



City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-25-17-3
 May 9, 2017

Deer Valley Village Planning Committee Meeting Date: May 18, 2017
Planning Commission Hearing Date: June 8, 2017
Request From: S-1 (10.25 acres)
Request To: C-2 (3.96 acres),
 C-2 HGT/WVR DNS/WVR (6.29 acres)
Proposed Use: Senior living (with a height waiver up to 56 feet) and commercial uses
Location: Northwest corner of 12th Street and Greenway Parkway
Owner: Mazi Holdings, LLC
Applicant/Representative: Mazi Holdings, LLC
Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | | | |
|--|------------------|------------|---|
| General Plan Land Use Designation | | Commercial | |
| Street Map Classification | 9th Street | Local | 25-foot east half street |
| | 12th Street | Local | 30-foot west half street |
| | Greenway Parkway | Arterial | Varies, 55 to 79-foot north half street |
| | Phelps Road | Local | 25-foot east half street |
| <u>CONNECT PEOPLE AND PLACES CORE VALUE</u> | | | |
| CORE, CENTERS AND CORRIDORS – | | | |
| LAND USE PRINCIPLES: | | | |
| <ul style="list-style-type: none"> • <i>Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</i> • <i>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.</i> | | | |

DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.

The site is in close proximity to the proposed bus rapid transit line along Bell Road that was approved as part of the Transportation 2050 Plan.

OPPORTUNITY SITES –

LAND USE PRINCIPLES:

- **Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**
- **Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.**
- **Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.**

The site is ideally situated away from single-family uses and offers a new quality senior living environment and compatible commercial zoning.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed rezoning allows for opportunity for a new quality senior living facility and compatible commercial zoning.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE

CERTAINTY AND CHARACTER –

LAND USE PRINCIPLES:

- **Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.**
- **Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.**

DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

DIVERSE NEIGHBORHOODS –

LAND USE PRINCIPLES:

- **Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.**
- **Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

The site is situated in close proximity to the proposed bus rapid transit line along Bell Road, as described above. The proposed use offers a new high quality housing option in the area for seniors.

| Surrounding Land Uses/Zoning | | |
|-------------------------------------|--|---------------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant | S-1 |
| North | Retail, church, self-storage facility, and child care center | C-2, C-2 SP, R-3 SP |
| South | Wash/open space area | S-1 |
| East | Multifamily (Apartments) | R-3A |
| West | Bank and other retail, services | PSC |

| C-2, Intermediate Commercial District | | |
|--|--|---------------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| Gross Acreage | | 3.96 acres |
| Density (dwelling units/acre) | Maximum 17.4 (69 units) | 0 |
| <i>Building Setbacks</i> | | |
| Streets | Minimum 20 feet, Average 25 feet | Future phase – to be determined |
| East side | 0 feet | Met |
| <i>Landscape Setbacks</i> | | |
| Streets | Minimum 20 feet, Average 25 feet | Future phase – to be determined |
| East side | 0 feet | Met |
| Lot Coverage | Maximum 50% | Future phase – to be determined |
| Building Height | Maximum 2 stories and 30 feet | Future phase – to be determined |
| Parking | Office/Retail: 1 space/300 s.f. Medical Office: 1 space/200 s.f. Restaurant: 1 space/50 s.f. | Future phase – to be determined |

| C-2 HGT/WVR DNS/WVR Intermediate Commercial District with a height and density waiver (*R-5 Density, C-1 Standards) | | |
|--|--|----------------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| Gross Acreage | | 6.29 acres |
| Density (dwelling units/acre) | Maximum 52.20 (328 units) Stipulated to maximum 25 (157 units) | 153 units (233 beds) |
| <i>Building Setbacks</i> | | |
| 12th Street | Minimum 20 feet, Average 30 feet | Met – Approximately 89 feet |
| Greenway Parkway | Minimum 20 feet, Average 30 feet | ** Not Met – Minimum ~20 feet |
| Phelps Road | Minimum 20 feet, Average 30 feet | ** Not Met – Minimum ~17 feet |
| West Side | 0 feet | Met |
| <i>Landscape Setbacks</i> | | |
| 12th Street | Minimum 20 feet, Average 30 feet | ** Not Met – Minimum ~12 feet |
| Greenway Parkway | Minimum 20 feet, Average 30 feet | ** Not Met – Minimum 10 feet |
| Phelps Road | Minimum 20 feet, Average 30 feet | ** Not Met – Minimum 10 feet |
| West Side | 0 feet | Met – 5 feet |
| Lot Coverage | Maximum 50% | Met – 30.71% |
| Common Area/Open Space | Minimum 20,000 s.f. Per Stipulation No. | Not indicated |
| Building Height | Maximum 4 stories and 56 feet | Met – Approximately 55 feet |
| Parking | 1 space/2 beds (117 spaces) | Met – 140 |

* C-1 standards are required for commercial/mixed use development per the R-5 zoning development standards (Section 618.B.2. of the Zoning Ordinance).

