



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-31-18-8
June 26, 2018

Central City [Village Planning Committee](#) Hearing Date July 9, 2018
[Planning Commission](#) Hearing Date August 2, 2018
 Request From: [R-5 SP](#) (2.50 acres)
 Request To: [C-2 HGT/WVR](#) (2.50 acres)
 Proposed Use Physical Rehabilitation Hospital
 Location Approximately 414 feet east of the southeast corner of 7th Street and Willetta Street
 Owner Banner Health
 Applicant Steve Eiss
 Representative Sterling Margetts, PE
 Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Commercial	
<u>Street Map Classification</u>	Willetta Street	Local (Abandonment in process)	Varies, 30-to-35-foot south half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE AND DESIGN PRINCIPLE: Support necessary changes to land use and zoning in and around bio-medical clusters.</i></p> <p>The request for change of zoning at this location is supported as the Banner - University Medical Center Phoenix is a long standing biomedical campus and is appropriately located between the McDowell Road and Interstate 10 corridor in the Good Samaritan Redevelopment Area.</p>			
<p><i>CONNECT PEOPLE & 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 will improve site conditions and expand medical facilities in the area. The proposed building is commensurate in height to the building that currently exists on site, is consistent with the goals of the Good Samaritan Area Redevelopment Plan, and is respectful of local conditions.</p>			

Applicable Plans, Overlays, and Initiatives
<p><u>Good Samaritan Area Redevelopment Plan</u> – See Item #4 in the Background/Issues/Analysis Section.</p> <p><u>Complete Streets Guiding Principles</u> – See Item #7 in the Background/Issues/Analysis Section.</p> <p><u>Tree and Shade Master Plan</u> – See Item #8 in the Background/Issues/Analysis Section.</p> <p><u>Reimagine Phoenix</u> – See Item #14 in the Background/Issues/Analysis Section.</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Former YWCA	R-5 SP
North	Medical Offices and Surface Parking Lot	C-2
South	Interstate 10 and Historic Residential	R-3 RI HP
East	Banner University Medical Center Facilities	C-2 H-R
West	Medical Offices and Parking Garage	C-2

Background/Issues/Analysis

REQUEST

1. This is a request for a physical rehabilitation hospital on a 2.50-acre site located approximately 414 feet east of the southeast corner of 7th Street and Willetta Street. The proposal also includes a request for a height waiver to allow 48 feet in height. The current zoning is R-5 SP (Multifamily Residence District, Special Permit). The special permit was for a wireless communications installation on the site. The request is to rezone to C-2 HGT/WVR (Intermediate Commercial, Height Waiver). A Height Waiver is required to exceed the number of stories and maximum building height allowed within the C-2 commercial district.

2. The rehabilitation hospital is proposed to be 48 feet in height, with three stories. Section 623.E.4.b of the Zoning Ordinance allows for a request to exceed height limits of two stories and 30 feet, not to exceed 56 feet, upon finding that the additional height is not detrimental to adjacent property or the public welfare in general. The proposed 48 feet is not detrimental to the adjacent property or the public welfare in general for the following reasons:
 - a) The existing building on the site exceeds 30 feet in height.

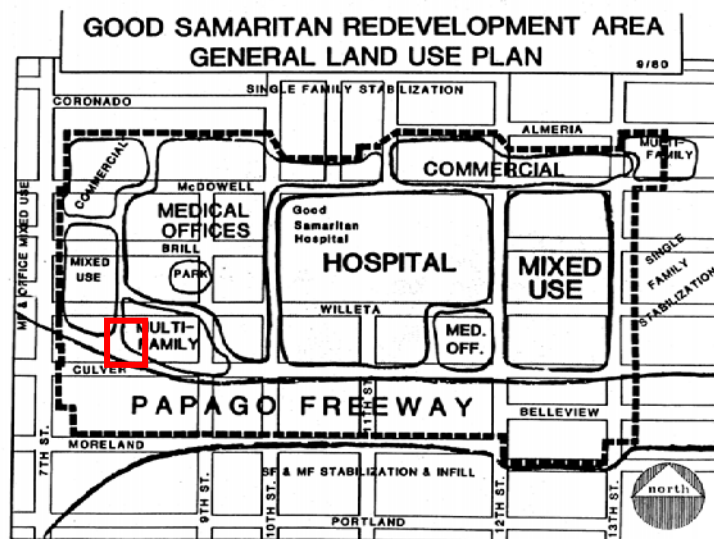
- b) Many portions of the hospital campus have high rise entitlement, which is consistent with hospital campuses throughout the city.

