



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-28-A-14-2
(Lone Mountain Senior Living PUD)
 November 20, 2017

Desert View Village Planning Committee Meeting Date: December 5, 2017
Planning Commission Hearing Date: January 4, 2018
Request From: PUD (5.00 acres)
Request To: PUD (5.00 acres)
Proposed Use: Major Amendment to the Lone Mountain Senior Living PUD to enlarge the building
Location: Northeast corner of 43rd Street and Lone Mountain Road
Owner/Applicant: Laura May, Green Thumb Nursery, LLC
Representative: Wendy Riddell, Berry Riddell LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0 to 2 du/acre	
Street Map Classification	43rd Street	Local	25-foot east half
	Lone Mountain Road	Major Arterial	55-foot north half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; GOAL: Encourage communities and neighborhoods to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs.</i></p> <p>The proposal will transform the subject site into a Senior Assisted Living Center that will diversify the housing stock and provide a new housing option for aging seniors in the Village.</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 proposal encourages redevelopment of an underutilized parcel to be consistent with the adjacent neighborhood character.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposed development will redevelop a vacant property which had previously been in use for the operation of a nursery business and occupied with portable buildings and equipment storage.

Area Plan

The North Land Use Plan designates this area as Residential 0 to 1.5 dwelling units per acre. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposal exceeds the North Land Use Plan density cap of 1.5 dwelling units per acre however the proposal meets the intent of the North Land Use Plan by providing a large amount of open space, and re-establishing a natural desert landscape within the development constraints of the subject site.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PUD
North	Ranch or Farm Residential	S-1
South	Single-Family Subdivision, Desert Willow Elementary School	R1-6 PCD, Approved R1-6 PCD
East	Ranch or Farm Residential	S-1
West	Suncrest Nursery and Single-Family Residential	S-1

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to amend the Lone Mountain Senior Living PUD, a 5.00-acre site located at the northeast corner of 43rd Street and Lone Mountain Road to enlarge the building and change the number of beds from a maximum of 60 to a maximum of 100. The open space and landscape setbacks standards are being amended as well to accommodate the proposed larger building footprint.
2. The current owners purchased the property in 1996. Since then a school has been built directly to the south and a number of homes have also been built in the immediate area. The majority of the site is currently vacant. The remaining area was operated by Green Thumb Nursery, LLC a nursery and greenhouse with the use of portable building structures located on site. The original request, Z-28-14-2, to rezone the subject site from S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow a Senior Assisted Living Facility was approved on July 1, 2015. The subject request is the first major amendment to the Lone Mountain Senior Living PUD.

GENERAL PLAN

3. The General Plan Land Use Map designation for the subject parcel is Residential 0 to 2 dwelling units per acre. 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.

ANALYSIS OF PROPOSAL

4. 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.

5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped November 15, 2017. Many of the proposed standards were designed to allow for an Assisted Living Center for senior adults that is compatible with the surrounding development.

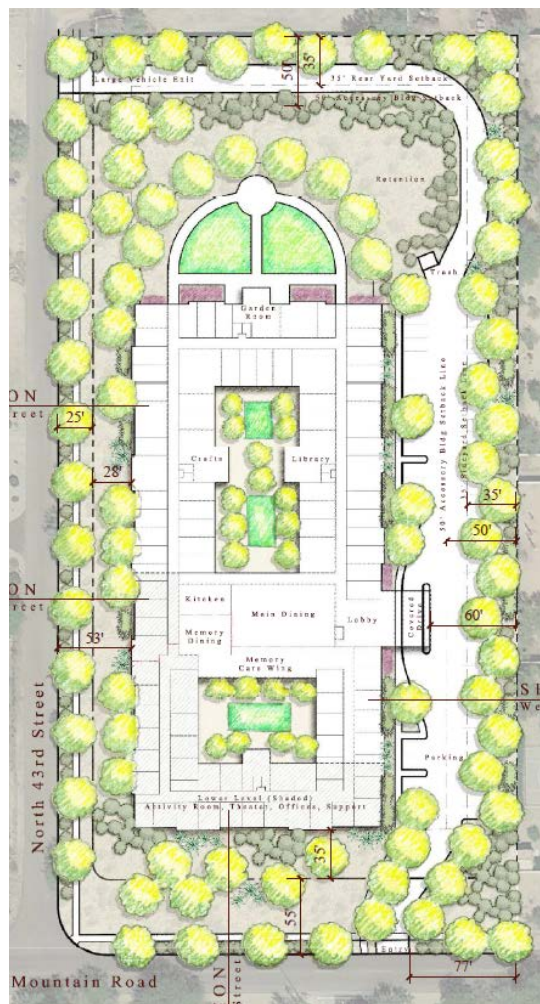
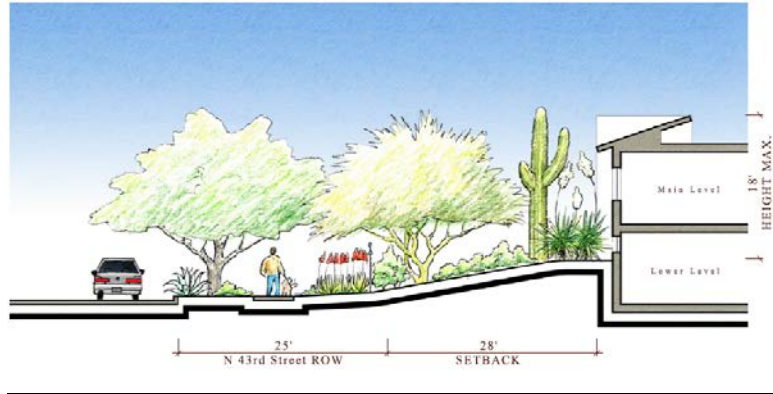
Land Use

The Development Narrative proposes to continue to allow Assisted Living Center and all uses permitted in Section 603 (S-1 Ranch or Farm Residence District) of the Phoenix Zoning Ordinance, as previously approved, as well as

adding the following uses: Residential Care Center, Adult Day Care Home, Adult Day Care Center.

