



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report for Z-114-14-8, Z-SP-3-14-8, and Z-SP-4-14-8
December 3, 2014**

South Mountain Village Planning Committee Meeting Date	December 9, 2014
Planning Commission Date	January 13, 2015
Request From	S-1 (Approved R1-18 SP BAOD), (3.53 a.c.) S-1 (Approved S-1 SP BAOD) (Pending R1-18 BAOD), (4.53 a.c.)
Request To	R1-18 SP BAOD, (8.06 a.c.)
Proposed Use	Religious Retreat Facility (Priest Housing, Chapel, and Community Life Center), Group Home (Seniors and Hospice)
Location	Approximately 1200 feet east of the southeast of 32nd Street and Baseline Road
Owner	Crosier Community of Phoenix
Applicant/Representative	Paul Smith, Technical Solutions
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use Agricultural	
Street Map Classification	Baseline Road	Major Arterial Scenic Drive	60-foot half street
	Beverly Lane	Local	30-foot half street
<p><i>Land Use Element, Goal 9, Policy 1: Provide residents an opportunity to live and work in the village of their choice by offering a variety of housing, such as apartments, townhouses, single-family detached homes, accessory units, and mobile homes, to respond to changing family size, health or income.</i></p> <p>The proposed group home and priest housing will provide additional housing choice for individuals with health, income, and/or changing family size considerations.</p>			
<p><i>Neighborhood Element, Goal 2, Policy 3: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.</i></p> <p>The proposed development will primarily consist of single-story and two story buildings that incorporate rural agricultural elements that are sensitive to both the existing and planned scale and character of the surrounding neighborhood.</p>			

Area Plan
<u>Baseline Area Master Plan</u> See Background Item #3

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 (Approved R1-18 SP BAOD and S-1 (Approved S-2 SP BAOD) (Pending R1-18 BAOD)
North	Multi-Family Residential	R-3A BAOD
South	Single-Family Residential	R1-6 BAOD
East	Multi-Family Residential	R-3 BAOD
West	Nursery	S-1 BAOD

R1-18 SP BAOD – Senior Group Home & Hospice <i>*if variance required</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	N/A	Planned Residential Development (PRD)
Gross Acreage	N/A	8.06 acres
Total Number of Units	N/A	33 units
Density	N/A	du/acre
Typical Lot Size	None	N/A
Subject to Single Family Design Review	N/A	N/A
Open Space	5 percent minimum of gross area	52.6 percent

Background/Issues/Analysis

1. This request is to allow the development of a religious retreat facility (priest housing, a chapel, priory, and a community center), and senior housing located east of the southeast corner of 32nd Street and Baseline Road. The applicant is proposing to develop the religious retreat facility (cross hatch section of subject parcel) and group home under the respective development standards of the R1-18 (Single-Family Residence) zoning districts with special permits. Special permits are required to allow both the proposed religious retreat facility and group home/senior housing.



Although not a part of this request the applicant is also proposing to develop on the parcel to the north (same ownership) an office or commercial use along Baseline Road under the Mixed Use Agricultural (MUA) zoning district. The MUA zoning district allows professional and administrative offices by right, as well as limited commercial uses.

2. The R1-18 zoning district was chosen by the applicant after extensive discussion with the surrounding community and South Mountain Village Planning Committee. This zoning district allows the requested land uses while utilizing a lesser intense zoning. The applicant has chosen the lesser intense zoning districts to maintain compatibility with the area plans, to create a buffer from the more intense adjacent uses and to resolve community concerns.

Staff is recommending general conformance to the site plan and elevations proposed to ensure compatibility with adjacent uses and area plans.

3. The General Plan Land Use Map designates this site as Mixed Use Agricultural (MUA). The proposed development, excluding the proposed office / commercial uses, is not consistent with the General Plan Land Use Map designation but an amendment to the General Plan is not required, as the gross area of the portion of the site that is not consistent with the land use designation is less than 10 acres in size.
4. Although the requested zoning to accommodate the proposed religious facility and group home is not consistent with uses designated by either the General Plan Land Use Map or the Baseline Area Master Plan, the proposed development embraces the spirit and intent of Mixed Use Agricultural (MUA) by incorporating design features associated with rural agricultural areas. These design features include a mix of one-story and two-story buildings, pitched roofs, large open space areas and open perimeter fences.

Staff is recommending a stipulation to address four sided architectural detailing that conveys a sense of continuity through the development and complements existing and adjacent developments in the area.