GENERAL PLAN

- 3. The site has a General Plan Land Use Map designation of Commercial, which is consistent with the request.

GOOD SAMARITAN REDEVELOPMENT AREA PLAN

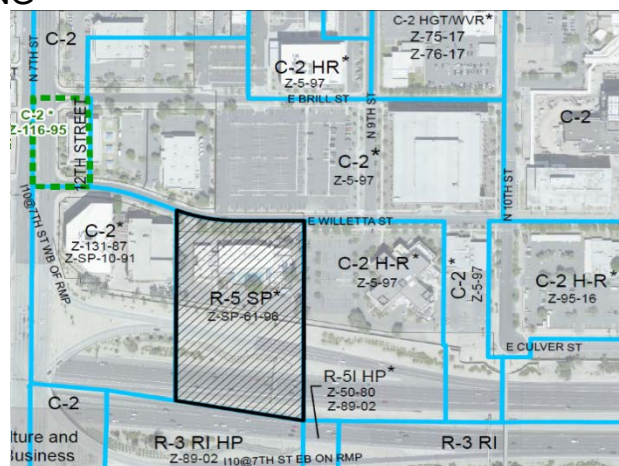
- 4. On September 30, 1980, the City Council adopted the Good Samaritan Area Redevelopment Plan. The plan's purpose is to provide an "opportunity to remove deteriorated and obsolete houses and blighting influences to stabilize this area while providing an expanded source of jobs." The General Land Use Plan within the Redevelopment Plan shows the subject site as designated for multifamily and mixed use. The request is not consistent with that vision, but is consistent with the goals of the Plan.



Good Samaritan Area Redevelopment Plan, pg 23
Source: City of Phoenix Planning and Development Department

SURROUNDING LAND USE AND ZONING

- 5. Offices and a surface parking lot are located to the north, zoned C-2 (Intermediate Commercial). Medical offices and a parking garage zoned C-2 (Intermediate Commercial) are to the west. Banner University Medical Facilities zoned C-2 H-R (Intermediate Commercial, High Rise and High Density District), are to the east, and directly to the south of the site is Interstate 10 and a residential historic preservation district, zoned R-3 RI HP (Multifamily Residence District, Residential Infill R-I District, Historic Preservation).



Source: City of Phoenix Planning and Development Department

INTERDEPARTMENTAL COMMENTS

10. The City of Phoenix Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #4.
11. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
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 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

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 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 is not addressed in this development.
15. 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 33-foot radius 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. This development is located in close proximity to, and may be impacted by, or impact planned expansion of a limited access transportation corridor (SR51). The Department of Transportation (ADOT) must be notified via a Red Letter, of the proposed development on the site. A response from ADOT is required prior to issuance of any permits for this development.
17. 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 Commercial.
2. The proposal is consistent with the goals of the Good Samaritan Area Redevelopment Plan.
3. The proposed development is compatible with the surrounding medical and commercial land uses and building heights.
4. The proposed development provides the opportunity for Banner Health to expand operations and make improvements on site, which will contribute to enhancing the area.

Stipulations

1. The maximum building height shall be 48 feet.
2. The developer shall include a 5.5-foot-wide pedestrian path that extends from the sidewalk along Willetta Street to the accessible parking spaces and the entrance to the building, as approved by the Planning and Development Department.
3. The existing mature trees on the north side of the sidewalk on Willetta Street shall be maintained in place, as approved by the Planning and Development Department.
4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.
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.