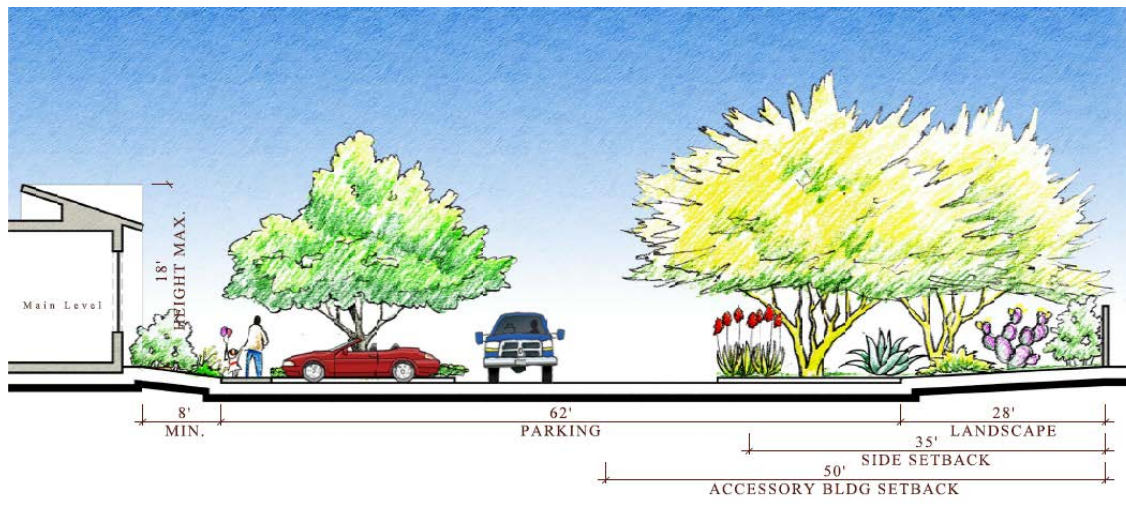
Development Standards

The proposed development standards limit the building height to a maximum of 18 feet and limit the lot coverage to a maximum of 40%. The applicant proposes a one-story development consisting of a maximum 100 beds (previously 60 beds were approved) with a gross building area of approximately 57,034 square feet (previously 27,421 square feet) including a porte-cochere entry. Individual bedrooms may contain kitchen units. Amenities will be centrally located and a proposed basement level along the south end of the property may contain administrative uses as well as a theater and activity room. The building setbacks are 35 feet from the north, east and south property lines and 25 feet from the west property line with a minimum of 20% (previously 60%) of net lot area for Open Space.



Landscaping Standards

The proposal provides a minimum 25-foot streetscape landscape setback along the north half of Lone Mountain Road and the east half of 43rd Street. The proposal also provides a minimum 10-foot landscape setback (previously 20-foot) where property lines are not adjacent to streets. The conceptual site plan depicts a 28-foot landscape setback along the east property line and a 15-foot landscape setback along the north property line. To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that a minimum landscape setback of 28-feet shall be along the east property line and a minimum landscape setback of 15-feet shall be along the north property line. This is addressed in Stipulation 1. A.



Parking

Access to the site will be from Lone Mountain Road approximately 77 feet west of the eastern property line and a left turn only one way egress will be provided from 43rd Street. Approximately 50 parking spaces (4 accessible) are to be provided in compliance with Section 702 of the Phoenix Zoning Ordinance. The

driveway and parking areas have been designed to reduce storm water runoff and heat gain by minimizing the amount of paved surfaces.

Shading

The Development Narrative specifies shade trees to provide 50-percent coverage at maturity along pedestrian walkways. A dense canopy of shade trees along with an appropriate mix of shrubs, accent plants and groundcover are provided between street curb and the property line to create attractive and shaded public sidewalks. Other elements of shade throughout the site include a covered gazebo, and a combination of porches, patios or courtyards. No changes are proposed.

Design guidelines

The Development Narrative includes several design elements created to position the development as a signature project for the area, while limiting its impact on the neighborhood. Design elements include consideration of rooflines, proportion, façade articulation, appropriate detailing, colors, and materials to promote Mission style architectural character with residential detail. No changes are proposed.

Phasing

The project will be constructed in one phase. No changes are proposed.

Signage

The Development Narrative includes regulations to allow one ground sign at Lone Mountain Road entry. Ground signs are not to exceed five feet in height and a total of 35 square feet in area on each side of the street and are to be set back a minimum of 10 feet from the property line. All other signs for this PUD will be in conformance with Zoning Ordinance Section 705 including the limits on size and total square footage of signage. No changes are proposed.

Sustainability

The Development Narrative proposes several options to incorporate a minimum of five sustainability principles including using resources efficiently, water and energy efficiency, lot design and development, indoor environmental quality and operations and maintenance. No changes are proposed.

STREET TRANSPORTATION

6. The Street Transportation Department has indicated that the developer shall dedicate a minimum 10-foot sidewalk easement along the north side of Lone Mountain Road. This is addressed in Stipulation 2.

7. The Street Transportation Department has indicated that the developer shall update and construct all streets within and adjacent to the development with

paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals to comply with all ADA accessibility standards. This is addressed in Stipulation 3.

WATER

8. The City of Phoenix Water Services Department has noted the property 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.

FLOODPLAIN

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 0890 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

10. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

11. 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 Ordinance 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.
12. The site has not been identified as being archaeologically sensitive. 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 4.
13. 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 development will provide additional housing options for seniors in the area.
2. The proposal is compatible with the existing land use pattern in the area.
3. The proposal will develop a vacant parcel.

Stipulations

1. An updated Development Narrative for the Lone Mountain Senior Living 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 November 15, 2017, as modified by the following stipulations:
 - A. Page 15: Landscape Standards Table; Property Lines Not Adjacent to Street: remove "Minimum 10 feet" and add "Minimum 28-feet along east property line and minimum 15-feet along north property line".
2. A 10-foot sidewalk easement shall be dedicated along the north side of Lone Mountain Road, as approved by the Planning and Development Department.
3. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. 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
November 20, 2017