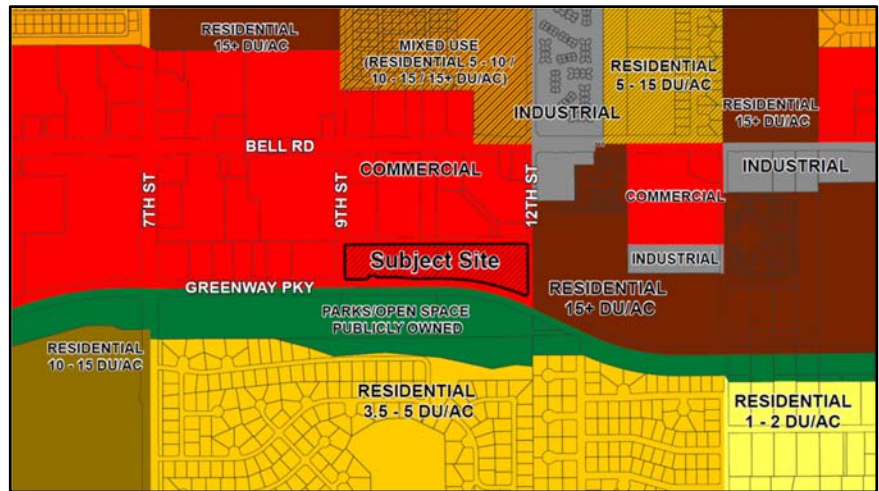
** Either the site plan shall be modified or variance approval is required.

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 10.25-acre site located at the northwest corner of 12th Street and Greenway Parkway. The request is to rezone from S-1 (Ranch or Farm Residence) to 3.96 acres of C-2 (Intermediate Commercial) and 6.29 acres of C-2 HGT/WVR DNS/WVR (Intermediate Commercial with a height and density waiver) to allow senior living (with a height waiver up to 56 feet) and commercial uses.

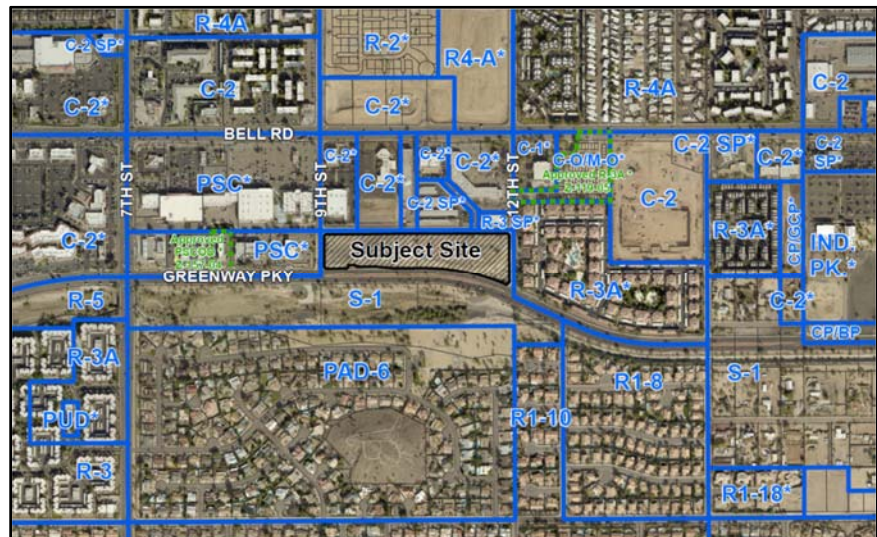
2. The General Plan Land Use Map designation for the subject site is Commercial. The proposal conforms to the current Land Use Map designation.



