



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-17-19-5
May 21, 2019

Alhambra [Village Planning Committee](#) May 28, 2019
Meeting Date:
[Planning Commission](#) Hearing Date: June 6, 2019
Request From: [C-2](#) (Intermediate Commercial District) (2.94 acres), [R-5](#) (Multifamily Residence District) (1.63 acres)
Request To: [C-2](#) (Intermediate Commercial District) (4.57 acres)
Proposed Use: Outpatient surgical center
Location: Northeast corner of 19th Avenue and Maryland Avenue
Owner: HP Phoenix 19, LLC
Applicant/Representative Benjamin Graff, Quarles & Brady, LLP
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 15+ Dwelling Units Per Acre	
Street Map Classification	19th Avenue	Major Arterial	40-foot east half street
	Maryland Avenue	Minor Collector	33-foot north half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal would allow the expansion of an outpatient surgical center, providing for increased intensity that is consistent in scale and character with the surrounding development in the area while being mindful of the single-family residential neighborhoods to the south and west of the property, and multifamily residential to the north and east. The site is adjacent to the 19th Avenue light rail corridor, which supports increased intensity and acts as an anchor for the surrounding area.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will provide shaded public sidewalks, on-site pedestrian walkways, and shaded parking lot areas that exceed ordinance requirements. These improvements will create an enhanced pedestrian environment in close proximity to light rail along 19th Avenue.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining, and recreational options for residents.

The proposal promotes the expansion of an existing outpatient surgical center facility, providing jobs and key medical services to the community. Further, the proposed development, as stipulated, is consistent with the scale and design desired in the surrounding area, providing for increased landscaping and elevated architectural detailing.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#)

See Background Item No. 7 below.

[Complete Streets Guidelines](#)

See Background Item No. 8 below.

[Reimagine Phoenix](#)

See Background Item No. 9 below.

[Comprehensive Bicycle Master Plan](#)

See Background Item No. 10 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial	C-2, R-5
North	Multifamily Residential	R-5
South (Across Maryland Avenue)	Single-family Residential	R1-6 PAD
East	Multifamily Residential	R-5
West (Across 19th Avenue)	Single-family Residential	R1-6

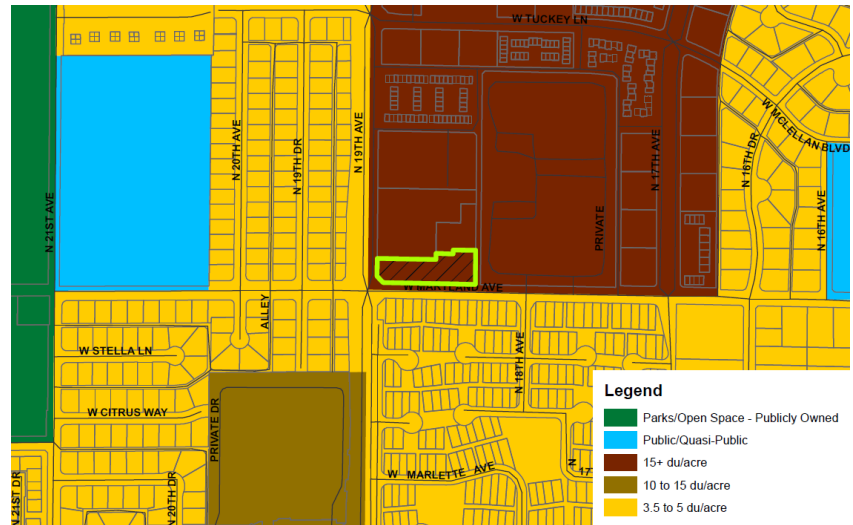
C-2 <i>*If Variance Required</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>		
North (Adjacent to R-5)	Minimum 10-foot setback for 1 story (or 15 feet), 15-foot setback for 2-stories (or 30 feet).	Not Met – 0 feet (existing building)
East (Adjacent to R-5)	Minimum 10-foot setback for 1 story (or 15 feet), 15-foot setback for 2-stories (or 30 feet).	Met – 10 feet (existing building)
South (Adjacent to Maryland Avenue)	Average 25 feet, Minimum 20 feet permitted for up to 50% of structure.	Met – 142-feet
West (Adjacent to 19th Avenue)	Average 25 feet, Minimum 20 feet permitted for up to 50% of structure.	Not Met - 5-Feet*
Lot Coverage	Maximum 50%	Met – 43%
Building Height	30 feet Maximum	Met – 28 feet (2-stories)
Parking	Minimum 117 Spaces Required	166 spaces provided