5. The site is adjacent to a multi-family residential development consisting entirely of two-story buildings to the east and a multi-family residential development consisting of three-story buildings is located to the north across Baseline Road. An existing R1-6 single-family residential development is located to the south. A large parcel zoned S-1 is located to the west and is under consideration for a single family development.
6. The site is located within the boundaries of the Baseline Area Master Plan, a policy plan that promotes balanced, high-quality development that recognizes the unique character of the area and creates a positive image for the South Mountain Village. This plan designates the site for uses associated with Mixed Use Agricultural (MUA) land use classification. Although the proposed religious retreat facility and group home are not consistent with those associated with MUA, the project's

design embraces the agricultural/rural environment associated with the area. Preservation of the character of agricultural areas of Phoenix is the primary purpose of MUA. The utilization of the subject site for limited uses will provide an appropriate transition between the existing more intense residential uses to the east and north and the less intense existing residential uses to the south, as well as the planned MUA uses to the west.

To assist with the proposed uses and transition between adjacent uses staff is recommending additional landscape setbacks and standards along the east, west and southern property lines.

7. The site is also located in the Baseline Area Overlay District (BAOD). The district, whose boundaries are consistent with the area plan, encourages and protects the rural, agricultural character of the area while allowing development in accordance with the Baseline Area Master Plan. Unlike the area plan, the overlay district is ordinance and has development standards that must be met and design guidelines in the form of requirements and presumptions. The submitted site plan and elevations satisfy the requirements and presumptions of the BAOD.
8. The Mixed Use Agricultural (MUA) zoning district prescribes design guidelines and standards that encourage new development which is consistent with the traditional design of a rural and agricultural area. These guidelines and standards include prohibiting the use of solid perimeter fences and walls, the utilization of alternative surfaces for parking and maneuvering areas, low-level lighting in parking areas, and the utilization of specified plants and plant sizes for landscaping. As the General Plan designation is Mixed Use Agriculture the applicant's narrative includes/indicates that low lighting and view fencing will be utilized throughout the development. Stipulations are recommended to ensure that the entire site is developed in accordance to the design guidelines and standards of the MUA to the maximum extent possible.
9. No archaeological sites are known to be located within the project area. However, if any archaeological materials are encountered during construction, all ground disturbing activities should cease immediately in the vicinity of the discovery to allow time for proper assessment. A stipulation is recommended that all ground disturbing activities in the vicinity of a discovery of archaeological materials cease immediately, if such materials are encountered, and that the City of Phoenix Archaeology Office be contacted immediately and provided with time to properly assess the materials.
10. The site is located within the Public Airport Disclosure area as defined by Arizona Revised Statutes Section 28-8486. The area will be subject to aircraft overflights from Sky Harbor International Airport. A stipulation will require notification to prospective homebuyers about airport operations to help minimize future complaints.

11. 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 development will provide an appropriate transition between the more intense residential uses to the east and north and the less intense existing residential uses to the south, as well as the planned mixed use agricultural uses to the west.
2. This proposal will provide additional housing choice in this area of the South Mountain Village.
3. Approval of this request, with recommended stipulations, should ensure a high-quality mixed-use development consistent with the area's existing, developing, and planned character.
4. The special permit overlays will control the use of the land. No other activity may occur unless the special permits are modified or removed through a zoning hearing process.

Stipulations

1. The development shall be in general conformance with site plan and elevations date stamped September 16, 2014, as approved by the Planning and Development Department.
2. The elevations shall incorporate enhanced four-sided architectural detailing, such as exterior accent materials (e.g. brick, stone, veneer) and exterior detailing (e.g. stucco recesses, pop outs or other window treatments) that convey a sense of continuity throughout the development, as approved by the Planning and Development Department.
3. The east and west landscape setbacks shall comply with the landscape standards of the MUA zoning district as follows and as approved by the Planning and Development Department:
 - a. Plant materials in required landscape areas shall be limited to those listed on the Mixed Use Agricultural plant list, a copy of which is available at the Phoenix Planning and Development Department, or their equivalent as approved by the Zoning Administrator.
 - b. Any plants listed in the invasive species list in Appendix B of the Sonoran Preserve Edge Treatment Guidelines, Section 507 TAB A3.7 shall be prohibited in the MUA District.