The following General Plan Land Use Map designations are surrounding the site:
North: Commercial
South: Parks/Open Space – Publicly Owned
East: Residential 15+ dwelling units per acre
West: Commercial

SURROUNDING USES & ZONING

3. The subject site is vacant. There is a large drainage basin on the southeast corner of the site.



NORTH

The north side of the site, on the other side of Phelps Road is developed with retail and a

church zoned C-2 (Intermediate Commercial), a self-storage facility zoned C-2 SP (Intermediate Commercial, Special Permit), and a child care center zoned R-3 SP (Multifamily Residential, Special Permit).

SOUTH

The south side of the site, on the other side of Greenway Parkway is a wash/open space area zoned S-1 (Ranch or Farm Residence). The Greenway Loop trail, a shared-use path, is located in the open space area. Further south, there is a single-family residential subdivision zoned PAD-6 (Planned Area Development).

EAST

To the east, on the other side of 12th Street is an apartment complex with a mix of one and two story buildings, zoned R-3A (Multifamily Residential).

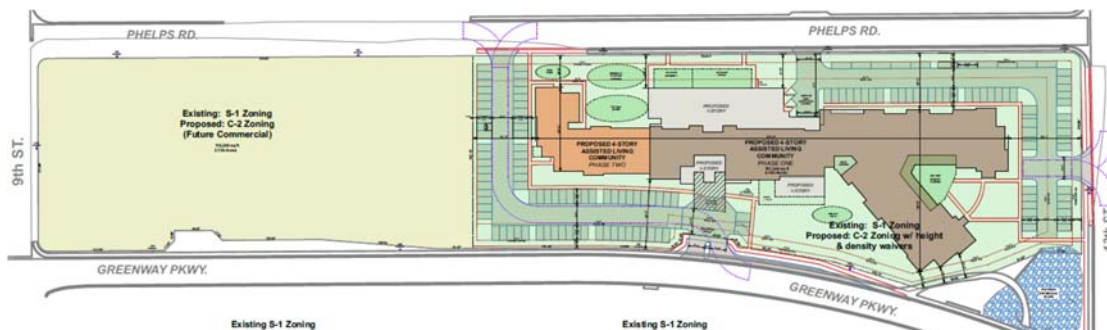
WEST

To the west, on the other side of 9th Street is a bank and other retail and service uses. The area to the west is zoned PSC (Planned Shopping Center).

PROPOSAL

4. The proposed site plan shows a future commercial development on the west side of the site and a senior living community (assisted living and memory care) on the east side of the site. The senior living community is planned in two phases. The first phase comprises the bulk of the building on the east side of the site, and will include a total of 151,397 square feet, with 113 units and 177 beds. Phase two is planned as a building addition on the west side of phase one with an addition of 37,056 square feet to include 40 units and 56 beds. The total building area is proposed at 188,453 square feet, with a total of 153 units and 233 beds. The C-2 zoning district only allows a maximum of 17.40 dwelling units per acre. A density waiver is required to exceed the maximum density up to the R-5 standards, which allows up to 52.2 dwelling units per acre. Staff is recommending a stipulation to limit the proposed density waiver to a maximum of 25 dwelling units per acre (Stipulation No. 4).

Two separate parking areas are proposed. One is shown to wrap around the northeast side of the building and the other around the southwest side of the



building. Four points of access are proposed. The entry along Greenway Parkway is the primary entrance for residents and guests. This primary parking area also has access to Phelps Road. The parking area on the northeast side of the site has access to both Phelps Road and 12th Street.

Several open space areas and amenities are proposed, including a dog park, gardens, putting green, outdoor dining, patios, and a roof garden. Staff is recommending a stipulation to require a minimum of 20,000 square feet of usable open space and the dog park, two garden areas with seating, and the putting green (Stipulation No. 5).

Staff is not recommending a stipulation for general conformance to the proposed site plan. There are several building and landscape setbacks that are not meeting the minimum requirements. The site will either need to be slightly modified to meet the standards or variances will need to be obtained to maintain the currently proposed building and landscape setbacks.

5. The senior living community is proposed at one and four stories (up to approximately 55 feet in height) with a variety of building undulation. The building facade includes stucco, brick veneer, and metal finishing and fascia. Additional architectural details include decorative shutters and cut stone columns.



SOUTH ELEVATION

Staff is recommending stipulations to require that the building generally conform to the proposed building elevations (Stipulation No. 1), a maximum building height of 56 feet (Stipulation No. 3), and that the buildings on the western C-2 portion of the site will have complimentary architecture to the proposed building elevations (Stipulation No. 6).

