

# Attachment B- Staff Report



## City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

### Staff Report: Z-65-18-8 November 9, 2018

Central City [Village Planning Committee](#) Meeting Date November 19, 2018  
[Planning Commission](#) Hearing Date December 6, 2018

**Request From:** R-3 CCSIO (Multifamily Residence District, Central City South Interim Overlay) (1.23 acres)

**Request To:** C-2 CCSIO (Intermediate Commercial District, Central City South Interim Overlay) (1.23 acres)

**Proposed Use** Hospital

**Location** Approximately 600 feet south of the southeast corner of 9th Avenue and Buckeye Road

**Owner** Maricopa County Special Health Care District

**Applicant** S.R.V. Holdings, Inc.

**Representative** Carolyn Oberholtzer, Bergin, Frakes, Smalley, Oberholtzer, PLLC

**Staff Recommendation** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Mixed Use	
<a href="#">Street Map Classification</a>	9th Avenue	Local	33-foot east half right-of-way
<b><i>STRENGTHEN OUR LOCAL ECONOMY; 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</i></b>			
The existing site is underutilized. The rezoning to allow a hospital use will allow for the adaptive reuse of an older, vacant building.			

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; DESIGN PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.**

The proposed hospital use is an appropriate use that is compatible with the character and development in the surrounding area. Additionally, staff stipulations require the landscape areas to be replenished and brought up to City standards prior to the issuance of any tenant improvement or building permits.

**Applicable Plans, Overlays, and Initiatives**

**[Central City South Interim Overlay District](#)**

See Background Item No. 4.

**[Comprehensive Bicycle Master Plan](#)**

See Background Item No. 6.

**[Reimagine Phoenix](#)**

See Background Item No. 7.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant building	R-3 CCSIO
<b>North</b>	Single-family residences	R-3 CCSIO
<b>South</b>	Southwest Behavioral Health Services	P-1 CCSIO, C-2 CCSIO
<b>East</b>	Greater Phoenix Urban League	R-5 CCSIO
<b>West (across 9<sup>th</sup> Avenue)</b>	Single-family residences	R-3 CCSIO

**Intermediate Commercial (C-2)**

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Landscaped Setbacks</i>		
Street	Average 25 feet	Met
Interior	0 feet adjacent to C-2	Not provided
<i>Building Setbacks</i>		
Street	Average 25 feet	Met
Interior Adjacent to R-3	Minimum 25 feet	Met
Interior Adjacent to R-5	Minimum 10 feet	Met
Interior Adjacent to Commercial	Minimum 0 feet	Met

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Lot Coverage	Maximum 50%	Met – 37%
Building Height	Maximum 30 feet	Met – 15 feet
Parking	1 space per 2 beds 26 beds / 2 = 13 spaces and 1 space per 3 employees 15 employees / 3 = 5 spaces  Total: 18 spaces	Met – 18 spaces provided

**Background/Issues/Analysis**

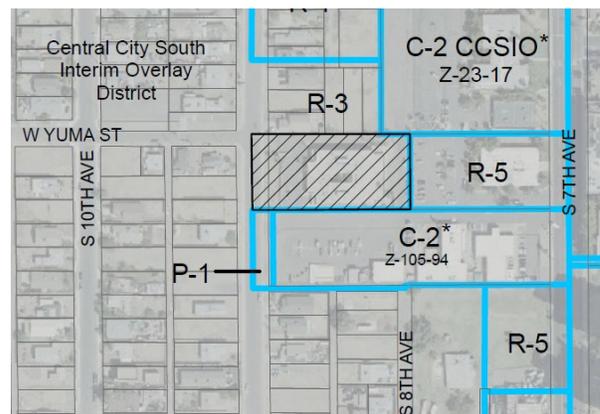
SUBJECT SITE

1. This request is to rezone a 1.23-acre site, located approximately 600 feet south of the southeast corner of 9th Avenue and Buckeye Road from R-3 CCSIO (Multifamily Residence District, Central City South Interim Overlay District) to C-2 CCSIO (Intermediate Commercial District, Central City South Interim Overlay District) to allow a hospital.

