



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-3-17-7
 February 22, 2017

Maryvale Village Planning Committee Meeting Date: March 8, 2017
Planning Commission Hearing Date: April 6, 2017
Request From: PSC (9.00 acres)
Request To: C-2 (9.00 acres)
Proposed Use: Office, retail and related uses
Location: Approximately 200 feet east of the southeast corner of 91st Avenue and Thomas Road
Owner: Frontera Development 91st Ave, LLC & Signal Healthcare, LLC
Applicant/Representative: Ed Bull, Burch & Cracchiolo
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	91st Avenue	Arterial	65-foot east half street
	Thomas Road	Arterial	55-foot east half street
<p><i>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.</i></p> <p>The subject site includes a large, currently vacant and underutilized building. The subject site is located at the intersection of two arterials, 91st Avenue and Thomas Road, as well as located in close proximity to the Interstate 10 and Loop 101 freeways. The proposal will facilitate the acquisition of an underutilized site for an appropriate reuse at a scale that is compatible with the character in the area.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND 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.

The request proposes the adaptive reuse of a vacant commercial building, that was formerly used as Walmart. The change of use to a medical office will utilize the vacant commercial building with a consistent use to those existing in the immediate area.

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

The subject site is located adjacent to the Agua Fria Major Employment Center area. The development will facilitate growth of employment generating uses adjacent to the Agua Fria Major Employment Center area and within the Maryvale Village.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant former Walmart, retail and office uses	PSC
North	Shopping center with grocery, restaurant and retail uses	C-2
South	Single Family Residential	R-2
East	Single Family Residential	R-3
West (across 91st Avenue)	Banner Estrella Medical Center	C-2 HR PCD

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street – 91st Avenue	For structures not exceeding two stories or 30 feet, average 25 feet	Existing average 65 feet (Met)
Street – Thomas Road	Average 25 feet	Existing average 240 feet (Met)
Interior - South	1 story adjacent to R-2 – 25 feet	Existing 40 feet (Met)
Interior - East	1 story adjacent to R-3 – 25 feet	Existing 65 feet (Met)

<i>Landscaped Setbacks</i>		
Street – 91st Avenue	Average 25 feet; minimum 20 feet permitted for up to 50% of the frontage	Existing average 25 feet (Met)
Street – Thomas Road	Average 25 feet; minimum 20 feet permitted for up to 50% of the frontage	Existing average 25 feet (Met)
Property line not adjacent to street - South	Minimum 10 feet	Existing 10 feet (Met)
Property line not adjacent to street - East	Minimum 10 feet	Existing 40 feet (Met)
Interior Parking lot	Minimum 10 percent	10 percent (Met)
Lot Coverage	Not to exceed 50 percent	Existing 15 percent net (Met)
Building Height	2 stories, 30 feet	Existing 1 story, 28 feet 8 inches (Met)
Parking	276 spaces required	276 provided (inclusive of 10 new parking spaces) (Met)

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 9.00 acres approximately 200 feet east of the southeast corner of 91st Avenue and Thomas Road from PSC (Planned Shopping Center) to C-2 (Intermediate Commercial) to allow office, retail and related uses. The request is to rezone the former neighborhood Walmart site to allow a medical office use and to rezone the two contiguous parcels to the west to be consistent with the larger portion of the site.



2. In 1984, the subject property was part of a larger request to rezone 40.55 acres at the southeast corner of 91st Avenue and Thomas Road from County R1-6 to PSC, R1-6, R-2, and R-3 to allow a shopping center, single family and multifamily residential uses. The request, Z-284-84, was approved by the City Council, established the PSC (Planned Shopping Center) zoning on the subject site. Today there is a variety of uses within the existing shopping center such as retail, service and office uses.

