



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-88-16-3
January 23, 2017

Paradise Valley Village Planning Committee Hearing Date	February 6, 2017
Planning Commission Hearing Date	March 2, 2017
Request From:	RE-43 (1.65 acres)
Request To:	R-O (1.65 acres)
Proposed Use	Residential Office
Location	Southeast corner of 37 th Street and Shea Boulevard
Owner	RK & JE Wheeler Family Trust
Applicant's Representative	Withey Morris, PLC / Adam Baugh
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 1 to 2 du/acre	
Street Map Classification	Shea Boulevard	Major Arterial	40-foot south half street
	N 37 th Street	Local	30-foot east half street
<p><i>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.</i></p> <p>The proposed site improvements ensure compatibility with adjacent residential uses.</p>			
<p><i>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.</i></p> <p>The conversion of the property to an office use encourages the growth of business that is appropriately located along a major arterial.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-43
North	Single-family residential	R1-10
South	Vacant / Single-family residential	RE-43

East	School	RE-43
West	Church	RE-43

R-O (Residential Office District)		
Standards	Requirements	Proposed/Existing
<i>Building Setbacks</i>		
Front	20 feet	Met – 20 feet
Side	10 feet	Met – 10 feet
Rear	25 feet	Met – 25 feet
Lot Coverage	Maximum 30%	Met – 23%
Building Height	Maximum 25 feet	Met – 22 feet
Parking	Minimum 42 required	Met – 58 provided

Background/Issues/Analysis

1. This is a request to rezone a 1.65 acre parcel from RE-43 (Single-Family Residence District) to R-O (Residential Office District) to allow for an residential office.
2. The General Plan Land Use Map designation for this property is Residential 1 to 2 dwelling units per acre. Although the proposal is not consistent with this designation, an amendment is not required as the subject parcel is less than 10 acres.

3. The site is currently vacant and zoned RE-43. Existing single-family residential developments are located to the north and south, zoned R1-10 (Single-family Residence District) and RE-43 (Single-family Residence District), respectively. A church is located to the west, and a school is located to the east of the subject site, both are zoned RE-43.