The subject site was previously operated by Maricopa Integrated Health System (MIHS) as an urgent care facility; however, the building has been vacant for several years.

SURROUNDING USES AND ZONING

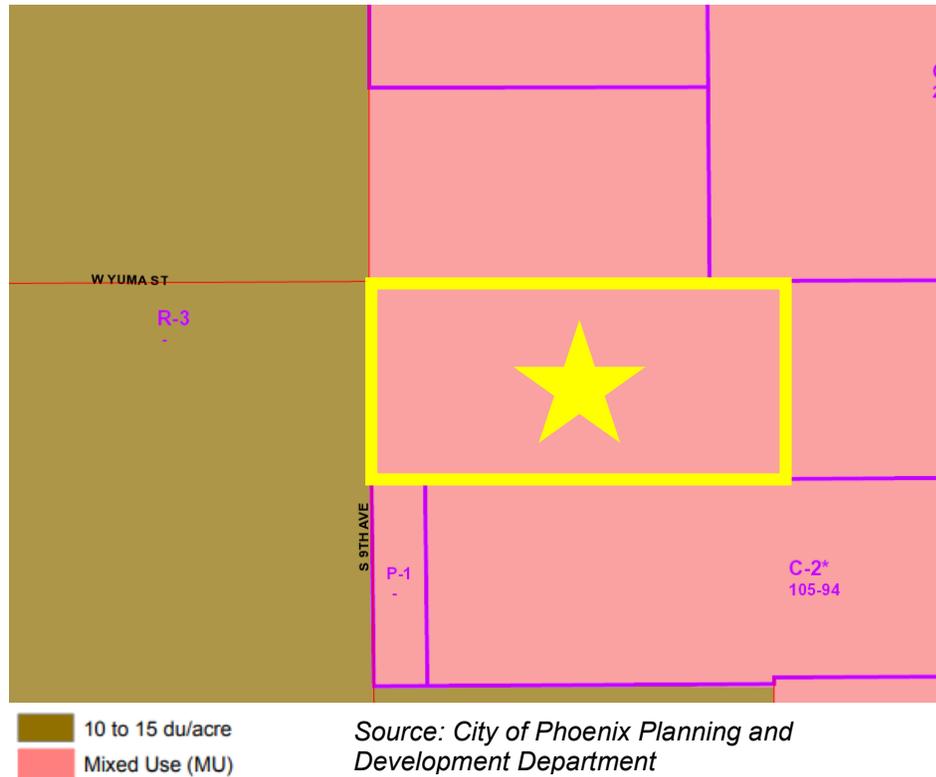
2. North and west, across 9th Avenue, of the subject site are single-family residences and vacant land rezoned to R-3 (Multifamily Residence District). South of the subject site is Southwest Behavioral Health Services zoned P-1 (Surface Parking District) and C-2 (Intermediate Commercial District). East of the subject site is the Greater Phoenix Urban League zoned R-5 (Multifamily Residence District).



The subject site and surrounding area are also within the Central City South Interim Overlay District.

Source: City of Phoenix Planning and Development Department

3. The General Plan Land Use Map designation for the site is Mixed Use. The request to rezone to C-2 CCSIO is consistent with the Land Use Map designation for the subject site.

