



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-28-J-83-6
July 10, 2017

Ahwatukee Foothills Village Planning Committee Hearing Date	July 24, 2017
Planning Commission Hearing Date	August 3, 2017
Request From	R-4A PCD (0.60 acres)
Request To	R-5 PCD (0.60 acres)
Proposed Use	Major Amendment to the Silver Creek Center PCD to allow an office for professional use
Location	Southeast corner of 44th Street and Knox Road
Owner	Craig R. & Diana P. Tanner
Applicant	Sean B. Lake, Pew & Lake PLC
Representative	Valerie Claussen, Pew & Lake PLC
Staff Recommendation	Approval

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ dwelling units per acre	
Street Map Classification	44th Street	Minor Collector	30-foot east half street
	Knox Road	Minor Collector	40-foot south half street
<p><i>CONNECT PEOPLE & PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposal will allow a professional or medical office in an existing building that is consistent in scale and character with land uses in the surrounding area.</p>			
<p><i>STRENGTHEN OUR LOCAL ECONOMY; LOCAL & SMALL BUSINESS; LAND “USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.</i></p> <p>The proposal will allow the adaptive reuse of an existing seminary building as a professional or medical office to support local or small business and provide employment opportunities in the surrounding area.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN 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 will allow the adaptive reuse of an existing seminary building that is consistent in scale and character with existing residential land uses in the surrounding area.

BUILD THE SUSTAINABLE DESERT CITY; WATER & WASTEWATER; LAND USE PRINCIPLES: Maximize use of existing infrastructure and carrying capacity by encouraging redevelopment and infill.

The property is in a developed area, consists of the adaptive reuse of an existing structure, and is surrounded by existing water and sewer mains that can potentially serve the development.

Area Plans

The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Land Uses/Zoning

	<u>Zoning</u>	<u>Land Use</u>
On Site	R-4A PCD	Seminary
North	R-2	Single-family detached
South	PCD (Approved R-4A PCD)	Senior living facility
East	PCD (Approved R-4A PCD)	Senior living facility
West	RE-35	High School

Background/Issues/Analysis

1. This request is to rezone 0.60 acres located at the southeast corner of 44th Street and Knox Road from R-4A PCD (Multifamily Residence District, Planned Community District) to R-5 PCD (Multifamily Residence District, Planned Community District) to allow a major amendment to the Silver Creek Center PCD to allow a professional or medical office.



2. The subject property's General Plan Land Use Map designation is Residential 15+ dwelling units per acre. The request is consistent with this designation and a General Plan Amendment is not required.



3. The existing zoning on the site was established in rezoning case no. Z-28-83 which created the Silver Creek Center PCD. The Silver Creek Center PCD consists of approximately 267.1 acres in an area generally located between 44th Street and the I-

10 freeway, north of Ray Road. The Silver Creek Center PCD included a mix of intermediate commercial, commercial office, commerce park, single-family, and multifamily residential. There are no prior major amendments to the Silver Creek Center PCD that apply to the subject property.

4. The proposal consists of the adaptive reuse of an existing structure to allow a professional or medical office. The R-5 zoning district is preferable over the R-O (Residential Office) zoning district as the subject property is not located on arterial streets and is not susceptible to pressure for non-residential uses. Additionally, the R-5 zoning district would allow for potential future redevelopment of the site with multifamily residential uses that are consistent in scale and character with existing multifamily residential development to the east and south of the subject property.
5. The subject property contains a single building which previously housed a seminary used by the LDS church and is zoned R-4A PCD.

To the south and east of the site is a senior living facility zoned PCD (Approved R-4A PCD).

North of the site, across Knox Road, are single-family detached residential units zoned R-2.

West of the site, across 44th Street, is Mountain Pointe High School which is zoned RE-35.

SITE PLAN, ELEVATIONS, LANDSCAPING

6. The proposal consists of the adaptive reuse of an existing structure which previously housed a seminary used by the LDS church. Therefore, the applicant did not submit a site plan, elevations, or landscape plans for review. The existing structure is approximately 16 feet in height, 1,691 square feet, and accounts for 10.7% lot coverage. If the property was to be redeveloped, the R-5 zoning district would allow office or residential land uses that are consistent in scale and character with development in the surrounding area.

DEPARTMENT COMMENTS

8. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
9. The Floodplain Management team indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2705 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The Water Services Department indicated that the proposed zoning change is surrounded with existing sewer and water mains that can potentially serve the development.
11. The Parks and Recreation, Street Transportation, and Public Transit Departments had no comments on the request.

MISCELLANEOUS

12. 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 multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

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 abandonment may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.

2. The R-5 zoning district is consistent with the existing land use pattern in the surrounding area.

3. The proposal would allow the adaptive reuse of an existing structure to be utilized as a professional or medical office, promoting development of small or local business and employment opportunities in the surrounding area.

