

Attachment B



City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-6-18-3 September 10, 2018

Paradise Valley [Village Planning Committee](#) Meeting Date: September 17, 2018

[Planning Commission](#) Hearing Date: October 4, 2018

Request From: [C-2](#) (1.02 acres)

Request To: [C-2 SP](#) (1.02 acres)

Proposed Use: Blood plasma facility and all underlying C-2 uses

Location: Southwest corner of 32nd Street and Greenway Road

Owners: Greenway Road Holdings, LP;
Debbie Culhane

Applicant: GRD Phoenix, LLC

Representative: Paul E Gilbert; Beus Gilbert, PLLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity

General Plan Land Use Map Designation Commercial

CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposed use will provide an added service to the community and add to the mix of land uses to the village and along the 32nd Street corridor.

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

The subject site currently consists of an underutilized and vacant building. The proposed use will provide property improvements and will be an added benefit to the area and act as a catalyst for further redevelopment.

Applicable Plans, Overlays and Initiatives	
North 32nd Street Policy Plan – see background item No. 7.	
Tree and Shade Master Plan – see background item No. 8.	
Comprehensive Bicycle Master Plan – see background item No. 9.	
Reimagine Phoenix Initiative – see background item No. 16.	

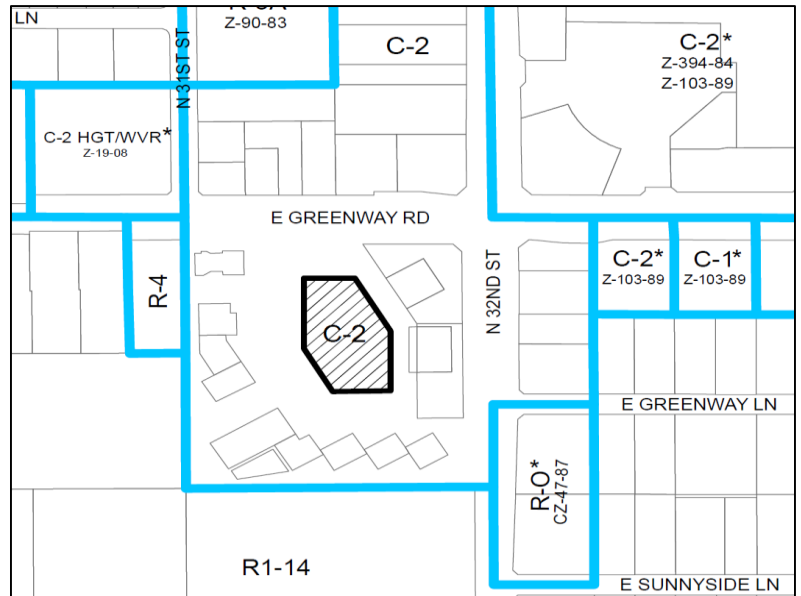
Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Retail center / vacant building	C-2
North	Gas station / Automotive repair	C-2
South	Commercial retail / School district office	C-2 / R1-14
East	Commercial retail and office	C-2
West	Commercial retail	C-2, C-2 HGT/WVR, R1-14

Intermediate Commercial (C-2)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 25 feet	Not Applicable
Interior	0 feet adjacent to C-2	Met – adjacent to C-2
<i>Landscaped Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Not Applicable
Interior	0-feet adjacent to C-2	Met – adjacent to C-2
Lot Coverage	50% maximum	Met – 31%
Building Height	30 feet maximum	Met – 30 feet
Parking	1 space per 200 square feet = 70 spaces	Met – 343 spaces provided, parking is based on a shared parking model for the retail center.

Background/Issues/Analysis

SUBJECT SITE

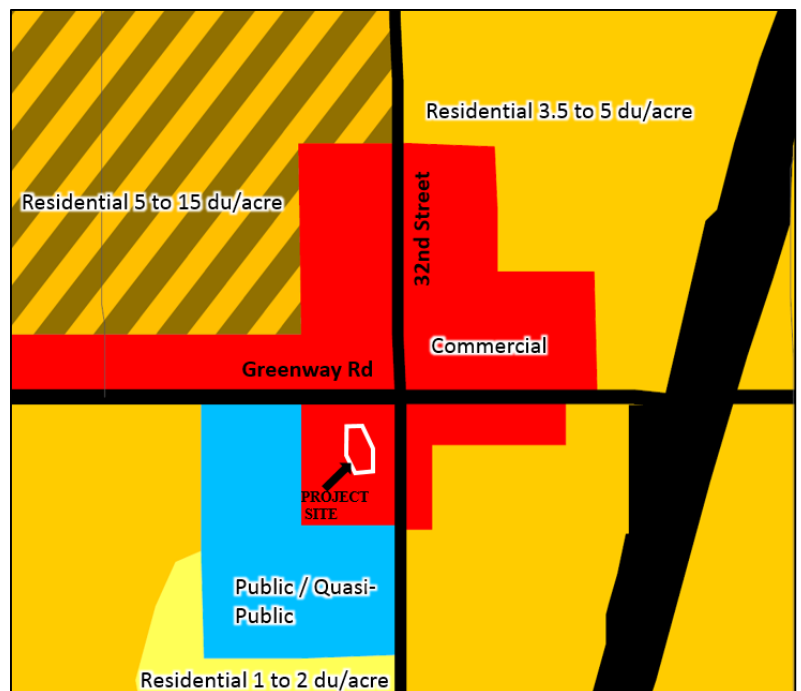
1. This is a request to rezone a 1.02-acre site located at the southwest corner of 32nd Street and Greenway Road. The request is to rezone from C-2 (Intermediate Commercial District) to C-2 SP (Intermediate Commercial, Special Permit District) to allow a blood plasma facility and all underlying C-2 uses.



