



City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-13-17-2
 March 23, 2017

Paradise Valley Village Planning Committee Hearing Date April 10, 2017
Planning Commission Hearing Date May 4, 2017

Request From: RE-35 (4.99 acres)
Request To: CP/BP (4.99 acres)
Proposed Use Multi-tenant office warehouse
Location Approximately 980 feet east of the northeast corner of Cave Creek Road and Mohawk Lane

Owner Donald and Katherine Cox
Applicant’s Representative Robert Winton, Winton Architects Inc.
Staff Recommendation Approval, subject to stipulations.

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	Mohawk Lane	Local Street	30-foot full street
<p><u>CONNECT PEOPLE AND PLACES CORE VALUE</u> <i>OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>Increased levels of intensity are supported at the subject site as the area has transitioned from large, single-family residential lots to commerce park development. Much of the change occurred with the construction of the Loop 101 Freeway. The General Plan Land Use designation supports commerce park uses and the subject site is surrounded by commerce park developments.</p>			
<p><u>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE</u> <i>ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p> <p>The site is currently underutilized and is occupied by a dilapidated building. The proposed rezoning will allow for growth and give entrepreneurs a chance to operate appropriately under the commerce park district.</p>			

MANUFACTURING AND INDUSTRIAL DEVELOPMENT; DESIGN PRINCIPLE:
Design industrial sites to be well screened from adjacent sensitive land uses such as residential.

The site is designed to screen potential outdoor storage areas from the street.

Outer Loop Freeway Specific Plan

The subject site is located in Segment 4 of the Outer Loop Freeway Specific Plan. The Plan was adopted on May 1, 1996, and subsequently changed the General Plan Land Use Map for the subject site from Residential 0-2 du/ac to Industrial. The purpose of the plan is to mitigate negative effects of the Loop-101 freeway on neighborhoods.

Land Use

The plan recommends increased intensity at the subject site. The applicant is proposing a commerce park use which is consistent with the plans recommendations.

Noise

The plan recommends noise walls. The noise wall along the subject property has already been installed by ADOT.

Neighborhood Enhancement

The plan recommends preservation policies to help mitigate the physical presence and environmental effects of the freeway. Though this is not a residential subdivision, the new development will implement strategies from the plan to enhance the property. The enhancements proposed are landscaping along Mohawk Lane and the northern and eastern property lines. Furthermore, restriction of bay doors along Mohawk Lane and additional setback requirements for outdoor uses are stipulated to protect views of industrial-like activity and to match the surrounding developments.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant building / plant nursery	RE-35
North	Multi-tenant warehouse	CP/GCP
South	Loop 101 Freeway	RE-35
East	Multi-tenant warehouse	CP/GCP
West	Multi-tenant warehouse	CP/GCP

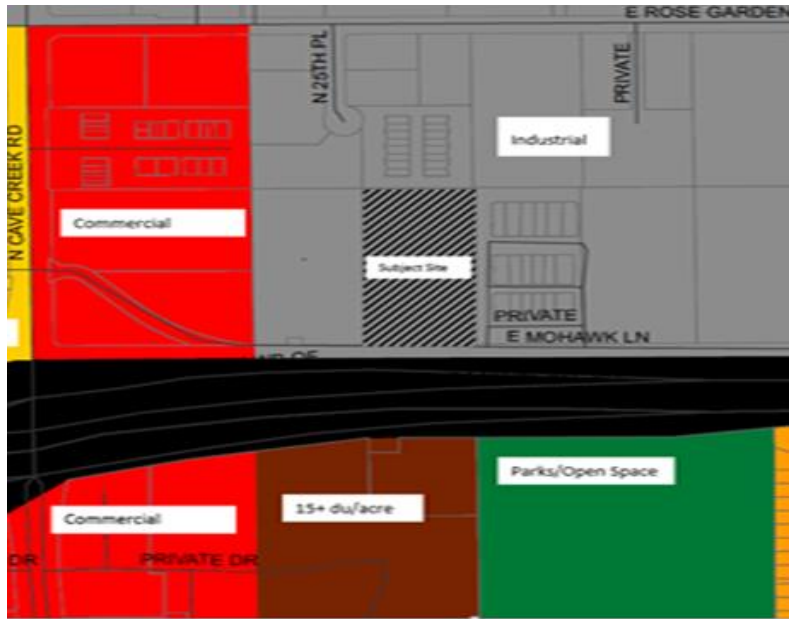
CP/BP (Commerce Park, Business Park Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks:</i>		
Street: Mohawk Lane (perimeter)	30 feet	Met – 66 feet
Side: East (interior) West (interior)	0 feet 0 feet	Met – 127 feet Met – 129 feet
Rear: North (interior)	0 feet	Met – 74 feet

<i>Landscape Setbacks</i>		
Street: Mohawk Lane (perimeter)	30 feet	Met – 30 feet
Side: East (interior) West (interior)	0 feet 0 feet	Met – 5 feet Met – 0 feet
Rear: North (interior)	0 feet	Met – 45 feet
Lot Coverage	Maximum 50%	Met – 29.8%
Building Height	Maximum 18 feet within 30 feet of perimeter lot line; 1-foot increase per 3-foot additional setback, maximum 56 feet.	Met – 30 feet
Parking	Minimum 90 required (Based on unspecified warehouse use)	Met – 111 provided

Background/Issues/Analysis

1. This is a request to rezone a 4.99-acre site located approximately 980 feet east of the northeast corner of Cave Creek Road and Mohawk Lane from RE-35 (Single-family residential) to CP/BP (Commerce Park, Business Park Option) to allow for a multi-tenant office warehouse. The adoption of Annexation No. 35 established the current RE-35 zoning on the site and the area was once occupied by large single-family lots. The adoption of the Outer Loop Freeway Specific Plan resulted in a General Plan Amendment from 0-2 du/acre to Industrial. The development of the Loop 101 Freeway was the catalyst for commerce park uses in the area.