- c. Where prominent existing plant materials are native species then the landscaping should be limited to the Sonoran Plant List.
 - d. A minimum of five percent of the landscaped area should be planted in flowers.
4. A minimum 12-foot landscaped setback shall be provided along the south property line, as approved by the Planning and Development Department.
5. The location of the existing 10-foot wide multi-use trail within the multi-use trail easement along Baseline Road shall be illustrated on the final site plan, as approved by the Planning and Development Department.
6. Right-of-way totaling 30 feet shall be dedicated for the north half of Beverly Road, as approved by the Planning and Development Department.
7. A 10 foot sidewalk easement shall be dedicated along Baseline Road, as approved by the Planning and Development Department.
8. 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 of Phoenix Archaeology Office, and allow time for the Archaeology Office to properly assess the materials.
9. The property owner shall record documents that disclose the existence and operational characteristics of Sky Harbor International Airport 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 reviewed and approved by the City Attorney.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.

Writer

M Thornton

November 24, 2014

JB

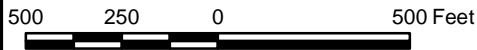
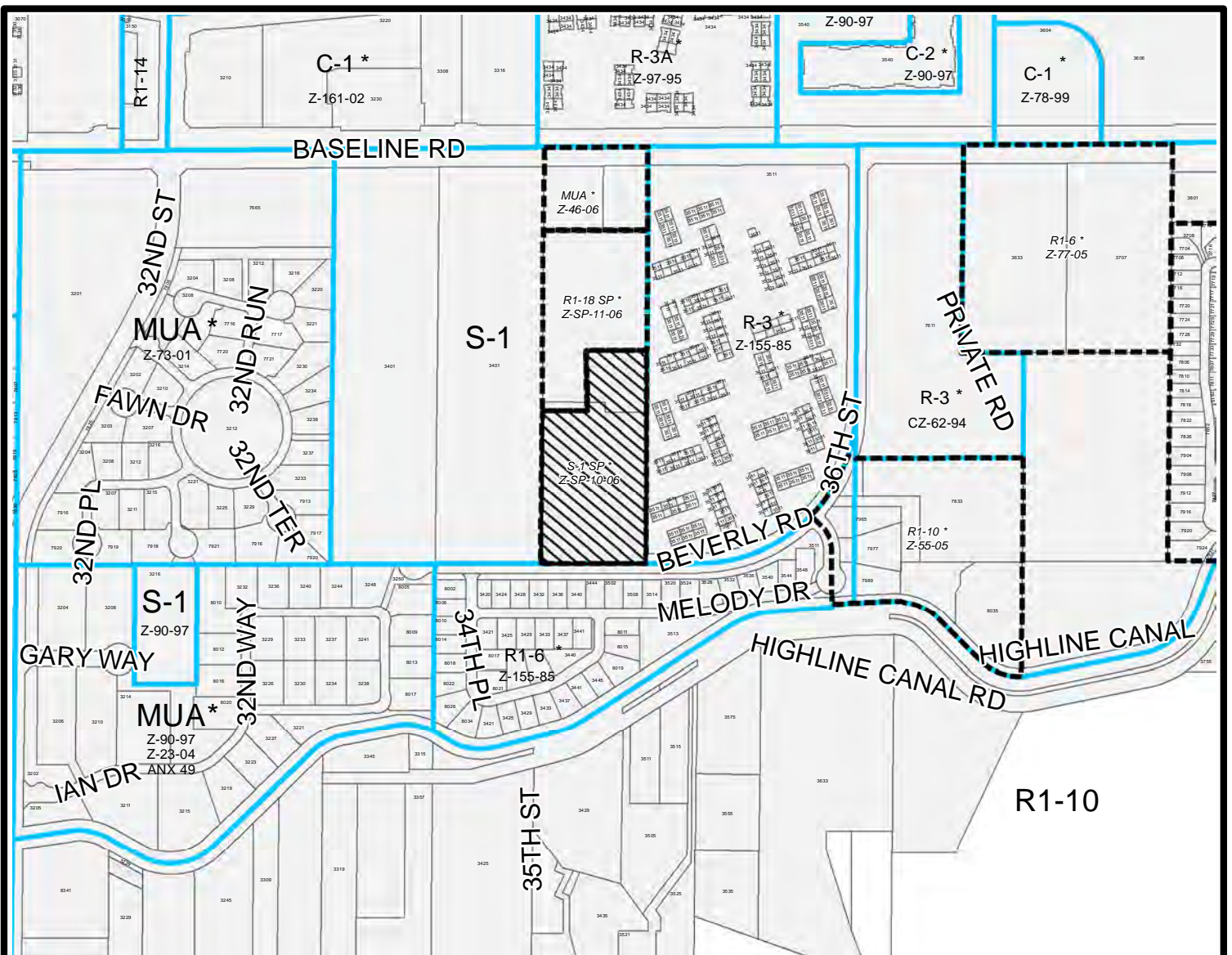
Attachments