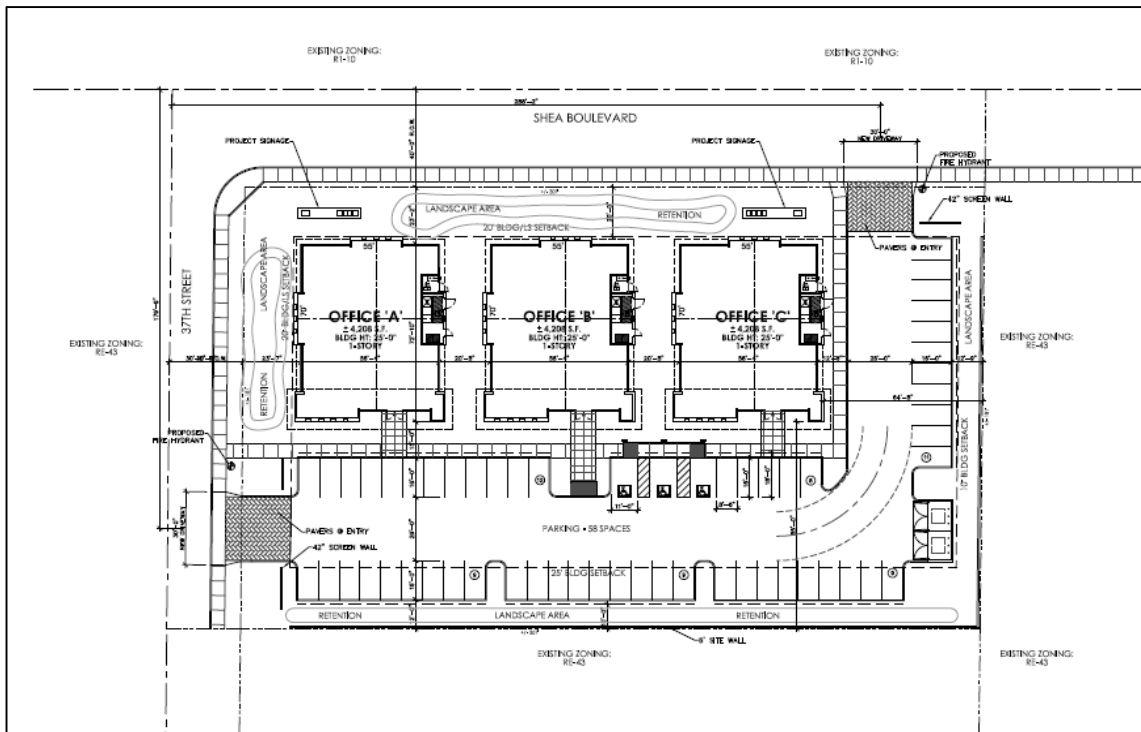


4. The Residential Office zoning district is intended to control developments on the edges of residential areas which, because of their location on arterial streets or other environmental conditions, are susceptible to pressures for nonresidential uses. The district permits new development at a residential scale or conversion of residential structures for use as professional offices or other limited service uses.

SITE DESIGN / LAYOUT

5. The proposed site plan depicts three 4,200 square foot office buildings positioned along Shea Boulevard. In order to maintain the residential scale of the buildings, staff included two stipulations that limits the square footage of individual buildings to a maximum of 6,000 square feet and the maximum building height of 22 feet.

The site plan includes 58 parking spaces for employees and clients, and the majority of these spaces are located on the southern portion of the site. In order to provide a buffer from the single-family neighborhood and keep the buildings positioned along Shea Boulevard, staff included a stipulation of a minimum 85 foot building setback along the south property line.



6. The total lot coverage for the site is 23%. To ensure that the buildings are compatible with the single-family residential development pattern located in the area, staff included a stipulation that the total lot coverage not exceed 23%.
7. The site plan shows access to the site by two driveways off of Shea Boulevard and 37th Street. However, for the site to have vehicular access onto 37th Street, the developer will need to obtain a variance. The R-O zoning district only allows vehicular access onto arterials and collectors (Shea Boulevard) and not local streets (37th Street).
8. The subject site is located adjacent to single-family residential homes; therefore, staff recommends stipulations to requiring additional landscaping along the

southern and eastern property line, that will serve as a buffer to the existing and future residences.

9. In order to provide shade for pedestrians along Shea Boulevard, staff recommends a stipulation to requiring additional landscaping along the street in the landscaping setback.
10. The subject site is located just north of the Phoenix Mountain Preserve and accessible to the bike lane located on 36th Street. Therefore, a stipulation requiring bicycle parking has been included.

DEPARTMENT COMMENTS

11. The Street Transportation Department is requesting that the developer have all improvements comply with ADA accessibility standards. Two stipulations addressing this recommendation has been included.
12. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
13. 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 1735 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. 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 proposed rezoning will allow for the development of a vacant parcel that is impacted by a major arterial to a residential office use.
2. The proposed use is compatible with the land uses along Shea Boulevard.
3. As stipulated, the proposal will provide an adequate buffer for existing and future residential uses adjacent to the site.

Stipulations

1. A minimum 20-foot landscape setback along Shea Boulevard and 37th Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper trees, and minimum 25% 4-inch caliper trees to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and

Development Department. When possible, the developer should use existing trees and landscaping to meet the landscaping requirements.

2. An average 12-foot landscape setback, minimum 10-foot landscape setback, with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the south property line, as approved by the Planning and Development Department.
3. A minimum 10-foot 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 building setback of 85 feet shall be required along the south property line, as approved by the Planning and Development Department.
5. The maximum building height shall be 22 feet.
6. No individual building shall exceed a maximum of 6,000 square feet.
7. Lot coverage shall not exceed 23%.
8. The development shall provide a minimum of 4 bicycle parking spaces that are located within 50 feet from the building entry points, as approved by the Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
10. The property owner shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.