- The General Plan Land Use Map designation for this property and the properties to the north, south, east and west is Industrial. The General Plan Land Use Map designation for the surrounding area is commercial, parks/open space and 15+ du/acre.

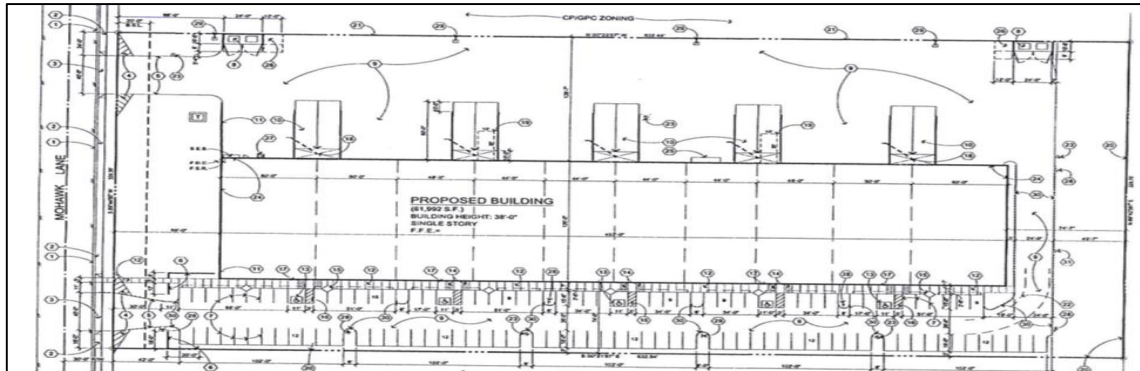


- The subject site is currently underutilized and occupied by a vacant building and plant nursery. The sites to the north, east and west are zoned CP/GCP (Commerce Park/General



Commerce Park) and are occupied by multi-tenant warehouse uses. South of the site is the Loop 101 Freeway. Various commercial and commerce park uses are in the general vicinity of the subject site.

- As mentioned previously, the site is currently not being utilized and is occupied by an abandoned building. The proposed development is a one-story, 61,992 square foot office/warehouse building with five bay doors. The current site plan does not propose outdoor storage; however, outdoor storage is permitted as an accessory use but shall be no higher than twelve feet and shall be screened properly. Access to the site is from Mohawk Lane and parking is provided along the eastern side of the property.



5. The Commerce Park district landscape standards do not specify that landscaping is required along interior sides that are not adjacent to a residential district. The applicant has provided a landscape plan showing landscaping along the north and east interior property lines, staff has recommended a stipulation regarding general conformance to a landscape plan to ensure that the site maintains that landscaping.
6. Any development on the subject site should maintain a similar architectural quality and character as the surrounding buildings. A stipulation to general conformance of the elevations has been recommended to ensure a unified architectural theme.



7. The Aviation Department has reviewed the rezoning application and requests that the developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
8. The Street Transportation Department has reviewed the rezoning application and requests that the developer upgrade off-site improvements to comply with current ADA guidelines.
9. 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 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements.

Findings

1. The proposed zoning and development conforms to the General Plan Land Use Map designation.
2. The proposed zoning is consistent with the Outer Loop Freeway Specific Plan.
3. The proposed development is compatible with the surrounding developments in the area.

Stipulations

1. The development shall be in general conformance with the landscape plan date stamped February 15, 2017, with specific regard to sizes and quantities of landscaping, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped March 29, 2017, as approved by the Planning and Development Department.
3. Any outdoor storage shall be located a minimum of 100 feet from Mohawk Lane and be fully screened so that it is not visible from the street.
4. Bay doors shall not face Mohawk Lane, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by the Planning and Development Department.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners and 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