SURROUNDING ZONING AND LAND USE

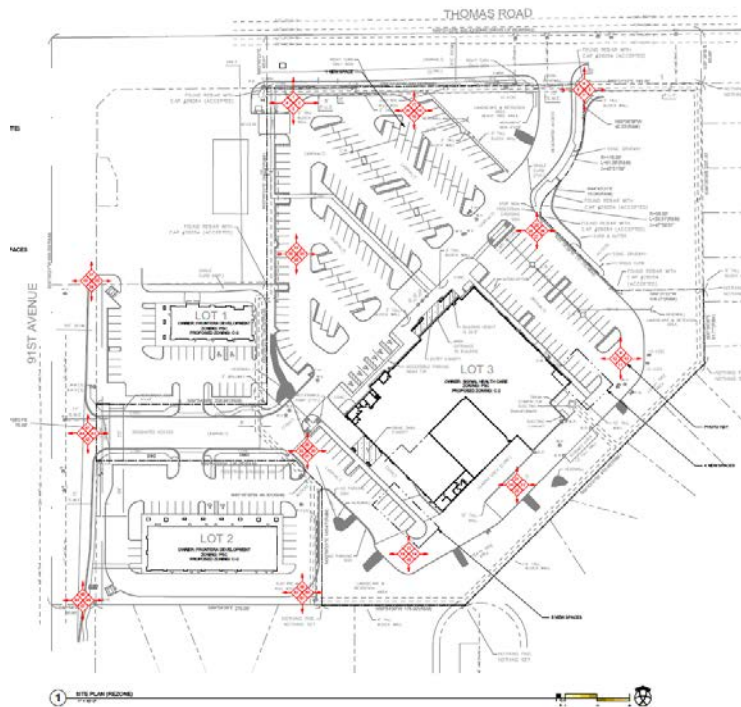
3. Most the subject site is a former neighborhood Walmart building. The remainder of the subject site has existing retail and office uses. To the north is a shopping center with grocery, restaurant and retail uses. To the south and east are single family residential uses. To the west (across 91st Avenue) is the Banner Estrella Medical Center.

GENERAL PLAN

4. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the General Plan designation and land uses in the area.

ANALYSIS OF PROPOSAL

5. The site plan depicts existing buildings, parking, landscaping and other site conditions to remain with the minimal addition of 10 vehicular parking spaces. The additional parking is required to bring the site into conformance with parking standards that support the proposed medical office use. The PSC (Planned Shopping Center) District caps the floor area of offices at 25% of leasable area, which is not enough to support the desired medical offices in this vacant, former Walmart building.



6. The request to rezone the subject site to C-2 (Intermediate Commercial) will allow the adaptive reuse of the vacant building for medical offices. Repurposing and activation of the subject property is proposed with minimal impact to the current and future surrounding land uses in the area.
7. There are minimal proposed changes to the existing site plan and/or elevations with the request for C-2 zoning. Staff is recommending a stipulation of general conformance to the site plan to ensure the proposal remains compatible with the surrounding land uses in the area.

FLOODPLAIN

8. 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.

WATER

9. 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.

FIRE

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

ARCHAEOLOGY

11. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

OTHER

12. 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 improves a vacant and underutilized building.
2. The proposal is consistent with the General Plan land use designation of commercial.
3. The development will facilitate new employment generating uses adjacent to the Agua Fria Major Employment Center area and within the Maryvale Village.