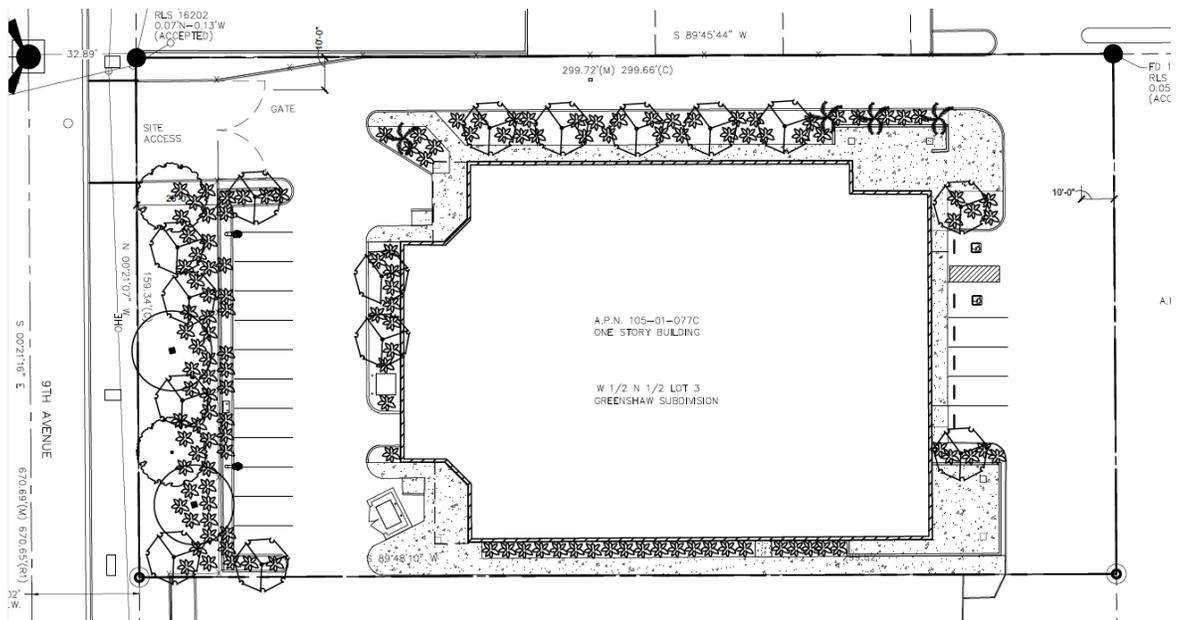


4. The CCSIO District applies to the area bounded on the west and south by Interstate 17, on the east by Central Avenue, on the north by Lincoln Street between Central and 3rd Avenue and by the Union Pacific Railroad Line between 3rd Avenue and Interstate 17. The CCSIO District is designed to protect and enhance residential character in the area, promote community identity, reduce open land uses, discourage undue concentration of environmentally harmful land uses, and promote well managed growth. The proposed use for a hospital is an allowed use in the CCSIO District.

## PROPOSAL

5. The conceptual site plan depicts an existing building that is one-story in height and approximately 17,790 square feet. The existing building layout, parking, and refuse, will not be modified. The only direct access point is from 9th Avenue, at the northwest corner of the site. The site can be accessed from 7th Avenue if a cross access agreement is in place. Staff has recommended an agreement with the adjacent property owner be explored as 9th Avenue is a local street. Access from 7th Avenue would be preferred as it is an arterial.

The landscape plan depicts replenishment of the existing landscape areas. Staff has stipulated that the developer shall replenish the landscaped areas per the C-2 zoning district minimum standards prior to the issuance of any tenant improvement permits for a C-2 use, or building permits for any new buildings or additions. Additionally, staff stipulated that all trees within the landscape setback be located adjacent to the sidewalk to provide thermal comfort for pedestrians. This is addressed in Stipulation No. 1.



Source: Norris Design

## STUDIES AND POLICIES

6.



*Inverted-U bicycle rack, where both ends of the "U" reach the ground.*

The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan does not address bicycle parking on-site. It is recommended that short-term rack parking for employees be provided. The site is near several major bus routes. Providing secure bicycle parking for employees is supportive of multimodal travel options. The short-term bicycle racks should be an inverted-u design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable

Urban Code. This is addressed in Stipulation No. 2.

7. 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 was not addressed in the applicant's submittals.

