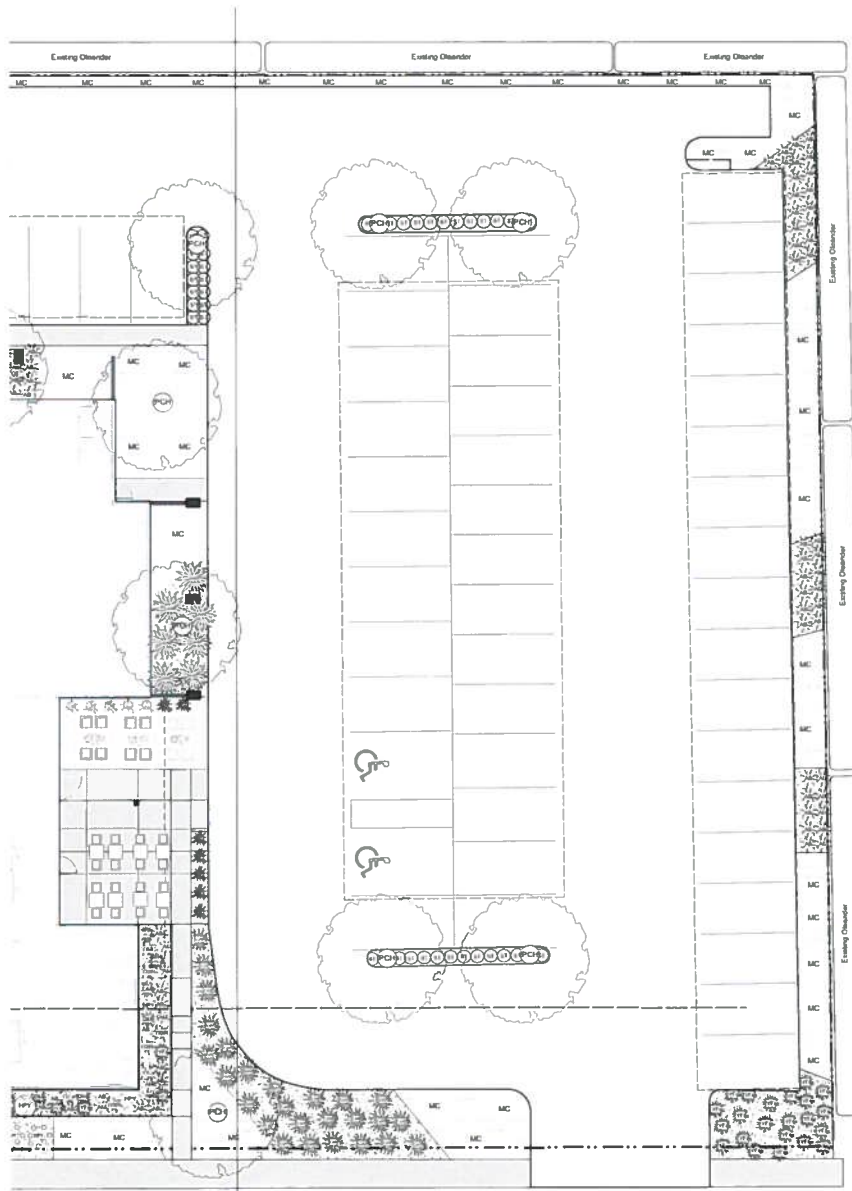
job #: Thomas 2014

date: 12.12.14

revised:

Sheet 1/1

A1

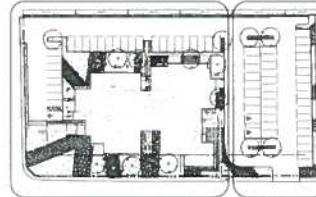


LANDSCAPE PLAN SHEET LS1

LANDSCAPE PLAN SHEET LS2

LANDSCAPE PLAN SHEET LS1

LANDSCAPE PLAN SHEET LS2



Landscape Plan Sheet Key

PLANT LIST

Agave

- Agave vittoriana
Ocotillo Agave
- Agave attenuata
Fossil Agave
- Agave uubara
Weber Agave
- Agave Cookii
Cook's Hill Agave
- Agave attenuata
Smooth Agave
- Agave hesperia
Mexican Blue Agave, AZ Agave
- Agave caryota
Tara Agave
- Agave parviflora
Tara Agave
- Yucca filamentosa
Adam's Needle Yucca
- Yucca filamentosa
Yellow Yucca