Team Leader

Joshua Bednarek

Staff Report: Z-28-A-14-2

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Exhibits

Zoning sketch

Aerial

The Lone Mountain Senior Living PUD Narrative date stamped November 15, 2017

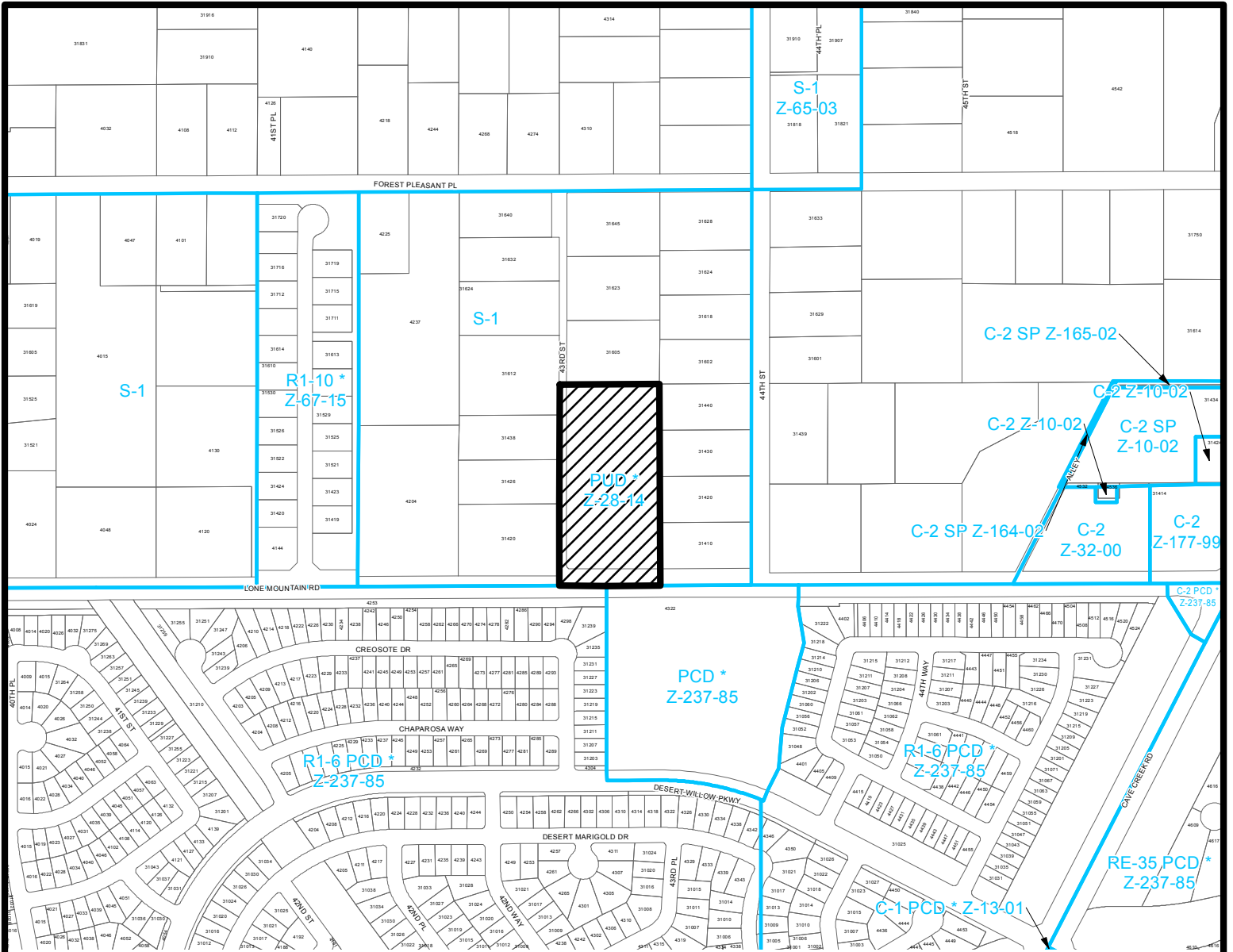
(<https://www.phoenix.gov/pddsit/Document/PZ/Z-28-A-14.pdf>)

Conceptual Site plan date stamped November 15, 2017

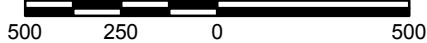
Conceptual Landscape plan date stamped November 15, 2017

Conceptual Elevation date stamped November 15, 2017

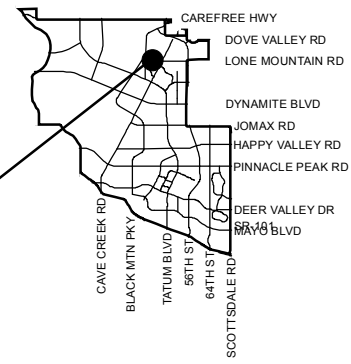
Conceptual Cross Sections date stamped November 15, 2017



Feet



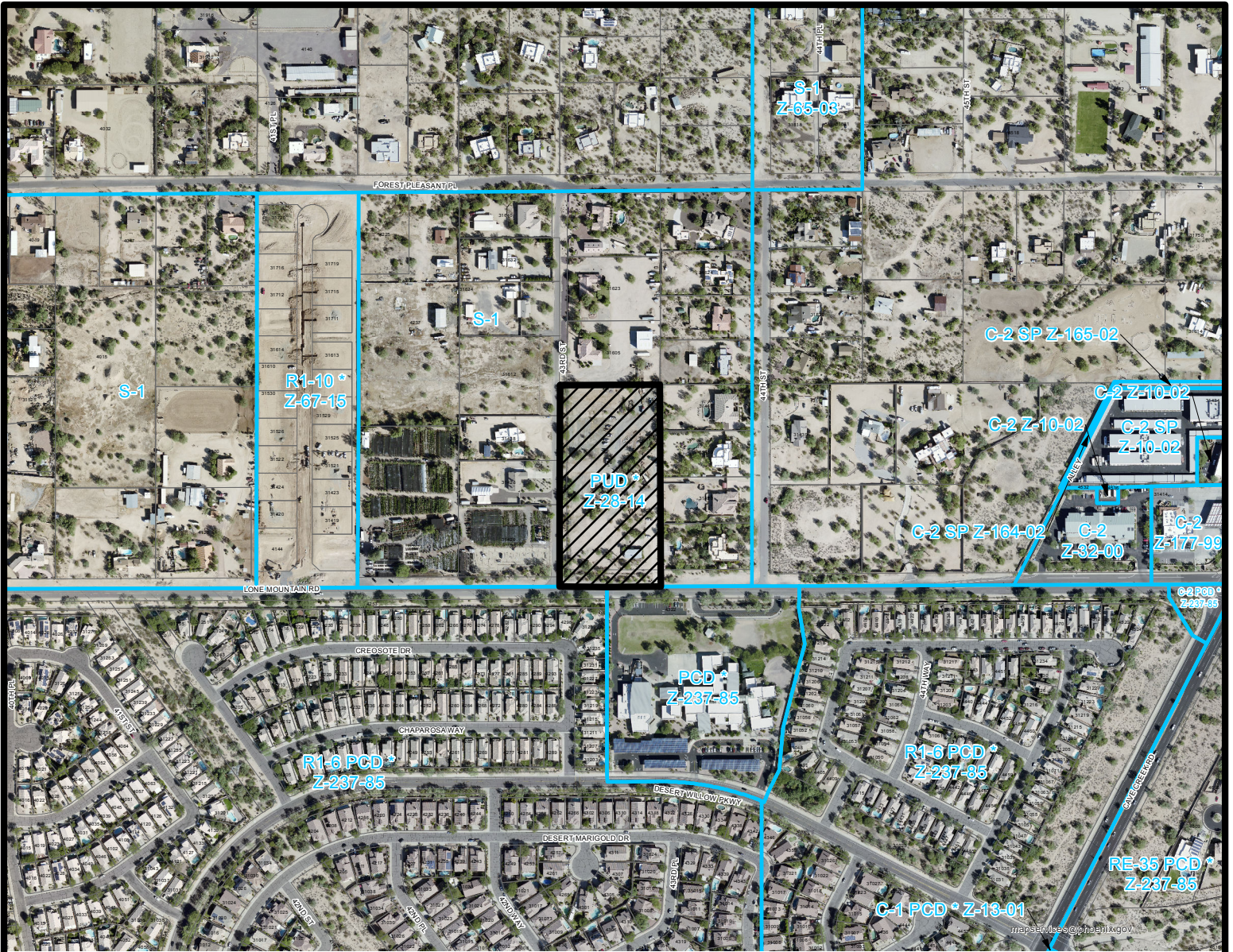
DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