Source: City of Phoenix Planning and Development Department

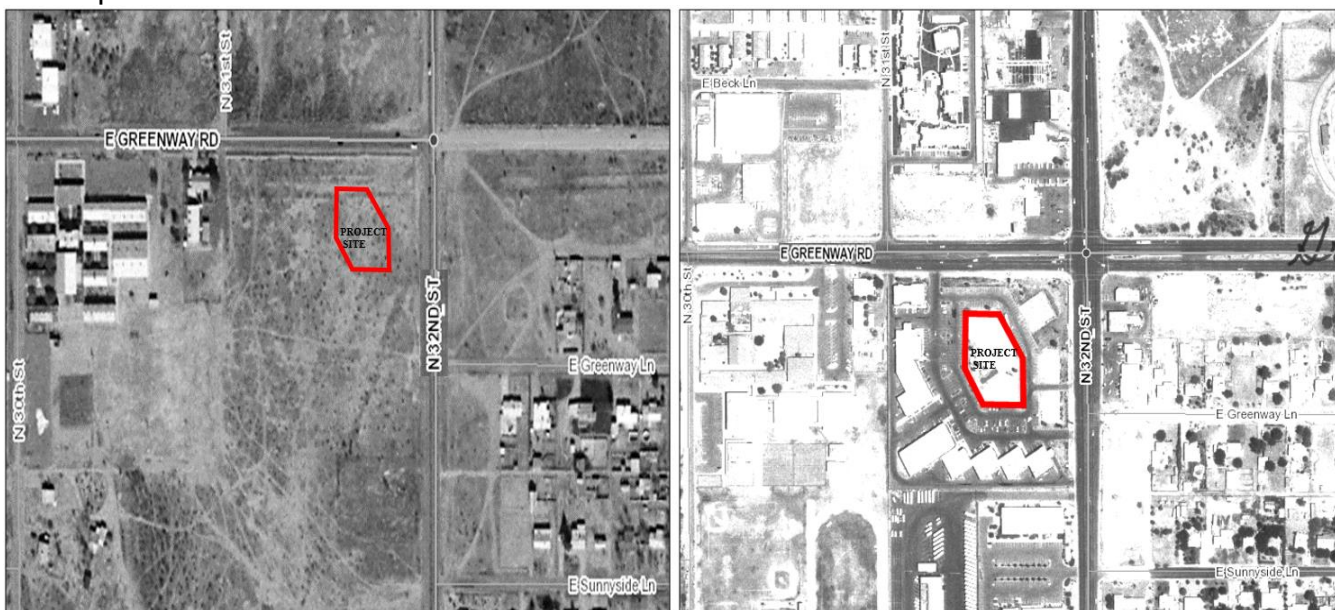
2. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the Commercial General Plan Land Use Map designation.

The General Plan Land Use Map designation surrounding the site is also Commercial.



Source: City of Phoenix Planning and Development Department

3. The subject site consists of one parcel that is located at the center of a commercial retail property. The subject site was annexed into the City of Phoenix on April 20, 1965. At that time the majority of land surrounding the subject property was vacant. The nearest developments were Greenway Middle School to the west and the start of a new subdivision to the east known as Sunnyside Acres. By 1979 the subject site and many of the surrounding properties were developed.



1969

1979

Source: Maricopa County Historical Aerials

SURROUNDING ZONING AND USES

The subject site is located in the center of the Greenway Village Shopping Center, the following east, south and west boundaries include the following uses and zoning districts:

North

The properties to the north of the subject site are separated by Greenway Parkway, an arterial street and include two automotive repair stores and a Shell gas station, zoned C-2 per Annexation No. 68.

East

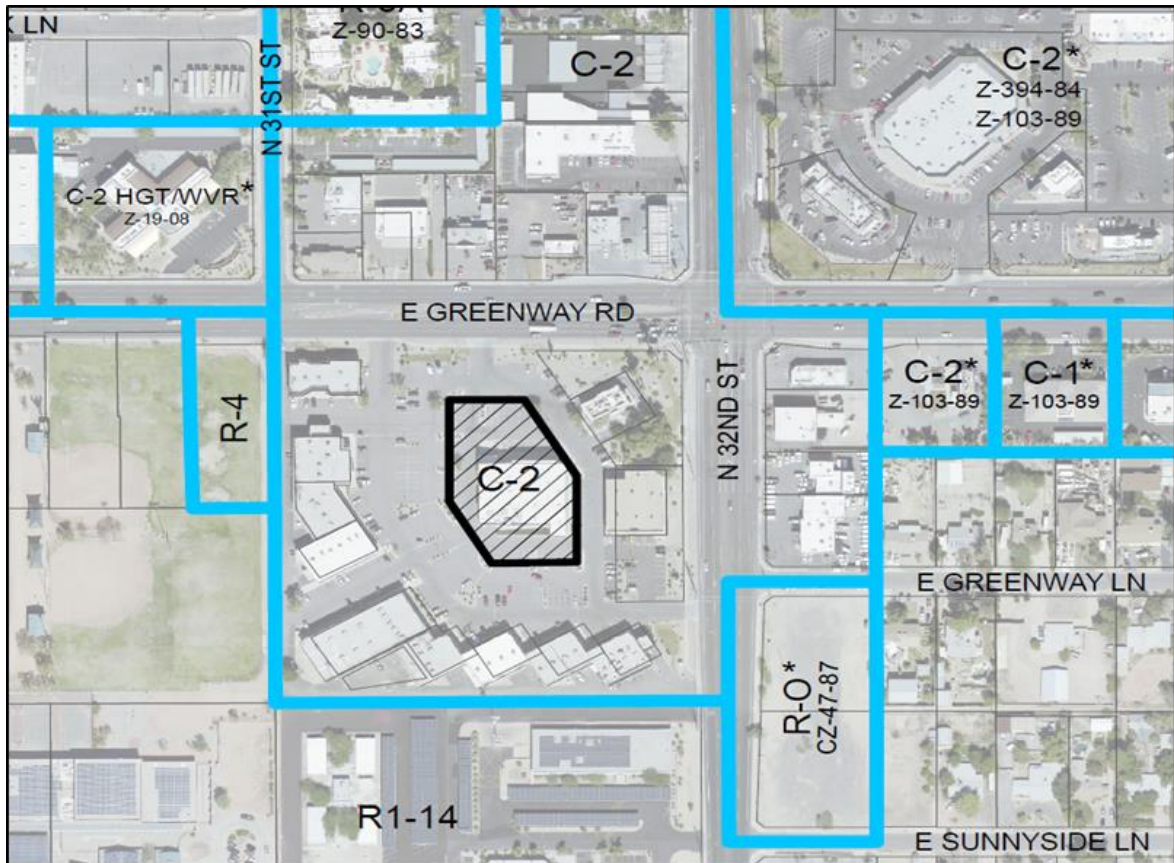
The business located east of the subject site is Parts Authority and an Auto Parts Super Store. East of the shopping center is 32nd Street, an arterial street, east of 32nd Street is a commercial center that includes auto sale, new and used tire shop and a liquor store, zoned C-2 per Rezoning Case No. Z-51-69.

South

The business located south of the subject site include a second hand store for sporting goods, restaurant and liquor store. South of the shopping center is the Paradise Valley Schools Administrative Center and Community Education Center zoned R1-14 (Single-Family Residence District) per Annexation No.68.

West

The businesses located east of the subject site are second hand thrift stores and a Jiu-Jitsu academy. West of the shopping center is the Greenway Middle School athletic fields zoned R1-14 per Annexation No. 68 and R-4 per Rezoning Case Nos. Z-120-66.