## COMMUNITY INPUT SUMMARY

8. From the time the case was filed to the time the staff report was written, no correspondence by the public was received by staff.

## INTERDEPARTMENTAL COMMENTS

9. The Water Services Departments commented that the property has existing water and sewer mains that could potentially serve the development.
10. The Floodplain Management division indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2215 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
11. The Aviation Department commented that the site is in close proximity to the Sky Harbor International Airport (PHX), which requires the developer to record a Notice to Prospective Purchasers of Proximity to Airport. This is addressed in Stipulation No. 3.
12. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.

13. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 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 Nos. 4-6.
14. The Parks and Recreation, Street Transportation, and Public Transit Departments do not have comments regarding this zoning case.

#### OTHER

15. 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 request is consistent with the General Plan Land Use Map designation of Mixed Use.
2. The subject site is located within and compliant with, the Central City South Interim Overlay District.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

#### **Stipulations**

1. The developer shall replenish landscaping per the C-2 zoning district minimum standards prior to the issuance of any tenant improvement permits for a C-2 use or building permits for any new buildings or additions, and all trees within the landscape setback shall be located adjacent to the sidewalk to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.

2. A minimum of two inverted-U bicycle racks shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
3. The property owner shall record documents that 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 reviewed and approved by the City Attorney.
4. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
5. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
6. 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.