Staff Report: Z-31-18-8

June 26, 2018

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Writer

Hannah Bleam

June 26, 2018

Team Leader

Samantha Keating

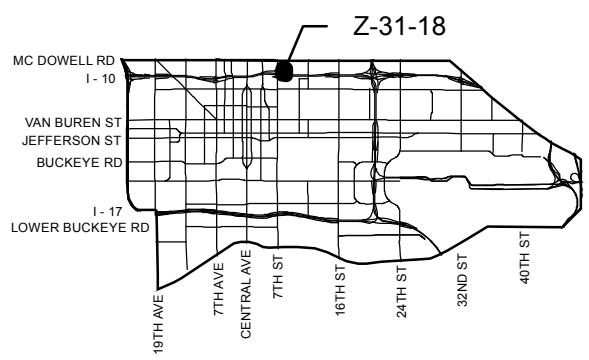
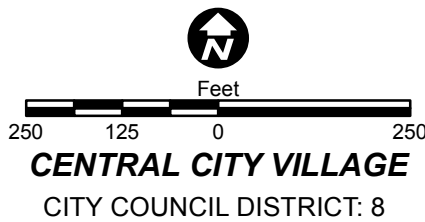
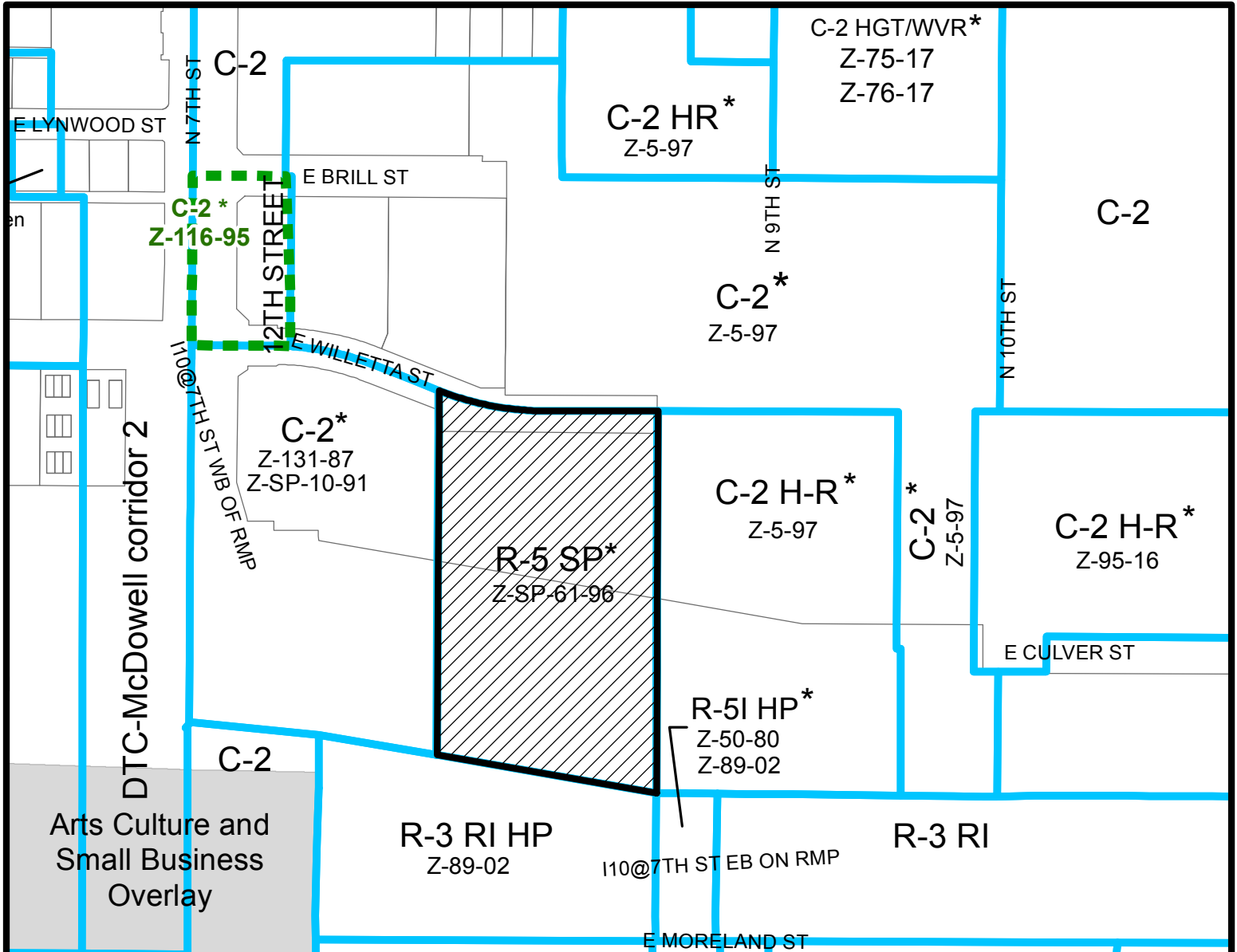
Exhibits