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 4.57-acre property located at the northeast corner of 19th Avenue and Maryland Avenue from C-2 (Intermediate Commercial District) (2.94 acres) and R-5 (Multifamily Residence District) (1.63 acres) to C-2 (Intermediate Commercial District) The request to rezone is to unify the site under a single commercial zoning district, allowing the outpatient surgical center existing on site to expand their facility in the future.

2. The subject site is designated Residential 15+ dwelling units per acre on the General Plan Land Use Map. The proposal is not consistent with this designation; however, the site is less than 10 acres in size. Therefore, a General Plan Amendment is not required. Properties to the north and the east are also designated Residential 15+ dwelling units per acre, while properties to the south and west are designated Residential 3.5 to 5 dwelling units per acre.



General Plan Land Use Map – Source: City of Phoenix Planning and Development Department

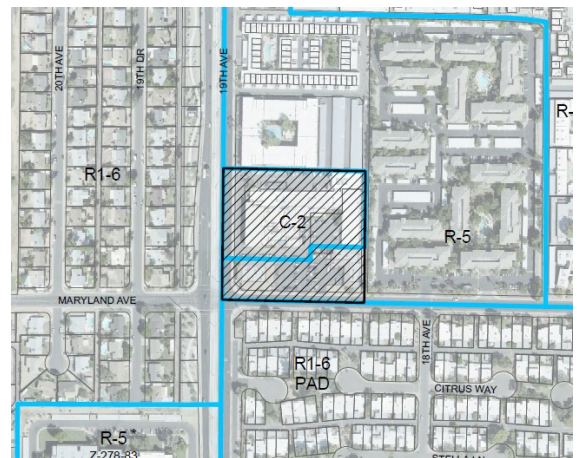
SURROUNDING USES AND ZONING

3. The subject site is developed as a commercial property and is currently zoned C-2 (Intermediate Commercial District) on the north and R-5 (Multifamily Residence District) on the south.

North and east of the subject site are existing multifamily apartment complexes zoned R-5 (Multifamily Residence District).

South of the subject site, across Maryland Avenue, is an existing attached single-family residential subdivision zoned R1-6 PAD (Single-Family Residence District, Planned Area Development).

West of the subject site, across 19th Avenue, is a single-family residential subdivision zoned R1-6 (Single-Family Residence District).



Surrounding Land Uses – Source: City of Phoenix Planning and Development Department