Z-28-A-14

APPLICANT'S NAME: Laura May, Green Thumb Nursery LLC		REQUESTED CHANGE: FROM: PUD, (5.00 ac) TO: PUD, (5.00 ac)	
APPLICATION NO. Z-28-A-14	DATE: 9/21/2016	REVISION DATES: 11/20/2017	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.00 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-37	ZONING MAP Q-10	
MULTIPLES PERMITTED PUD PUD	CONVENTIONAL OPTION 40 100		* UNITS P.R.D. OPTION N/A N/A

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



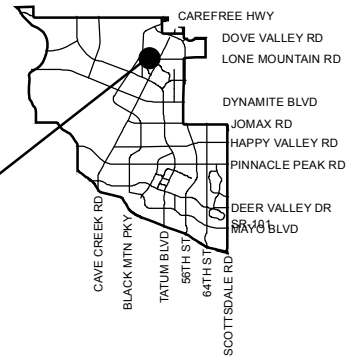
Feet

500 250 0 500

DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-28-A-14

APPLICANT'S NAME: **Laura May, Green Thumb Nursery LLC**

APPLICATION NO. **Z-28-A-14**

DATE: **9/21/2016**

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

5.00 Acres

REVISION DATES:
11/20/2017

AERIAL PHOTO & QUARTER SEC. NO. **QS 55-37**

ZONING MAP **Q-10**

REQUESTED CHANGE:

FROM: **PUD, (5.00 ac)**

TO: **PUD, (5.00 ac)**

MULTIPLES PERMITTED

PUD
PUD

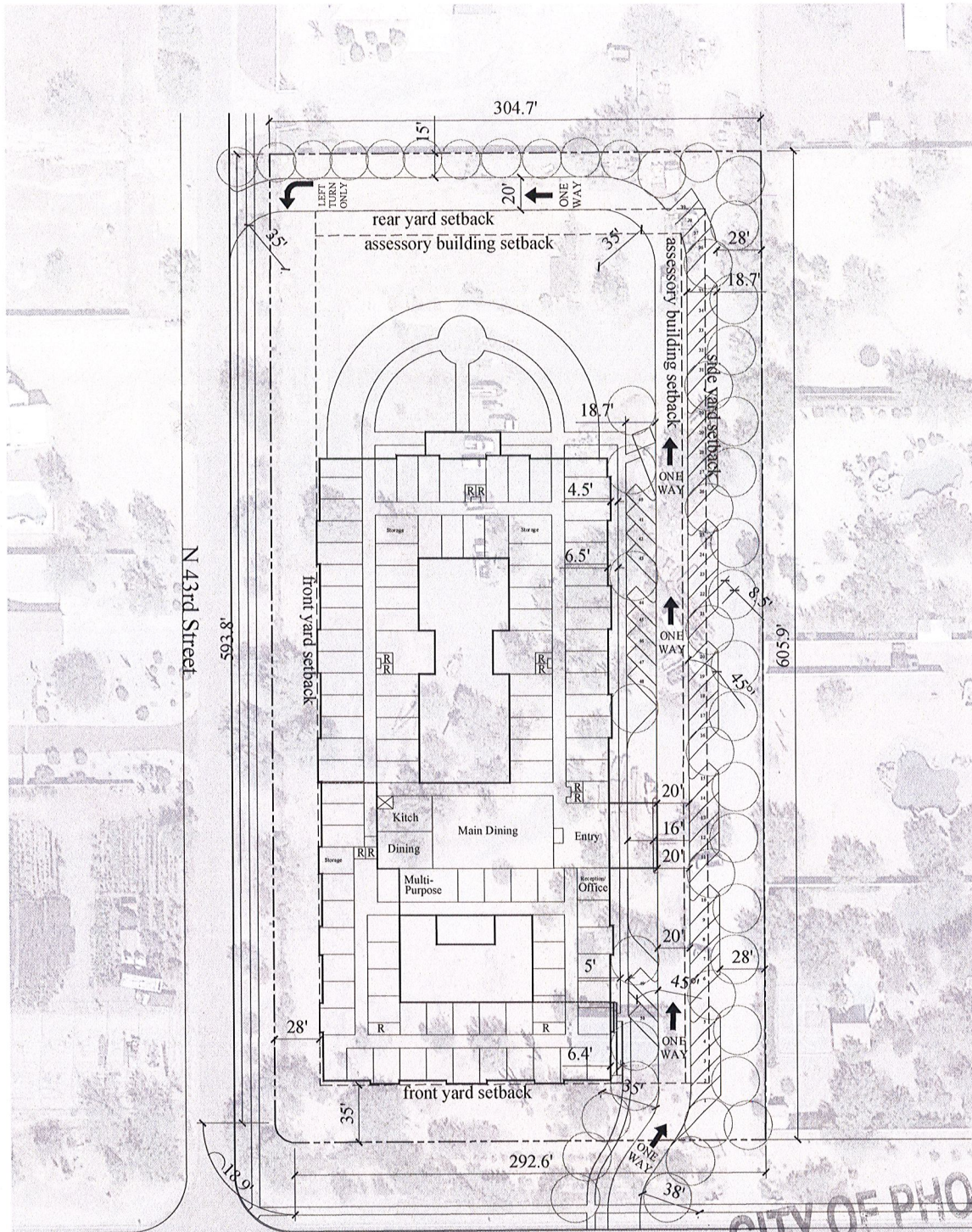
CONVENTIONAL OPTION

40
100

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

N/A
N/A

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



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Total Number of Units: 100

Lot Development Standards:	
Standards	PUD
Number of Lots:	1
Maximum Height (Feet and Stories):	One Story and 18 Feet
Building Setbacks (Ft.):	
South	Minimum 35 Feet
West	Minimum 28 Feet
East	Minimum 35 Feet
North	Minimum 35 Feet
Maximum Lot Coverage (%):	40% Net of Lot Net Area
Open Space:	Minimum 20% of Net Lot Area
Maximum Number of Units:	Maximum 100 Units
Accessory Buildings:	Minimum 35 Feet from All Property Lines

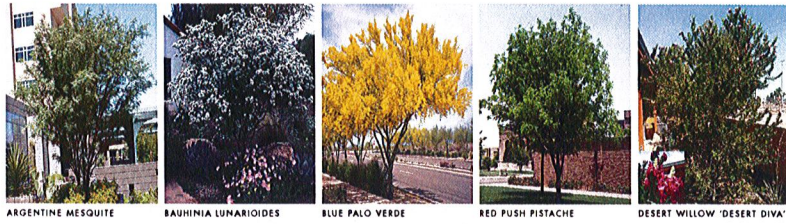
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Conceptual Site Plan
Courtyard Structure

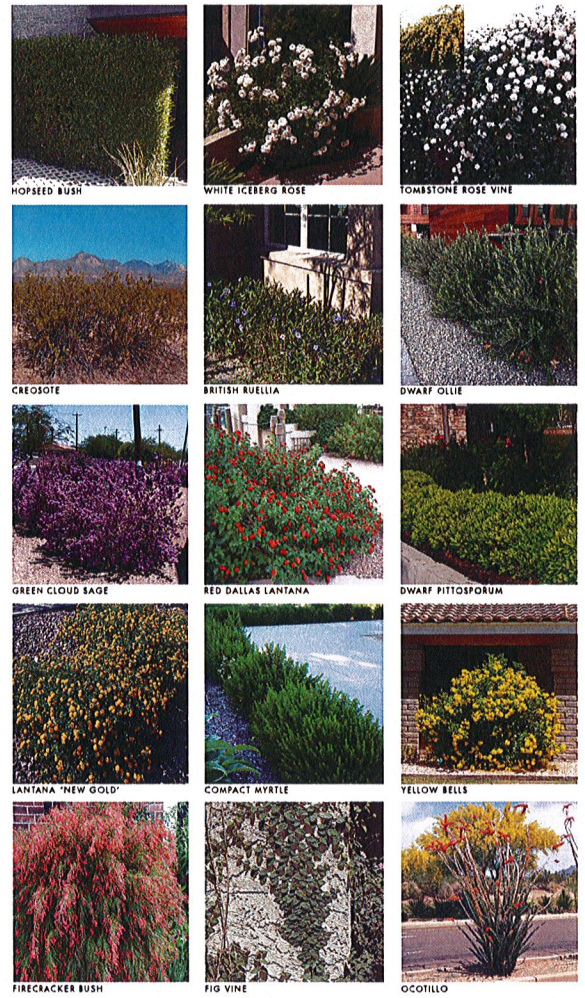
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TREE



ARGENTINE MESQUITE BAUHINIA LUNARIOIDES BLUE PALO VERDE RED PUSH PISTACHE DESERT WILLOW 'DESERT DIVA'

SHRUBS

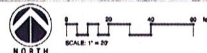
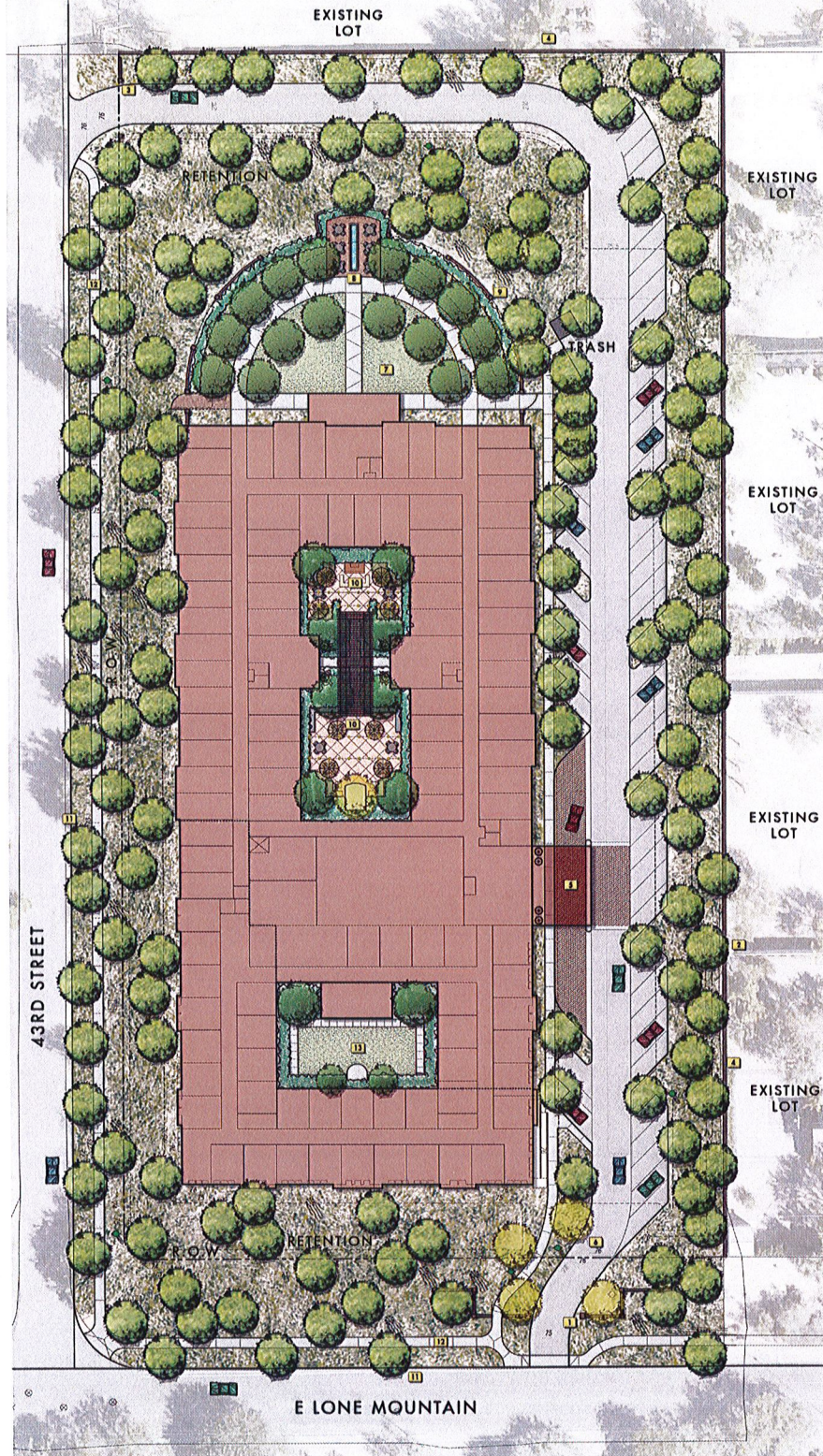