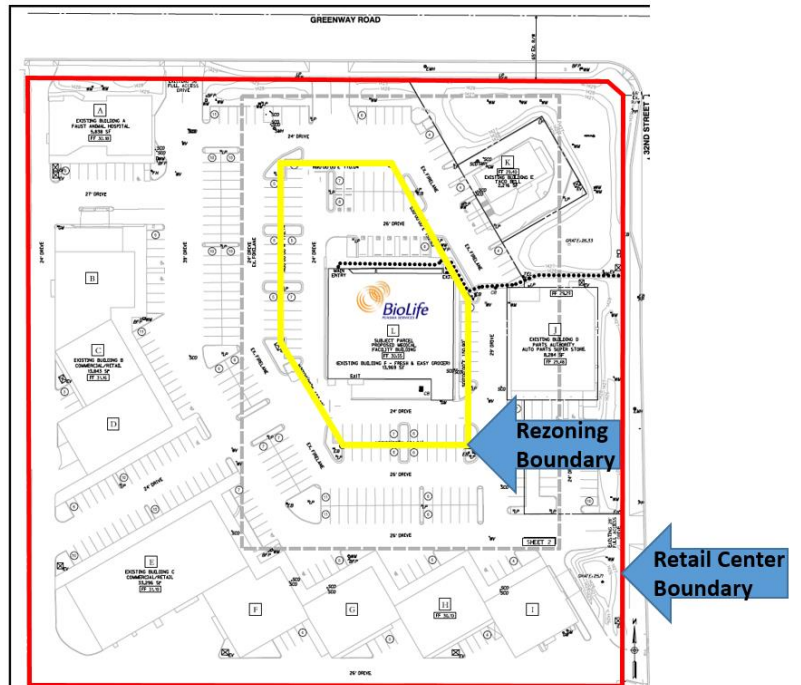


Source: City of Phoenix Planning and Development Department

4. The Zoning Ordinance requires that blood plasma centers be spaced a minimum of 900 feet between the lot or parcel on which the use is located and any residentially zoned property, preschool, kindergarten, elementary or secondary school; or place of worship district. The middle school to the south and west is located approximately 500 feet from the subject site; therefore, the applicant will need to pursue a variance for the spacing requirement subsequent to the zoning approval.

PROPOSAL

5. The conceptual site plan depicts the existing 1-story, 30-foot in height, 13,969 square foot building to be utilized as a blood plasma center with an entrance facing Greenway Road. The vehicular access points onto the site are located along Greenway Road and 32nd Street. The conceptual site plan also illustrates a pedestrian connection to the building from 32nd Street. A shared parking model is utilized on the site with a total of 343 parking spaces for the plasma center and the surrounding uses. The site plan is subject to review for compliance with the requirements of the Zoning Ordinance.



Source: Rick Engineering Company

6. The conceptual building elevations provided depict a modern façade that includes a variation of colors, material, recesses and offsets. Staff is recommending that the site be developed in general conformance to the building elevations date stamped June 26, 2018. This is addressed in Stipulation No. 1.



NORTH ELEVATION

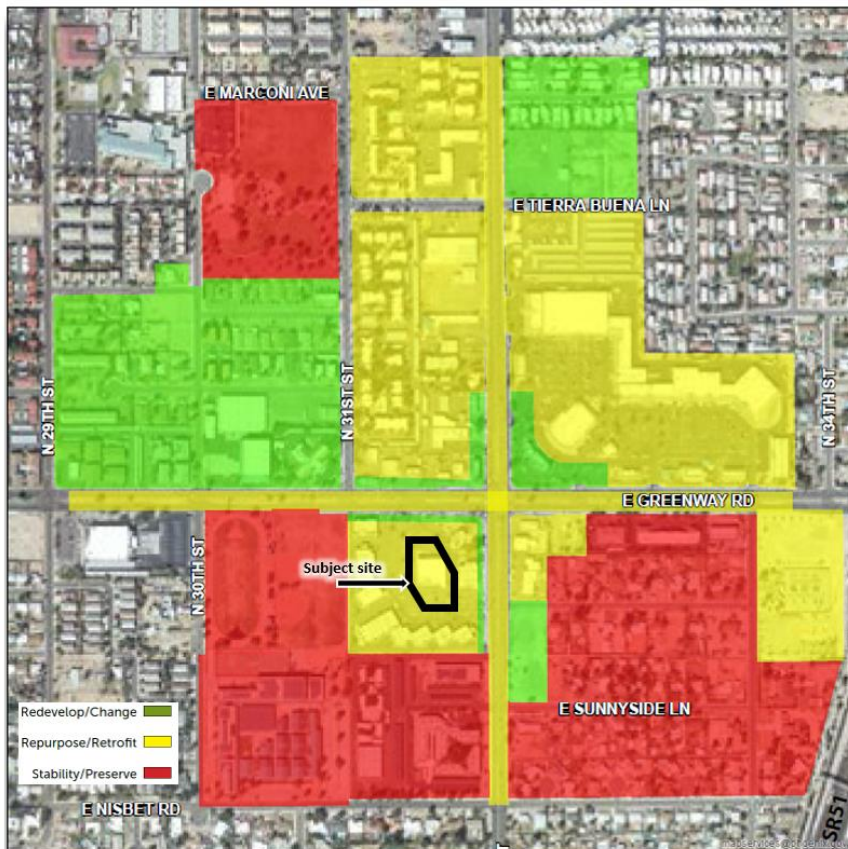


EAST ELEVATION

Source: SPS+ Architects

North 32nd Street Policy Plan

7. The North 32nd Street Policy Plan was created through a collaborative community effort to provide guidance to future decision makers to identify areas where the community would support new development and entitlement changes within the corridor. Staff worked closely with the North 32nd Working Group to identify ways to revitalize the area to encourage redevelopment and investment. City staff held a mapping exercise with the community where participants branded properties along the corridor into one of the following categories: stability, retrofit and redevelopment or change. Areas identified for stability were to remain as is. Areas identified for retrofit would include added landscaping, adaptive reuse of structures or additional pad development on vacant properties or parking lots that were underutilized. Areas identified as redevelop or change meant that there was support for significant new development that would result in an increase in scale.



Source: North 32nd Street Policy Plan

The subject site was identified in the mapping exercise as a site for retrofit. The reuse of the previous grocery store building will contribute to the retrofit goal of the policy plan and will act as catalyst for reinvestment in the plaza and further redevelopment along the corridor. In addition, the policy plan identifies the importance of adaptive reuse as a land use component. The project will be utilizing the existing building and will provide a modern and updated façade.

Tree and Shade Master Plan

8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and Development process. In addition, a vision in the master plan is to raise awareness by leading by example. In order to provide thermal comfort for pedestrians and to reduce the urban heat island effect, staff has stipulated that the existing landscape planters be replenished. This is addressed in Stipulation No. 2.

Comprehensive Bicycle Master Plan

9. The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. The property is located along Greenway Road and 32nd Street in which both service a major bus route and there is a bus transit pad east of the subject site. Additionally, bike lanes were recently added along 32nd Street. In order to encourage access to the site from multiple travel modes, it is recommended that a minimum of four bicycle parking spaces be provided on site for employees and guests. Section 1307.H., of the Zoning Ordinance requires that the bicycle parking should be located near building entrances and the rack installation should be clear of obstacles. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation No. 3.



Inverted-U bicycle rack, where both ends of the "U"

Source: City of Phoenix Planning & Development Department

COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, no correspondence from the public was received by staff.