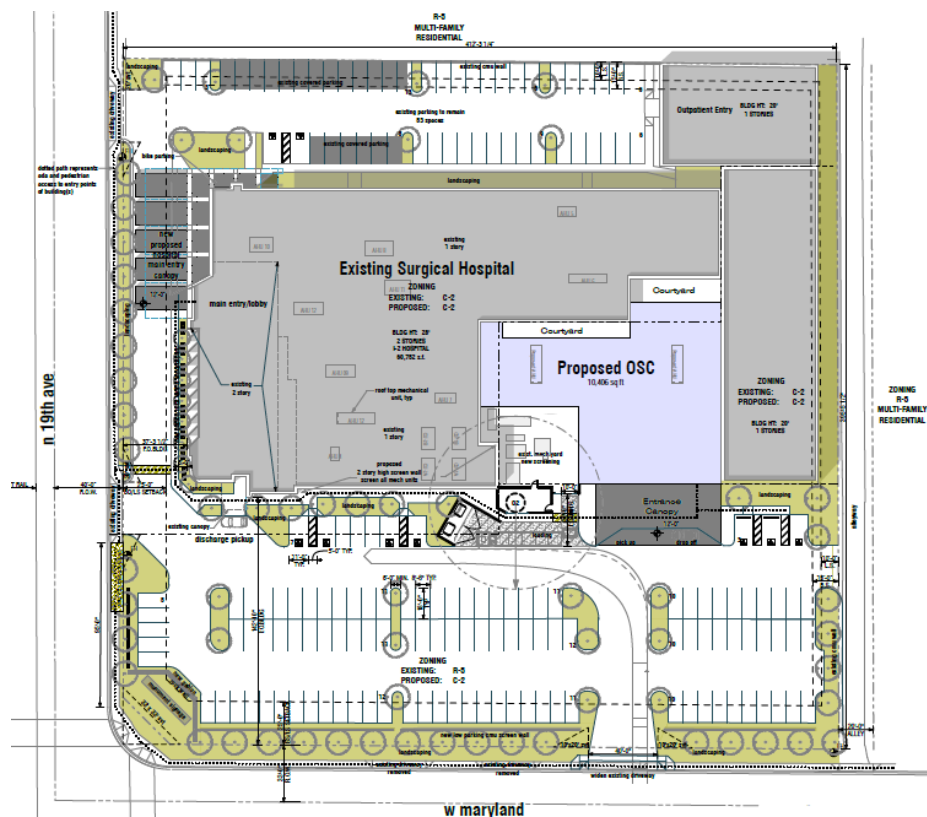
4. The subject site is a commercial development that has existed in this location since the early 1960s. The north half of the site is currently utilized as medical offices and an outpatient surgical center for the CORE Institute. The southern half of the site contains two separate office buildings that have functioned as medical offices in the past. The site sits on the 19th Avenue light rail corridor, one half-mile south of the Glendale Avenue station.

PROPOSAL

5. **Conceptual Site Plan**

The subject site contains three parcels for an expansion of the current medical office and outpatient surgical center uses. The proposal removes the existing office buildings on the southern half of the site, to make room for parking for the expanded main facility. There will be building additions to the west and south sides of the existing building, increasing square footage by 10,406 square feet.

In 2018, the City of Phoenix adopted the Transit Oriented Development Strategic Policy Framework, aimed at providing a blueprint for development along transit corridors. This type of development is aimed at increasing livability and walkability through site design. As the site sits along an existing transit corridor, staff has crafted stipulations to enhance the pedestrian realm by increasing pedestrian connectivity and shading sidewalks and walkways. Additionally, staff has recommended a stipulation to require a setback of 30 feet for all parking areas along 19th Avenue, further shielding the pedestrian realm from vehicular uses. These items are addressed in Stipulation Nos. 1, 2, 3, and 4.



Proposed Site Plan – Source: Orcutt Winslow

6. Elevations

Building elevations were submitted as part of this rezoning request, showing new building additions and increased architectural detailing on several facades. Staff has stipulated that all elevations contain architectural embellishments and detailing to increase visual interest and encourage a walkable corridor along 19th Avenue. This item is addressed in Stipulation No. 5.



Proposed Elevations – Source: Orcutt Winslow

STUDIES AND POLICIES

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. In response to this, staff has stipulated that a minimum of 50% of all on-site pedestrian paths be shaded, 75% of the public sidewalk be shaded, and 15% of the parking lot area be landscaped. These items are addressed in Stipulation Nos. 2 and 4.

8. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles, staff has stipulated that pedestrian connections be provided from 19th Avenue and from Maryland Avenue, and that they are adequately shaded. This is addressed in Stipulation Nos. 1, 2, 3 and 4.

9. **Reimagine Phoenix**

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 containers was not addressed in the applicant's rezoning request submittals.