Cactus

- Cholla
Mexican Fence Post
- Saguaro
Saguaro Cactus
- Cholla
Cholla Cactus
- Cholla
Cholla Cactus
- Cholla
Cholla Cactus
- Cholla
Cholla Cactus
- Cholla
Cholla Cactus
- Cholla
Cholla Cactus
- Cholla
Cholla Cactus
- Cholla
Cholla Cactus

Aloe + Other

- Aloe maculata
Aloe
- Aloe arborescens
Medicinal Aloe
- Aloe arborescens
Carrot Aloe
- Aloe vera
Clear Aloe
- Aloe dichotoma
Queen Aloe
- Aloe arborescens
Blue Aloe
- Aloe arborescens
Desert Aloe
- Euphorbia arborescens
Candelabra
- Euphorbia arborescens
Cactus Plant

Grasses

- Stipa tenuissima
Mexican Thread Grass
- Stipa tenuissima
Mexican Thread Grass

Ground surfaces

- Rip Rap stone
angular stone 4" diameter
- Decomposed granite
Madison Gold 1/4" minus
- Concrete
off row concrete paving
to base sand depth with
1/2" wet out parts

Trees

- PCH - Parkinsonia hybrid
- AZT - Thorenia Palo Verde Hybrid

BIEGNER-MURFF ARCHITECTS
347 East Camelback Road
Phoenix, Arizona 85012
402.252.5672 tel. 402.252.5693 fax

PROJECT **The Mallory Offices**
1402 East Thomas Rd.
Phoenix, AZ 85016

CLIENTS Landmark Plaza (section 2 of 2)