**Writer**

Elyse DiMartino

November 9, 2018

**Team Leader**

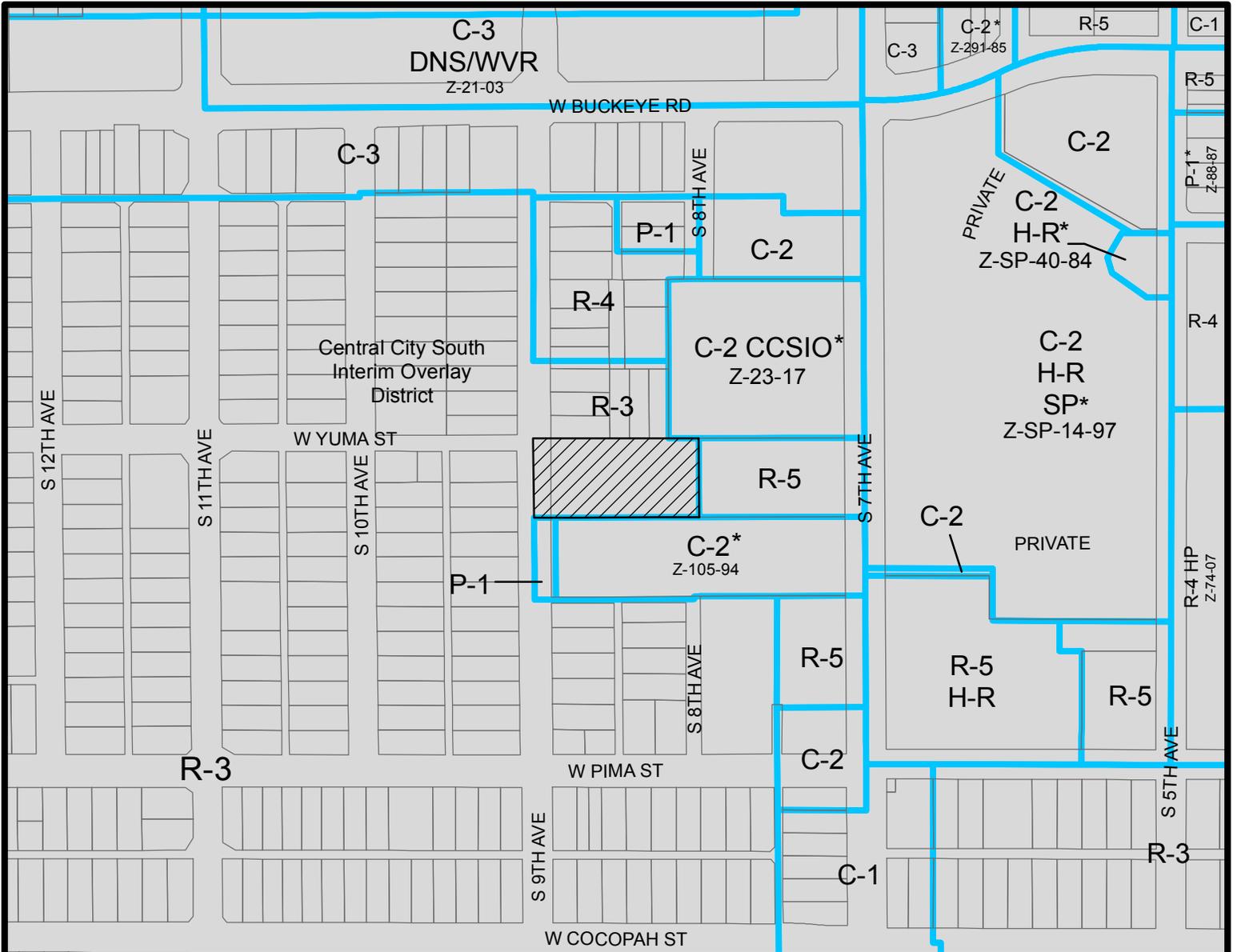
Samantha Keating

**Exhibits**

Sketch Map

Aerial Map

Site Plan Date Stamped September 14, 2018



Feet

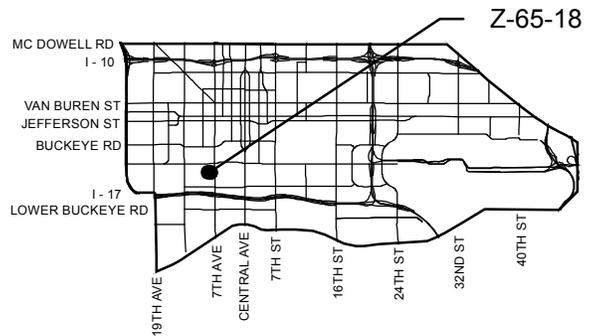
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**CENTRAL CITY VILLAGE**

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **S.R.V. Holdings Inc.**

**REQUESTED CHANGE:**

FROM: **R-3 CCSIO ( 1.23 a.c.)**

APPLICATION NO. **Z-65-18**

DATE: **10/1/2018**  
REVISION DATES:

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

**1.23 Acres**

AERIAL PHOTO & QUARTER SEC. NO.  
**QS 8-26**

ZONING MAP  
**F-8**

TO: **C-2 CCSIO ( 1.23 a.c.)**

**MULTIPLES PERMITTED**

R-3 CCSIO

C-2 CCSIO

**CONVENTIONAL OPTION**

18

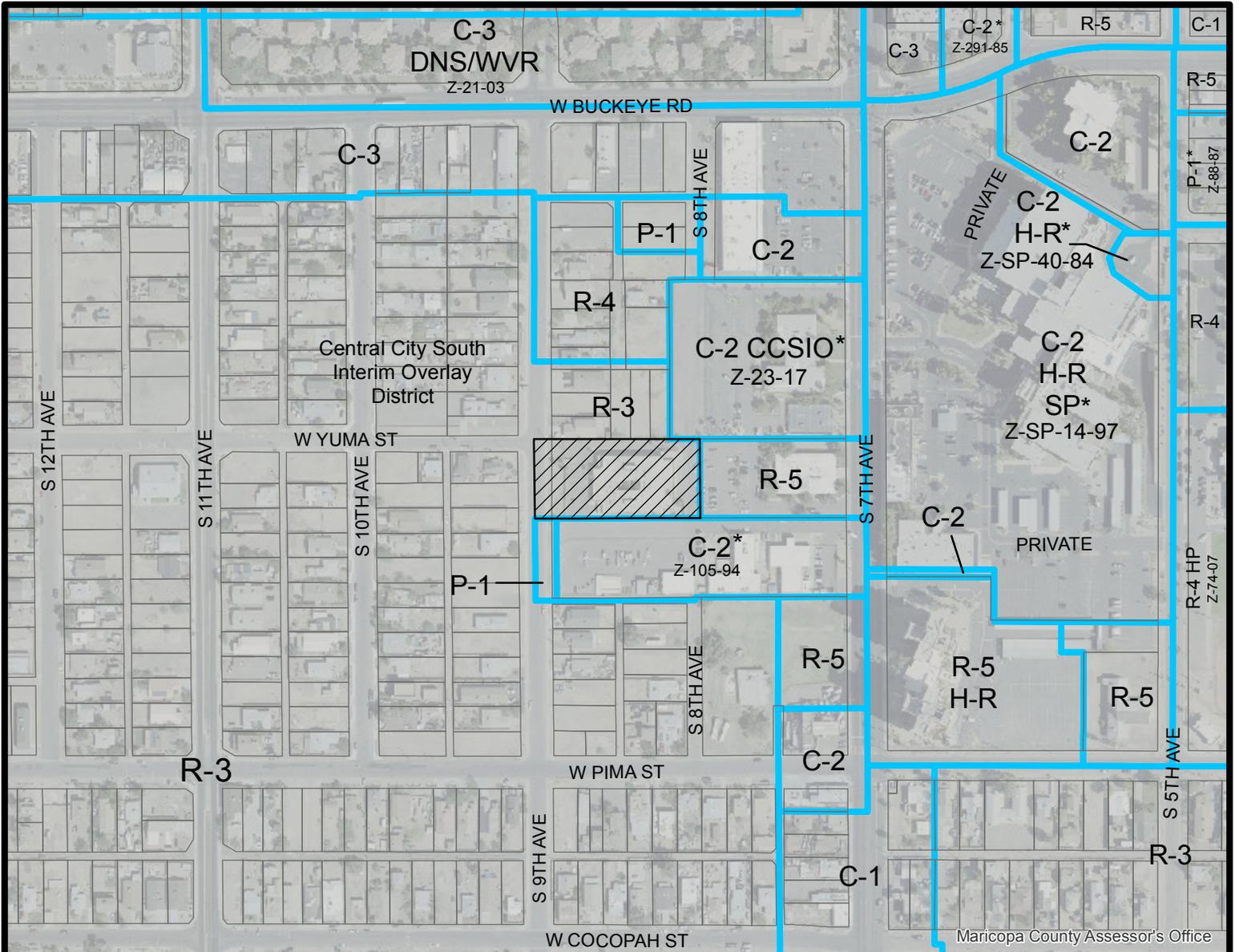
18

**\* UNITS P.R.D. OPTION**

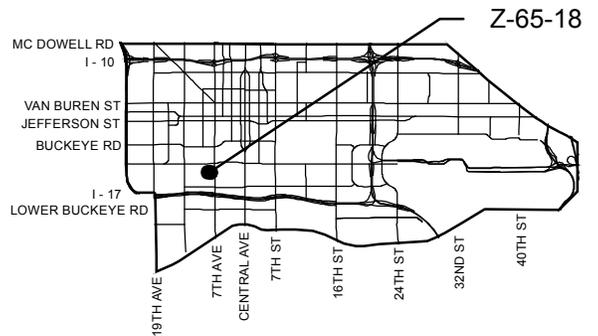
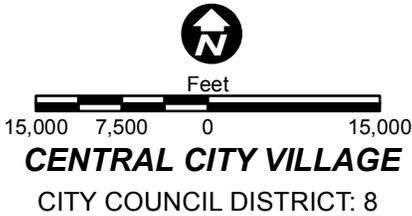
21