10. **Comprehensive Bicycle Master Plan**

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. Staff has stipulated that a minimum of five inverted-U bicycle racks be provided on-site to be utilized by employees or guests. This item is addressed in Stipulation No. 6.

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department has reviewed the request to rezone and has not requested any stipulations.
13. The Water Services Department indicated that the site has existing water and sewer mains within 19th Avenue and Maryland Avenue that are currently serving the development.
14. The Fire Department does not anticipate any problems associated with this rezone case, but shall require the site and/or buildings to comply with the Phoenix Fire Code. The water supply (GPM and PSI) is not known at this location, and additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
15. The Floodplain Management division of the Public Works 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 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. The Parks and Recreation Department has reviewed the proposed site plan and rezoning request, and does not have and comments or stipulations at this time.
17. The Public Transit Department has reviewed the request and requires the dedication of right-of-way and reconstruction of a bus stop pad along northbound 19th Avenue, north of the Maryland Avenue intersection. This item is addressed in Stipulation No. 7.
18. 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 is addressed in Stipulation No. 8.

OTHER

19. 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 not consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre, however, as the site is under 10 acres in size, a General Plan Amendment is not required.
2. The proposed development is appropriate located adjacent to an arterial street

and light rail transit corridor. The request consistent with the scale of development in the surrounding area and the larger light rail corridor.

3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area by providing for enhanced building design and pedestrian amenities.

Stipulations

1. A pedestrian path, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided on the property from 19th Avenue and Maryland Avenue to a building entrance, as approved by the Planning and Development Department.
2. A minimum of 50% of all on-site pedestrian paths shall be shaded by a structure or common landscape element as approved by the Planning and Development Department.
3. All parking areas shall be set back a minimum of 30 feet from the 19th Avenue property line, or located behind a building, as approved by the Planning and Development Department.
4. A minimum of 75% of the sidewalk along 19th Avenue and Maryland Avenue shall be shaded at tree maturity per the requirements of Section 1304.F.1 in the Zoning Ordinance, as approved by the Planning and Development Department.
5. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
6. A minimum of 5 inverted-U bicycle racks for guests or employees 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.
7. The developer shall dedicate right-of-way and reconstruct the bus stop pad on northbound 19th Avenue north of Maryland Avenue. The bus stop pad shall be constructed in accordance with City of Phoenix Standard Detail P1260. The bus stop pad shall be spaced from the intersection of 19th Avenue and Maryland Avenue as per City of Phoenix Standard Detail P1258.
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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Cody White