ACCENTS

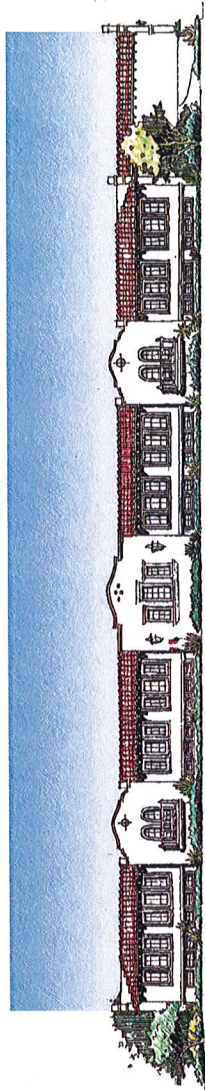


DESIGN KEYNOTES

- 1 ENTRY COLUMN & SIGN WALL
- 2 DESERT TREES TO BUFFER/SCREEN ADJACENT LOTS
- 3 SECONDARY ENTRY COLUMNS TO COMPLEMENT PRIMARY ENTRY
- 4 EXISTING MASONRY WALL
- 5 DECORATIVE PAVING AT PORTE COCHERE AND DROP-OFF
- 6 LOW WATER FEATURE WITH STABILIZED DECOMPOSED GRANITE, TABLES, CHAIRS ON AXIS OF PRIMARY VIEW
- 7 GARDEN WITH LAWN, FORMAL TREES AND CLIPPED HEDGES
- 8 COMBINATION VIEW FENCE & SOLID WALL TO ENCLOSE GARDEN
- 9 PRIVATE COURTYARD WITH POTENTIAL TRELLIS FIREPLACE, FURNITURE RAISED PLANTER, OUTDOOR FURNITURE & LUSH PLANTING
- 10 DESERT TRANSITIONAL TREES AND SHRUBS ALONG LONE MOUNTAIN & 43RD STREET
- 11 DETACHED WALK ALONG PERIMETER OF SITE
- 12 MULTI-FUNCTIONAL COURTYARD WITH ARTIFICIAL LAWN, PLANTING, TREES



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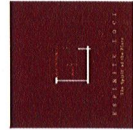
CONCEPTUAL SOUTH ELEVATION FACING LONE MOUNTAIN ROAD
NOT FOR CONSTRUCTION



CONCEPTUAL EAST ELEVATION SHOWING ENTRY
NOT FOR CONSTRUCTION

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LONE MOUNTAIN
Superior Lifestyle