Writer

Hannah Oliver

January 23, 2017

Team Leader

Craig Mavis

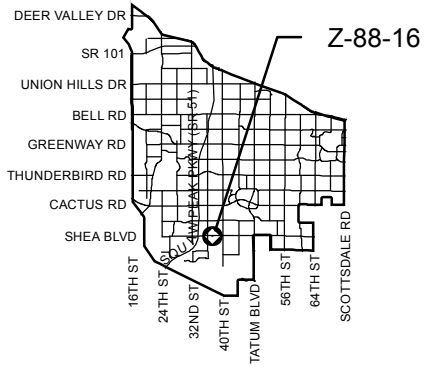
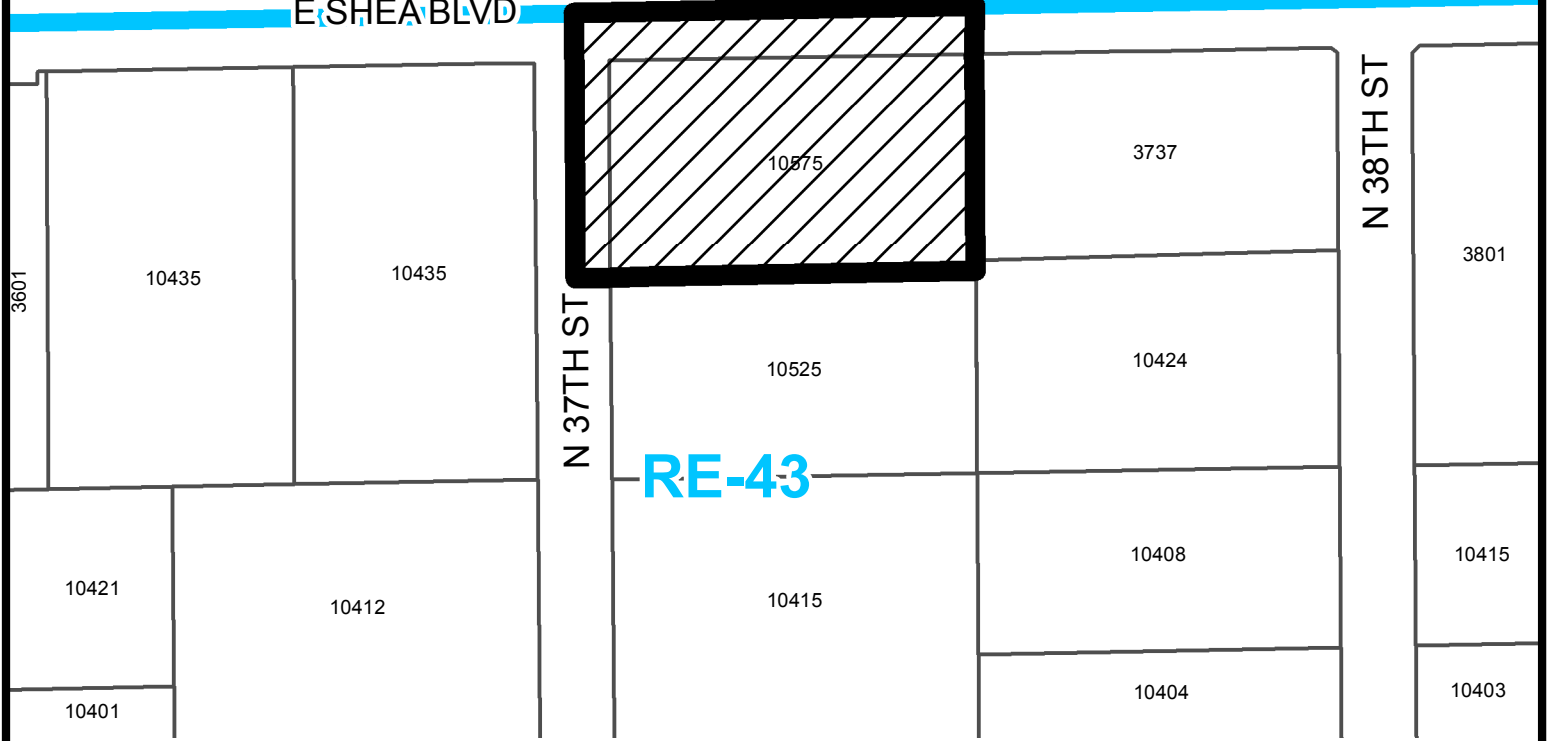
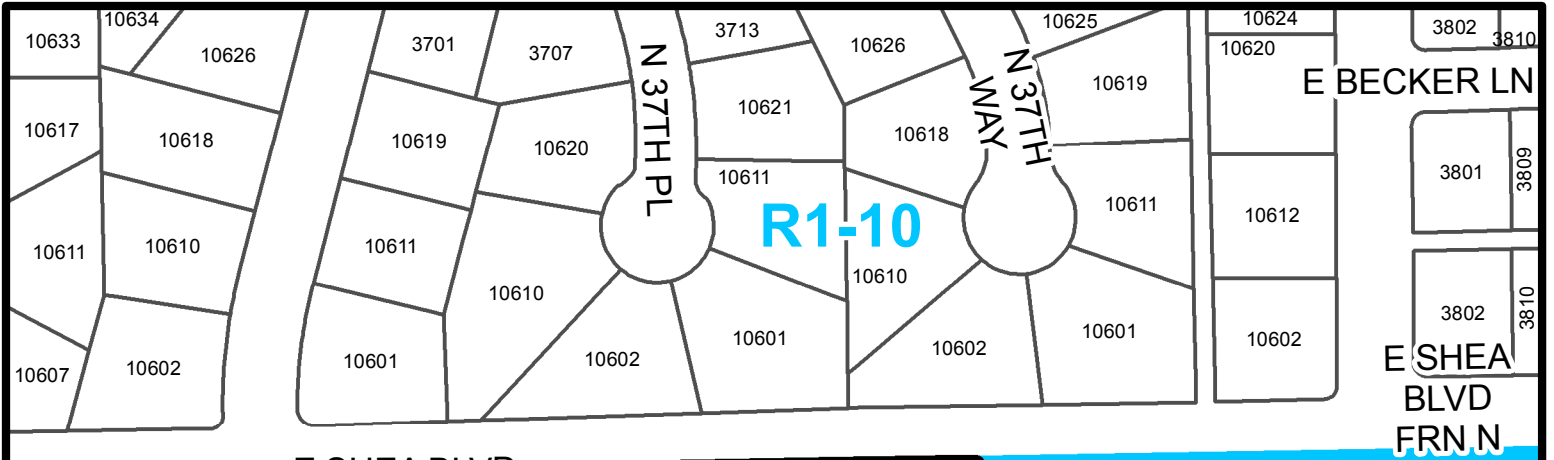
Attachments