Maja Brkovic

3/27/2017

Team Leader

Craig Mavis

Attachments

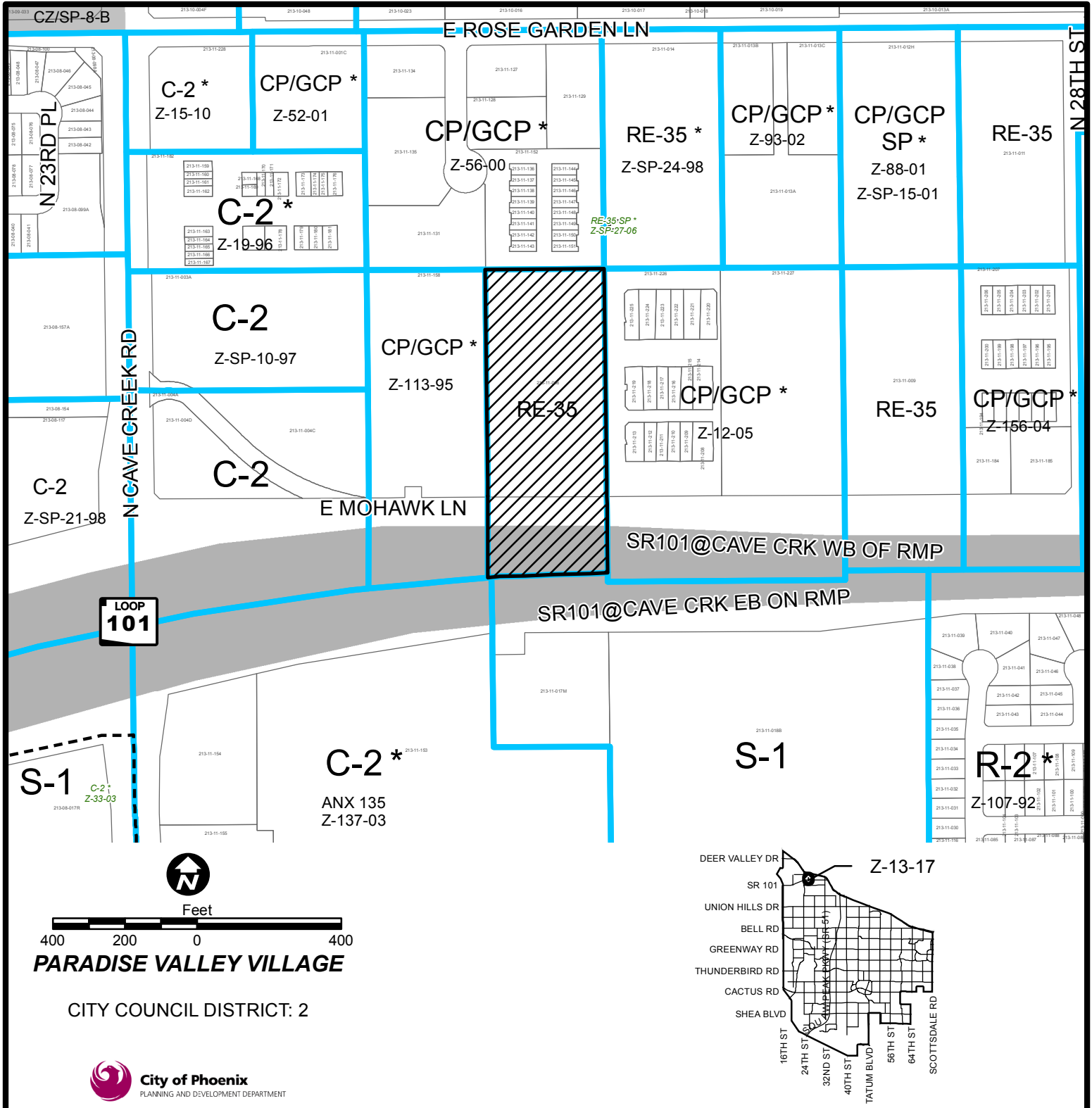
Sketch Map

Aerial Map

Site Plan (date stamped 02/15/2017)

Landscape Plan (date stamped 02/15/2017)

Elevations (date stamped 03/29/2017)



PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Winton Architects Inc. Robert Winton

APPLICATION NO. Z-13-17

DATE: 03/20/2017
REVISION DATES:

