



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-190-G-84-7(5)
March 6, 2018

Village Planning Committee Meeting March 14, 2018
Date:

Planning Commission Hearing Date: April 5, 2018

Request From: PCD (Approved C-2 PCD) (2.29 acres)

Request To: C-2 HGT/WVR PCD (2.29 acres)

Proposed Use: Hotel with a height waiver for up to 50 feet

Location: Approximately 300 feet east of the
 northeast corner of 91st Avenue and
 McDowell Road

Owner: OM SAI 8, LLC

Applicant/Representative: Benjamin Tate, Withey Morris, LLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	McDowell Road (City of Tolleson)	Arterial	55-foot north half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed development is sensitive to surrounding commercial development thereby warranting the reasonable levels of increased intensity required for the project.</p>			

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 site is located adjacent to the Interstate-10 freeway and is compatible with the existing commercial uses to the north and west.

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.

The request proposes to develop a currently underutilized and vacant commercial property. The request for Height Waiver will allow a development consistent with those existing along McDowell Road and Interstate-10.

Applicable Plan and Principles

Comprehensive Bicycle Master Plan – see #11 below.
 Reimagine Phoenix Initiative – see #14 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Undeveloped	PCD (Approved C-2 PCD)
North	Self-Service Storage	C-2 SP
South (across McDowell Road)	Undeveloped	PAD (City of Tolleson)
East	Special Education (K-12) School	C-2 PCD
West	Convenience store and gas station	PCD (Approved C-2 PCD)

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Adjacent to Street – McDowell Road	For structures exceeding two stories or 30 feet, average 30 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	Met – 95 feet
Adjacent to C-2 Zoning - West	None	Met – 87 feet
Adjacent to C-2 Zoning - North		Met – 85 feet
Adjacent to C-2 Zoning - East		Met – 84 feet
<i>Landscape Setbacks</i>		
Street – McDowell Road	Average 30-foot; minimum 20-foot permitted for up to 50% of the frontage	Met – 25 feet
Adjacent to C-2 Zoning - West	None	Met – 0 feet
Adjacent to C-2 Zoning - North		Met – 0 feet
Adjacent to C-2 Zoning - East		Met – 8 feet (See Stipulation #3)
Lot Coverage	Not to exceed 50%	Met – 14%
Building Height (Height Waiver)	4 stories not to exceed 56 feet	Met – 3 story (47.5 feet)
Parking	1 space per unit; 95 rooms = 95 parking spaces required	Met – 104 spaces

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to add a height waiver to 2.29 acres located approximately 300 feet east of the northeast corner of 91st Avenue and McDowell Road from PCD (Approved C-2 PCD) (Planned Community District, approved Intermediate Commercial District) to C-2 HGT/WVR PCD (Intermediate Commercial District with Height Waiver, Planned Community District) to allow a hotel at a maximum height of 50 feet.



Source: City of Phoenix, Planning & Development Department

SURROUNDING ZONING AND LAND USE

2. The subject site is currently undeveloped and zoned PCD (Approved C-2 PCD). A Self-service storage use exists to the north and is zoned C-2 SP (Intermediate Commercial with Special Permit). South across McDowell Road is undeveloped land within the City of Tolleson. To the east is an existing special education (K-12) school zoned C-2 PCD (Intermediate Commercial, Planned Community District) and to the west is an existing convenience store and gas station zoned PCD (Approved C-2 PCD).