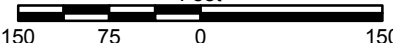

Sketch Map

Aerial

Site Plan date stamped November 28, 2016 (1 page)

Elevations date stamped November 28, 2016 (1 page)




 Feet

PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 3

City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Withey Morris, PLC/ Adam Baugh		REQUESTED CHANGE: FROM: RE-43, (1.65 a.c.) TO: R-O, (1.65 a.c.)	
APPLICATION NO. Z-88-16	DATE: 12/28/2016 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.65 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 28-36	<small>ZONING MAP</small> K-10	
MULTIPLES PERMITTED RE-43 R-O	CONVENTIONAL OPTION 1 1		* UNITS P.R.D. OPTION N/A N/A

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



Feet

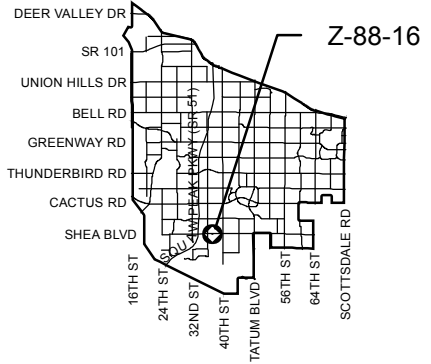
150 75 0 150

PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Withey Morris, PLC/ Adam Baugh

REQUESTED CHANGE:

FROM: RE-43, (1.65 a.c.)

APPLICATION NO. Z-88-16

DATE: 12/28/2016
REVISION DATES:

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

1.65 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 28-36

ZONING MAP
K-10

TO: R-O, (1.65 a.c.)

MULTIPLES PERMITTED

RE-43

R-O

CONVENTIONAL OPTION

1

1

* UNITS P.R.D. OPTION

N/A

N/A

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

CITY OF PHOENIX

NOV 28 2016

Office Building
37th Street and Shea Boulevard
Planning & Development
Department

PROJECT DATA:

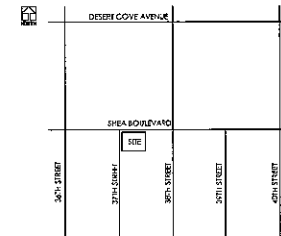
ASSESSOR'S PARCEL NUMBER: 165-01-007D
 EXISTING ZONING: RE-43
 PROPOSED ZONING: R-O (RESIDENTIAL OFFICE)
 PROPOSED USE: OFFICE
 BUILDING HEIGHT: 25'-0"
 BUILDING STORIES: 1-STORY

SITE DATA:
 GROSS SITE AREA: ± 73,915 S.F. (± 1.68 ACRES)
 NET SITE AREA: ± 54,514 S.F. (± 1.25 ACRES)
 PROPOSED BUILDING AREA: ± 12,624 S.F. (GROSS)
 LOT F.A.R.: ± 1.7% (GROSS BLDG/GROSS SITE)
 LOT COVERAGE: ± 23% (GROSS BLDG/NET SITE)
 CITY PARKING REQUIRED: ± 42 SPACES (Ø 1,900 S.F.)
 PARKING PROVIDED: ± 58 SPACES
 PARKING RATIO: ± 4.6 PER 1,000 S.F.