DESIGNER Thomas, ZSI

DATE 11.12.14

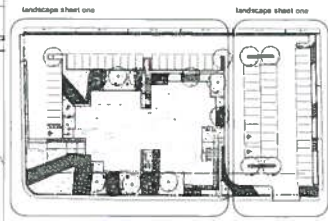
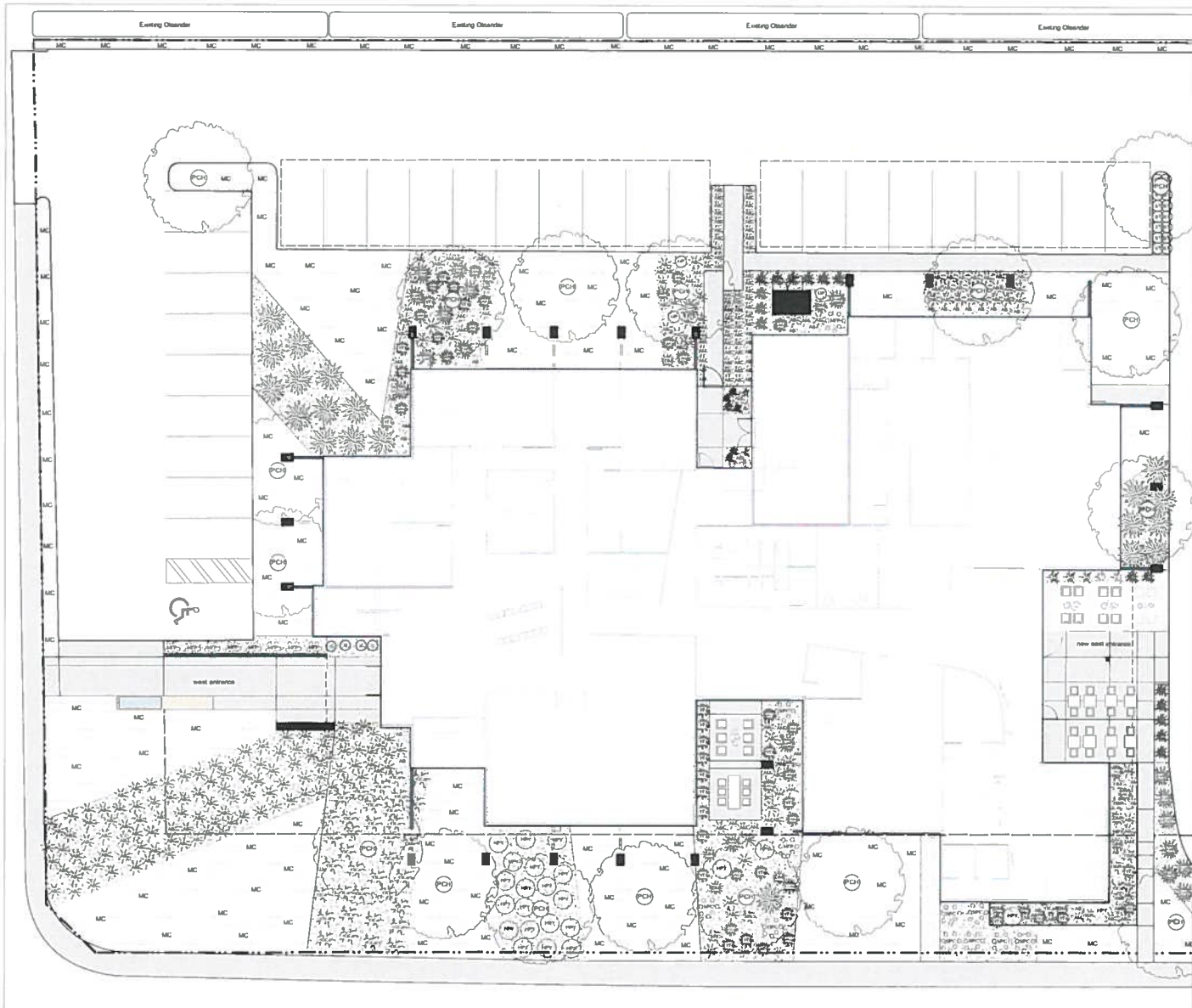
VERSION

CITY OF PHOENIX

JAN 07 2015

**Planning & Development
Department**

A4



Landscape Plan Sheet Key

PLANT LIST

- | | |
|---|---|
| <p>Agave</p> <ul style="list-style-type: none"> Agave vittata
Oahu Agave Agave attenuata
Fountain Agave Agave vivipara
Woolly Agave Agave
Crown Thorn Agave Agave desmetiana
Smooth Agave Agave insulana
Woolly Blue Agave / Auld Agave Agave coccinea Agave americana
Yucca Flower Agave Yucca filamentosa
Adorned Yucca Yucca
Yellow Yucca | <p>Cactus</p> <ul style="list-style-type: none"> Phyllocactus marginatus
Mexican Fence Post Echinopsis pachino
San Pedro Cactus Stenocereus Purpun
Organ Pipe Cactus Leptocarpus schottii monstrosus
Yucca Palm Cactus Cholla caucensis s. stricta
Tiger Turquoise Cactus Cholla s. stricta
Screw Pine Cactus Echinocactus grusonii
Golden Barrel Cactus |
| <p>Aloe + Other</p> <ul style="list-style-type: none"> Aloe maculata
African Aloe Aloe barbadensis (yellow)
Medicinal Aloe Aloe striata
Coral Aloe Aloe ferox
Cape Aloe Aloe dichotoma
Clayey Tree Aloe x 'Blue Ice'
Blue Ice Aloe Anemone subulata
Dotted Bellflower Euphorbia antisyriaca
Candelabra Euphorbia nigra
Copper Plant | <p>Grasses</p> <ul style="list-style-type: none"> Muhlenbergia capillaris
Trumpet Reed
massed planting at 4' x 6' Stipa tenuissima
Mexican Thread Grass |
| <p>Trees</p> <ul style="list-style-type: none"> Parkersonia cercadarn hybrid
AZT Thornless Palo Verde Hybrid | <p>Ground surfaces</p> <ul style="list-style-type: none"> Rip Rap stone
angular stone 4-6" diameter Decomposed granite
Medium Grade 1/4" screen Concrete
all new concrete paving to meet sand finish with 1/2" wet cut joints |