INTERDEPARTMENTAL COMMENTS

11. The Aviation Department has noted that the developer shall provide notice to prospective purchasers the existence and operation characteristics of the Phoenix Deer Valley Airport. This requirement is addressed in Stipulation No. 4.
12. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
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 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is a potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified

immediately and allowed time to properly assess the materials. This requirement is addressed in Stipulation No. 5.

OTHER

16. 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 Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling was not addressed in the proposal.
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 abandonments, may be required.

Findings

1. The development will contribute to the enhancement in the area, activate a currently vacant building and provide an additional service to the community.
2. The proposal is consistent with the recommendations of the 32nd Street Policy Plan.
3. The request is consistent with the General Plan Land Use Map Designation.

Stipulations

1. The development shall be in general conformance with the elevations date stamped June 26, 2018, as approved by the Planning and Development Department.
2. Prior to the issuance of a permit for tenant improvements, the existing parking lot planters shall be replenished to meet commercial standards per Section 623.E. of the Zoning Ordinance with a minimum of 2-inch caliper trees, as approved by the Planning and Development Department.
3. A minimum of two inverted-U bicycle racks (4 spaces) for guests shall be provided on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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.
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-SP-6-18-3

September 10, 2018

Page 10 of 10

Writer

Maja Brkovic

August 30, 2018

Team Leader

Samantha Keating

Exhibits

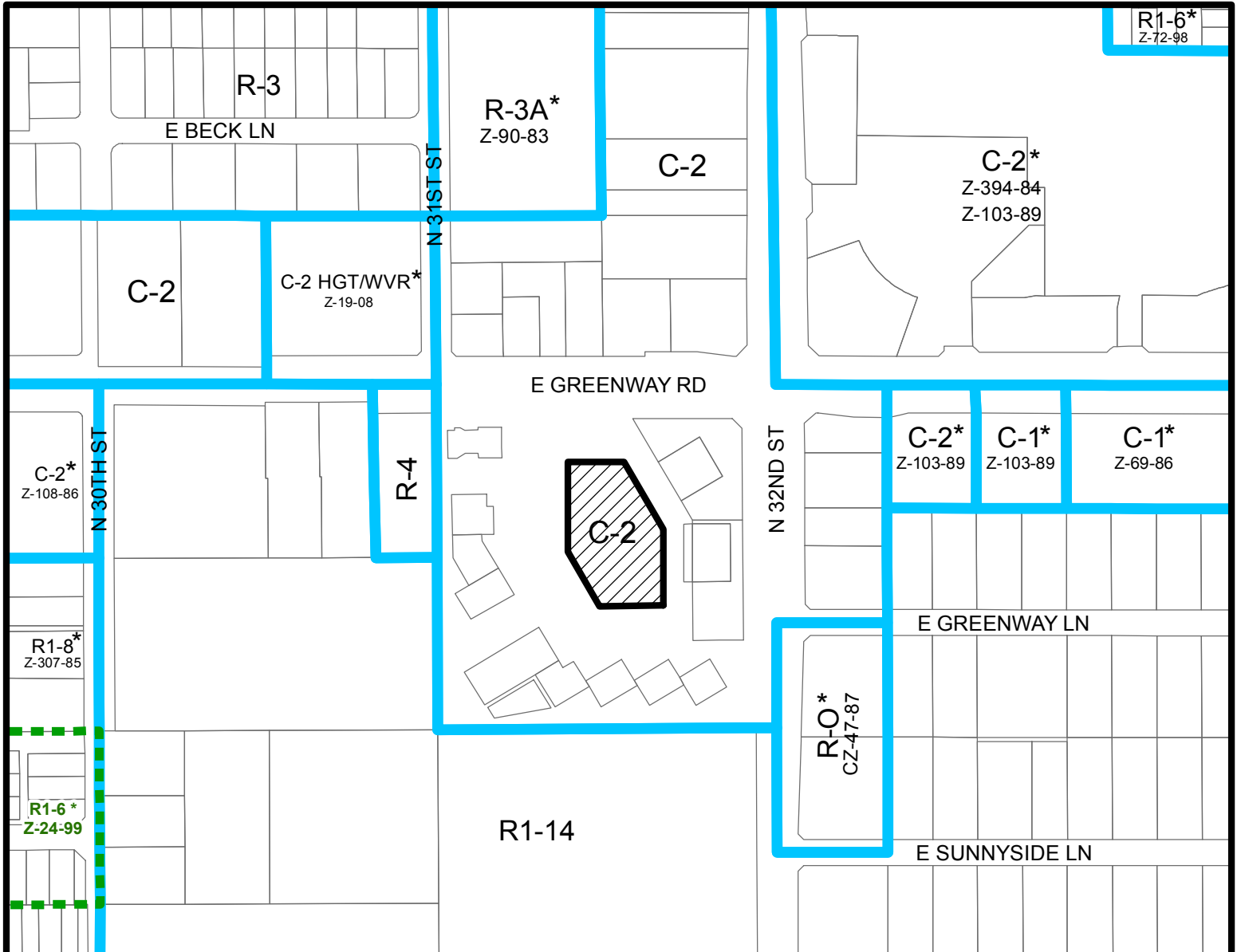
Sketch Map

Aerial Map

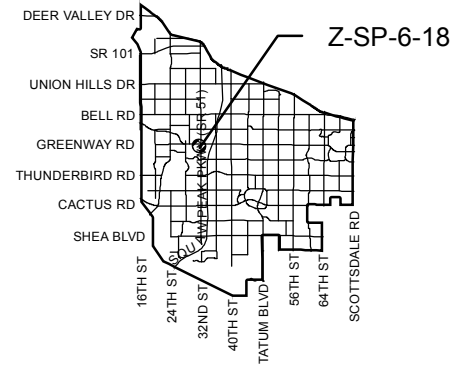
Conceptual Site Plan, date stamped June 26, 2018 (2 pages)

Conceptual Elevations, date stamped June 26, 2018 (2 pages)