4. The existing building is consistent in scale and character with the land use pattern in the surrounding area.

Stipulations

None

Writer

Adam Stranieri

July 10, 2017

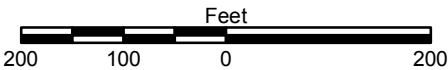
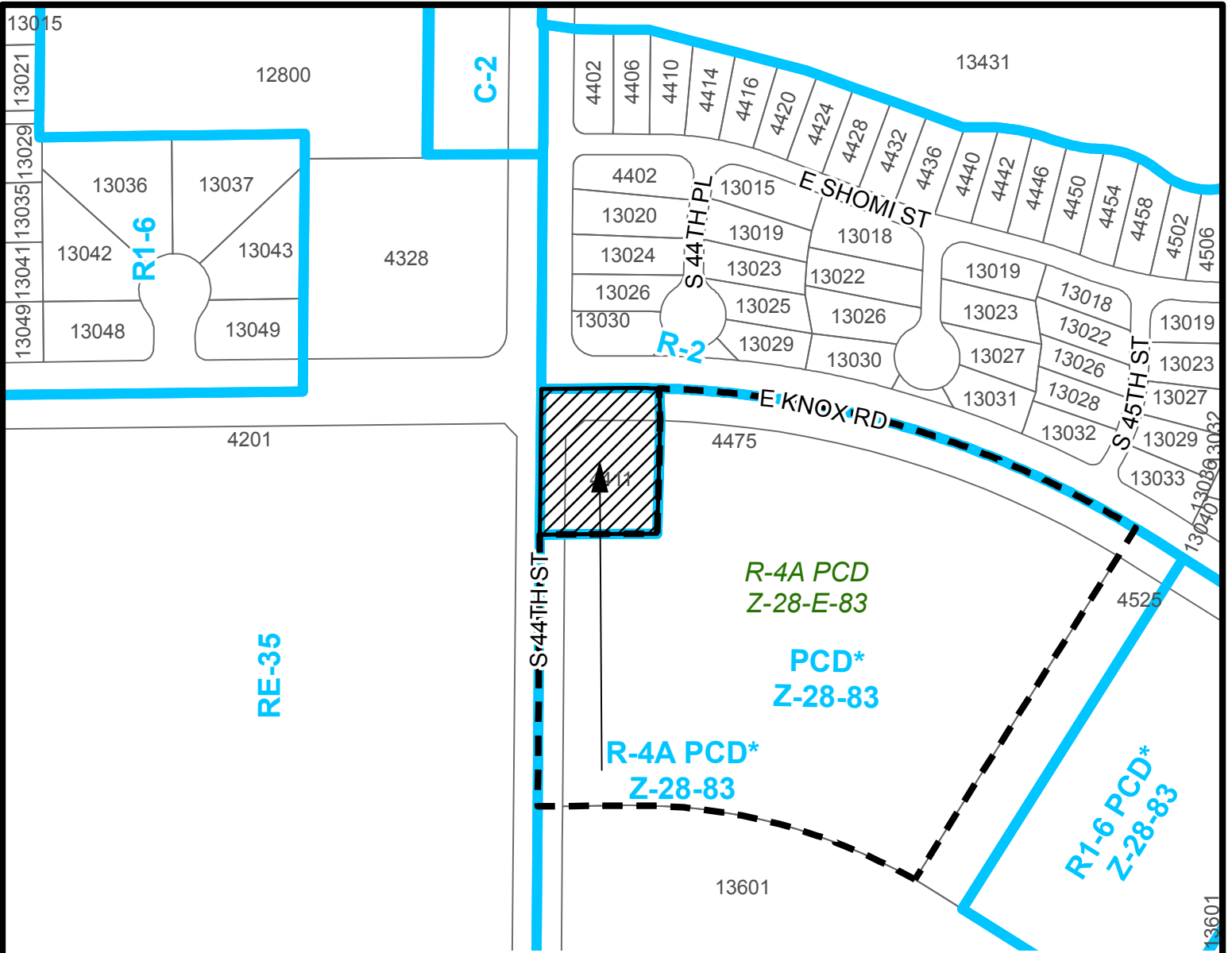
Team Leader