Sketch Map

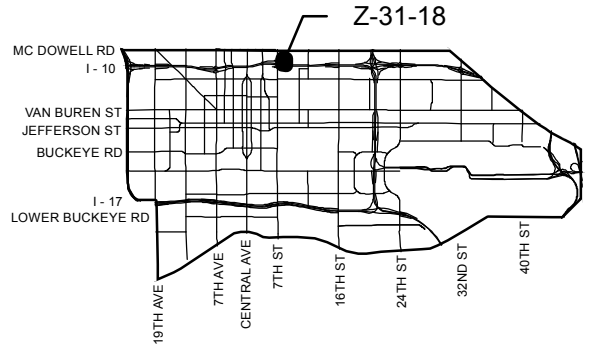
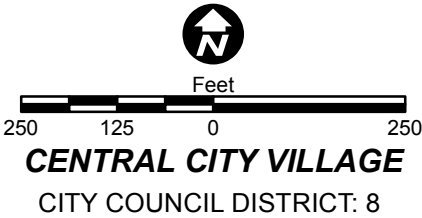
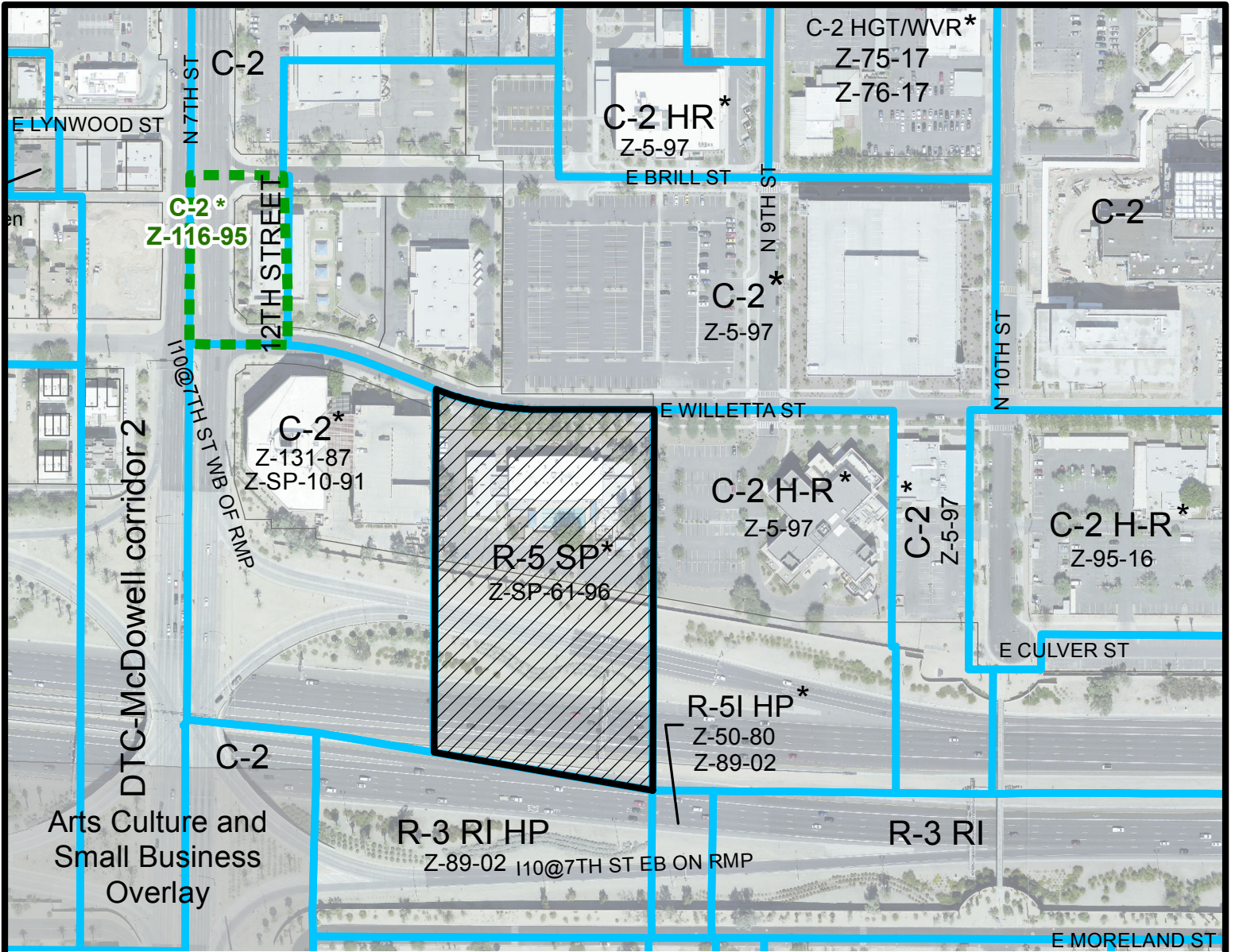
Aerial

