



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-7-14-3
 February 5, 2015

North Mountain Village Planning Committee Hearing Date February 18, 2015
Planning Commission Hearing Date March 10, 2015
Request From: R-3A (5.38 acres)
Request To: R-3A SP (5.38 acres)
Proposed Use An assisted living and memory care facility and all underlying R-3A uses
Location Approximately 250 feet south of the southwest corner of 7th Street and the Roberts Road alignment
Owner SKR Holdings, LLC
Applicant's Representative Vince Scarano / Biltform Architecture
Staff Recommendation Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	7th Street	Major Arterial	Varies 55-67-foot west half street
<p><i>HOUSING ELEMENT, GOAL 2: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.</i></p> <p>The proposed development will provide a new housing option for seniors in an aging community.</p>			
<p><i>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT 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 has been designed to be sensitive to the surrounding single family residential neighborhoods by limiting the height and scale of the building near the adjacent single family homes.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3A
North	Single-Family Residential / Commercial	PAD-6 / C-O
South	Commercial	PSC
East	Commercial / Multifamily Residential	PSC / C-O / PAD-9
West	Single Family Residential	R1-10
R-3A PRD (Multi-family Residential Planned Residential Development)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u> (*Variance required)
<i>Building Setbacks</i>		
Perimeter building setbacks	20 feet (east) 15 feet (south) 15 feet (west) 15 feet (north)	Met – 40 feet Met – 37 feet Met – 20 feet Met – 64 feet
<i>Landscape Setbacks</i>		
Perimeter landscape standards	20 feet (east)	Met – 35 feet
Interior landscape standards	5 feet (east) 5 feet (south) 5 feet (west) 5 feet (north)	Met – 5 feet Met – 5 feet *Not met – 0 feet Met – 6 feet
Lot Coverage (per Section 647.A.2.p)	Maximum 25%	*Not Met – 33%
Usable Outdoor Space per Bed (per Section 647.A.2.p)	100 square foot	Met – 303 square foot
Building Height	Maximum 40 feet for the first 150 feet; 1 foot in five foot increase to 48 feet	Met – 30 feet
Parking	Minimum 66 required	Met – 95 provided

Background/Issues/Analysis

1. This is a request to rezone 5.38 acres from R-3A (Multifamily Residential) to R-3A SP (Multifamily Residential Special Permit) to allow an assisted living and memory care facility and all underlying R-3A uses.

residents of the development, as well as other nearby residents who are patronizing or working at the nearby commercial establishments. A stipulation has been added to address this requirement.

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 1730 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. 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. As stipulated, the proposal would be appropriately buffered from the single family residential to the west and north.
2. The diversity in housing types would be a benefit to the surrounding community.
3. The proposal would develop a long vacant parcel into an asset for the community.

Stipulations

1. The development shall be in general conformance with the elevations date stamped November 19, 2014 as approved or modified by the Planning and Development Department.
2. Building height shall be limited to a maximum of 15 feet within 81 feet of the west property line as approved by the Planning and Development Department.
3. Building height shall be limited to a maximum of 15 feet within 75 feet of the north property line as approved by the Planning and Development Department.
4. A minimum of 135 square feet of usable outdoor space per bed shall be centrally located within the project as approved by the Planning and Development Department.
5. The sidewalk along 7th Street shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb as approved by the Planning and Development Department.