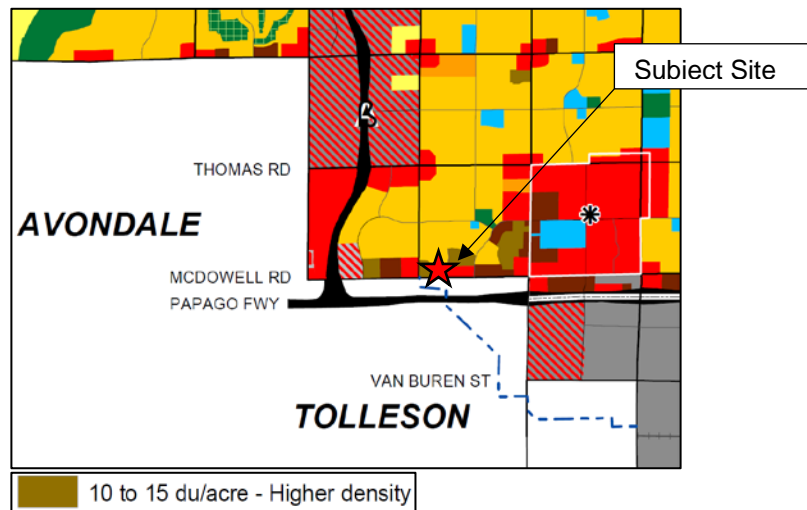
COMMUNITY INPUT

3. The following is a summary of the community input received for the proposal. At the time this staff report was written, one letter of concern has been received.
 - Concerns about increased density and traffic.
 - Concerns about the location of trash receptacles at the northeast corner of the site near the existing special education school yard.
 - Concerns about the lack of screen walls and landscaping to screen visibility into the school yard to the east.

Stipulations regarding a maximum building height and additional landscaping are addressed in background item #5 and #10.

GENERAL PLAN

4. The General Plan Land Use Map designation for the subject site 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 site is less than 10 acres.

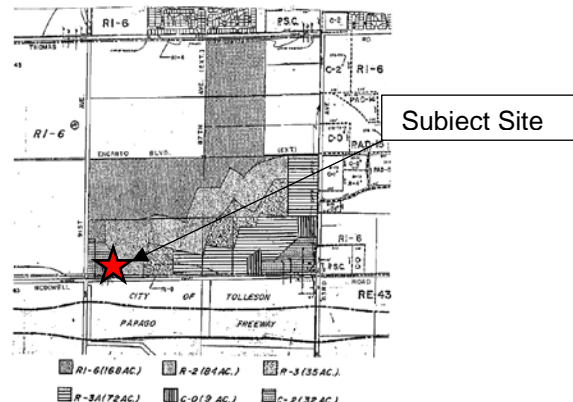


Source: City of Phoenix, Planning & Development Department

ANALYSIS OF PROPOSAL

5. The C-2 zoning district yard, height, and area requirements are established to provide an appropriate transition between commercial uses and adjoining neighborhoods. District regulations state that a request can be made to exceed the height requirements of two stories and 30 feet, but not to exceed a height of four stories and 56 feet upon finding that such additional height is not detrimental to adjacent property or the public welfare in general (623.E.4.b.). The additional building height requested at this location will not be detrimental because it is adjacent to two commercially zoned properties, and only has vehicular access from an arterial street. The request for C-2 with a Height Waiver will allow three stories and 50 feet in height. Staff is recommending a stipulation that the maximum building height shall be limited to four stories and 50 feet. This is addressed in Stipulation #2.