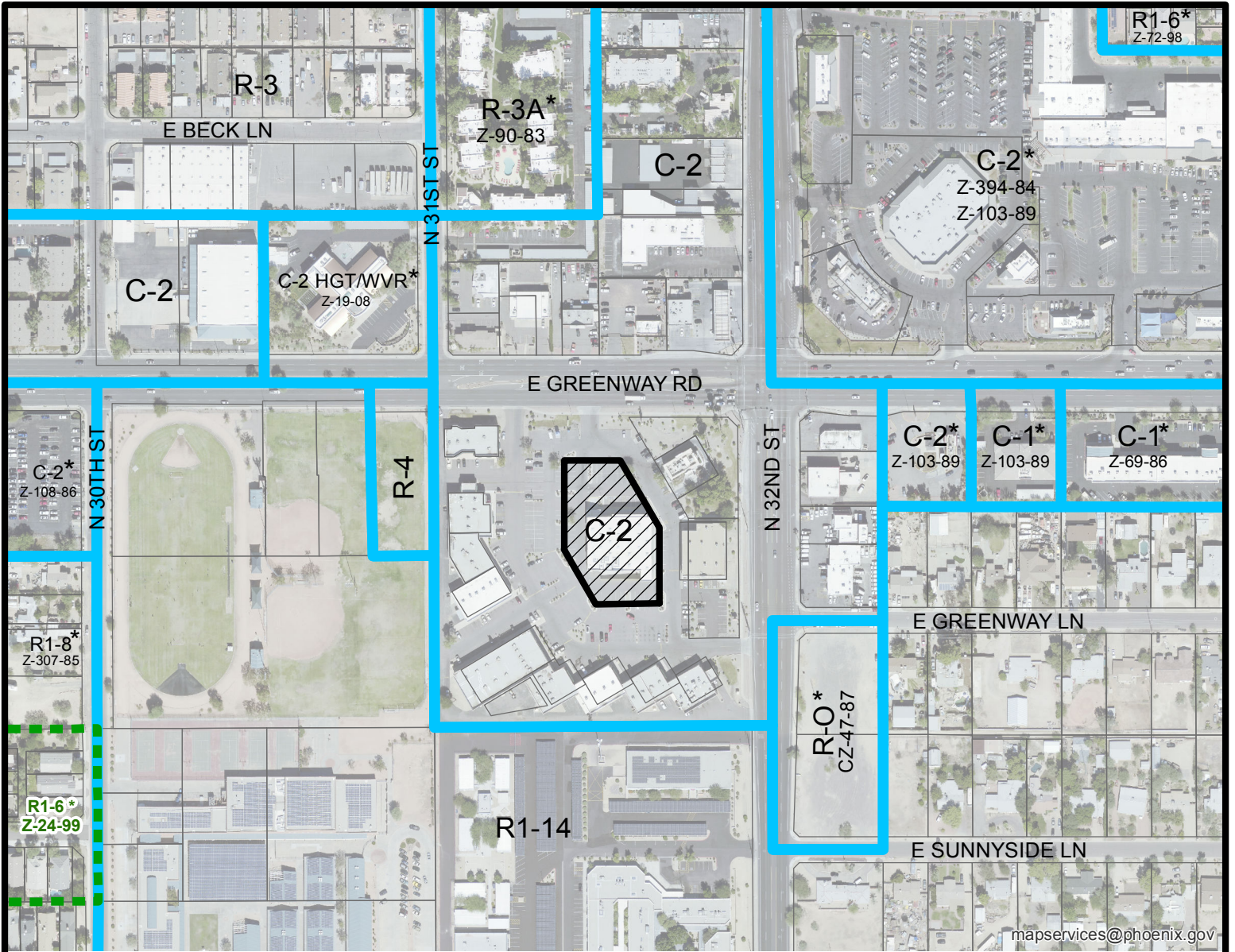
Building Renderings, date stamped June 26, 2018 (1 page)



PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



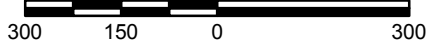
APPLICANT'S NAME: GRD Phoenix, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-6-18		FROM: C-2 (1.02 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.02 Acres		TO: C-2 SP (1.02 a.c.)	
<small>DATE:</small> 7/11/2018 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 34-34		<small>ZONING MAP</small> L-10	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2		17	
C-2 SP		17	
* Maximum Units Allowed with P.R.D. Bonus			



mapservices@phoenix.gov

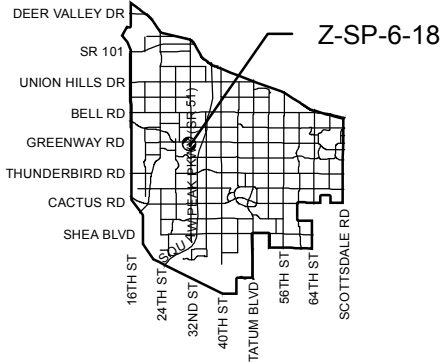


Feet



PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: GRD Phoenix, LLC

REQUESTED CHANGE:

FROM: C-2 (1.02 a.c.)

APPLICATION NO. Z-SP-6-18

DATE: 7/11/2018
REVISION DATES:

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

1.02 Acres

AERIAL PHOTO & QUARTER SEC. NO. ZONING MAP
QS 34-34 L-10

TO: C-2 SP (1.02 a.c.)

MULTIPLES PERMITTED

C-2
C-2 SP

CONVENTIONAL OPTION

15
15

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

17
17

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

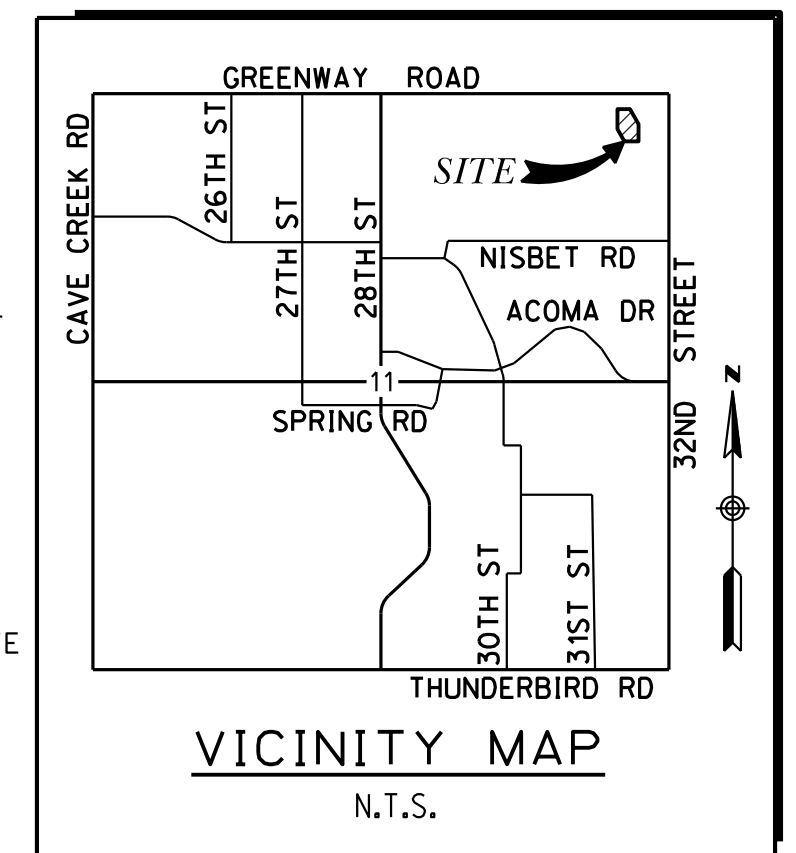
GREENWAY ROAD

LEGEND:

- PROPERTY/BOUNDARY LINE
- ROADWAY CENTERLINE
- - - - - EXISTING CONTOUR
- FF XX.XX EXISTING FINISH FLOOR ELEVATION
- WM EXISTING WATER METER
- WV EXISTING WATER VALVE
- FH EXISTING FIRE HYDRANT
- BFP EXISTING BACKFLOW PREVENTOR
- SMH EXISTING SEWER MANHOLE
- SCO EXISTING SEWER CLEANOUT
- CB EXISTING GRATE INLET CATCH BASIN
- LP EXISTING LIGHT POLE
- PP EXISTING POWER POLE
- EB EXISTING ELECTRIC BOX
- EV EXISTING ELECTRIC VAULT
- GM EXISTING GAS METER
- NO. PARKING SPACES
- X TENANT ID
- PEDESTRIAN ACCESS ROUTE

CITY OF PHOENIX SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY NEW 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 EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
5. ALL SIGNAGE IS SUBJECT TO SEPARATE REVIEW AND PERMIT PROCESS.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
8. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
9. ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
10. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
11. BARBED, RAZOR, OR CONCERTINA WIRE OR SIMILAR SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.