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Writer

Xandon Keating

01/30/15

Team Leader

Joshua Bednarek

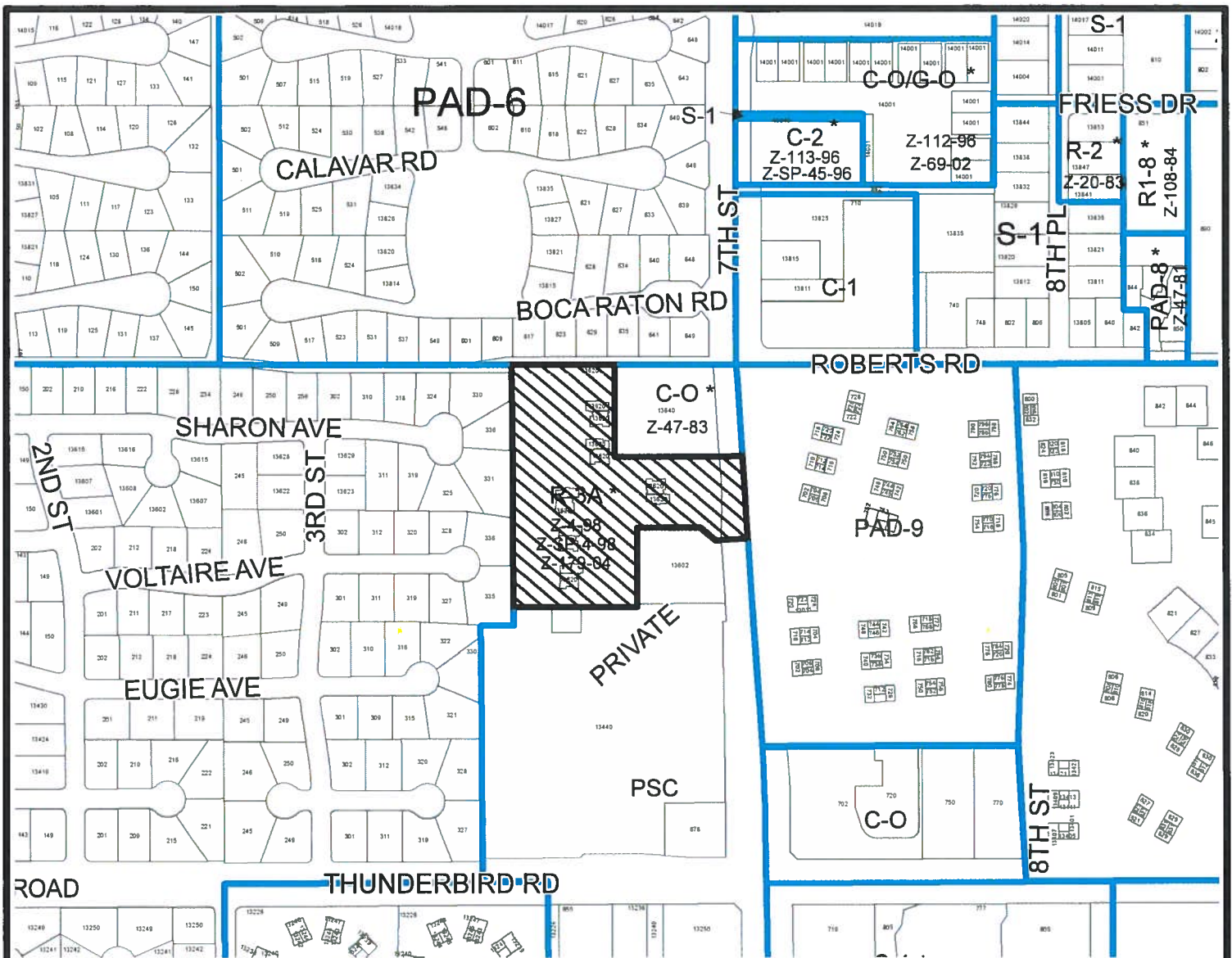
Attachments

Sketch Map

Aerial

Site Plan (date stamped November 19, 2014)

Elevations (date stamped November 19, 2014)