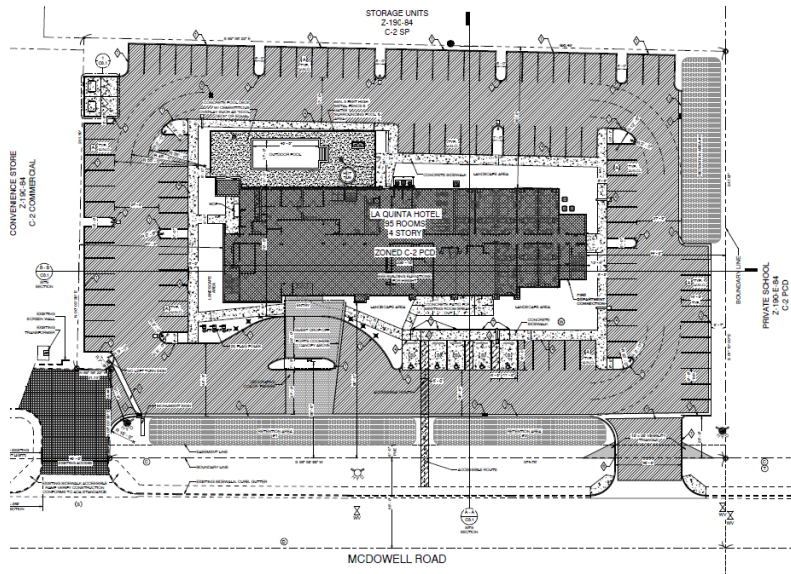
6. The subject site was part of a PCD rezoning request. In 1984, the Phoenix City Council approved request Z-190-84-7, approximately 400 acres for rezoning from R1-6 to PCD (R1-6, R-2, R-3, R-3A, C-O, C-2) for an irregular-shaped parcel located at the northwest corner of 83rd Avenue and McDowell Road, subject to stipulations. This request established the PCD (Approved C-2 PCD) on the subject site and adjacent properties to the north, east and west.



Source: City of Phoenix, Planning & Development Department

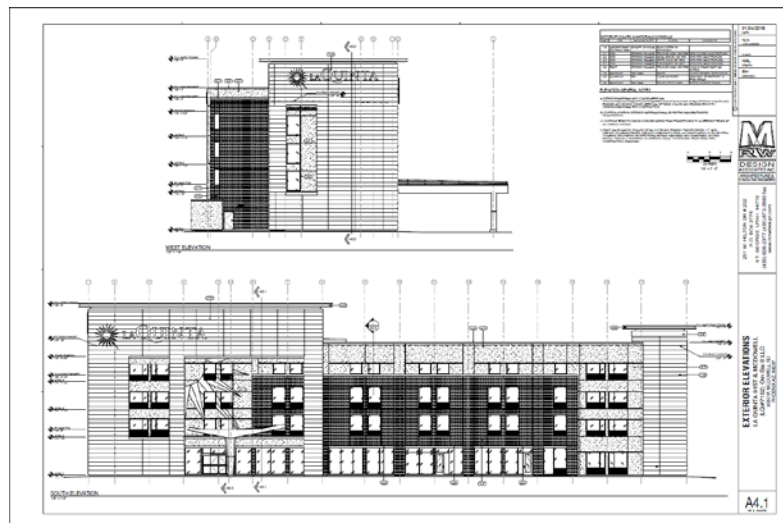
7. On several occasions, the Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved modification of stipulations, subject to stipulations. Approval of a height waiver for this site is in addition to conditions attached to the underlying C-2 zoning through Z-190-84-7.

8. The conceptual site plan shows a new building footprint with a height of three stories and 47 feet 6 inches. The building covers approximately 14% of the net lot area, and parking provided on all sides of the building. Ingress and egress to the site is provided to and from McDowell Road and a guest drop off is located under a porte-cochere canopy at the front entrance.



Source: MRW Design Associates Inc.

9. The elevations depict a visually interesting proportion of façade treatments such as aluminum cladding, textured stucco and paint finishes, parapets, vertical and horizontal elements, building articulation, as well as the location of windows and signage.



Source: MRW Design Associates Inc.

A stipulation is recommended to provide general conformance to the included elevations. This is addressed in Stipulation #1. Per Section 507 TAB A.II.B.5.1., all sides of a structure should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.

10. To the east is an existing special education (K-12) school with an outdoor recreation area directly adjacent to the subject property. To minimize the impacts to the adjacent property to the east staff is recommending an a minimum eight-foot-wide landscape setback with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the east property line. This is addressed in Stipulation #3.