MISCELLANEOUS

6. The subject parcel is located in proximity to the Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
7. Staff stipulations require the developer to immediately cease all ground-disturbing activities within a 33-foot radius of the discovery of archaeological materials, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. The Street Transportation Department has required the following:
 - A sidewalk easement on the existing curved sidewalk from Greenway Parkway to the underpass.
 - Drainage from 12th Street to the existing drainage basin on the southeast corner of the site, as well as a drainage easement over the drainage basin.

- Adjacent half street right-of-way construction to be completed with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals per ADA standards.
10. 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 proposal conforms to the General Plan Land Use Map designations of commercial.
2. The proposed rezoning is in conformance with several General Plan goals and policies.
3. The proposed zoning and uses are ideally situated away from single-family uses and offers a new quality senior living environment and commercial uses that will be compatible with the surrounding area.

Stipulations

Applicable to the C-2 HGT/WVR DNS/WVR portion of the site:

1. The development shall be in general conformance with the elevations date stamped March 29, 2017, as approved by the Planning and Development Department.
2. The development shall utilize the Zoning Ordinance development standards from Section 622.E.4. (C-1) for mixed use development as specified in Section 618.B.2. (R-5). This does not preclude the ability to apply for or obtain variances.
3. The maximum building height shall be limited to 56 feet.
4. The maximum density shall be limited to 25 dwelling units per acre.
5. A minimum of 20,000 square feet of usable open space shall be provided, and shall include a minimum of the following amenities:
 - Dog park
 - Two garden areas with seating
 - Putting green

Applicable to the C-2 portion of the site:

6. The building elevations shall complement the architecture of the elevations date stamped March 29, 2017, as approved by the Planning and Development Department.

Applicable to the entire site:

7. The developer shall provide a sidewalk easement on the existing curved sidewalk from Greenway Parkway to the underpass, as approved by the Planning and Development Department.
8. The developer shall provide drainage from 12th Street to the existing drainage basin on the southeast corner of the site. A drainage easement shall be dedicated over the drainage basin, as approved by the Planning and Development Department.
9. The developer shall construct half street improvements for all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. 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.
11. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley 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