May 17, 2019

Team Leader

Samantha Keating

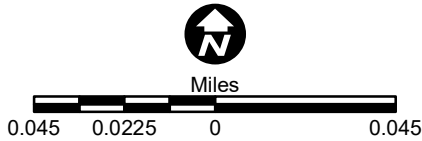
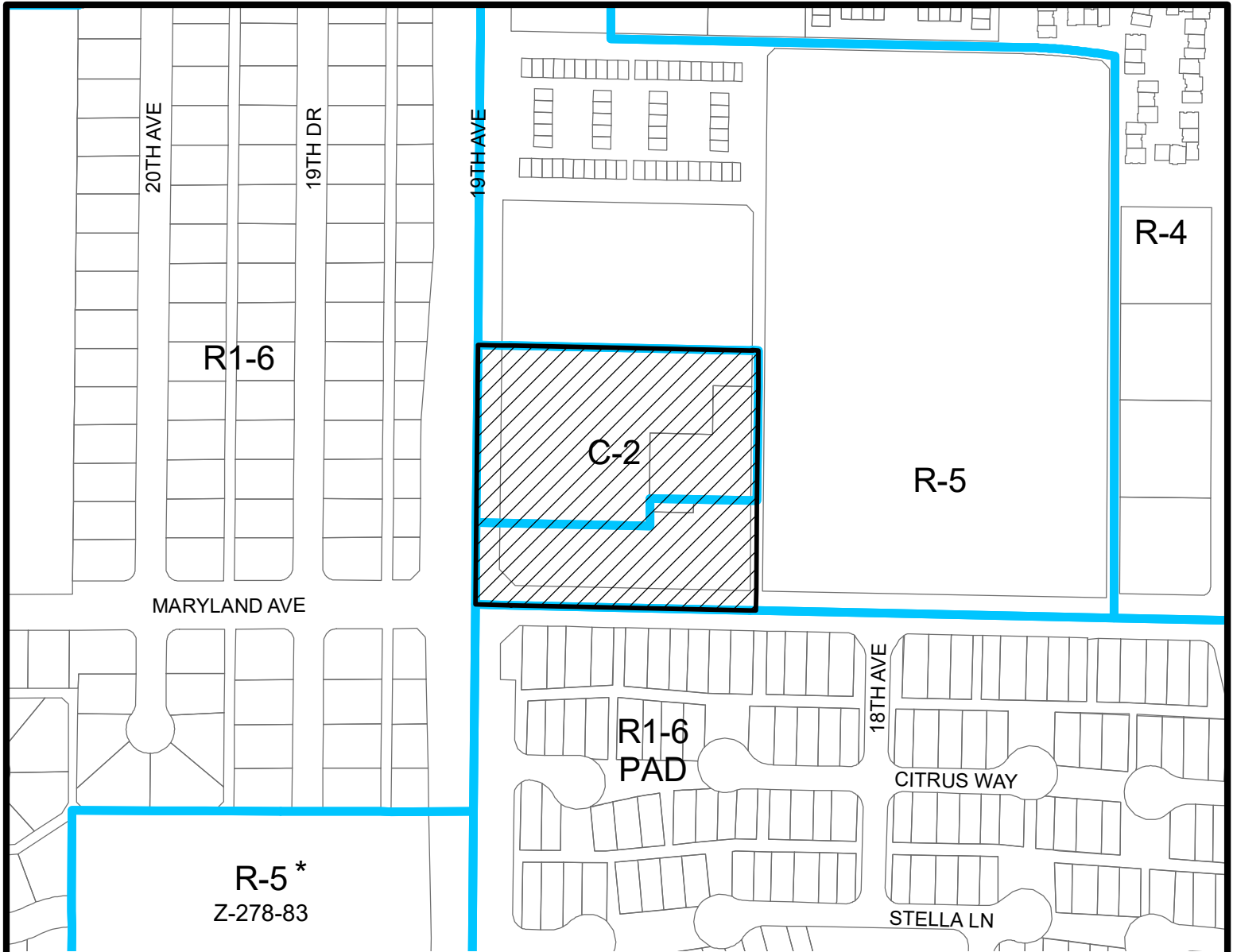
Exhibits

Zoning sketch

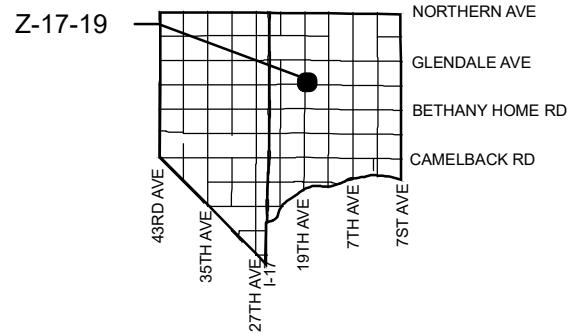
Aerial

Site plan date stamped April 4, 2019 (1 Page)

Elevations date stamped April 4, 2019 (1 Page)