BIEGNER-MURFF ARCHITECTS
347 East Camelback Road
Phoenix, Arizona 85012
402.252.5492 fax: 402.252.5493 fax

project: **The Marilyn Offices**
4625 East Thomas Blvd
Phoenix, AZ 85018

contents: Landscape Plan (sheet 1 of 2)

job #: Thomas 2014

revised:

scale: 1/2" = 1'-0"

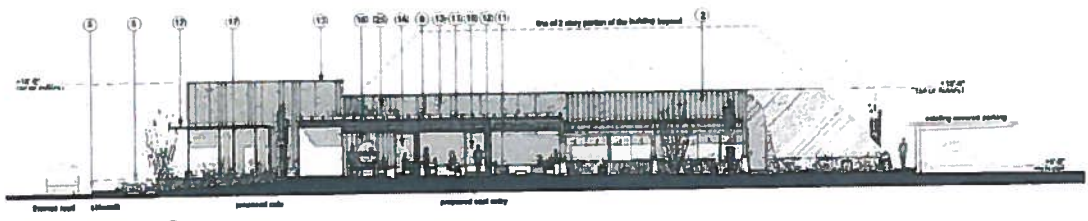
LANDSCAPE PLAN - (sheet 1 of 2)
Scale: 1" = 10 ft