Writer

Racelle Escolar

May 9, 2017

Team Leader

Joshua Bednarek

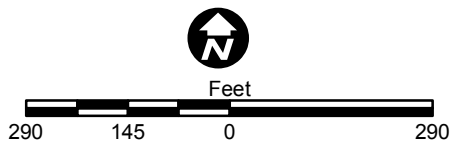
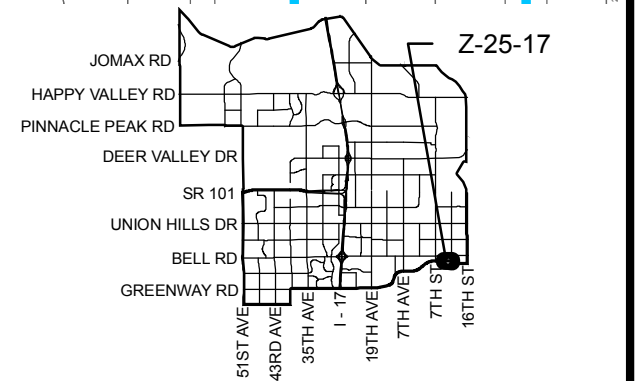
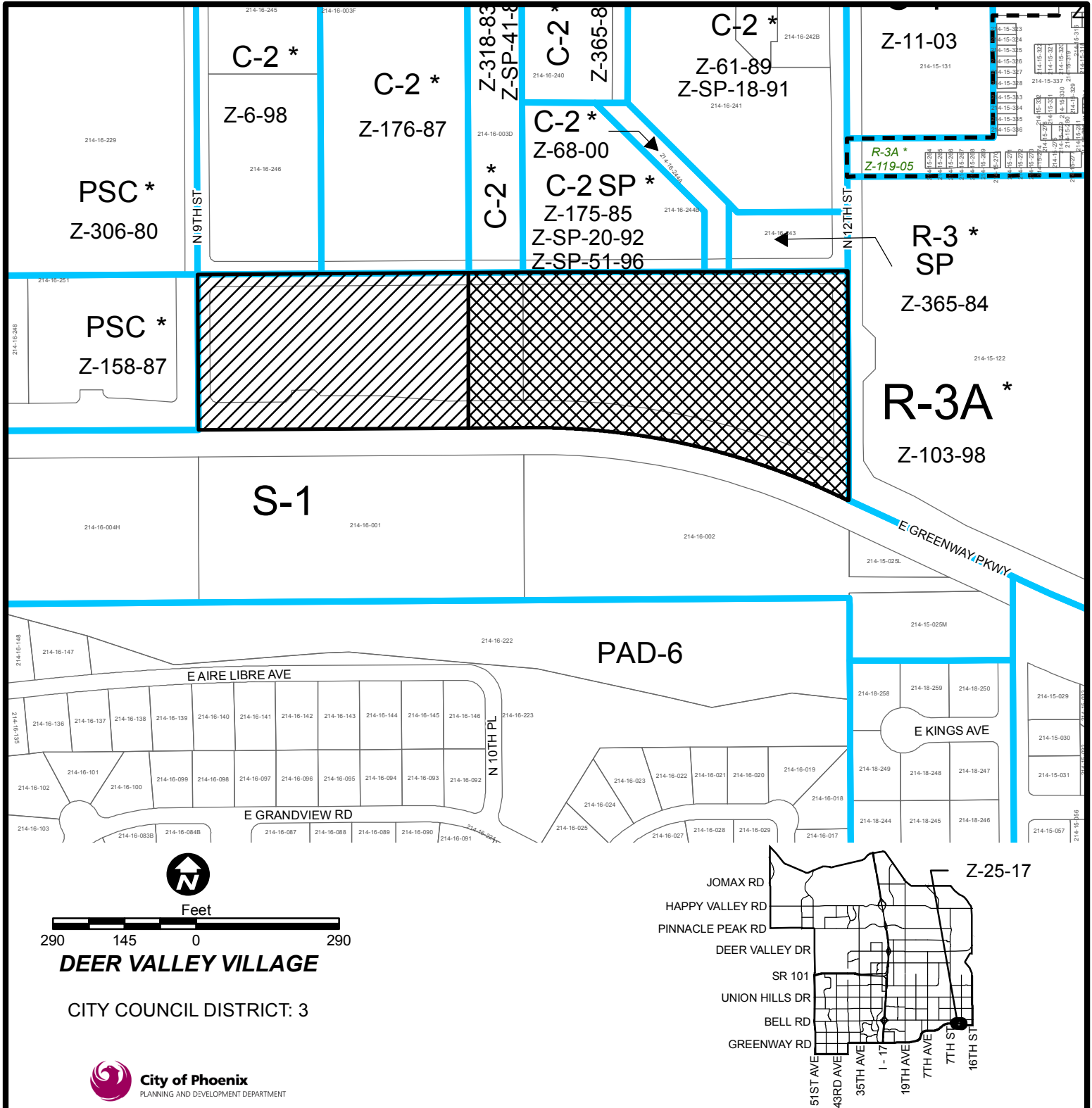
Exhibits

Zoning Sketch Map

Aerial Map

Conceptual Site Plan date stamped April 19, 2017 (3 pages)