ENGINEER:
 RICK ENGINEERING COMPANY
 6150 NORTH 16TH STREET
 PHOENIX, ARIZONA 85016
 CONTACT: JOSEPH M. CIRONE, P.E.
 PHONE: (602) 957-3350
 EMAIL: JCIRONE@RICKENGINEERING.COM

ARCHITECT:
 HERSHBERG ARCHITECTS, INC.
 25001 EMERY ROAD
 CLEVELAND, OH 44128
 CONTACT: PATRICK FOX
 PHONE: (216) 223-3200

OWNER/DEVELOPER:
 BUILD TO SUIT, INC.
 1805 STATE STREET, SUITE 101
 BETTENDORF, IA 52722
 CONTACT: JASON HARDER
 PHONE: (563) 355-2022

ADDRESS:
 3131 E. GREENWAY ROAD
 PHOENIX, AZ 85032

APN:
 214-58-004A

PROJECT DATA:

PROJECT DESCRIPTION:	REDEVELOPMENT OF EXISTING FRESH & EASY GROCERY INTO A BIOLIFE PLASMA SERVICES CENTER
LEGAL DESCRIPTION:	SEE SHEET 2
EXISTING ZONING:	(C-2) INTERMEDIATE COMMERCIAL
SITE ACREAGE:	10.27 ACRES (GROSS) 8.37 ACRES (NET)
BUILDING AREAS:	EXISTING BUILDING A = 5,838 SF EXISTING BUILDING B = 13,043 SF EXISTING BUILDING C = 33,096 SF EXISTING BUILDING D = 8,284 SF EXISTING BUILDING E = 2,216 SF EXISTING BUILDING F = 13,969 SF
TOTAL BUILDING AREA:	= 76,446 SF
LOT COVERAGE:	=(TOTAL BLDG AREA)/(NET SITE AREA) =(76,446 SF)/(1364,553 SF) = 5.53%
SUBJECT PARCEL AREA:	1.02 ACRES (44,413 SF)
MAXIMUM BUILDING HT:	30 FT
EXISTING USE:	NEIGHBORHOOD GROCERY
PROPOSED USE:	BLOOD PLASMA CENTER

TENANT LIST/PARKING CALCULATIONS:

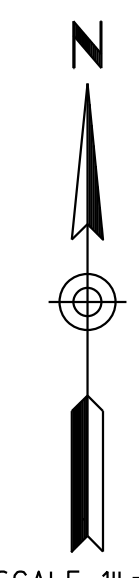
BUILDING ID	TYPE OF USES	GROSS FLOOR AREA (SF)	CITY OF PHOENIX REQUIREMENTS RATE	Spaces
A	ANIMAL HOSPITAL	5,838	4 PER 1,000 SF	23
B	VACANT W/ DRIVE THRU	1,494	4 PER 1,000 SF	6
C	DANCE SCHOOL+CHILD CARE+MARTIAL ART	4,857	4 PER 1,000 SF	20
D	VACANT	1,250	4 PER 1,000 SF	5
E	THRIFT STORE	6,242	4 PER 1,000 SF	25
F	CLOTH STORE	5,472	4 PER 1,000 SF	22
G	VACANT	4,672	4 PER 1,000 SF	19
H	BEAUTY SHOP	2,800	4 PER 1,000 SF	11
I	GYMNASIUM	5,800	4 PER 1,000 SF	23
J	SPORTS RETAIL STORE	4,800	4 PER 1,000 SF	19
K	VACANT	4,800	4 PER 1,000 SF	19
L	LIQUOR STORE W/ DRIVE THRU	1,200	4 PER 1,000 SF	5
M	PIZZA PLACE	2,552	4 PER 1,000 SF	10
N	RESTAURANT	1,200	4 PER 1,000 SF	5
O	AUTO PART RETAIL STORE	8,284	4 PER 1,000 SF	33
P	TACO BELL (FAST FOOD)	2,216	4 PER 1,000 SF	9
Q	VACANT (SUBJECT PROPERTY/BIOLIFE)	13,969	1 PER 200 SF	70
TOTAL:		77,446		324
		15% REDUCTION DUE TO SHARED PARKING:		276
		TOTAL PARKING SPACES AVAILABLE:		343

NOTE: 1 PARKING SPACE PER 200 SF FOR THE PROPOSED BIOLIFE MEDICAL FACILITY IS ASSUMED WHEREAS A FLAT 4 SPACES PER 1,000 SF IS ASSUMED FOR REST OF THE COMMERCIAL/RETAIL USES HEREIN.

DISCLAIMER OF LIABILITY:

I CONSENT TO REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES, ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN

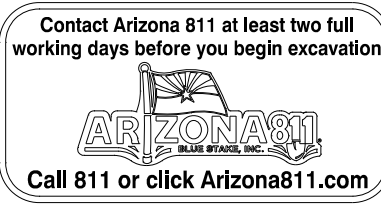
Joe Cirone
 JOSEPH M. CIRONE, P.E. 5-18-18 DATE



REVISIONS

NO.	DESCRIPTION	DATE

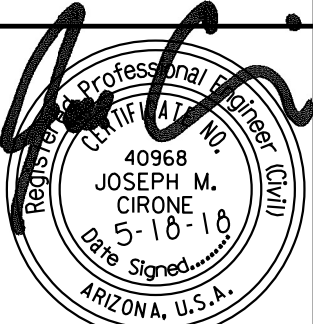
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 SDEV:
 PAPP:
 OS: 34-34