11. The Comprehensive Bicycle Master Plan supports options for bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan does not show bicycle parking. It is recommended that bicycle parking be provided on the property for employees and guests. The property is near a several major bus routes. Providing bicycle parking for employees and guests is supportive of multimodal travel options. The applicant will work with Planning and Development staff through the site plan review process to determine the location for bicycle parking. The bicycle racks should be an Inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. This is addressed in Stipulation #4.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

INTERDEPARTMENTAL COMMENTS

12. 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 2160 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER

14. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #5.
16. 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 proposal will provide a specialized commercial service that caters to the diverse needs of the community.
2. The request for additional building height is consistent with the adjacent zoning approval and will not be detrimental to surrounding properties.
3. The proposal is compatible with the existing freeway corridor, as well as with the commercial uses to the north and west along McDowell Road.

Stipulation

1. The development shall be in general conformance with the site plan date stamped March 8, 2018 and elevations date stamped January 8, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be four stories and 50 feet.
3. A minimum eight-foot-wide landscape setback, with minimum 2-inch caliper trees, shall be placed 20 feet on center or in equivalent groupings along the east property line as approved by the Planning and Development Department.
4. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H.4 of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department

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5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Joél Carrasco

March 6, 2018

Team Leader

Samantha Keating

Exhibits

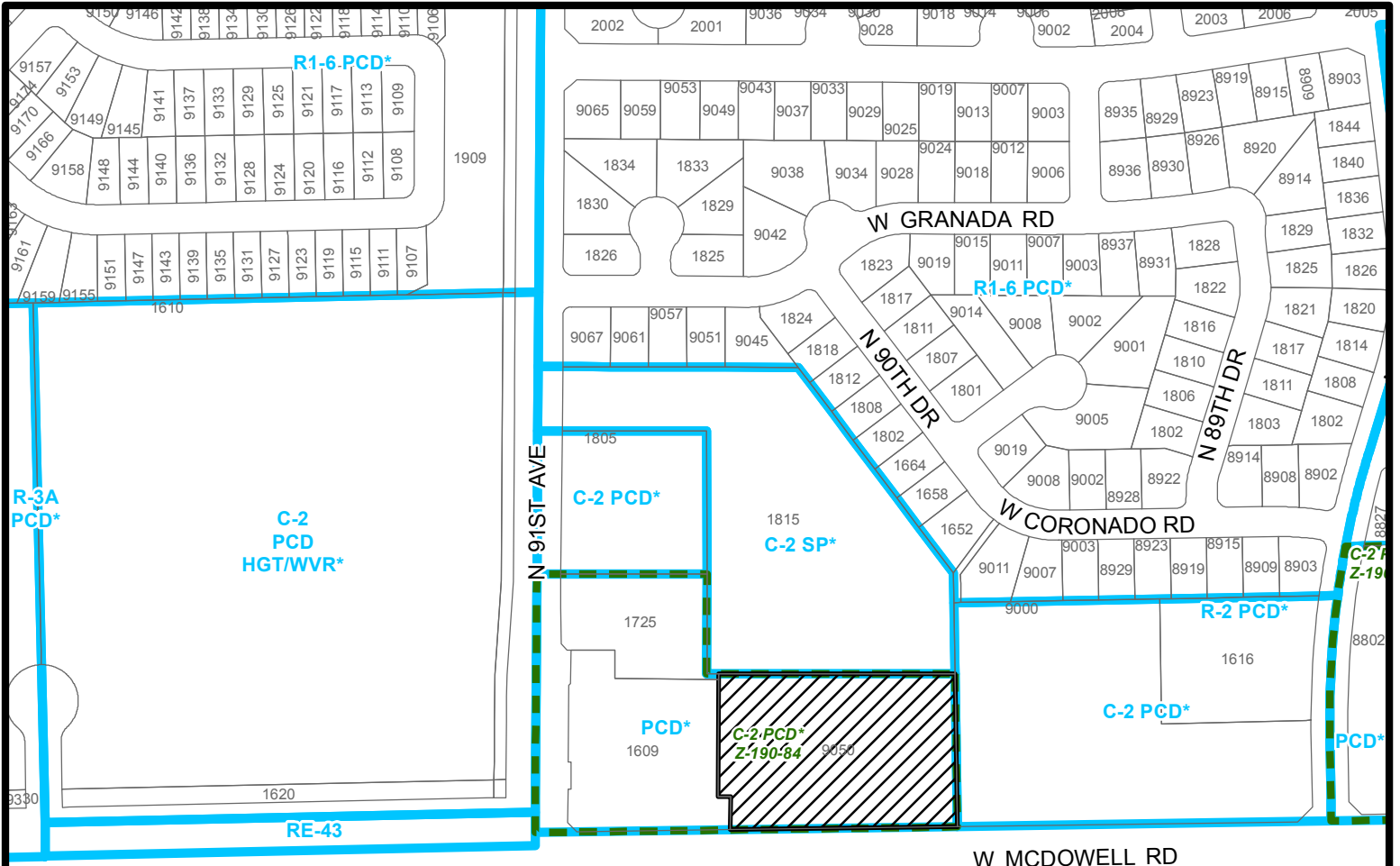
Z-190-G-84-7(5) Zoning sketch

Z-190-G-84-7(5) Aerial

Conceptual Site plan date stamped March 08, 2018

Conceptual Elevations date stamped January 08, 2018 (2 pages)

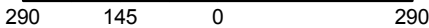
Community Correspondence (2 pages)