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

AERIAL PHOTO & QUARTER SEC. NO. QS 41-33
ZONING MAP N-9

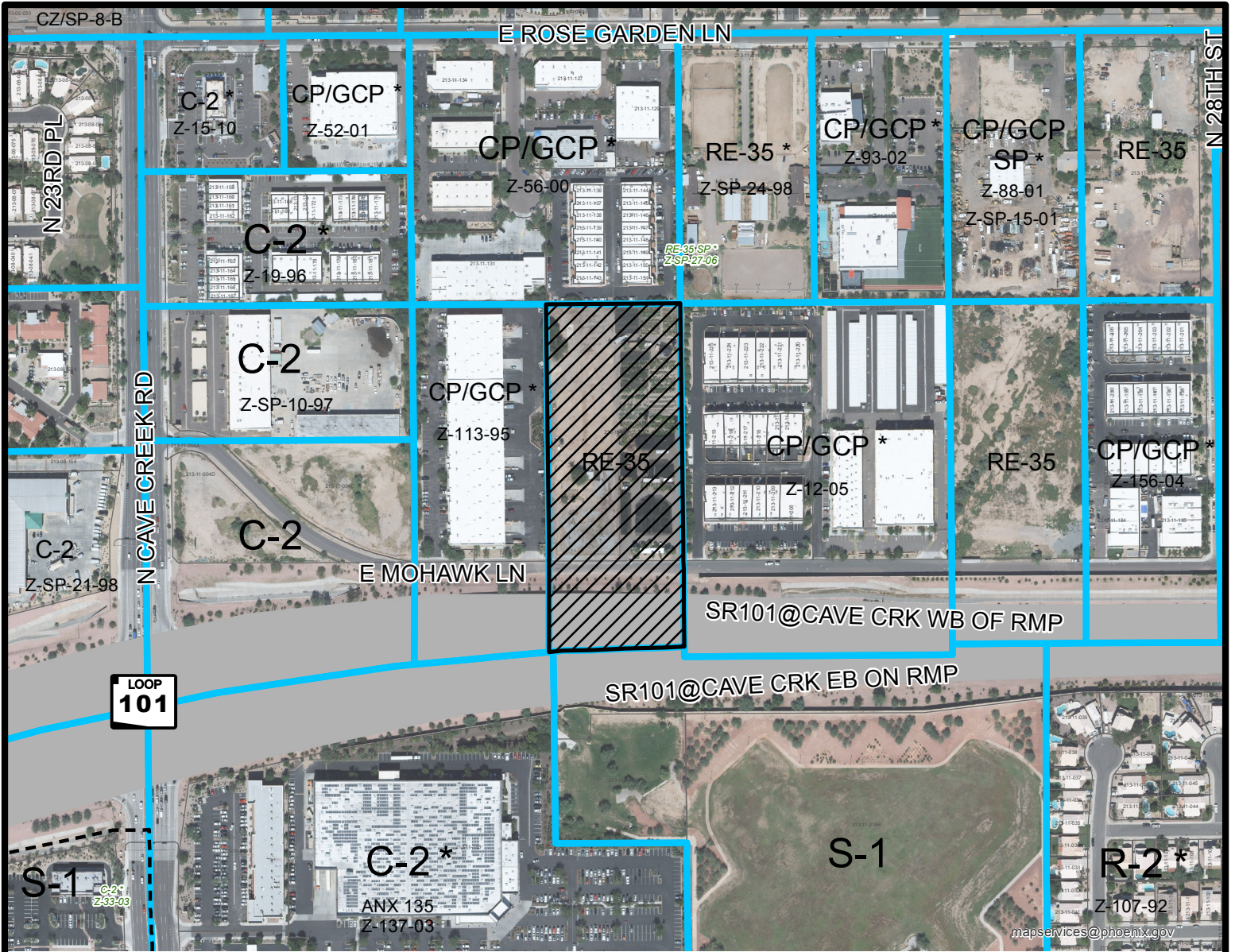
REQUESTED CHANGE:
FROM: RE-35, (4.99 a.c.)
TO: CP/BP, (4.99 a.c.)

MULTIPLES PERMITTED
RE-35
CP/BP

CONVENTIONAL OPTION
5
N/A

* UNITS P.R.D. OPTION
6
N/A

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



LOOP 101

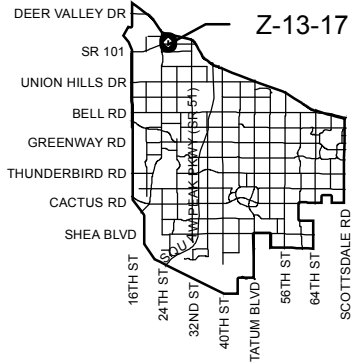


Feet

400 200 0 400

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CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: **Winton Architects Inc. Robert Winton**

APPLICATION NO. **Z-13-17**

DATE: **03/20/2017**

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ZONING MAP **N-9**

REQUESTED CHANGE:

FROM: **RE-35, (4.99 a.c.)**

TO: **CP/BP, (4.99 a.c.)**

MULTIPLES PERMITTED

RE-35
CP/BP

CONVENTIONAL OPTION

5
N/A

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

6
N/A

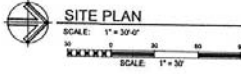
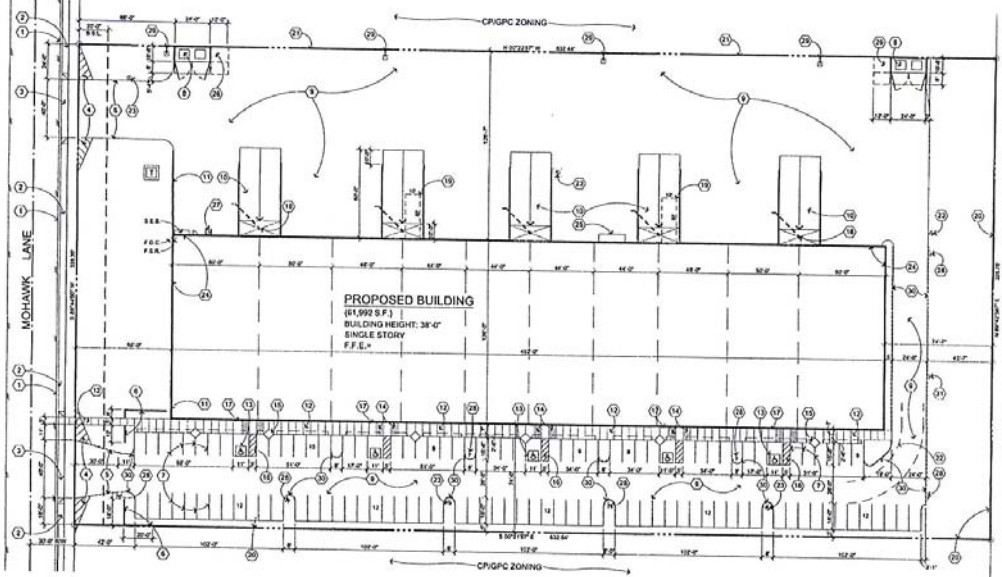
* Maximum Units Allowed with P.R.D. Bonus