Zoning Sketches (3)

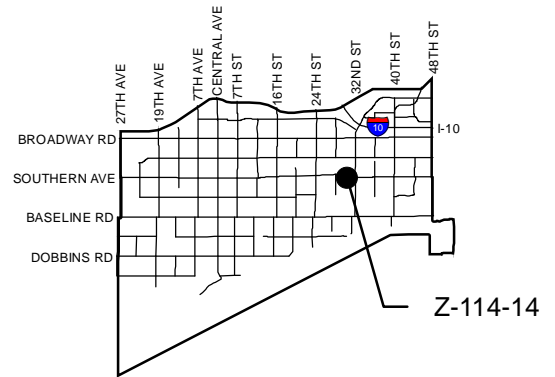
Aerial

Site Plan date stamped September 16, 2014

Elevations (5 pages) date stamped September 16, 2014

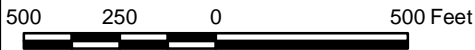
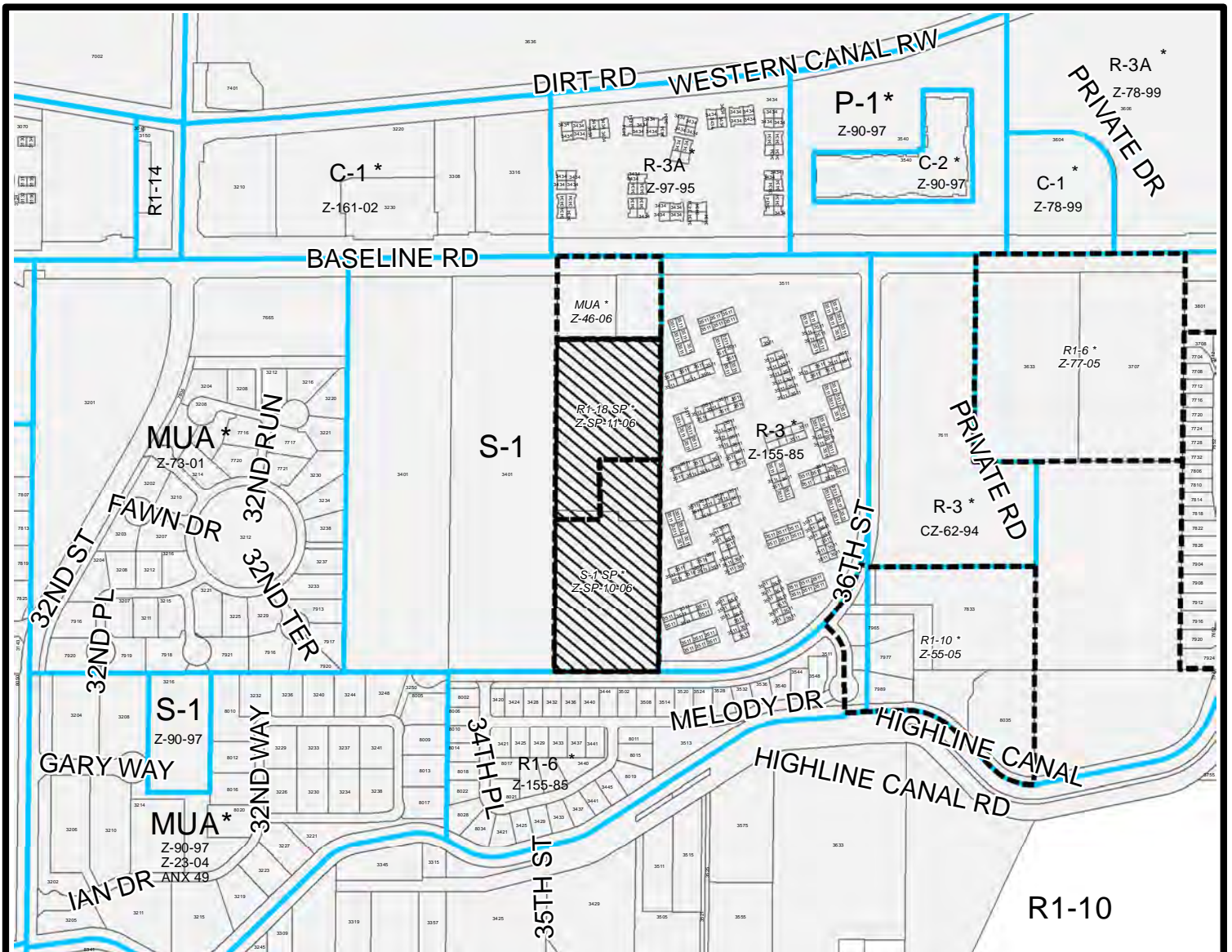


CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8

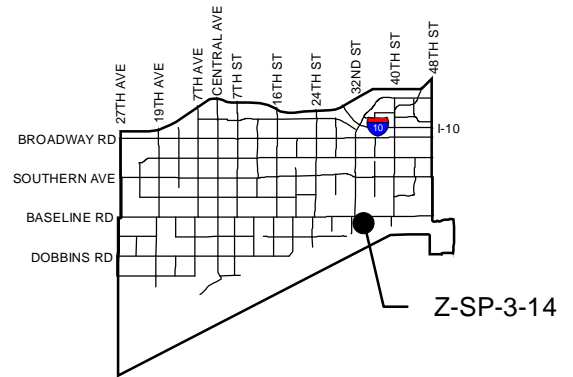


APPLICANT'S NAME: Thomas A. Enneking, OSC		REQUESTED CHANGE: FROM: S-1 (Approved S-1 SP BAOD), (4.53 a.c.) TO: R-1-18 BAOD, (4.53 a.c.)	
APPLICATION NO. Z-114-14	DATE: 10/13/14 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.53 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 01-35	ZONING MAP D-10	
MULTIPLES PERMITTED S-1, (S-1) R1-18	CONVENTIONAL OPTION 4,(4) 9	* UNITS P.R.D. OPTION 4,(4) 10	

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

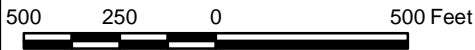
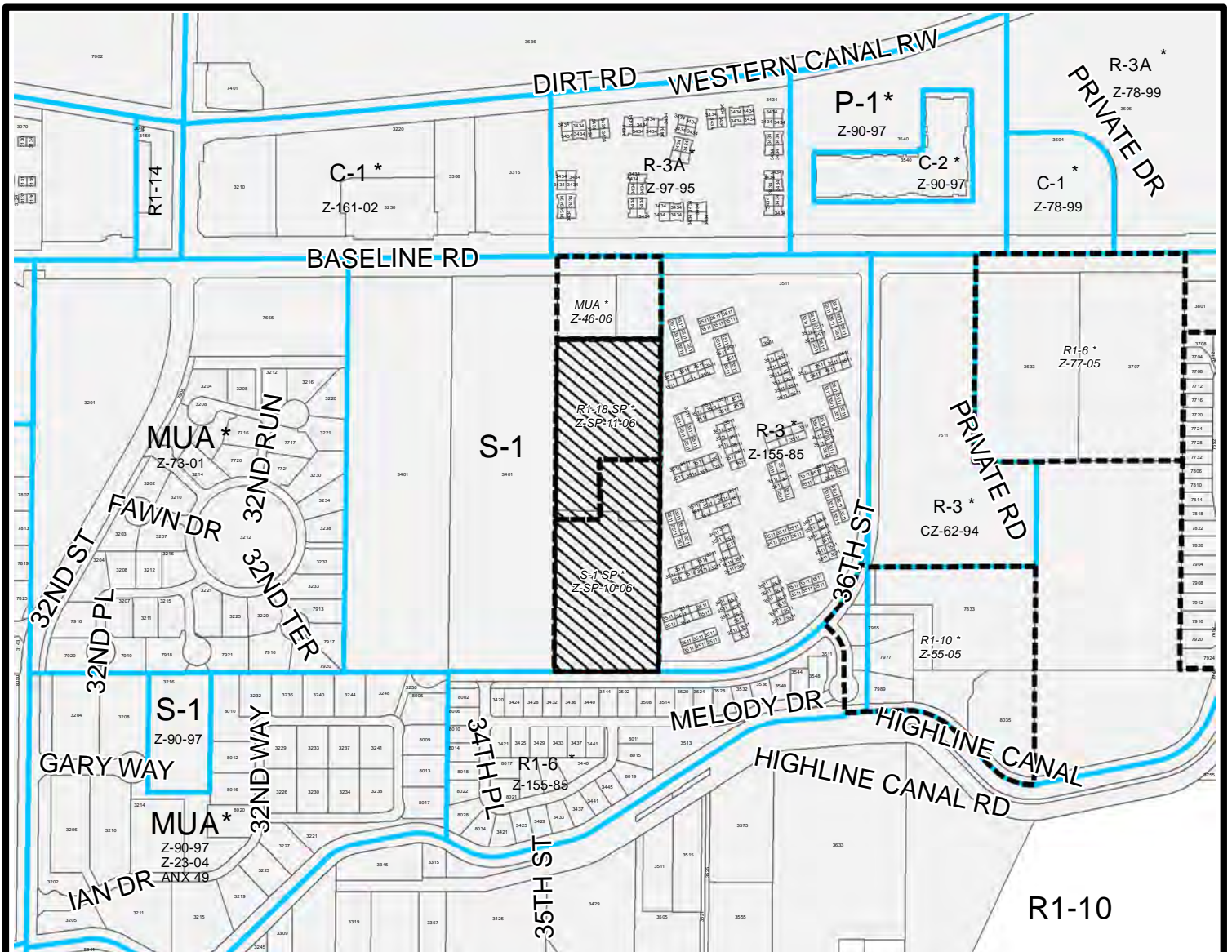


CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8

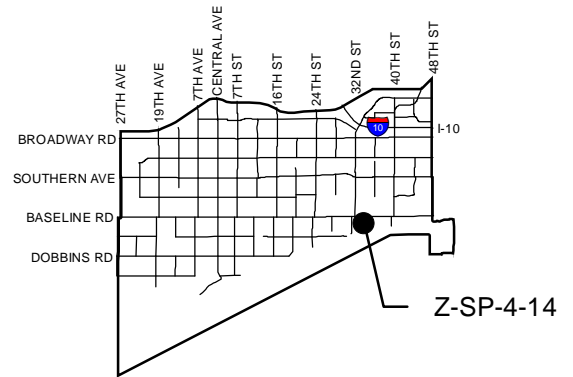


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APPLICATION NO. Z-SP-3-14	DATE: 10/13/14 REVISION DATES:	TO: R1-18 SP BAOD, (8.06 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 8.06 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 01-35	ZONING MAP D-10	
MULTIPLES PERMITTED S-1, (R1-18) S-1, (S-1), (R1-18) R1-18	CONVENTIONAL OPTION 3,(7) 4,(4),(9) 15	* UNITS P.R.D. OPTION 3,(8) 4,(4),(10) 19	

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



CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8



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APPLICATION NO. Z-SP-4-14	DATE: 10/13/14 <small>REVISION DATES:</small>	TO: R1-18 SP BAOD, (8.06 a.c.)													
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 8.06 Acres	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">AERIAL PHOTO & QUARTER SEC. NO.</td> <td style="padding: 2px;">ZONING MAP</td> </tr> <tr> <td style="padding: 2px;">QS 01-35</td> <td style="padding: 2px;">D-10</td> </tr> </table>			AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	QS 01-35	D-10								
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QS 01-35	D-10														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">MULTIPLES PERMITTED</th> <th style="padding: 2px;">CONVENTIONAL OPTION</th> <th style="padding: 2px;">* UNITS P.R.D. OPTION</th> </tr> <tr> <td style="padding: 2px;">S-1, (R1-18)</td> <td style="padding: 2px;">3,(7)</td> <td style="padding: 2px;">3,(8)</td> </tr> <tr> <td style="padding: 2px;">S-1, (S-1), (R1-18)</td> <td style="padding: 2px;">4,(4),(9)</td> <td style="padding: 2px;">4,(4),(10)</td> </tr> <tr> <td style="padding: 2px;">R1-18</td> <td style="padding: 2px;">15</td> <td style="padding: 2px;">19</td> </tr> </table>	MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	S-1, (R1-18)	3,(7)	3,(8)	S-1, (S-1), (R1-18)	4,(4),(9)	4,(4),(10)	R1-18	15	19	* Maximum Units Allowed with P.R.D. Bonus		
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S-1, (R1-18)	3,(7)	3,(8)													
S-1, (S-1), (R1-18)	4,(4),(9)	4,(4),(10)													
R1-18	15	19													