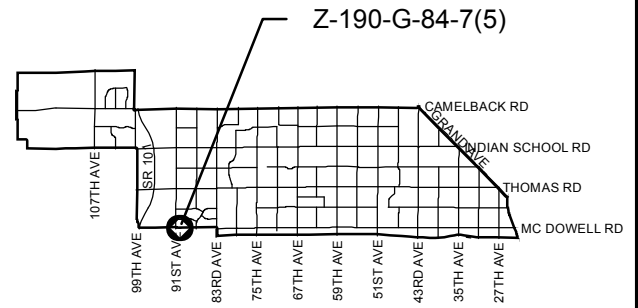
Town of Tolleson



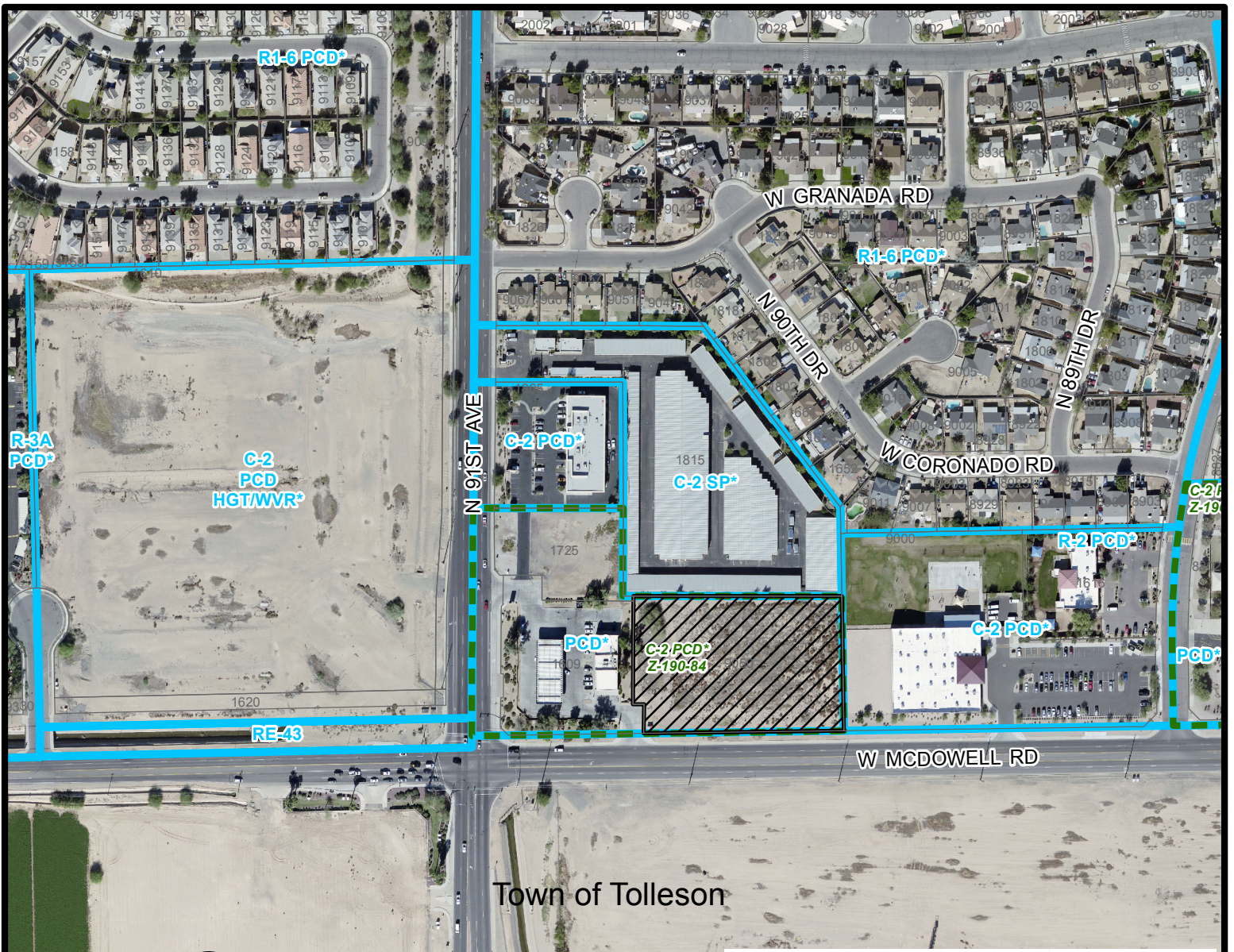
Feet



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Benjamin Tate		REQUESTED CHANGE: FROM: PCD (Approved C-2 PCD) (2.29 a.c.) TO: C-2 HGT/WVR PCD (2.29 a.c.)	
APPLICATION NO. Z-190-G-84-7(5)		DATE: 1/23/2018 REVISION DATES: 2/20/2018	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.29 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 13-7 ZONING MAP G-3	
MULTIPLES PERMITTED PCD (Approved C-2 PCD) C-2 HGT/WVR PCD		CONVENTIONAL OPTION 33 33	
* UNITS P.R.D. OPTION 40 40		* Maximum Units Allowed with P.R.D. Bonus	



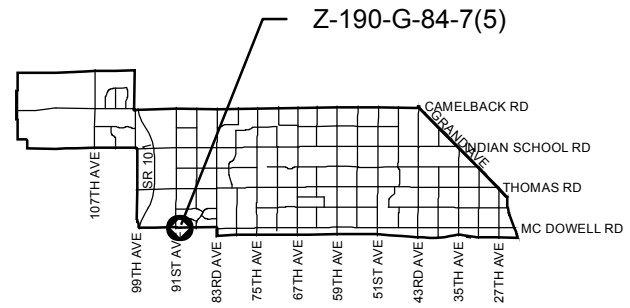
Town of Tolleson



Feet

290 145 0 290

MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Benjamin Tate

APPLICATION NO. Z-190-G-84-7(5)

DATE: 1/23/2018
REVISION DATES:

2/20/2018

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

2.29 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 13-7
ZONING MAP G-3

REQUESTED CHANGE:

FROM: PCD (Approved C-2 PCD) (2.29 a.c.)