GENERAL SITE NOTES

1. Designers and user of this site plan conform to all applicable codes and ordinances.
2. Structures and landscaping shall be located minimum 10' from the property line and 20' along the property line on each side of Phoenix sidewalks and 5' from the curb on each side of the street.
3. Owners of property adjacent to the public right-of-way will have the responsibility for maintaining or landscaping within the right-of-way in accordance with applicable laws.
4. All trees or retained plants will be planted underground.
5. Any existing lighting will be placed on the site itself away from adjacent residential buildings and will not exceed any height of the property. No new, solar or otherwise will be installed to that it exceeds the general use of solar, solar or otherwise installed by users visible at all.
6. All existing equipment and utility devices shall be screened to the height of the building.
7. There shall be no existing improvements or proposed site improvements to be installed on the site of any kind that are not shown on the site plan or otherwise approved by the City.
8. All on-site water lines, including those required for the protection of trees to be planted, shall be subject to the Phoenix Planning Code.
9. All new utility lines shall be installed in accordance with the Phoenix Planning Code and the Arizona Department of Environmental Quality (ADEQ) State Pollution Prevention Program (SPP) General Permit 4-11 in accordance with Arizona Administrative Code Title 18, Chapter 6 Section 6.03(A)(2) and 6.03(A)(3) and any other applicable laws.
10. All fire alarm equipment shall be installed in accordance with Arizona Administrative Code Title 18, Chapter 6 Section 6.03(A)(2) and 6.03(A)(3) and any other applicable laws.
11. All electric lines shall be screened to prevent overhead, heating, cooling, or otherwise, from being visible. The applicant is to notify PUEP prior to installation to arrange for inspection. Call 602-503-2661 and schedule an inspection.
12. All signage requires separate approvals and permits.
13. Erosion or hazardous processes (if applicable). Construction shall be subject to the Phoenix Fire Department Protection District. All landscaping shall be installed in accordance with the Phoenix Planning Code and any other applicable laws.
14. The structure shall comply with all existing and proposed requirements (including but not limited to) for fire safety and fire protection.
15. Retention of existing trees or removal of trees shall be subject to the Phoenix Planning Code and any other applicable laws.
16. The project is located in the City of Phoenix Urban Services Area and has been designated as having an unincorporated status.
17. Landscaping shall be maintained to a permanent and substantial degree to prevent erosion and water contamination.
18. All existing trees, or a portion of trees, shall be retained on the project site and shall be protected as well as any new trees or shrubs planted during construction.
19. Copies of all required permits (including but not limited to) shall be submitted to the City of Phoenix for review.

In witness whereof, the undersigned has hereunto set their hand and the seal of the City of Phoenix, Arizona, this 15th day of February, 2017.

Robert E. Winton
 Mayor of the City of Phoenix



PROJECT DESCRIPTIONS

The site is located at the intersection of 10th Street and Phoenix Blvd. The site is currently vacant. The proposed building is a single-story structure with a height of 38'-0". The building will be used for office space. The site plan shows the building layout, setbacks, and landscaping. The zoning is designated as CP/GPC Zoning.

- SITE PLAN KEYNOTES**
1. New concrete sidewalk per City of Phoenix standards.
 2. New concrete curb per City of Phoenix standards.
 3. 12" x 24" sidewalk curbs.
 4. 12" x 24" sidewalk curbs.
 5. 12" x 24" sidewalk curbs.
 6. 12" x 24" sidewalk curbs.
 7. 12" x 24" sidewalk curbs.
 8. 12" x 24" sidewalk curbs.
 9. 12" x 24" sidewalk curbs.
 10. 12" x 24" sidewalk curbs.
 11. 12" x 24" sidewalk curbs.
 12. 12" x 24" sidewalk curbs.
 13. 12" x 24" sidewalk curbs.
 14. 12" x 24" sidewalk curbs.
 15. 12" x 24" sidewalk curbs.
 16. 12" x 24" sidewalk curbs.
 17. 12" x 24" sidewalk curbs.
 18. 12" x 24" sidewalk curbs.
 19. 12" x 24" sidewalk curbs.
 20. 12" x 24" sidewalk curbs.

PROJECT DATA

ADDRESS:	10th St, Phoenix, AZ 85004
APPLICANT:	Winton Architects, Inc.
DATE:	2/15/17
PROJECT:	Office Building (10th St) (10th St)
AREA:	10,000 sq ft
PERMITS:	10,000 sq ft
CONSTRUCTION:	10,000 sq ft
LANDSCAPE:	10,000 sq ft
UTILITIES:	10,000 sq ft
OTHER:	10,000 sq ft