21

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



Maricopa County Assessor's Office



<b>APPLICANT'S NAME:</b> S.R.V. Holdings Inc.		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-65-18		<b>FROM:</b> R-3 CCSIO ( 1.23 a.c.)	
<b>DATE:</b> 10/1/2018 <small>REVISION DATES:</small>		<b>TO:</b> C-2 CCSIO ( 1.23 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.23 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 8-26</b>	<small>ZONING MAP</small> <b>F-8</b>
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R-3 CCSIO		18	
C-2 CCSIO		18	
		<b>* UNITS P.R.D. OPTION</b>	
		21	
		21	

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



**PROJECT NAME AND ADDRESS:**  
RSC CARE LLA  
GERIATRIC PSYCHIATRIC HOSPITAL  
1407 S. 9TH AVENUE  
PHOENIX, AZ 85007

**GENERAL ZONING ANALYSIS:**  
**PARCEL SITE AREA:**  
GROSS ACRES: +/- 1.097 ACRES  
NET ACRES: +/- 1.097 ACRES

**ZONING:**  
EXISTING: R3  
PROPOSED: C2

**PROJECT DESCRIPTION:**  
RENOVATE EXISTING ONE STORY BUILDING TO  
ACCOMMODATE HOSPITAL USE.

**GROSS BUILDING AREA:**  
PROPOSED GERIATRIC PSYCHIATRIC HOSPITAL  
17,790 SF

**BUILDING HEIGHT:**  
1 STORY  
15'-0" TOP OF PARAPET

**FLOOR AREA RATIO:**  
F.A.R. = 17,778 / 47,778 = 37%

**BUILDING SETBACKS:**  
FRONT(WEST): PROPOSED 25'-0" STREET  
SIDES (NORTH): PROPOSED 10'-0" R3/C2  
(SOUTH): PROPOSED 0'-0" C2  
REAR (EAST): PROPOSED 10'-0" R5

**LOT COVERAGE:** PROPOSED 37%

**BUILDING** 17,778  
**SITE** 47,778

LOT COVERAGE = 17,778 / 47,778 = 37%

**PARKING:**  
REQUIRED PER PROPOSED C2 ZONING:

1 SPACE PER 2 BEDS  
1 SPACE PER 3 EMPLOYEES

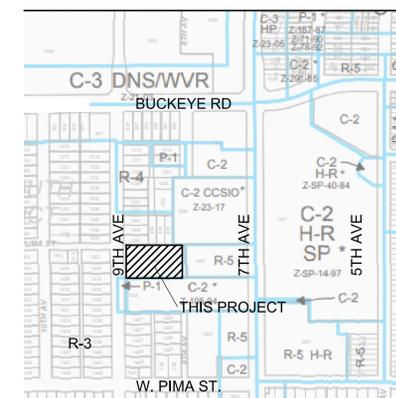
26 BEDS / 2 = 13 SPACES  
15 EMPL / 3 = 5 SPACES  
REQUIRED = 18 SPACES

PROVIDED: 18 SPACES

ACCESSIBLE SPACES = 10% (2 TOTAL)

**LEGEND**

-  ENTRANCE/EXIT
-  SETBACK
-  EASEMENTS
-  PROPERTY LINE



**VICINITY MAP**  
A PORTION OF LOT 3, GREENSHAW SUBDIVISION BEING A  
PORTION OF SECTION 18, T1N, R3E OF THE GILA AND SALT  
RIVER BASE AND MERIDAN, MARICOPA COUNTY, ARIZONA