TO: C-2 HGT/WVR PCD (2.29 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
PCD (Approved C-2 PCD)	33	40
C-2 HGT/WVR PCD	33	40

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

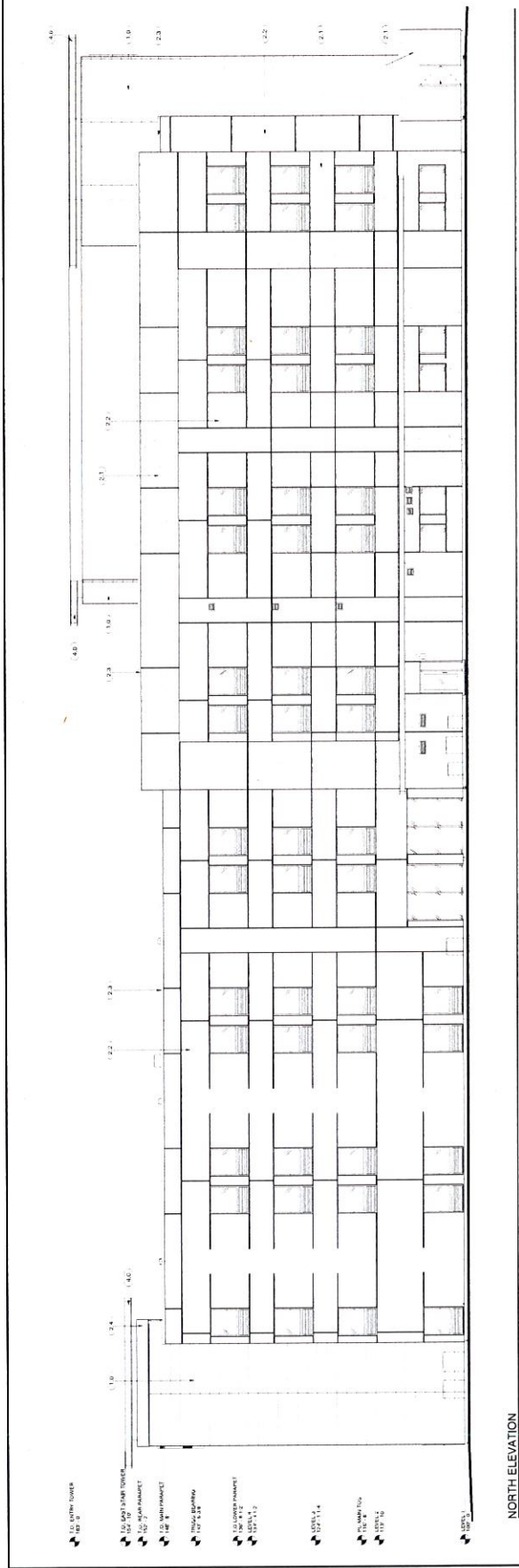
DATE: 08/05/2017
 SHEET NUMBER: N/A
 SCALE: As Shown
 CHECKER: [Name]
 APPROVED: [Signature]



251 W. HILTON DR # 202
 P.O. BOX 2175
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
 www.mwdesign.com

EXTERIOR ELEVATIONS
 LA QUINTA 91ST & MCDOWELL
 (LA#7192) On Site B LLC
 950 W MCDOWELL RD
 PHOENIX AZ 85037

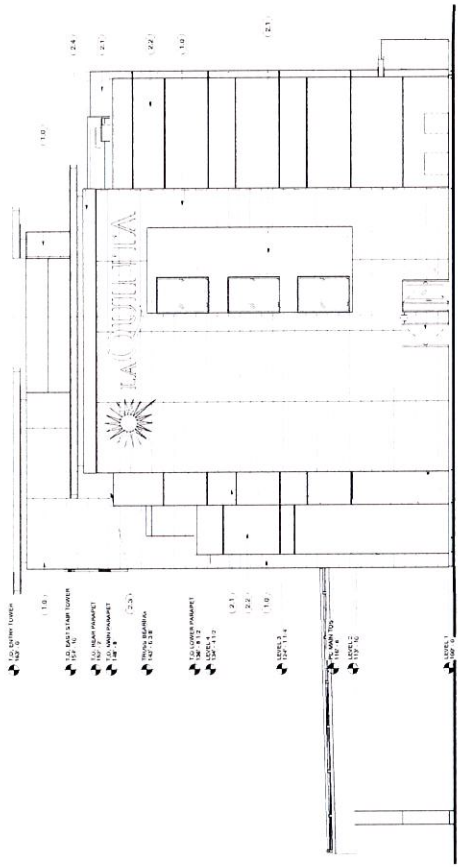
A4.2
 OF 4 SHEETS



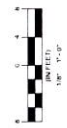
NORTH ELEVATION
 1/8" = 1'-0"