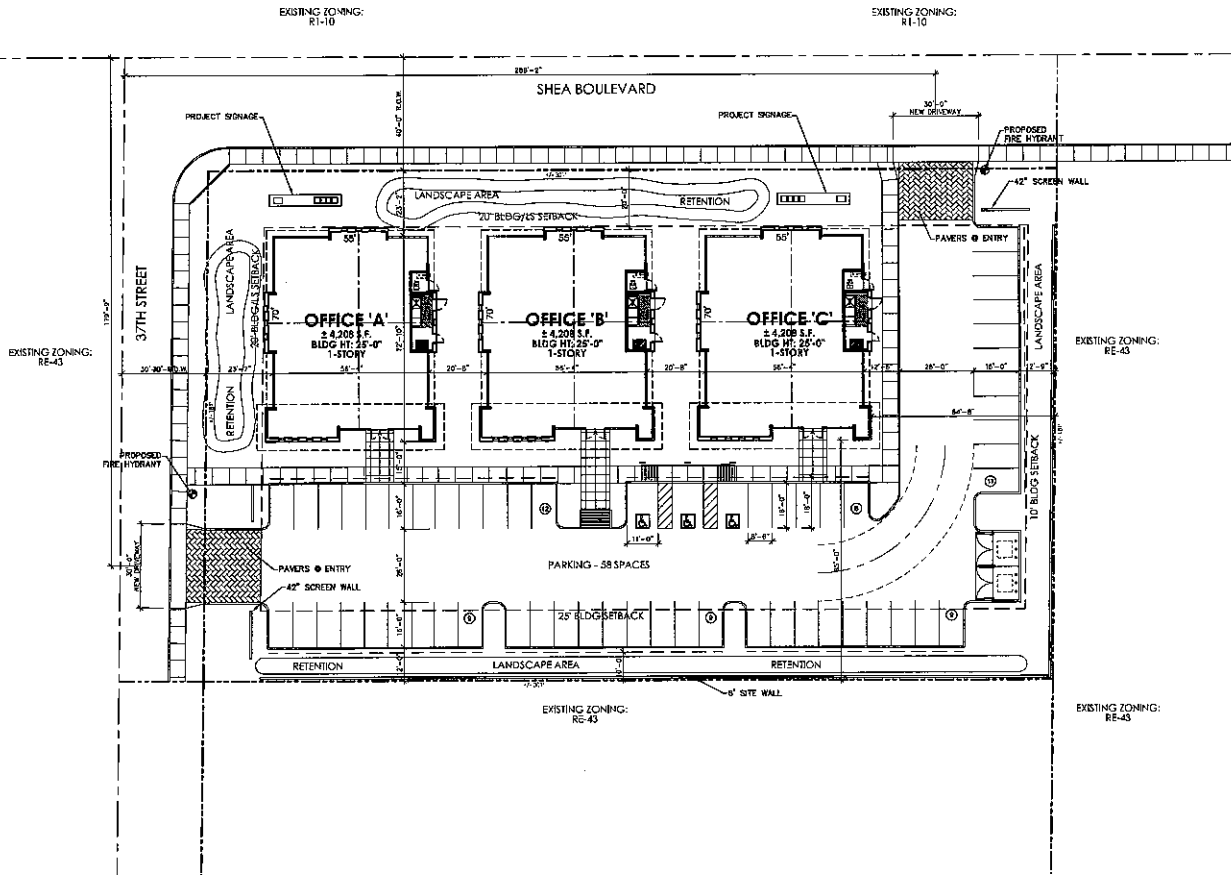
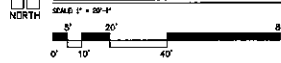
APPLICANT:
 WITHEY MORRIS PLC
 2525 E ARIZONA BILTMORE CIRCLE #A-212
 PHOENIX, ARIZONA 85016
 PHONE: 602-230-0600
 CONTACT: MICHAEL WITHEY
 CONTACT: ADAM BAUGH