PERMITS REQUIRED

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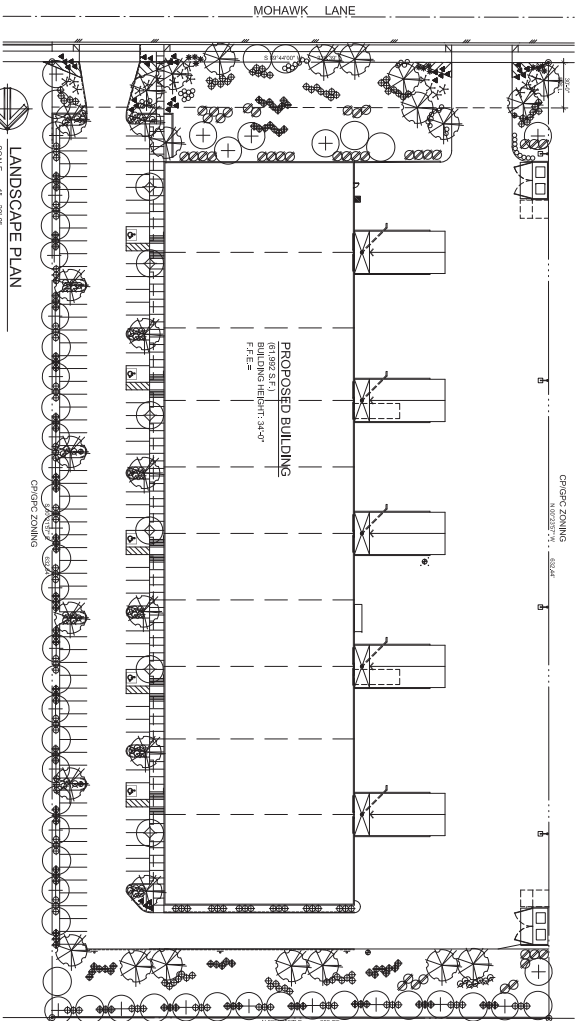
CITY OF PHOENIX
 FEB 15 2017
 Planning & Development
 Department

winton architects, inc.
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014
 (602) 230-9778 FAX (602) 254-9739

NEW BUILDING for CAVE CREEK II
 MOHAWK LANE, PHOENIX, ARIZONA
 SUN STATE BUILDERS

Job No. 12100
 approved 2/15/17
 date 2/15/17
 revisions

SP-1

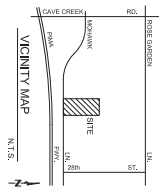


LANDSCAPE PLAN
SCALE: 1" = 30'-0"

GRAPHIC ZONING
SCALE: 1" = 30'

- LANDSCAPE LEGEND**
- CERCIIDIUM HYBRID
 - CERBERI WASEIA
 - Z CALIPER / 28 BOX II
 - ACACIA SALICINA
 - Z CALIPER / 28 BOX I
 - ACACIA SALICINA
 - T CALIPER / 24 BOX I
 - QUERCUS VINCINIANA
 - LIVE OAK
 - T CALIPER / 24 BOX II
 - AGAVE WEYERI
 - WEYERI'S AGAVE
 - 5 GALLON II
 - TECOMA, ORANGE JUBILEE
 - ORANGE JUBILEE
 - 5 GALLON I
 - HERITIERA PAVONOGA

- ENCHOCACTUS GARRISONII
- GOLDEN BARREL (PINE FACED)
- 5 GALLON (MASON, 800793467)
- DESERT SPOON
- 5 GALLON II
- RIELLA PERISULCATUS
- 5 GALLON II
- LANTANA NOVEBORACIS
- 5 GALLON II
- ALOE BLUELEAF
- BLUE EUF ALCE
- 1 GALLON II
- 1/2 MINIS MASON GOLD PICOFORDED GRANITE
- Z DEPTH IN ALL LANDSCAPE AREAS
- 5 GALLON II



CITY OF PHOENIX
FEB 15 2017
Planning & Development
Department

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE CITY OF PHOENIX GENERAL NOTES ARE NOT TO BE APPLIED TO THE PLAN. ADDITIONAL GENERAL NOTES SHALL BE PROVIDED BY THE ARCHITECT. THE CITY OF PHOENIX GENERAL NOTES SHALL BE APPLIED TO THE SITE PLAN AND THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY GENERAL NOTES TO THE ARCHITECT. THE CITY OF PHOENIX GENERAL NOTES SHALL BE APPLIED TO THE SITE PLAN AND THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY GENERAL NOTES TO THE ARCHITECT.

GRAPHIC ZONING

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LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
EMMA J. MCGUIRE, AIA, LUSC, LEED AP	EMMA J. MCGUIRE, AIA, LUSC, LEED AP	02/15/17
OWNER / DEVELOPER CONTACT INFO:	OWNER / DEVELOPER CONTACT INFO:	OWNER / DEVELOPER CONTACT INFO:
STEVE BROWN	STEVE BROWN	STEVE BROWN
1000 N. CENTRAL AVENUE, SUITE 200	1000 N. CENTRAL AVENUE, SUITE 200	1000 N. CENTRAL AVENUE, SUITE 200
PHOENIX, AZ 85004	PHOENIX, AZ 85004	PHOENIX, AZ 85004
SBROWN@SUNSTATEBUILDERS.COM	SBROWN@SUNSTATEBUILDERS.COM	SBROWN@SUNSTATEBUILDERS.COM

T.A. MCGUIRE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
1000 N. CENTRAL AVENUE, SUITE 200
PHOENIX, AZ 85004
P: (602) 230-9778 F: (602) 265-9739
WWW.TAMCGUIRE.COM