EXTERIOR COLORS & MATERIALS SCHEDULE

MARK	ITEM	MANUFACTURER	MODEL	COMMENTS
1.0	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.1	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.2	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.3	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.4	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.5	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.6	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.7	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.8	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.9	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT
1.10	EXTERIOR PAINT	BEHR	PREMIER PLUS	EXTERIOR PAINT



EAST ELEVATION
 1/8" = 1'-0"



CITY OF PHOENIX
 JAN 08 2018
 Planning & Development
 Department

C:\C:\p1\17-0017\MWD\DESIGN ASSOCIATES INC.

From: Francie Austin
To: [Joel Carrasco](#)
Subject: Proposed La Quinta Hotel at 9050 W. McDowell Z-190-A-84-7(5)
Date: Wednesday, February 28, 2018 2:12:45 PM

Good afternoon, Joel,

Thanks so much for taking my call and visiting with me regarding the proposed La Quinta Hotel at 9050 W. McDowell Road, Phoenix, Az. I own the state approved special education school on the property immediately to the east of the proposed project. It is known as The Austin Centers for Exceptional Students (The ACES) and we serve students with emotional disabilities, mental illness, autism and intellectual disabilities. All of our students also have severe behavioral challenges such as physical aggression, self-injurious behavior and running away. They are public school students who are enrolled with us for approximately 16 months to 2 years for remediation before returning safely and successfully to their public schools. Our school is staffed with state certified special education teachers, psychologists, behaviorists, therapists and certified administrators. Because of the severe behavioral challenges of our students, our staff members occasionally utilize therapeutic physical management in order to keep the students safe. This is a practice which can easily be misunderstood by observers, which is one reason that our campus is built to provide our students the greatest safety, security and privacy.

On February 5th, I met with Mr. Benjamin Tate from Withey Morris, PLC who represented the owner. I reviewed the proposed site plans and elevations. Mr. Tate explained that the owners were requesting a variance to the height restriction. Based on the plans, I expressed several concerns which he indicated that he would pass along to the owners to see if they could make accommodating changes. I have not yet had a response from Mr. Tate. I indicated that I had several objections and I wanted to forward those to you so that the city staff would be aware.

1. I am strongly opposed to the height variance because it allows the addition of more units, more density, more traffic and the increased density will impact the safety of our students. When we built our building in 2015, we built according to the standards of the City of Phoenix. Our floor is 16'5" high and our parapet is 22'8" high. The proposed project is over 40 feet high, twice the height of our building and 25% higher than the current standard. Mr. Tate did indicate that there would only be two windows on the east side in the stairwells; however, the major concern is the density that the height increase would allow.
2. The proposed plan places the trash dumpster in the northeast corner of the property, nearest to our playground. Due to the amount of trash generated by a hotel, the offensive odor in the summer and the attraction of rodents and insects, I requested that the owners move the dumpster to the northwest corner.
3. There did not appear to be a block wall on the east perimeter of the proposed project. In order to provide privacy and limit ground visibility of our students, I requested that a block wall be added in addition to the landscape barrier of dense vegetation and trees..

With those modifications , I would have no other objections to the project as proposed on the drawings I viewed on February 5th.

Thank you so much for your consideration and I appreciate your forwarding this email to the other city staff members who are involved with the recommendation of the this project. If

you should need any additional information, please don't hesitate to contact me at [REDACTED]

[REDACTED].

Francie Austin, President and CEO
The Austin Centers for Exceptional Students

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[The Austin Centers for Exceptional Students](#)