Stipulations

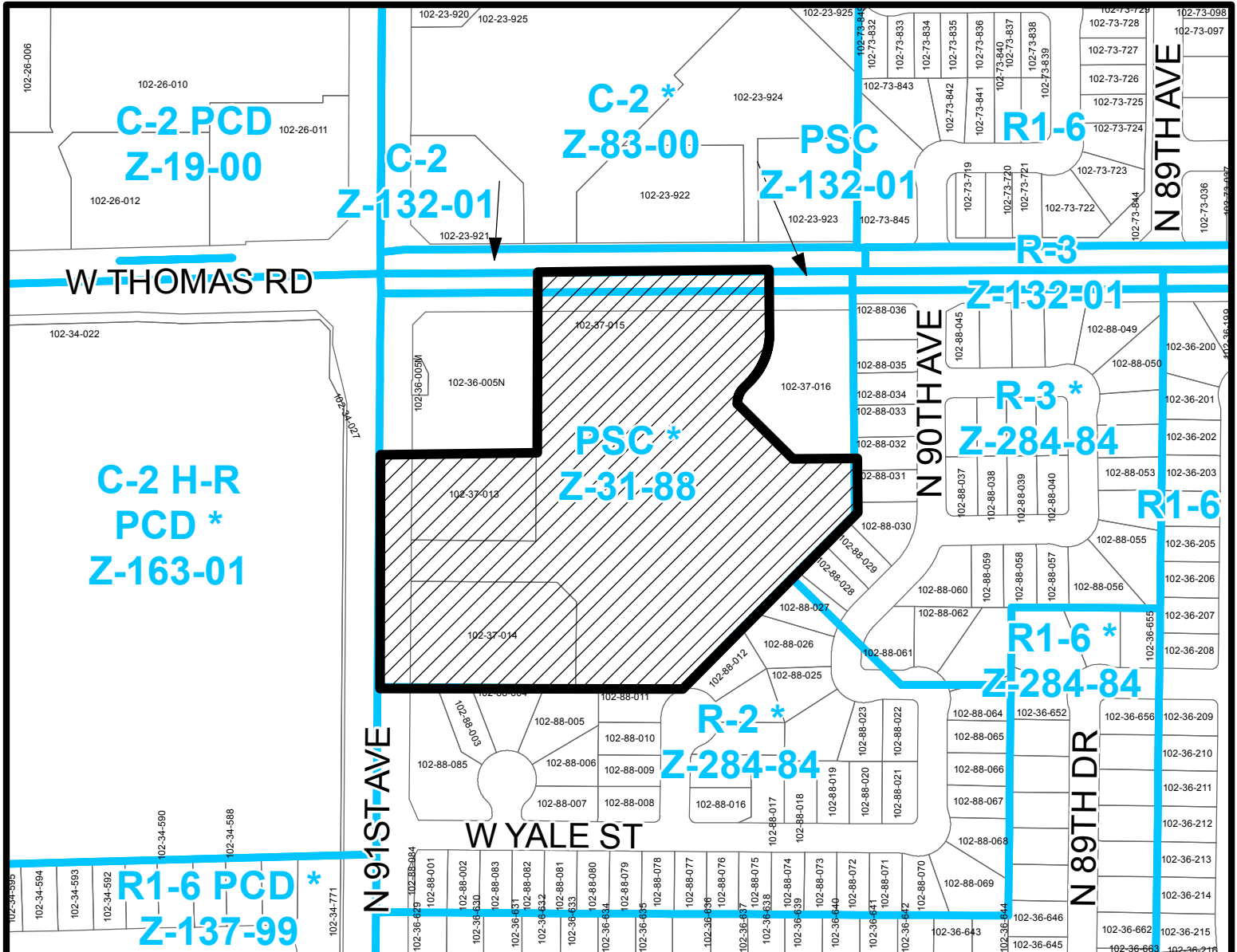
1. The development shall be in general conformance with the site plan date stamped January 13, 2017, as approved by the Planning and Development Department.

Writer

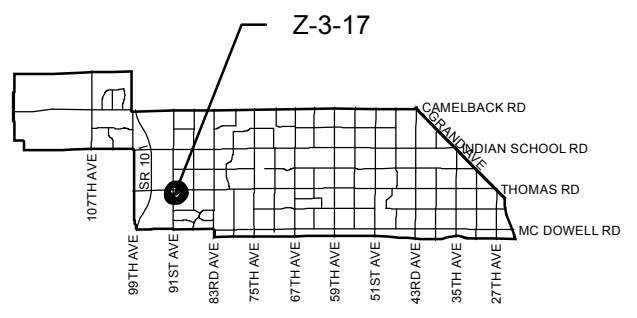
Joél Carrasco
February 22, 2017
Joshua Bednarek

Attachments

Zoning sketch
Aerial
Site plan dated January 13, 2017 (1 page)
Elevations date stamped February 21, 2017 (1 page)



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 7

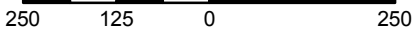


APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo		REQUESTED CHANGE: FROM: PSC, (9.00 a.c.) TO: C-2, (9.00 a.c.)	
APPLICATION NO. Z-3-17	DATE: 01/25/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.00 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 14-7	ZONING MAP G-3	
MULTIPLES PERMITTED PSC C-2	CONVENTIONAL OPTION N/A 126	* UNITS P.R.D. OPTION N/A 156	

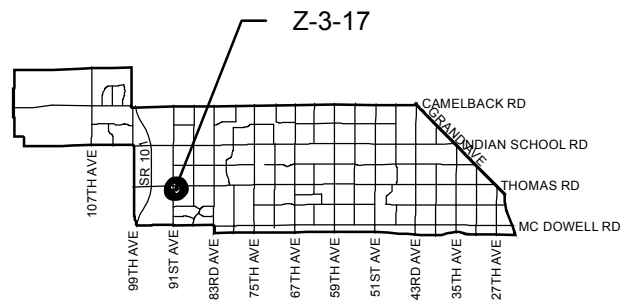
* Maximum Units Allowed with P.R.D. Bonus



Feet



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo

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DATE: 01/25/2017
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

9.00 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 14-7

ZONING MAP
G-3

REQUESTED CHANGE:

FROM: PSC, (9.00 a.c.)