ARCHITECT:
 DLR GROUP
 6225 N 24TH STREET, SUITE 250
 PHOENIX, ARIZONA 85016
 PHONE: 602-381-8580
 CONTACT: TIM THELKE

VICINITY MAP:

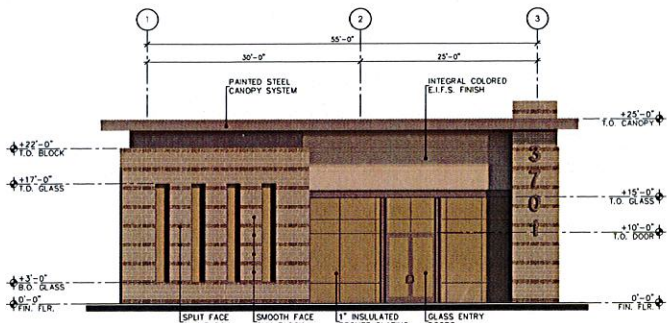


CONCEPTUAL SITE PLAN



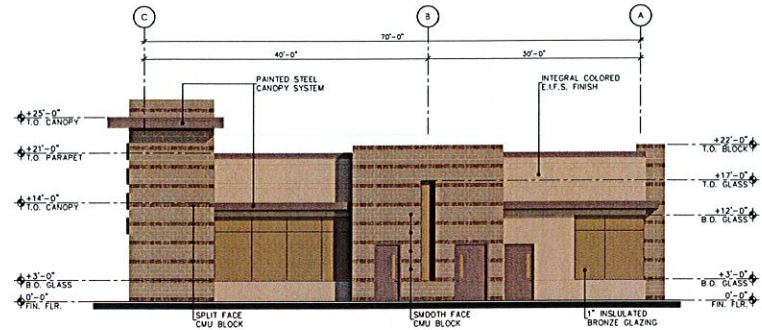
Site Plan File: 165-007D-02
11/16/16

DLR Group
 Architecture Engineering Planning Interiors
© 2011 DLR Group, Inc. All rights reserved. All other trademarks are the property of their respective owners.



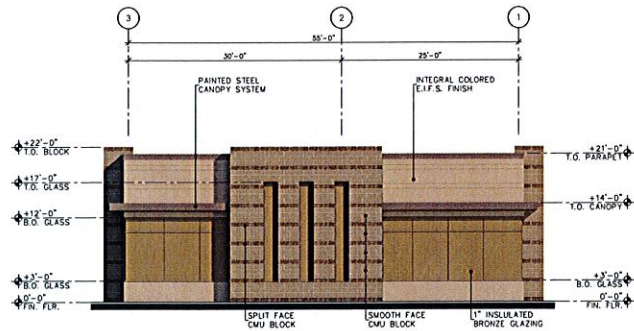
CONCEPTUAL ELEVATION - SOUTH

SCALE: 1/8"=1'-0"



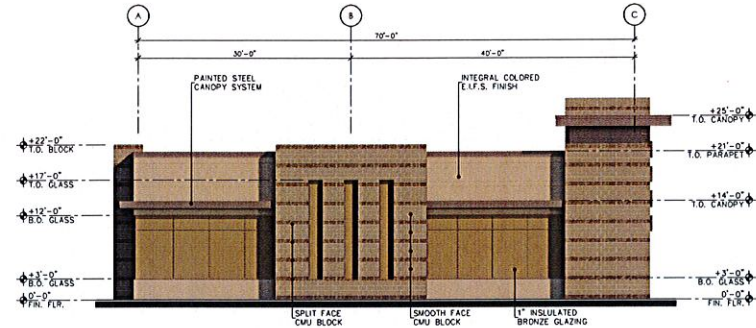
CONCEPTUAL ELEVATION - EAST

SCALE: 1/8"=1'-0"



CONCEPTUAL ELEVATION - NORTH

SCALE: 1/8"=1'-0"



CONCEPTUAL ELEVATION - WEST

SCALE: 1/8"=1'-0"

CITY OF PHOENIX

NOV 28 2016

Planning & Development
Department

Office Building
37th Street and Shea Boulevard

01/14/2016

DLR Group
Architecture Engineering Planning Interiors
GRAPHIC DESIGN BY: ANTHONY MCGEE/ANON, AIA, LEED AP BD+C