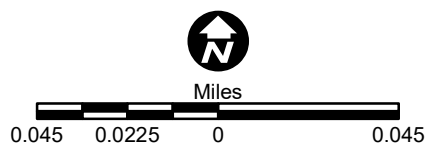
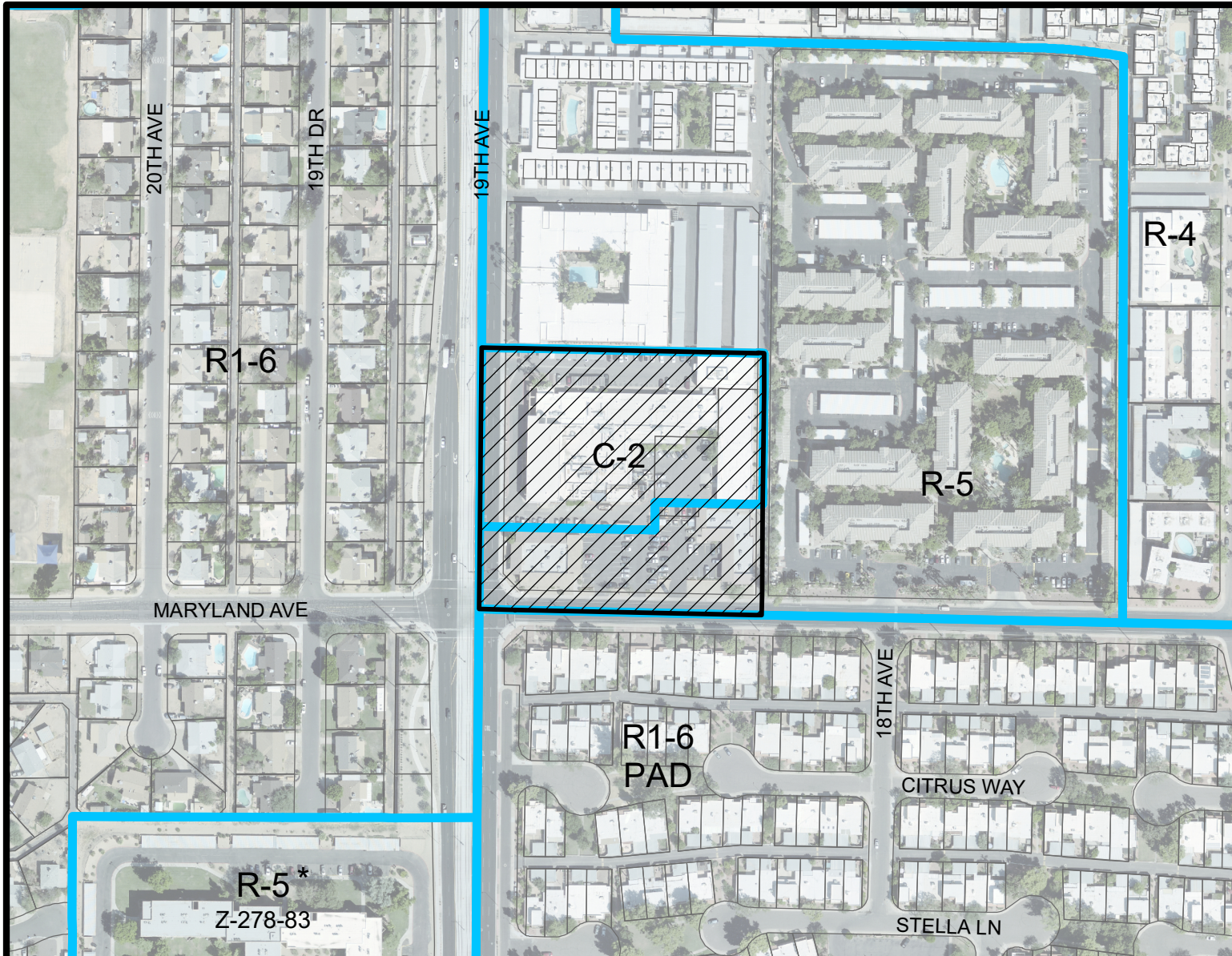