TO: C-2, (9.00 a.c.)

MULTIPLES PERMITTED

PSC

C-2

CONVENTIONAL OPTION

N/A

126

* UNITS P.R.D. OPTION

N/A

156

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

PROJECT INFO

SITE AREA: 322,111 SF (7.30 ACRES) GROSS
 344,258 SF (7.85 ACRES) NET
 ZONING: CURRENT: POC
 ZONING: PROPOSED: C2
 BUILDING AREA: LOT 1 = 4,093 SF GROSS
 LOT 2 = 2,088 SF GROSS
 LOT 3 = 65,890 SF GROSS
 F.A.R. = 0.13 (62,351 SF BLDG) / 392,111 SF SITE)
 LOT COVERAGE = 0.15% (62,351 SF BLDG) / 344,258 SF NET SITE)
 BUILDING HEIGHT = 1 STORY (4'-20")

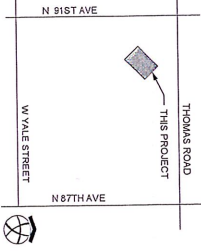
PARKING

LOT 1 BUILDING AREA: 4,093 SF
 1,826 SF RESTAURANT X 0.65 / 50 = 23.7 SPACES
 2,267 SF RETAIL X 0.85 / 200 = 7.2 SPACES
 LOT 2 BUILDING AREA: 2,088 SF
 2,088 SF RESTAURANT X 0.65 / 50 = 27.1 SPACES
 6,450 SF RETAIL X 0.85 / 200 = 26.5 SPACES
 LOT 3 BUILDING AREA: 65,890 SF
 6,500 SF LOGISTICS SHIPPING/DELIVERY / 200 = 16.7 SPACES
 29,890 SF MEDICAL OFFICE / 200 = 148.5 SPACES
 TOTAL PARKING SPACES REQUIRED = 278 SPACES
 EXISTING PARKING PROVIDED - LOT 1 = 36 SPACES
 EXISTING PARKING PROVIDED - LOT 2 = 40 SPACES
 EXISTING PARKING PROVIDED - LOT 3 = 191 SPACES
 TOTAL PARKING SPACES PROVIDED = 278 SPACES