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NEW BUILDING for
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MOHAWK LANE, PHOENIX, ARIZONA
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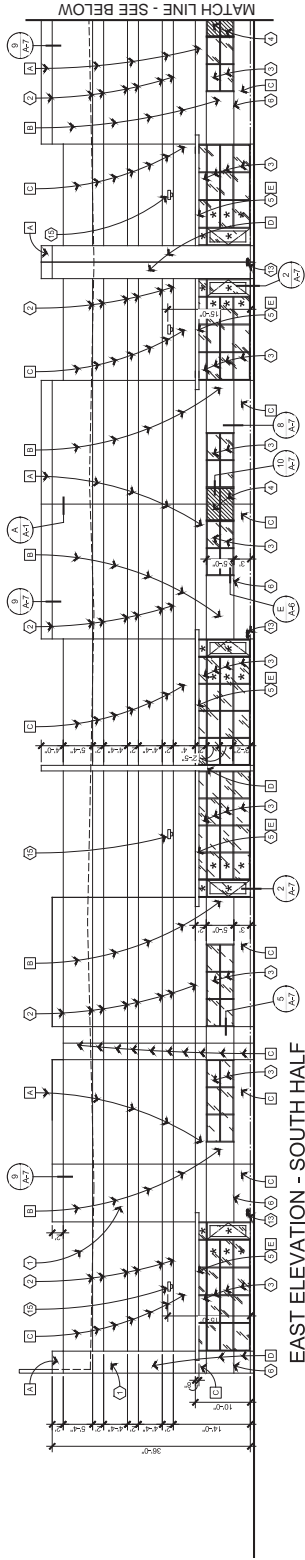
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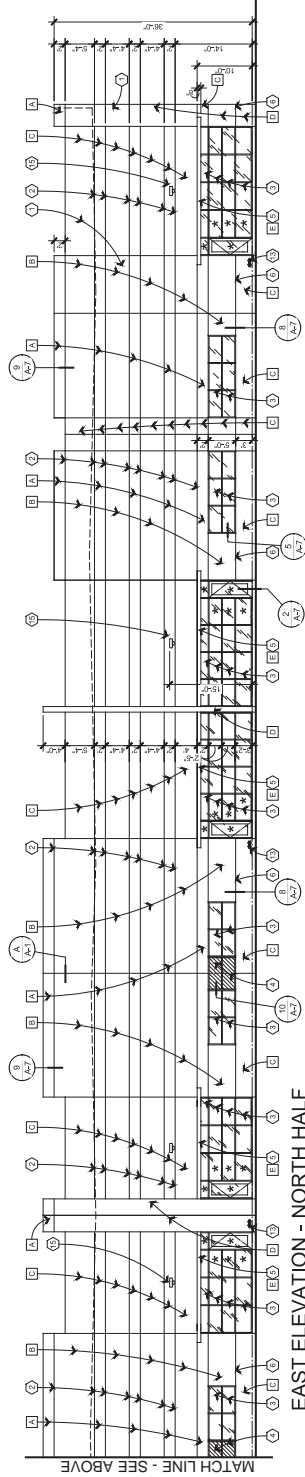
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Job no. 17106
 drawn MGO
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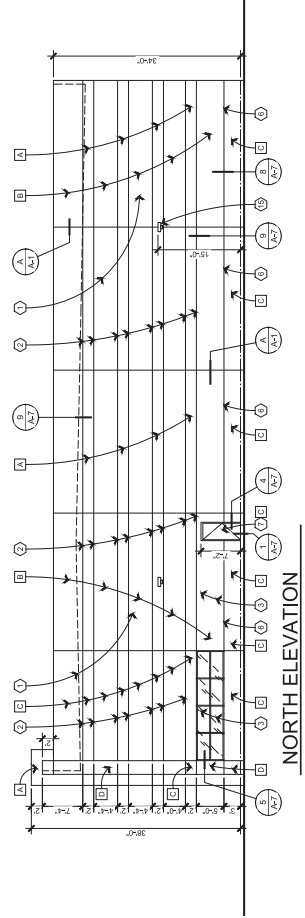
A-2



EAST ELEVATION - SOUTH HALF
 SCALE: 3/32" = 1'-0"
 * INDICATES TEMPERED GLASS



EAST ELEVATION - NORTH HALF
 SCALE: 3/32" = 1'-0"
 * INDICATES TEMPERED GLASS



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

- EXTERIOR ELEVATION PAINT COLORS**
- A. White, DE5080
 - B. Silver Springs, DE546
 - C. Sky Ceiling, DE536
 - D. Rainy Lake, DE582
 - E. Dove In, DE595
- EXTERIOR ELEVATION KEYNOTES**
- 1. Concrete floor wall panel
 - 2. Vee joint
 - 3. 1" fixed insulating polystyrene (IP) / clear glass in aluminum frame (IP) reference: SHGC=0.29
 - 4. Single pane optional glass to match adjacent glass
 - 5. Reinforced metal tube canopy per details
 - 6. 2" x 1/2" deep reveal
 - 7. Hollow metal door and frame
 - 8. Steel sectional overhead door
 - 9. 1 1/2" diameter steel pipe railings
 - 10. Indicates line of roof beyond parapet
 - 11. Indicates wall and light fixture per electrical drawings
 - 12. Indicates need downspout
 - 13. Roof overline drain
 - 14. Secondary stopper openings per roof plan
 - 15. Wall joints per Electrical drawings
 - 16. Mechanical units beyond building parapet
 - 17. 2'x7' high individually mounted, pan channel, black anodized aluminum helical Medium address numbers