APPROVALS

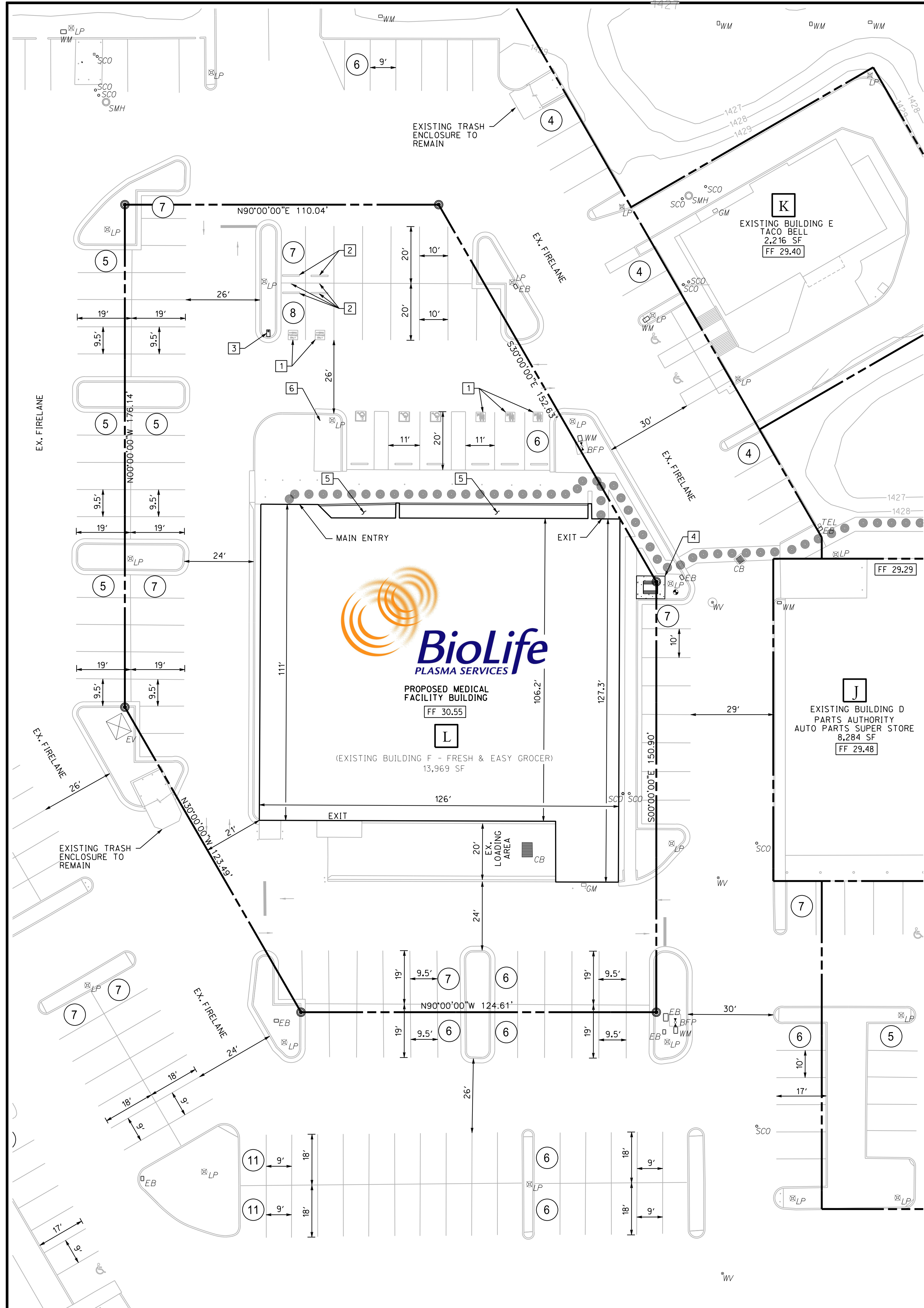
CITY OF PHOENIX
 JUN 26 2018
 Planning & Development Department

BIOLIFE PLASMA SERVICES CENTER
3131 E GREENWAY ROAD, PHOENIX, AZ 85032
PRELIMINARY SITE PLAN



Expires: 6-30-2019

PROJECT NO: 4973
 DATE: 18-MAY-2018
 DESIGNED: JMC
 DRAWN: HTF
 COPYRIGHT 2018
 RICK ENGINEERING COMPANY
 San Diego • Riverside • Orange • Sacramento • San Luis Obispo • Tucson • Denver
 rickengineering.com
 6150 NORTH 16TH STREET
 PHOENIX, ARIZONA 85016
 PHONE: (602) 957-3350
 FAX: (602) 285-2396



LEGEND:

- PROPERTY/BOUNDARY LINE
- - - ROADWAY CENTERLINE
- - - - - EXISTING CONTOUR
- FF XX.XX EXISTING FINISH FLOOR ELEVATION
- WM EXISTING WATER METER
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- EV EXISTING ELECTRIC VAULT
- GM EXISTING GAS METER
- X NO. PARKING SPACES
- EXISTING HANDICAP PARKING SYMBOL
- EXISTING PARENT AND CHILD PARKING SYMBOL
- EXISTING HYBRID CAR PARKING SYMBOL
- EXISTING TRASH ENCLOSURE
- X TENANT ID
- PEDESTRIAN ACCESS ROUTE

KEY NOTES:

- 1 OBLITERATE STRIPING
- 2 REMOVE WHEELSTOPS & SIGNAGE
- 3 INSTALL FLAGPOLE
- 4 INSTALL MAILBOX
- 5 NEW LANDSCAPE AREA
- 6 NEW BIKE RACK

PROJECT DATA:

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PROPOSED USE:	BLOOD PLASMA CENTER

TENANT LIST/PARKING CALCULATIONS:

BUILDING ID	TYPE OF USES	GROSS FLOOR AREA (SF)	CITY OF PHOENIX REQUIREMENTS	
			RATE	Spaces
A	ANIMAL HOSPITAL	5,838	4 PER 1,000 SF	23
B	VACANT W/ DRIVE THRU	1,494	4 PER 1,000 SF	6
	DANCE SCHOOL+CHILD CARE+MARTIAL ART	4,857	4 PER 1,000 SF	20
C	VACANT	1,250	4 PER 1,000 SF	5
D	THRIFT STORE	6,242	4 PER 1,000 SF	25
	CLOTH STORE	5,472	4 PER 1,000 SF	22
E	VACANT	4,672	4 PER 1,000 SF	19
	BEAUTY SHOP	2,800	4 PER 1,000 SF	11
F	GYMNASIUM	5,800	4 PER 1,000 SF	23
G	SPORTS RETAIL STORE	4,800	4 PER 1,000 SF	19
H	VACANT	4,800	4 PER 1,000 SF	19
	LIQUOR STORE W/ DRIVE THRU	1,200	4 PER 1,000 SF	5
I	PIZZA PLACE	2,552	4 PER 1,000 SF	10
	RESTAURANT	1,200	4 PER 1,000 SF	5
J	AUTO PART RETAIL STORE	8,284	4 PER 1,000 SF	33
K	TACO BELL (FAST FOOD)	2,216	4 PER 1,000 SF	9
L	VACANT (SUBJECT PROPERTY/ BIOLIFE)	13,969	1 PER 200 SF	70*
TOTAL:				324
15% REDUCTION DUE TO SHARED PARKING:				276
TOTAL PARKING SPACES AVAILABLE:				343

NOTE: 1 PARKING SPACE PER 200 SF FOR THE PROPOSED BIOLIFE MEDICAL FACILITY IS ASSUMED WHEREAS A FLAT 4 SPACES PER 1,000 SF IS ASSUMED FOR REST OF THE COMMERCIAL/RETAIL USES HEREIN.