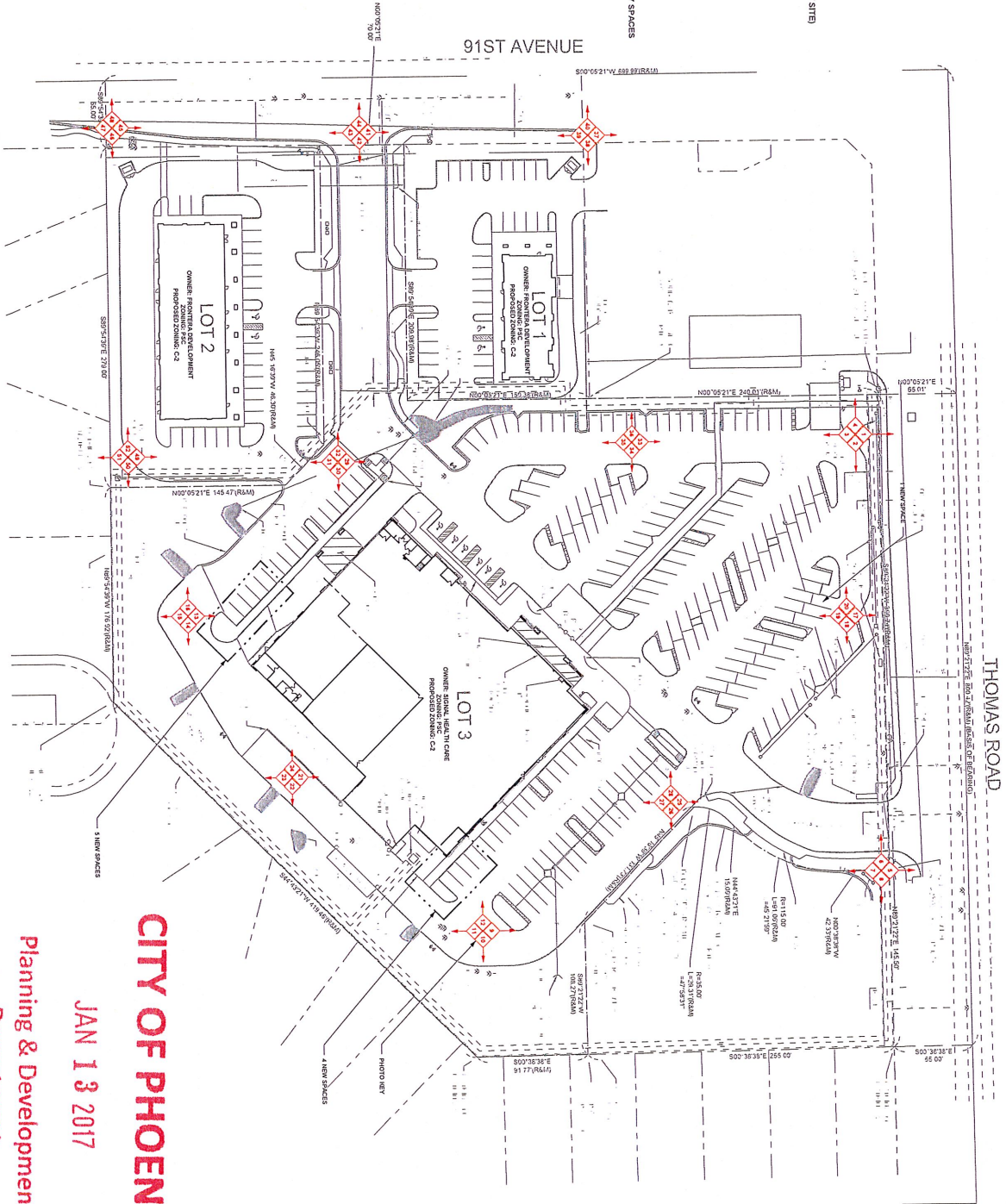
PROJECT TEAM

ARCHITECT: TRIARC ARCHITECTURE & DESIGN
 CONTACT: JOHN HANNON
 EMAIL: JOHN@TRIDESIGN.COM
 99 EAST VIRGINIA AVENUE, SUITE 1101
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 F. 602.225.1101
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 CONTACT: TARA DUFFINMED.COM
 EMAIL: TDUFFIN@SIMONMED.COM
 6800 EAST CAMELBACK ROAD, SUITE 700
 PHOENIX, ARIZONA 85031
 T. 602.951.1901
 F. 602.749.9613

PROJECT LOCATION



1 SITE PLAN REZONING
 1-14-17



**Planning & Development
 Department**

JAN 13 2017

CITY OF PHOENIX

SHEET NUMBER:	A-001
ISSUE DATE:	1/11/2017
PROJECT NUMBER:	16-060
SHEET TITLE:	SITE PLAN (REZONING)

SIGNAL HEALTHCARE THOMAS
 8921 WEST THOMAS ROAD
 PHOENIX, ARIZONA

N.F.C.

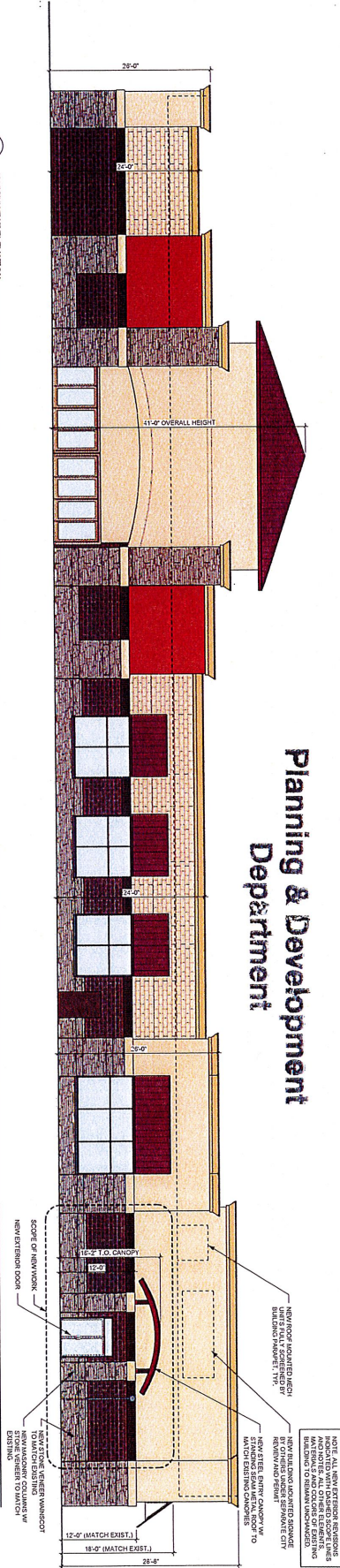
99 East Virginia Ave.
 Phoenix, AZ 85004
 P. 602.225.1100
 F. 602.225.1101