Joshua Bednarek

Exhibits

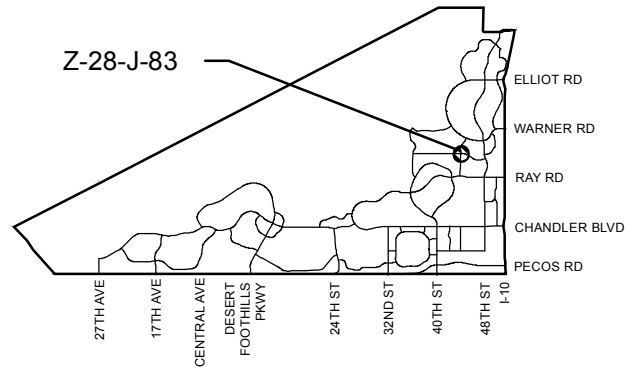
Sketch Map

Aerial



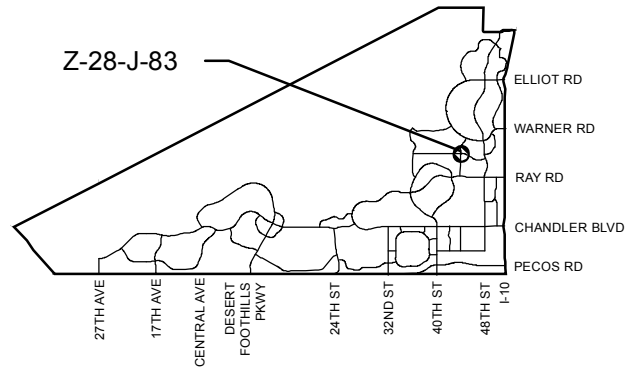
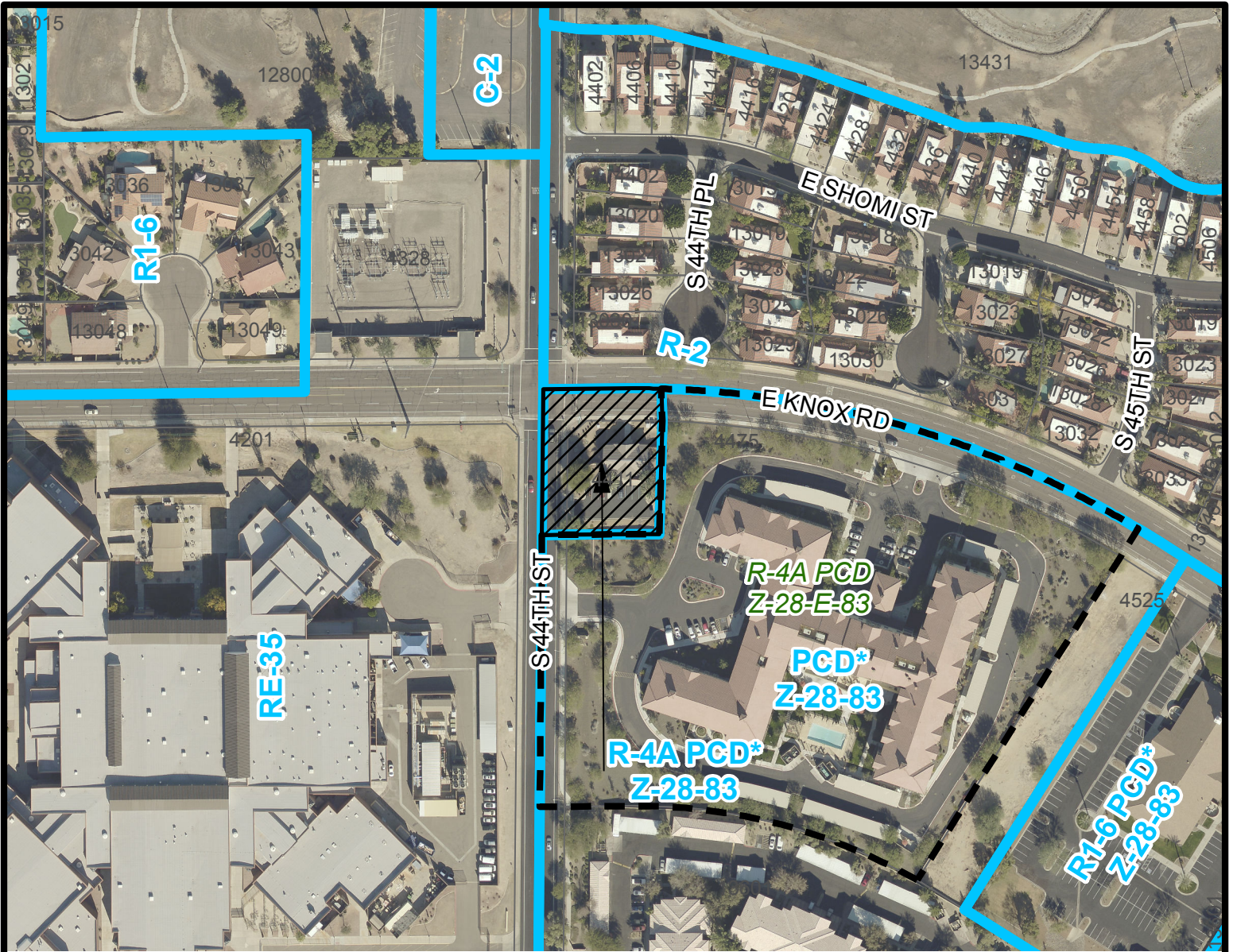
AHWATUKEE FOOTHILLS VILLAGE


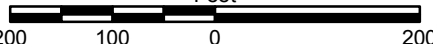
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Sean B. Lake		REQUESTED CHANGE: FROM: R-4A PCD (0.60 a.c.) TO: R-5 PCD (0.60 a.c.)	
APPLICATION NO. Z-28-J-83	DATE: 06/02/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.60 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 08-38	ZONING MAP B-11	
MULTIPLES PERMITTED R-4A PCD R-5 PCD	CONVENTIONAL OPTION 26 26	* UNITS P.R.D. OPTION N/A 31	


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




 Feet


AHWATUKEE FOOTHILLS VILLAGE

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MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R-4A PCD		N/A	
R-5 PCD		31	
CONVENTIONAL OPTION			
26			
26			

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