Site Plan date stamped May 1, 2018

Elevations and Renderings date stamped May 1, 2018 (2 pages)



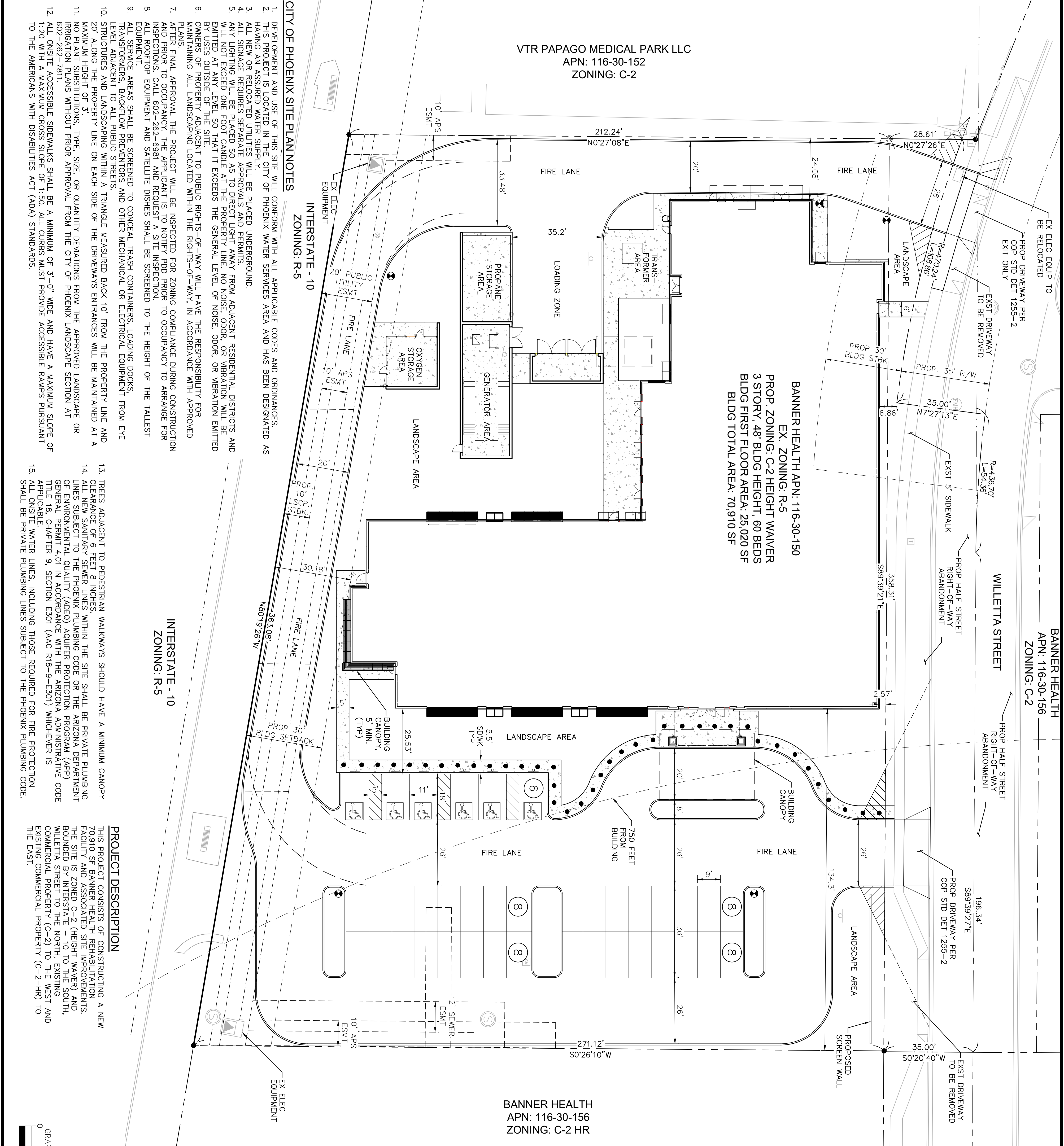
APPLICANT'S NAME: Steve Eiss		REQUESTED CHANGE:	
APPLICATION NO. Z-31-18		FROM: R-5 SP (2.50 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.50 Acres		<small>DATE:</small> 6/6/2018 <small>REVISION DATES:</small>	
<small>6/11/2018</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 12-29	
<small>2.50 Acres</small>		<small>ZONING MAP</small> G-8	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R-5 SP		130	
C-2 HGT/WVR		43	
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Steve Eiss		REQUESTED CHANGE:	
APPLICATION NO. Z-31-18		FROM: R-5 SP (2.50 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.50 Acres		TO: C-2 HGT/WVR (2.50 a.c.)	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-5 SP		108	
C-2 HGT/WVR		36	
		* UNITS P.R.D. OPTION	
		130	
		43	

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

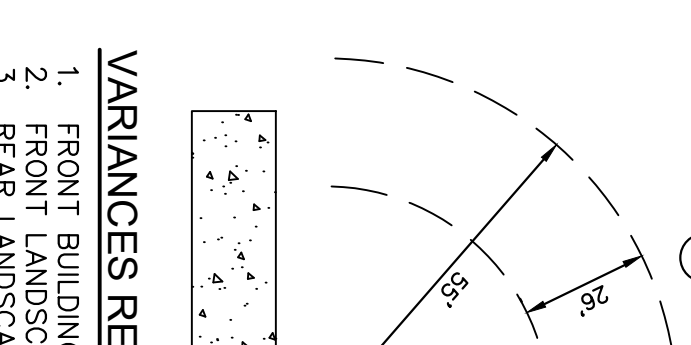
REV	DESCRIPTION	BY	DATE	APPR



- CITY OF PHOENIX SITE PLAN NOTES**
 ZONING: R-5
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
 5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL, SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
 6. MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
 7. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
 8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, EQUIPMENT, AND/OR OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 10. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND MAXIMUM HEIGHT OF 3'.
 11. NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
 12. ALL ONSITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH A MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
 13. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 8 FEET.
 14. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING OF ENVIRONMENTAL QUALITY (AEQ) ACQUFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH THE ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
 15. ALL ONSITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