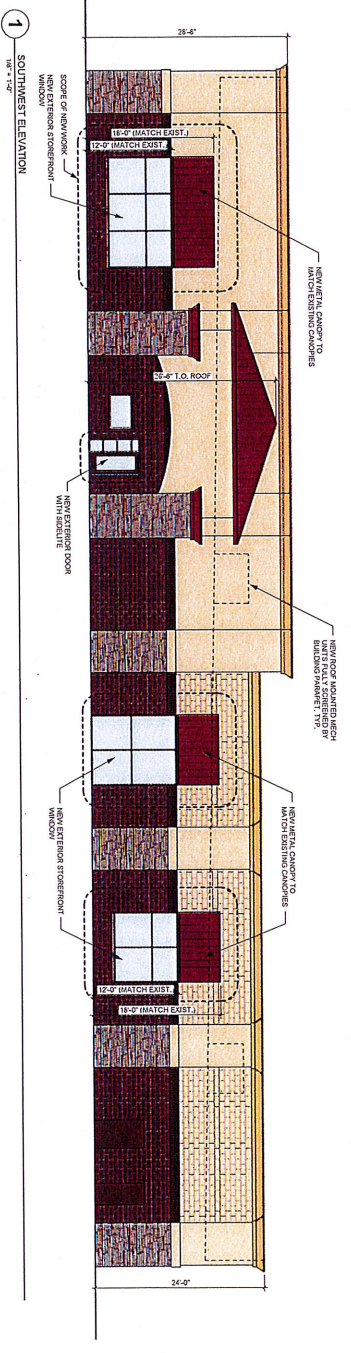
CITY OF PHOENIX

FEB 21 2017

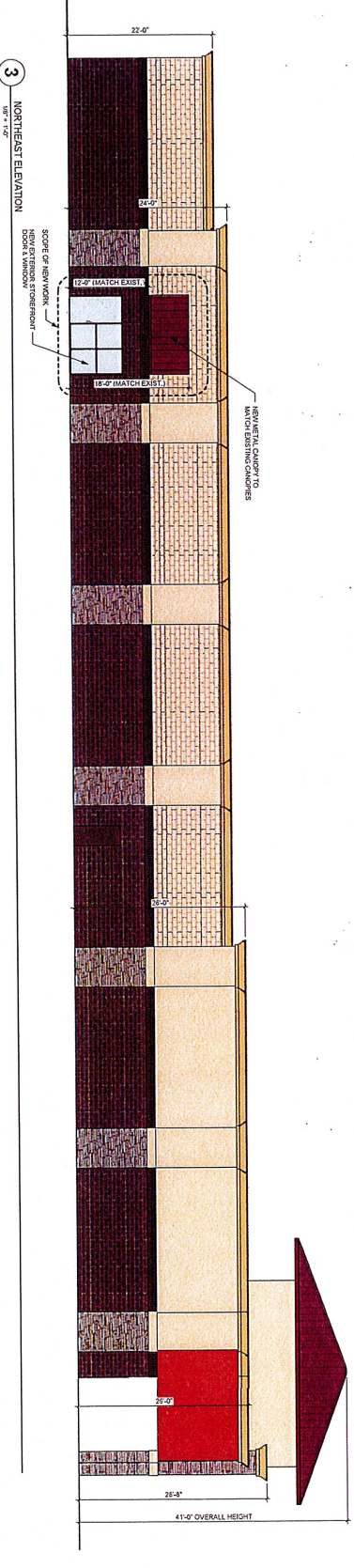
Planning & Development
 Department



2 NORTHWEST ELEVATION
 1/17/2017



1 SOUTHWEST ELEVATION
 1/17/2017



3 NORTHEAST ELEVATION
 1/17/2017

NOT FOR CONSTRUCTION
 99 East Virginia Ave.
 Phoenix, AZ 85004
 P 602.229.1100
 F 602.229.1101
N.F.C.



SIGNAL HEALTHCARE THOMAS
 8921 WEST THOMAS ROAD
 PHOENIX, ARIZONA

REV#	DATE	DESCRIPTION

PROJECT NUMBER: 16-060
 ISSUE DATE: 1/17/2017
 SHEET TITLE: EXTERIOR ELEVATIONS
 SHEET NUMBER: A-501