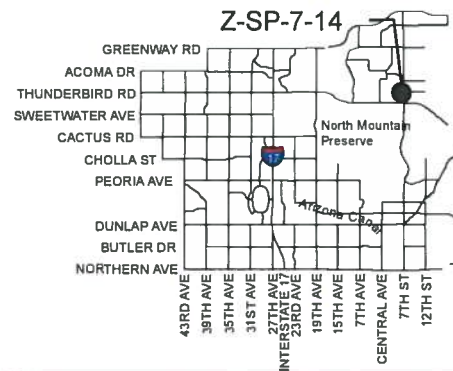


400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

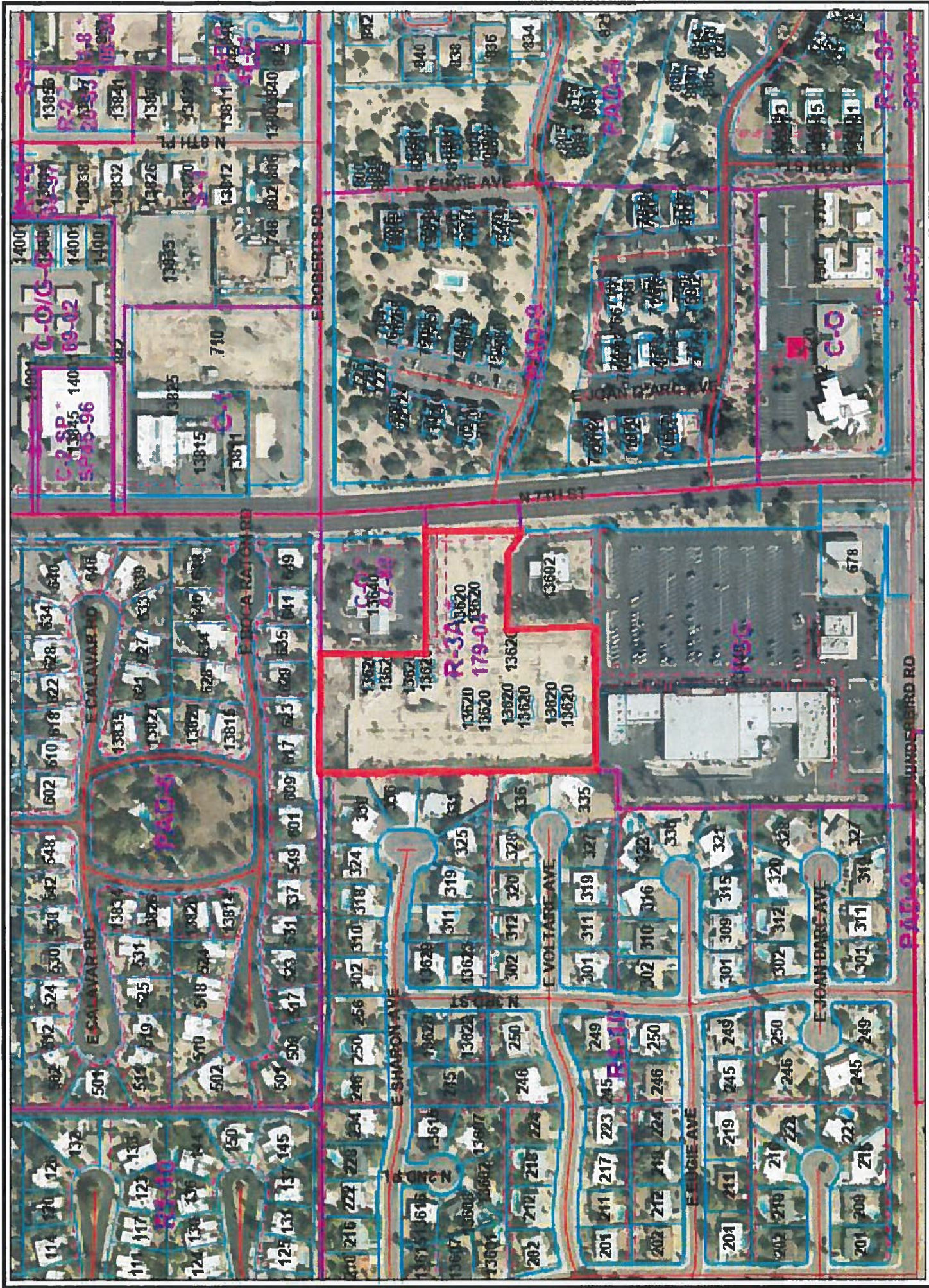
NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Ed Smith/EJS & Associates Consulting		REQUESTED CHANGE: FROM: R-3A, (5.38 a.c.) TO: R-3A SP, (5.38 a.c.)	
APPLICATION NO. Z-SP-7-14	DATE: 12/12/14 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.38 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 32-28	ZONING MAP L-8	
MULTIPLES PERMITTED R-3A R-3A SP	CONVENTIONAL OPTION 118 118	* UNITS P.R.D. OPTION 142 142	

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



Planning and Development

1 inch = 273.591 ft
 0 50 100 300 Feet
 City of Phoenix

The information presented on this map is based on record drawings submitted by owners. Users of this information are cautioned that independent verification of actual conditions may be necessary.