- BANNER HEALTH**
 APN: 116-30-156
 ZONING: C-2 HR
- BANNER HEALTH APN: 116-30-150**
 EX. ZONING: R-5
 PROP. ZONING: C-2 HEIGHT WAIVER
 3 STORY, 48' BLDG HEIGHT, 60 BEDS
 BLDG FIRST FLOOR AREA: 25,020 SF
 BLDG TOTAL AREA: 70,910 SF

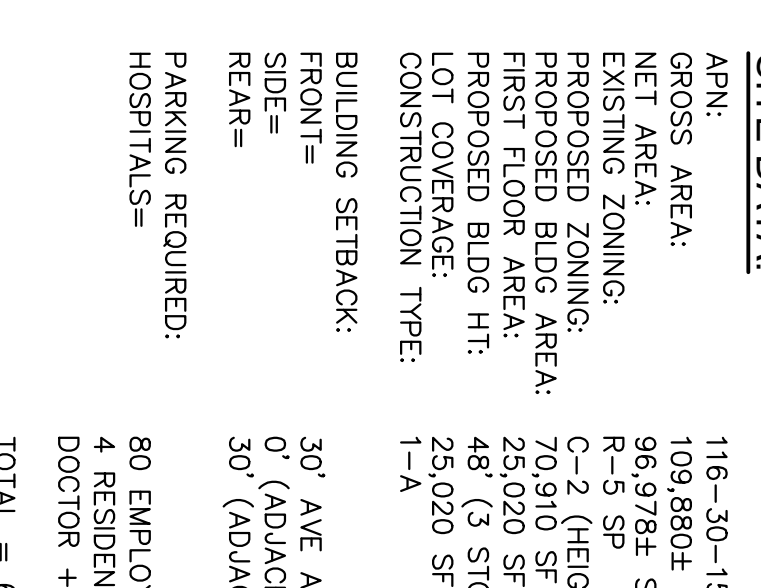
- PROJECT DESCRIPTION**
- THIS PROJECT CONSISTS OF CONSTRUCTING A NEW 70,910 SF BANNER HEALTH REHABILITATION FACILITY. THE PROJECT WILL BE BOUND BY INTERSTATE -10 TO THE SOUTH, WILLETTA STREET TO THE NORTH, EXISTING COMMERCIAL PROPERTY (C-2) TO THE WEST AND EXISTING COMMERCIAL PROPERTY (C-2-HR) TO THE EAST.



- VARIANCES REQUESTED:**
1. FRONT BUILDING SETBACK
 2. FRONT LANDSCAPE SETBACK
 3. REAR LANDSCAPE SETBACK
 4. PARKING AREA LANDSCAPE (10%)

SITE DATA:

APN: 116-30-150
 GROSS AREA: 109,880± SF (2.52± AC)
 NET AREA: 96,978± SF (2.23± AC) (AFTER ROW ABANDONMENT)
 EXISTING ZONING: R-5 SF
 PROPOSED ZONING: C-2 (HEIGHT WAIVER)
 PROPOSED BLDG AREA: 70,910 SF
 FIRST FLOOR AREA: 25,020 SF
 PROPOSED BLDG HT: 48' (3 STORIES)
 LOT COVERAGE: 25,020 SF / 96,978 SF = 25.80%
 CONSTRUCTION TYPE: 1-A
 BUILDING SETBACK:
 FRONT = 30' AVE ADJACENT TO STREETS, 20' MIN
 SIDE = 0' (ADJACENT TO C-2)
 REAR = 30' (ADJACENT TO R-5/S)
 PARKING REQUIRED:
 HOSPITALS = 80 EMPLOYEES * 1 SPACES / 3 EMPLOYEES + 4 RESIDENT DOCTORS * 1 SPACE / RESIDENT DOCTOR + 60 BEDS * 1 SPACE / 2 BEDS
 TOTAL = 61 SPACES
 PARKING PROVIDED:
 38 SPACES (ADDITIONAL SPACES TO BE PROVIDED THROUGH SHARED PARKING AGREEMENT WITH BANNER HEALTH)



VARIANCES REQUESTED:

1. FRONT BUILDING SETBACK
2. FRONT LANDSCAPE SETBACK
3. REAR LANDSCAPE SETBACK
4. PARKING AREA LANDSCAPE (10%)

LEGEND

- RIGHT OF WAY
- PARCEL LINE
- ADA/PEDESTRIAN PATH
- PARKING NUMBER
- 26' WIDE FIRE TURNING RADIUS
- 35' OUTSIDE RADIUS
- 35' INSIDE RADIUS

CITY OF PHOENIX
 MAY 01 2018
 Planning & Development
 Department

KVA#: 18-808
 SDEV#: 1800182
 PAPP#: 1801545

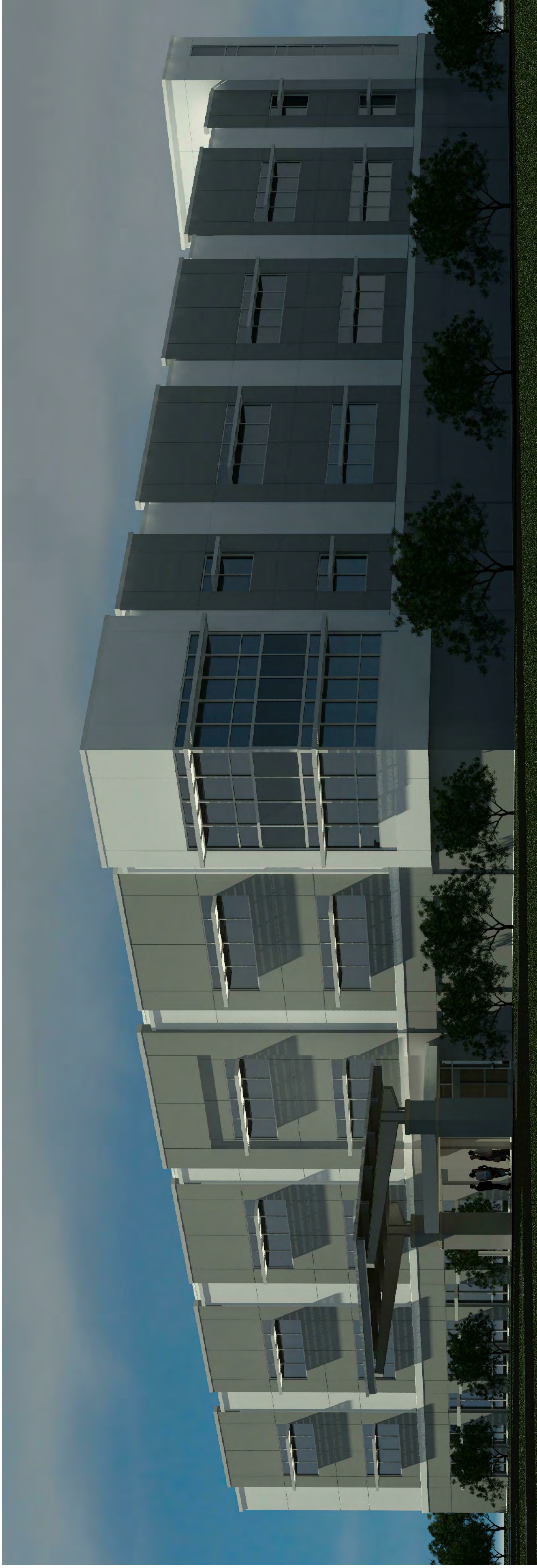
Arizona
 Creating Jobs Before the Sun Rises
 Call 611 or click Arizona11.com

PROJECT NO.	755 EAST WILLETTA STREET
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	COF
DESIGN BY:	COF
CHECK BY:	STM
DATE:	04/19/18

PRELIMINARY SITE PLAN
 PHOENIX, ARIZONA

Banner Rehabilitation Hospital
 In partnership with Select Medical

Kimley Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500



PROPOSED BANNER HEALTH/ SELECT MEDICAL
REHABILITATION PROJECT
PHOENIX, AZ

CITY OF PHOENIX

MAY 01 2018
Planning & Development
Department

EXTERIOR
RENDERINGS

GWG3
ARCHITECTURE, PLLC