C-1*
78-99

C-2*
90-97

Subject
Parcel

S-1

CR-1-10

R-3*
100-93

10
13

9 92ND TER

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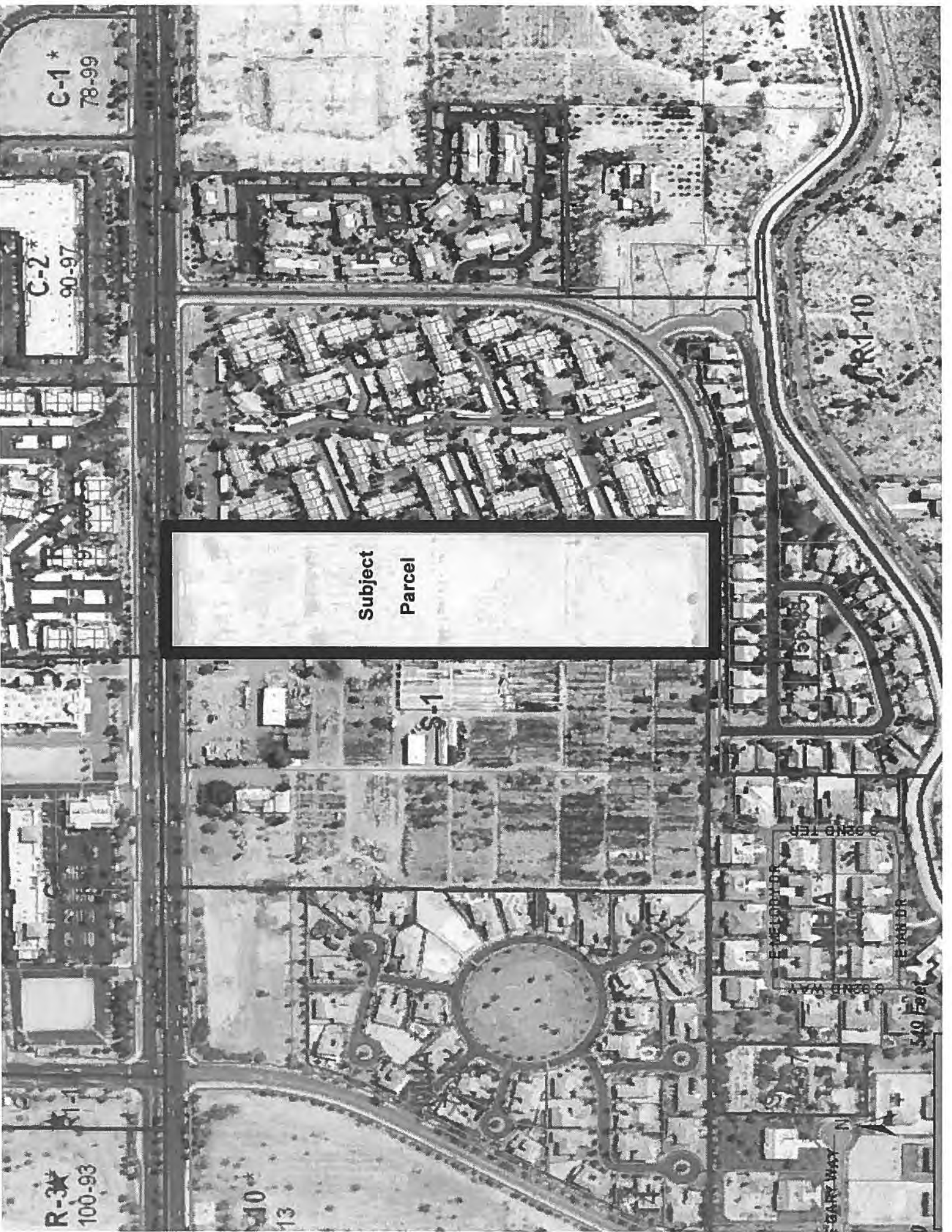
9 92ND WAY