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5

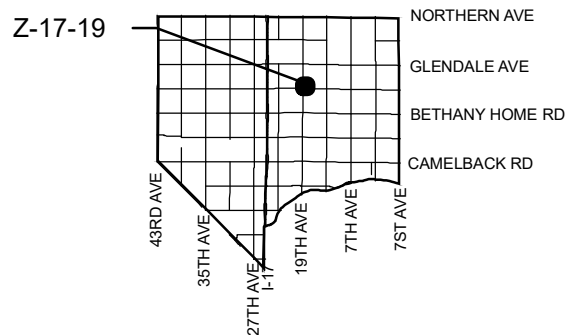


APPLICANT'S NAME: Benjamin Graff, Quarles & Brady LLP		REQUESTED CHANGE:	
APPLICATION NO. Z-17-19	DATE: 4/24/2019 REVISION DATES:	FROM: C-2 (2.94 a.c.) R-5 (1.63 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.57 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 22-25	ZONING MAP I-7	TO: C-2 (4.57 a.c.)
MULTIPLES PERMITTED C-2, R-5 C-2	CONVENTIONAL OPTION 42, 71 66		* UNITS P.R.D. OPTION 51, 85 79

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



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



Z-17-19

APPLICANT'S NAME: Benjamin Graff, Quarles & Brady LLP

APPLICATION NO. Z-17-19

DATE: 4/24/2019
REVISION DATES:

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

4.57 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 22-25

ZONING MAP

I-7

REQUESTED CHANGE:

FROM: C-2 (2.94 a.c.)
R-5 (1.63 a.c.)

TO: C-2 (4.57 a.c.)

MULTIPLES PERMITTED

C-2, R-5

C-2

CONVENTIONAL OPTION

42, 71

66

* UNITS P.R.D. OPTION

51, 85

79

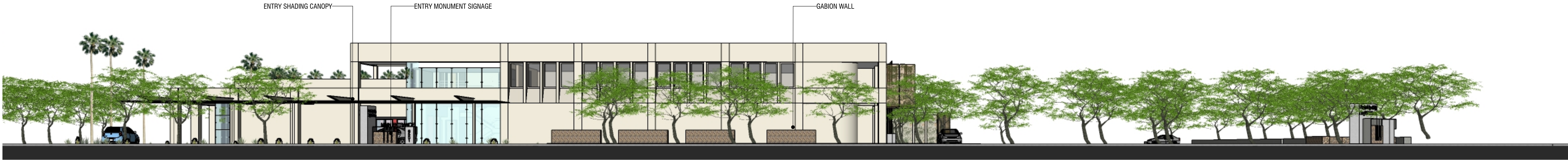
* Maximum Units Allowed with P.R.D. Bonus

Orcutt Winslow Project 19_077 Core Institute, Existing Conditions Exhibit Sheet 3.2 Conceptual Site Plan was plotted by Tyler Kimball on Tuesday, April 2, 2019 at 11:24 PM; file found at BIMcloud: HCBimcloud - BIMcloud Basic for ARCHICAD 22/Health Care Studio/19_077 Core Institute Specialty Hospital Site With ASC Model

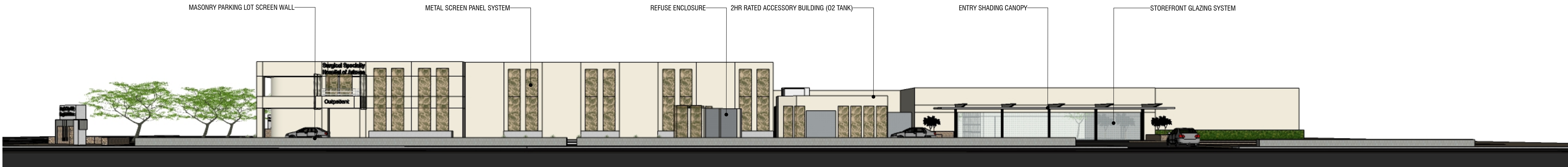


PROJECT TEAM	DRAWN BY
imball	LQ
PROJECT PHASE	
chematic Design	
SHEET CONTENTS	
Conceptual Site Plan	
SHEET NO.	
3.2	