*HANDICAP SPACES REQUIRED: 3
HANDICAP SPACES PROVIDED: 3

CITY OF PHOENIX SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. ANY NEW 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 EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
5. ALL SIGNAGE IS SUBJECT TO SEPARATE REVIEW AND PERMIT PROCESS.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
8. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY, THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
9. ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
10. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTORS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
11. BARBED, RAZOR, OR CONCERTINA WIRE OR SIMILAR SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

DISCLAIMER OF LIABILITY:

I CONSENT TO REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN

Joe Cirone
JOSEPH M. CIRONE, P.E. 5-18-18 DATE

LEGAL DESCRIPTION:

THAT PORTION OF GREENWAY VILLAGE SHOPPING CENTER, ACCORDING TO BOOK 286 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE SOUTH, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 431.83 FEET;

THENCE WEST, 222.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST, 124.61 FEET;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 123.49 FEET;

THENCE NORTH, 176.14 FEET;

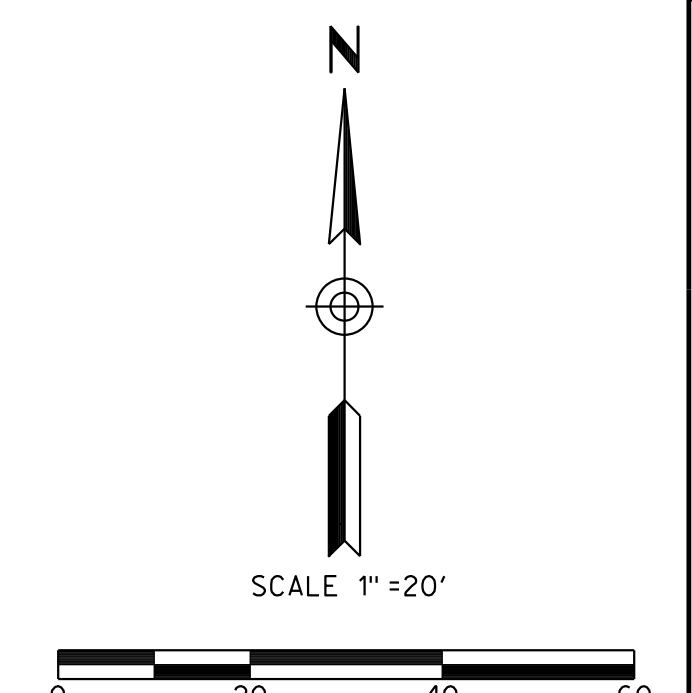
THENCE EAST, 110.04 FEET;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 152.63 FEET;

THENCE SOUTH, 150.90 FEET TO THE POINT OF BEGINNING.

APPROVALS

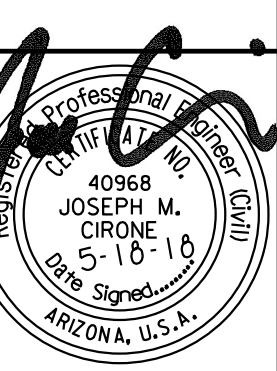
CITY OF PHOENIX
JUN 26 2018
Planning & Development
Department



KIVA: 00-3701
SDEV:
PAPP:
OS: 34-34

REVISIONS		
NO.	DESCRIPTION	DATE

BIOLIFE PLASMA SERVICES CENTER
 3131 E GREENWAY ROAD, PHOENIX, AZ 85032
PRELIMINARY SITE PLAN



PROJECT NO: 4973
 DATE: 18-MAY-2018
 DESIGNED: JMC
 DRAWN: HTF
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 RICK ENGINEERING COMPANY
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 PHOENIX, AZ 85016
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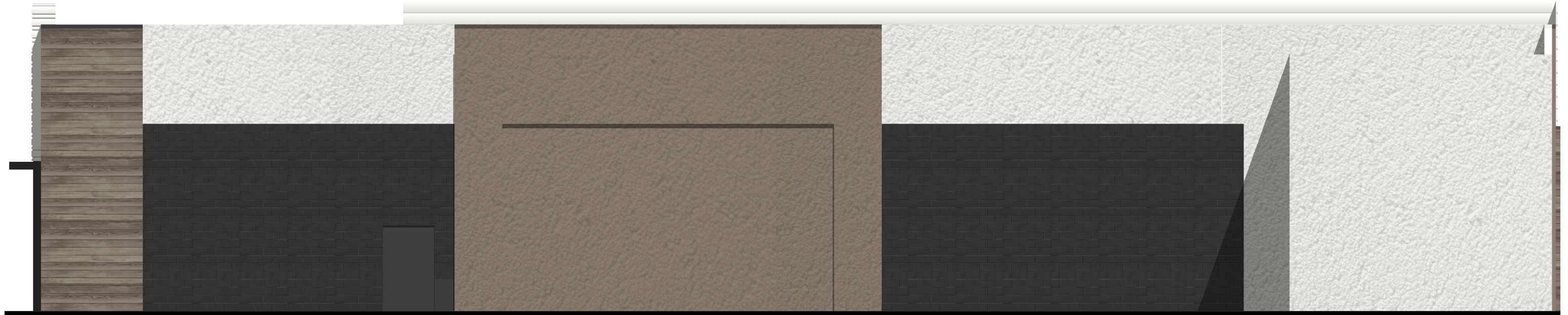
NORTH ELEVATION

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



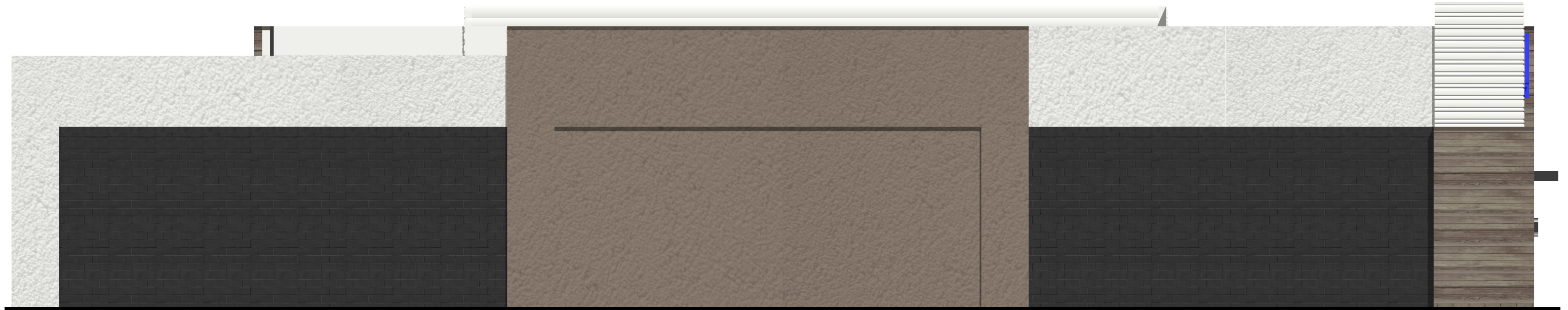
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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