E 14th DR

540 Feet

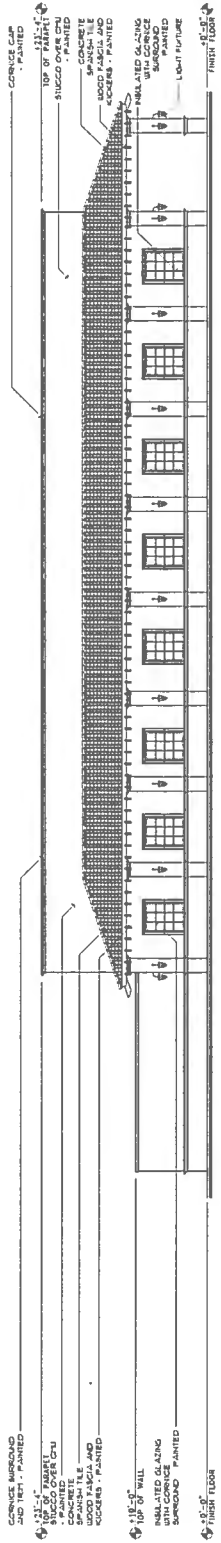
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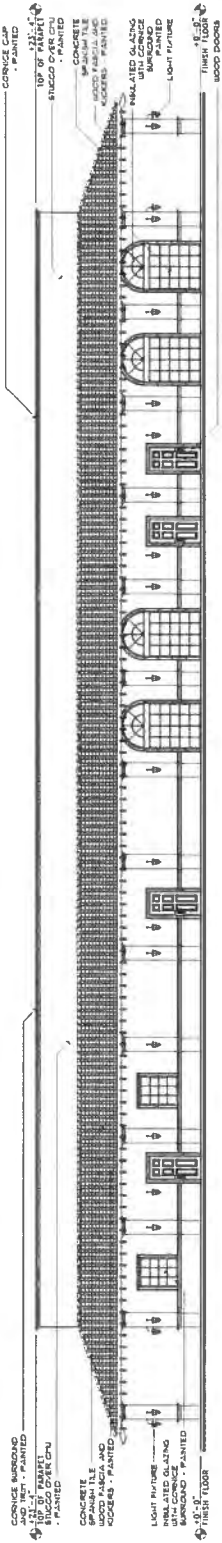


Project Number	5954-C2
Date	
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Checked By	SSB
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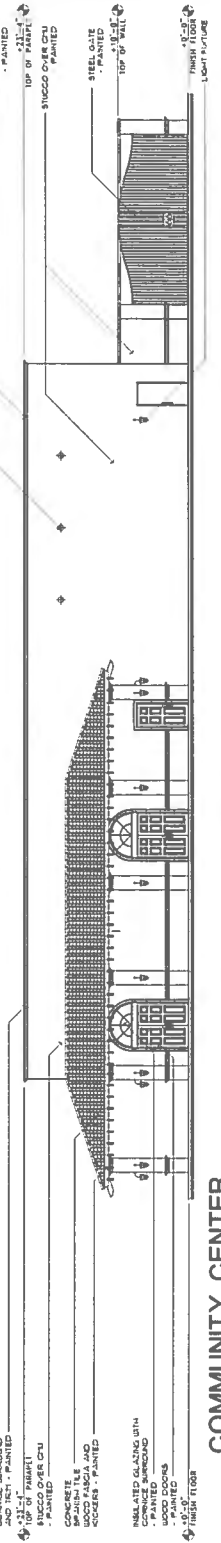
**COMMUNITY CENTER
 NORTH ELEVATION**

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



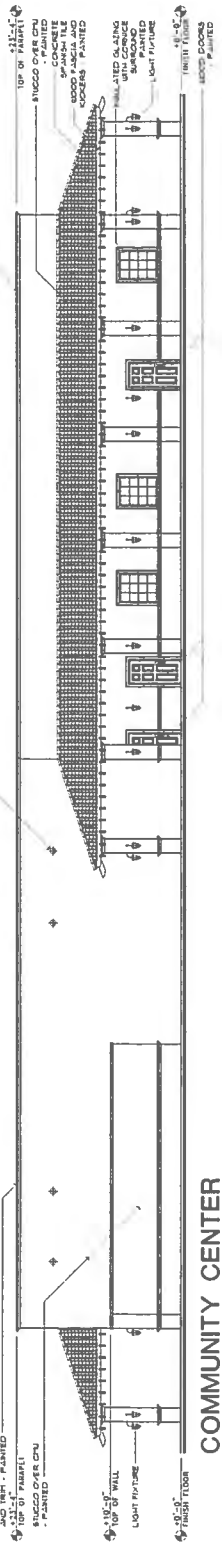
**COMMUNITY CENTER
 WEST ELEVATION**

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



**COMMUNITY CENTER
 SOUTH ELEVATION**

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



**COMMUNITY CENTER
 EAST ELEVATION**

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