CITY OF PHOENIX

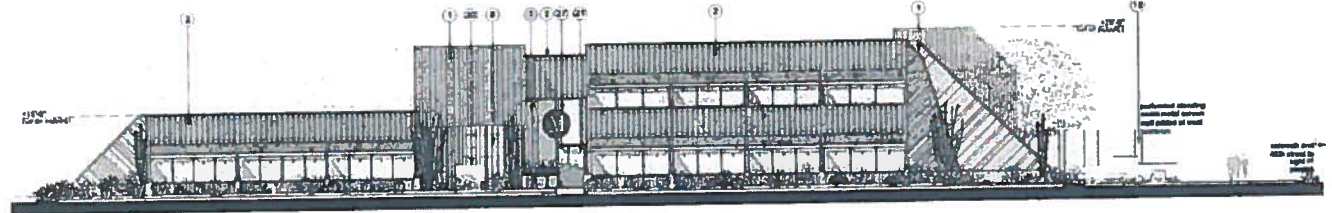
JAN 07 2015

**Planning & Development
Department**

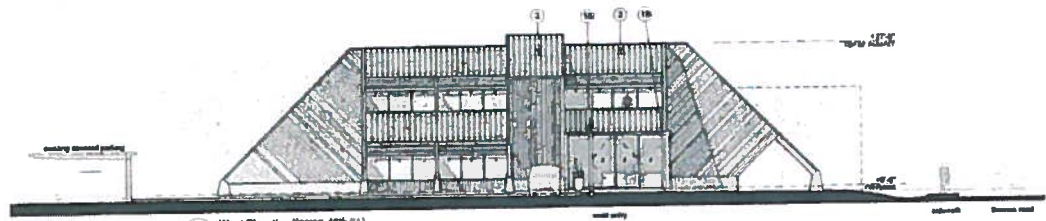
A3



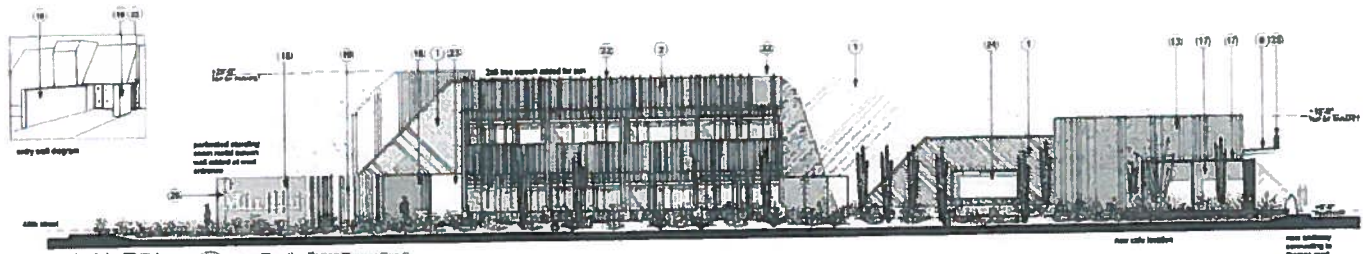
1 East Elevation
Scale: 1" = 10 ft



2 North Elevation
Scale: 1" = 10 ft



3 West Elevation (Facing 400th St.)
Scale: 1" = 10 ft



4 South Elevation (Facing Thomas Road)
Scale: 1" = 10 ft

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ELEVATION KEY

- existing painted cedar siding to be sanded and finished with a grey stain to match the silver grey appearance of naturally weathered cedar
- existing blue standing seam roofing to be painted a dark grey Duron Edwards "Iron Fictura" (SD2558)
- existing exposed wood joist structure
- existing exposed aggregate concrete slab
- existing exposed concrete foundation stem wall
- slab lower
- double height mechanical room
- painted cedar ventilator screen to be retained to match other existing cedar siding. an additional layer of 2x4 base boards will be applied in an open screen pattern to echo the new base cedar screens used on the south facade.
- new covered entry canopy
- existing cedar board siding with brick to match grey cedar stain applied to existing cedar siding
- steel beam
- steel column
- new standing seam metal siding with a factory finish matching Duron Edwards "Fictura" (SD2558) paint color
- new entry
- new office entry door
- existing cedar siding with steel core screen
- new glazing with 1/4" steel canopy surround for shading
- new west entry wall to be clad in perforated standing seam steel with water to match Duron Edwards "Iron Fictura" (SD2558) paint color
- existing cedar siding at west entry
- new (second) entry door
- new screen treatment to provide additional shading of south facade 2nd and 3rd floor facade with applied with trumpet spacing as shown
- new corner window of west lobby
- new window at office with 1/4" steel surround
- new entry canopy sign
- proposed building signage at south side
- building signage at north entry

BIEGNER-MURFF ARCHITECT
 147 East Camelback Road
 Phoenix Arizona 85012
 602.252.8472 fax 602.252.5473 fax