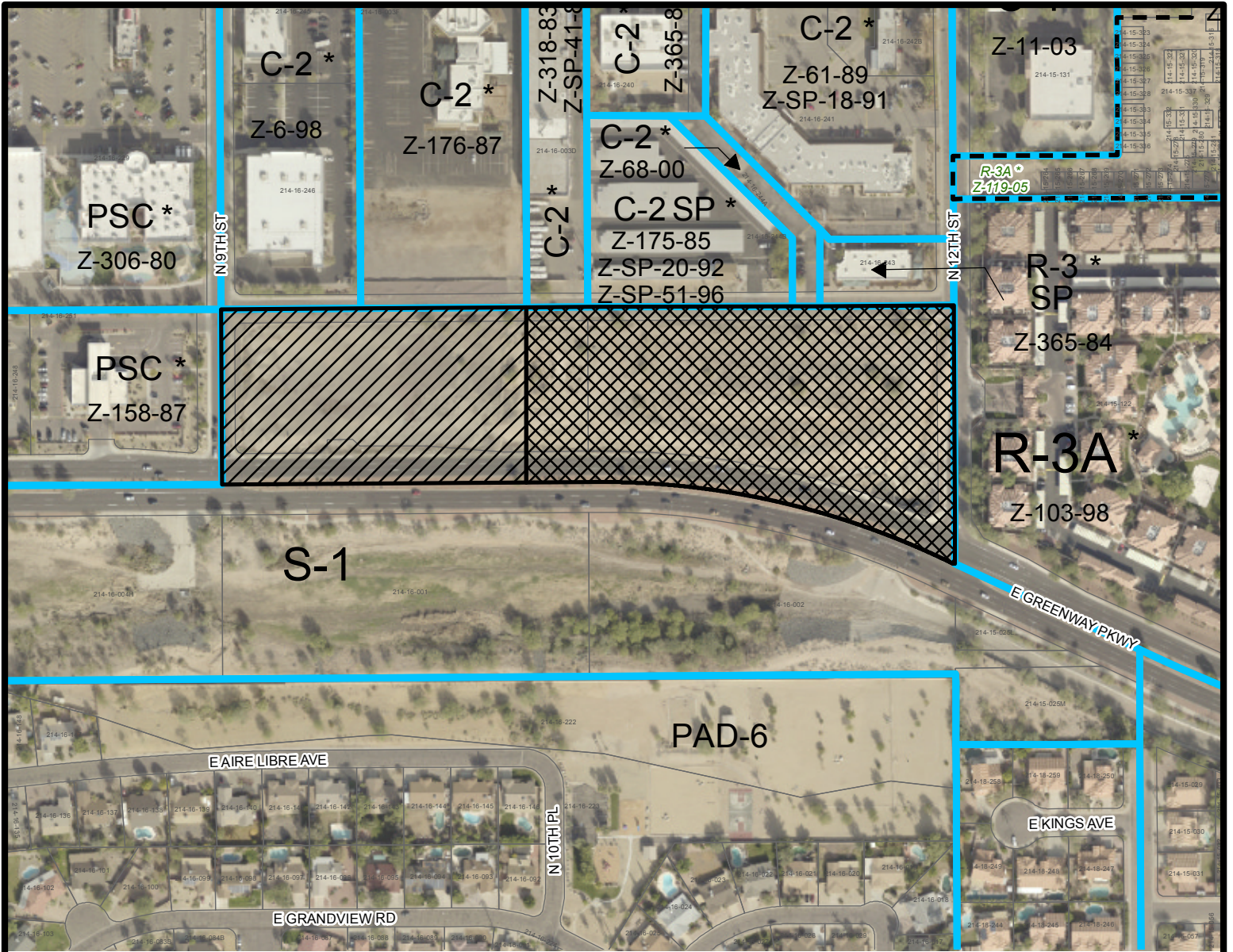
Conceptual Building Elevations date stamped March 29, 2017



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



| | | | |
|---|---|--|--|
| APPLICANT'S NAME: Mazi Holdings, LLC | | REQUESTED CHANGE: FROM: S-1, (10.25 a.c.) | |
| APPLICATION NO. Z-25-17 | DATE: 04/21/2017 | TO: C-2, (3.96 a.c.) C-2 HGT/WVR DNS/WVR, (6.29 a.c.) | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 10.25 Acres | REVISION DATES: AERIAL PHOTO & QUARTER SEC. NO. QS 36-29 ZONING MAP M-8 | | |
| MULTIPLES PERMITTED S-1 C-2, C-2 HGT/WVR DNS/WVR | CONVENTIONAL OPTION 10 57, 273 | * UNITS P.R.D. OPTION N/A 69, 328 | |
| * Maximum Units Allowed with P.R.D. Bonus | | | |



Feet

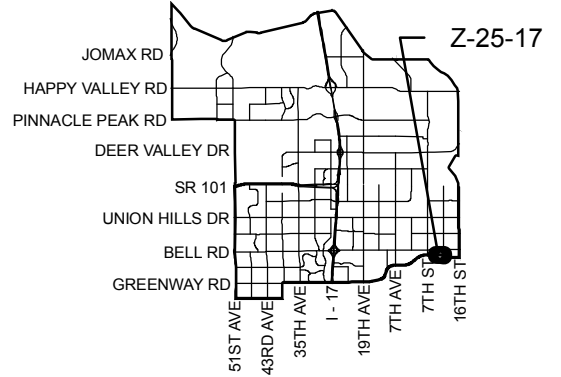


DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:
Mazi Holdings, LLC

APPLICATION NO. Z-25-17

DATE: 04/21/2017
REVISION DATES:

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

10.25 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 36-29

ZONING MAP
M-8

REQUESTED CHANGE:

FROM: S-1, (10.25 a.c.)

C-2, (3.96 a.c.)

C-2 HGT/WVR DNS/WVR, (6.29 a.c.)

MULTIPLES PERMITTED

S-1

C-2, C-2 HGT/WVR DNS/WVR

CONVENTIONAL OPTION

10

57, 273

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

N/A

69, 328

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