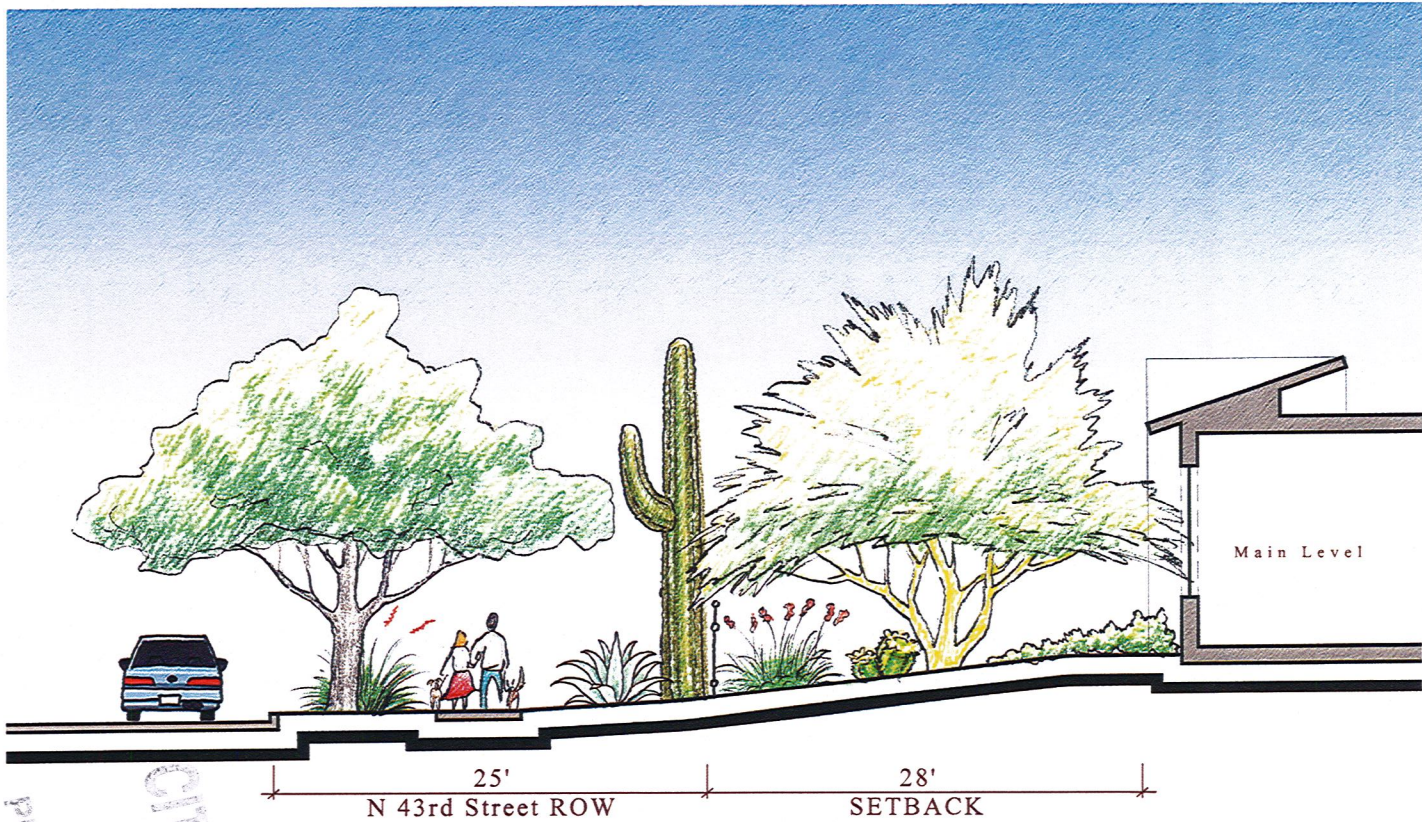


CONCEPTUAL BUILDING
ELEVATIONS

South Facing Lone Mountain and East Entry

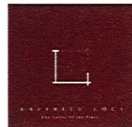


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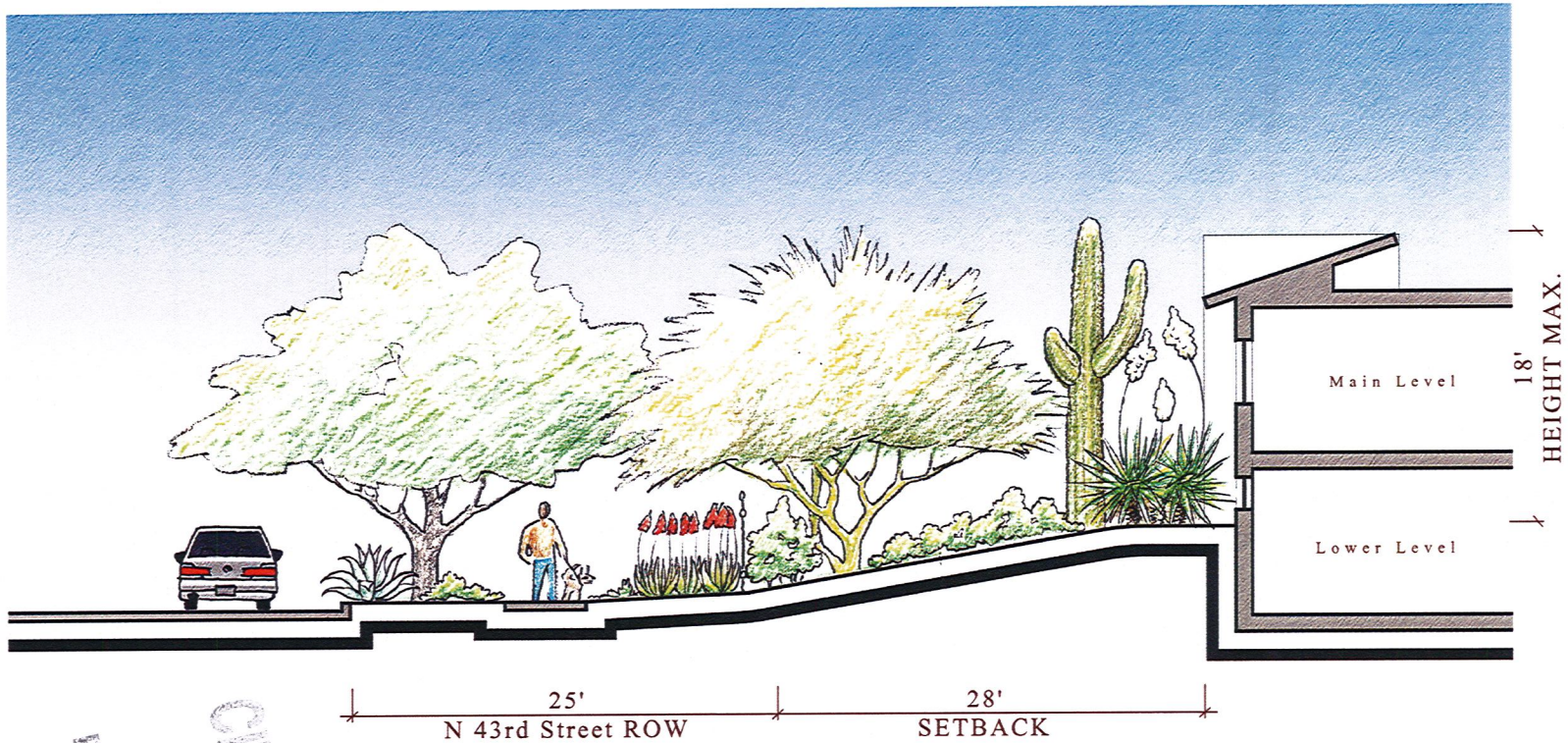
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SECTION A1
 North 43rd Street, Single Level