Project: The Marlyn Offices
 to existing building

Location: 4802 East Thomas Rd.,
 Phoenix AZ 85018

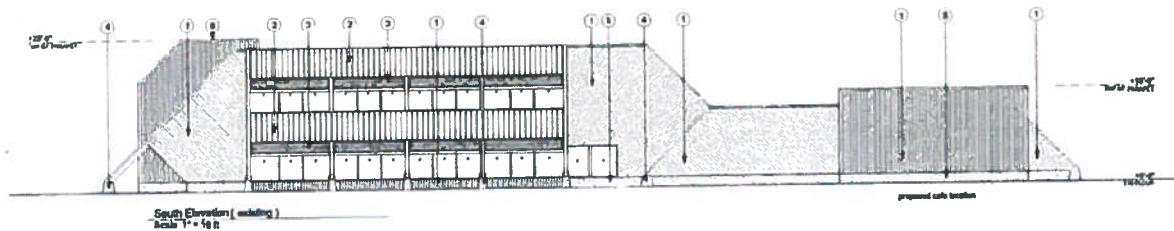
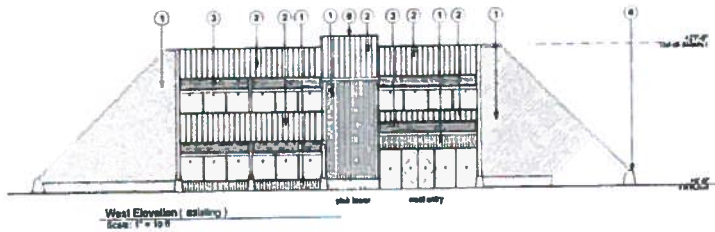
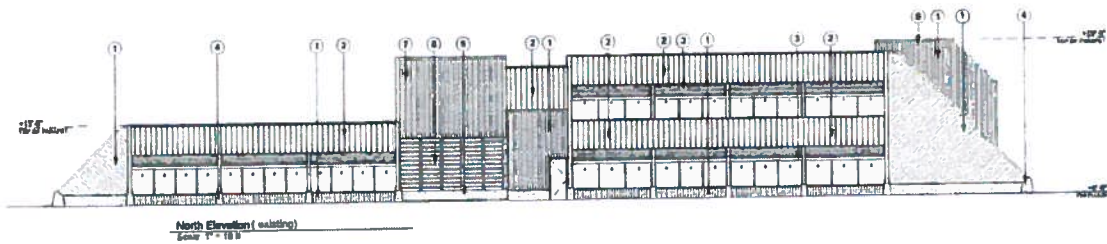
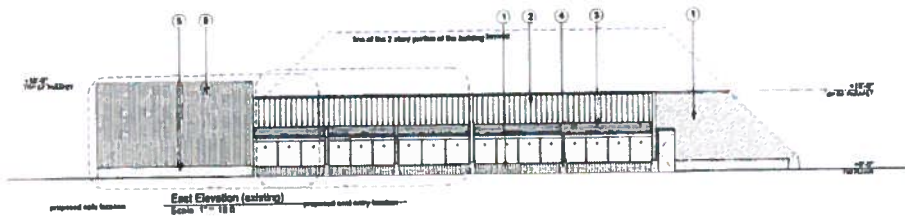
Company: Fitzgerald Operations

Project #: Marlyn 0214

Date: 11/3/2014

Sheet #:

Scale: A5



- ELEVATION KEY**
- 1 existing painted cedar siding to be sandblasted and finished with a gray stain to match the other gray appearance of naturally weathered cedar.
 - 2 existing blue standing seam roofing to be painted a dark gray. Dave Edwards "Iron Plate" (D03858)
 - 3 existing exposed wood cedar screens
 - 4 existing exposed aggregate concrete plot
 - 5 existing exposed concrete foundation stone wall.
 - 6 stair tower
 - 7 double height mechanical room
 - 8 painted cedar ventilation screen
 - 9 existing painted cedar siding to be clad in standing seam metal panels - see proposal elevations.

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Planning & Development
Department

BIEGNER-MURFF ARCHITECTS
347 East Camelback Road
Phoenix, Arizona 85012
402.252.5472 fax 402.252.5473 fax

PROJECT: **The Marilyn Offices**
Site: existing building
4002 East Broadway Rd
Phoenix AZ 85018
CONTRACT: Existing Elevations
JOB #: Marilyn 2014
DATE: 12/2/2014
REVISION:

A6



existing site aerial



existing west entry



existing south facade along Thomas Road



existing southwest corner at proposed cafe location



proposed south facade along Thomas Road



proposed southwest corner cafe location



view of existing at proposed east entry location



view of proposed east entry

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JAN 07 2015

Planning & Development
Department

BIEGNER-MURFF ARCHITECTS
347 East Camelback Road
Phoenix, Arizona 85012
482.252.5492 tel. 482.252.5493 fax

project: **The Marilyn Offices**
loaning Submitter
4822 East Thomas Rd.
Phoenix, AZ 85018
client: Existing Images, Phoenix Renderings
job #: Marilyn 2014
date: 12.12.2014
inv-5003

A7

Sheet File