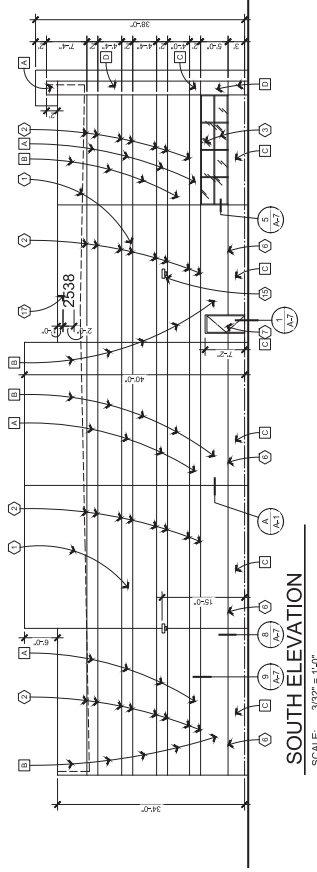
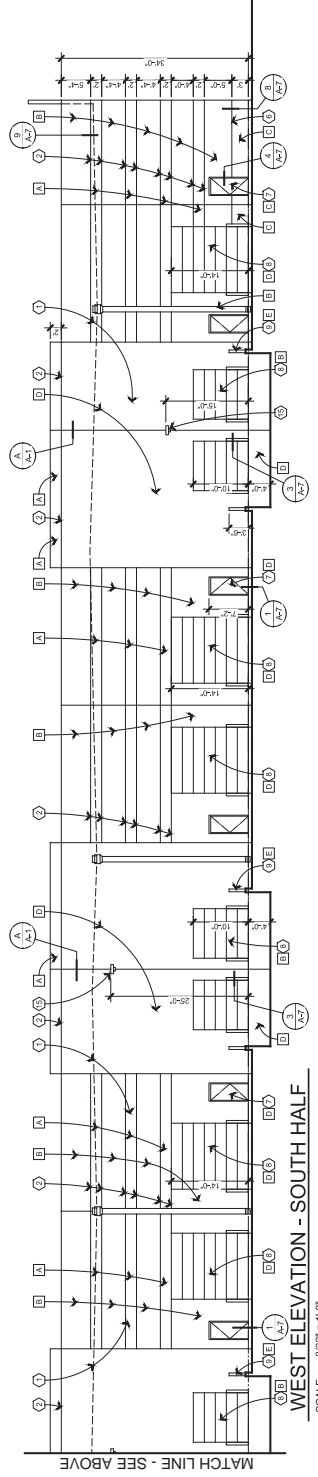
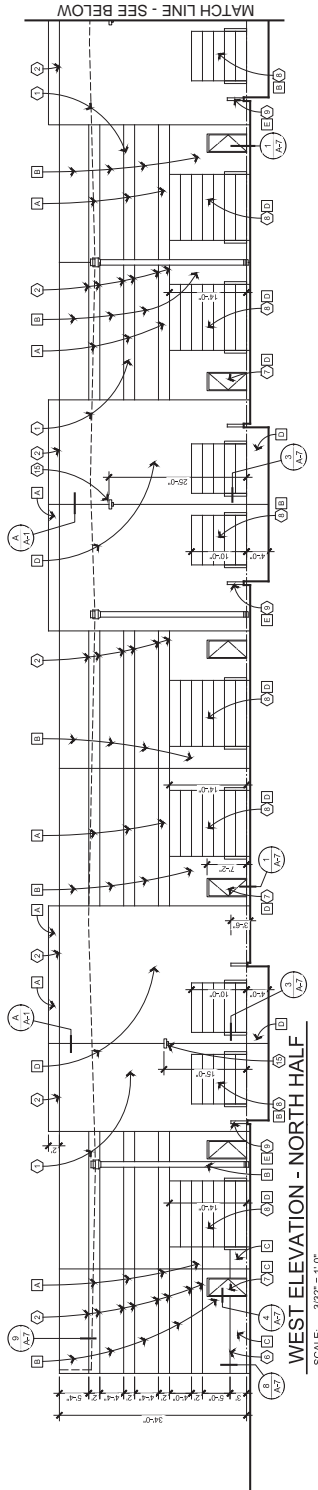
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NEW BUILDING for
CAVE CREEK II
MOHAWK LANE, PHOENIX, ARIZONA
SUN STATE BUILDERS

job no. 17106
drawn MGO
approved RBV
date 4/02/17
revisions

A-2.1



EXTERIOR ELEVATION PAINT COLORS

- A. White, DE5980
- B. Silver Springs, DE5446
- C. Sky Ceiling, DE5536
- D. Rainy Lake, DE5852
- E. Dine In, DE5985

EXTERIOR ELEVATION KEYNOTES

- 1. Concrete slop wall panel
- 2. Veneer joint
- 3. 1" fixed insulating polystyrene (IP) / clear glass in (IP) reflector SHGC=0.23
- 4. Single pane optional glass to match adjacent glass
- 5. Beveled metal tube canopy per details
- 6. 2" x 1/2" deep reveal
- 7. Hollow metal door and frame
- 8. Steel sectional overhead door
- 9. 1 1/2" diameter steel pipe railings
- 10. Indicates line of roof beyond parapet
- 11. Indicates wall light fixture per electrical drawings
- 12. Indicates roof downspout
- 13. Roof overline drain
- 14. Secondary stopper openings per roof plan
- 15. Wall joint per Electrical drawings
- 16. Mechanical units beyond building parapet
- 17. 2'x4" high individually mounted, per channel, black anodized aluminum helical Medium address numbers

CITY OF PHOENIX

MAR 29 2017

Planning & Development
Department