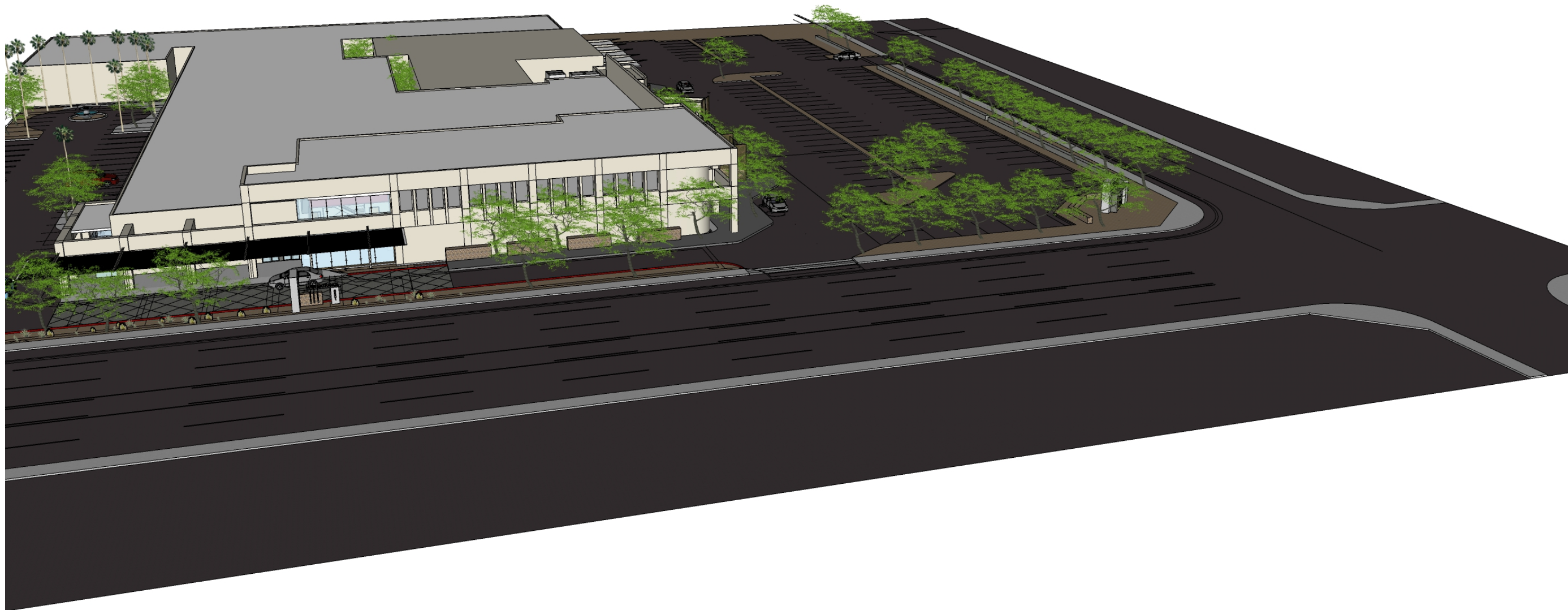
Orcutt|Winslow Project 19_077 Core Institute - Existing Conditions Exhibit Sheet 3.5 Exterior Elevations & Views was plotted by # Last saved by on Monday, April 1, 2019 at 6:17 PM. File found at BIMcloud - BIMcloud Basic for ARCHICAD 22/Health Care Studio/19_077_Core Institute Specialty Hospital Site With ASC Model



19TH AVE ELEVATION



MARYLAND AVE ELEVATION



CITY OF PHOENIX
APR 04 2019
Planning & Development
Department

orcutt|winslow

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The CORE Insitute Specialty Hospital
Core Institute
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PROJECT NO.		DATE OF ISSUE	
19_077		04.01.2019	
REVISION NO.		DATE	

PROJECT TEAM		DRAWN BY	
kimball		LQ	
PROJECT PHASE			
Schematic Design			
SHEET CONTENTS			
Exterior Elevations & Views			
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3.5			