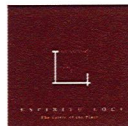
05 April 2017

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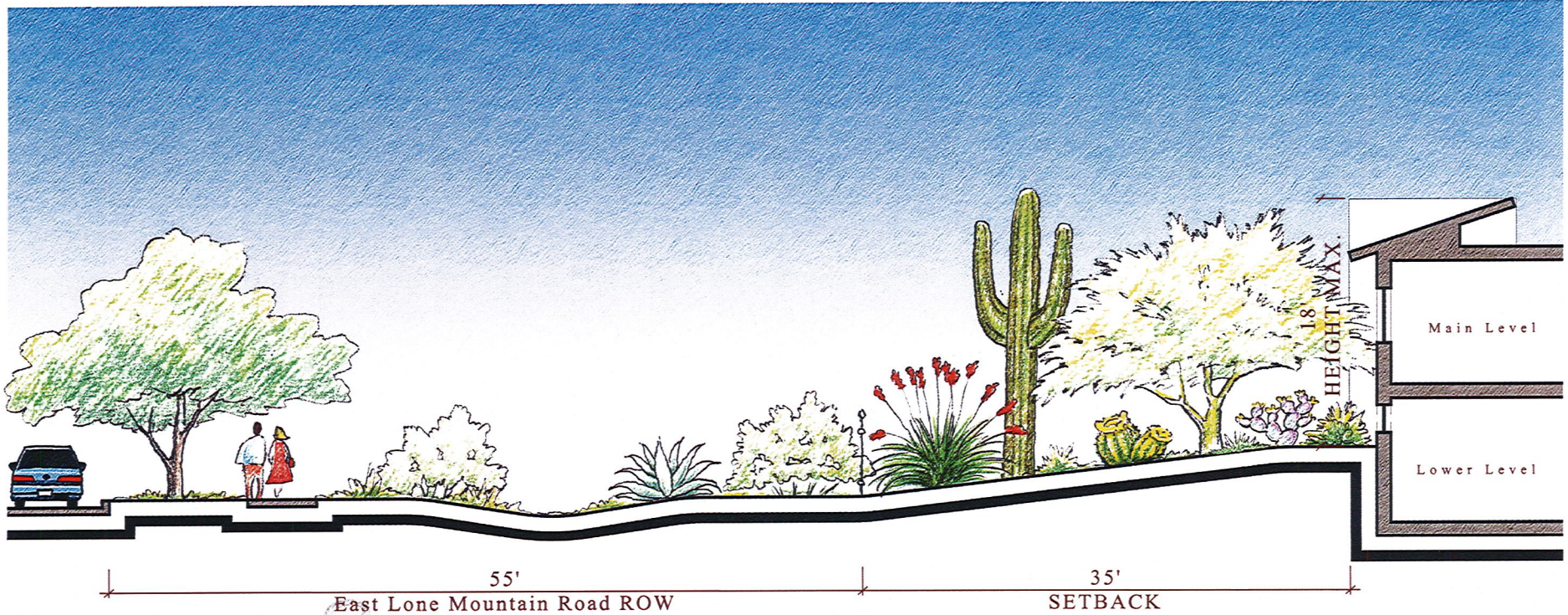
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SECTION A2
 North 43rd Street, Single Level

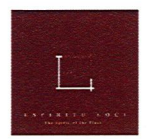
05 April 2017

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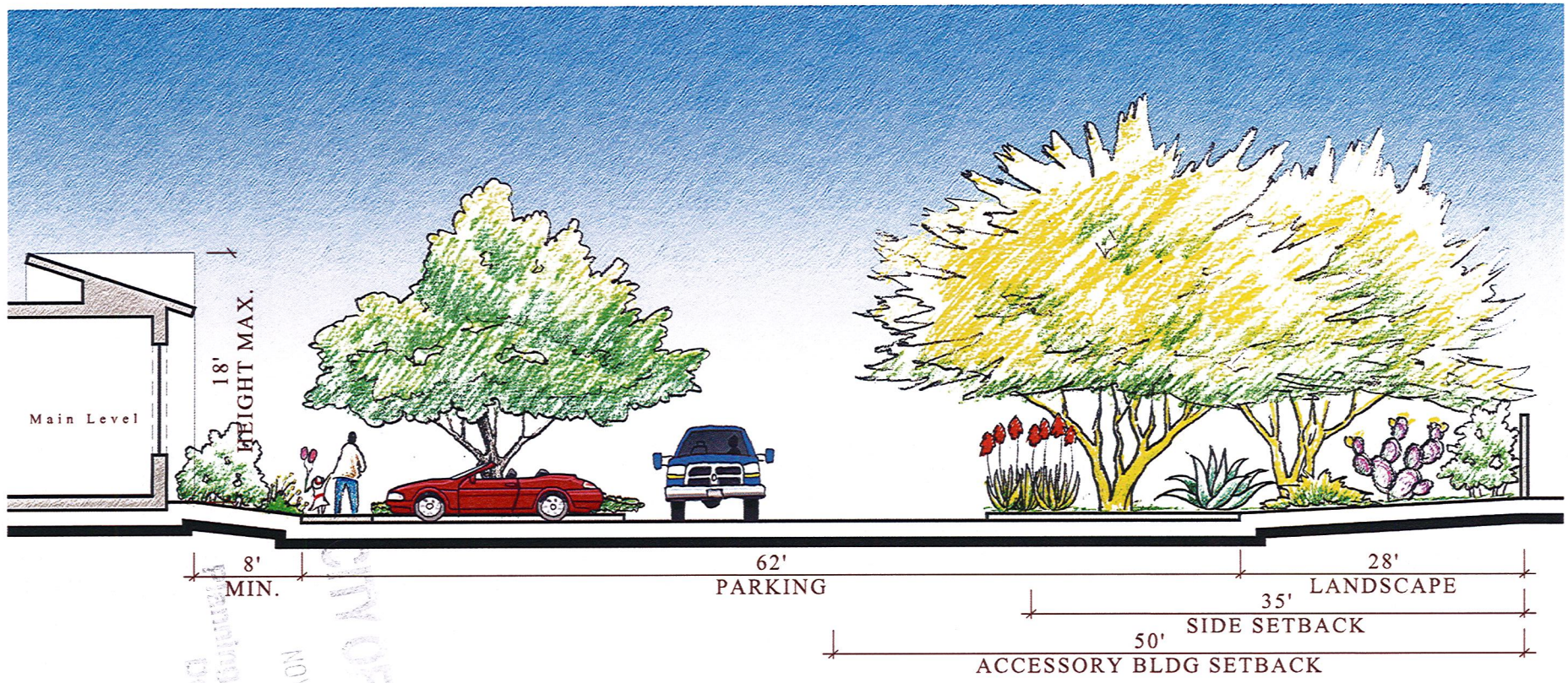
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SECTION B
 East Lone Mountain, Lower Level

05 April 2017

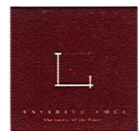
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SECTION C
 West Side through Parking

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