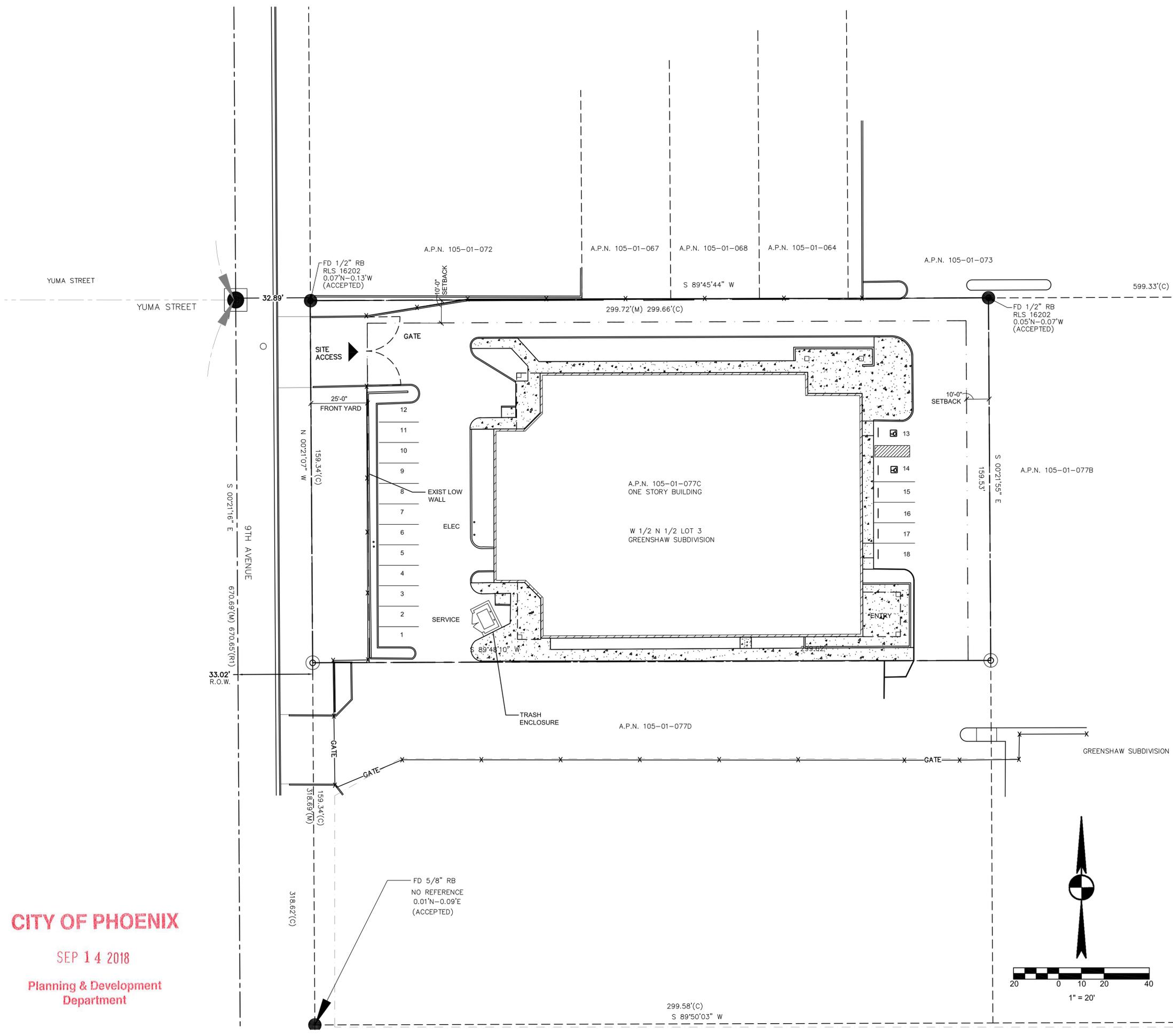
**REVISION/RELEASE DATE:**

NO.	DATE	DESCRIPTION
1	07.22.2018	PRE APP
2	08.29.2018	SITE PLAN
#	00.00.0000	DESC

LRD JOB NO: 526.03

**SITE PLAN**

**A1.1**



**CITY OF PHOENIX**

SEP 14 2018

Planning & Development  
Department

299.58'(C)  
S 89°50'03" W