



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-31-18-8
June 26, 2018

Central City Village Planning Committee Hearing Date	July 9, 2018
Planning Commission Hearing Date	August 2, 2018
Request From:	R-5 SP (2.50 acres)
Request To:	C-2 HGT/WVR (2.50 acres)
Proposed Use	Physical Rehabilitation Hospital
Location	Approximately 414 feet east of the southeast corner of 7th Street and Willetta Street
Owner	Banner Health
Applicant	Steve Eiss
Representative	Sterling Margetts, PE
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Willetta Street	Local (Abandonment in process)	Varies, 30-to-35-foot south half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE AND DESIGN PRINCIPLE: Support necessary changes to land use and zoning in and around bio-medical clusters.</i></p> <p>The request for change of zoning at this location is supported as the Banner - University Medical Center Phoenix is a long standing biomedical campus and is appropriately located between the McDowell Road and Interstate 10 corridor in the Good Samaritan Redevelopment Area.</p>			
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES, LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed development will improve site conditions and expand medical facilities in the area. The proposed building is commensurate in height to the building that currently exists on site, is consistent with the goals of the Good Samaritan Area Redevelopment Plan, and is respectful of local conditions.</p>			

Applicable Plans, Overlays, and Initiatives

[Good Samaritan Area Redevelopment Plan](#) – See Item #4 in the Background/Issues/Analysis Section.

[Complete Streets Guiding Principles](#) – See Item #7 in the Background/Issues/Analysis Section.

[Tree and Shade Master Plan](#) – See Item #8 in the Background/Issues/Analysis Section.

[Reimagine Phoenix](#) – See Item #14 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Former YWCA	R-5 SP
North	Medical Offices and Surface Parking Lot	C-2
South	Interstate 10 and Historic Residential	R-3 RI HP
East	Banner University Medical Center Facilities	C-2 H-R
West	Medical Offices and Parking Garage	C-2

Background/Issues/Analysis

REQUEST

1. This is a request for a physical rehabilitation hospital on a 2.50-acre site located approximately 414 feet east of the southeast corner of 7th Street and Willetta Street. The proposal also includes a request for a height waiver to allow 48 feet in height. The current zoning is R-5 SP (Multifamily Residence District, Special Permit). The special permit was for a wireless communications installation on the site. The request is to rezone to C-2 HGT/WVR (Intermediate Commercial, Height Waiver). A Height Waiver is required to exceed the number of stories and maximum building height allowed within the C-2 commercial district.
2. The rehabilitation hospital is proposed to be 48 feet in height, with three stories. Section 623.E.4.b of the Zoning Ordinance allows for a request to exceed height limits of two stories and 30 feet, not to exceed 56 feet, upon finding that the additional height is not detrimental to adjacent property or the public welfare in general. The proposed 48 feet is not detrimental to the adjacent property or the public welfare in general for the following reasons:
 - a) The existing building on the site exceeds 30 feet in height.

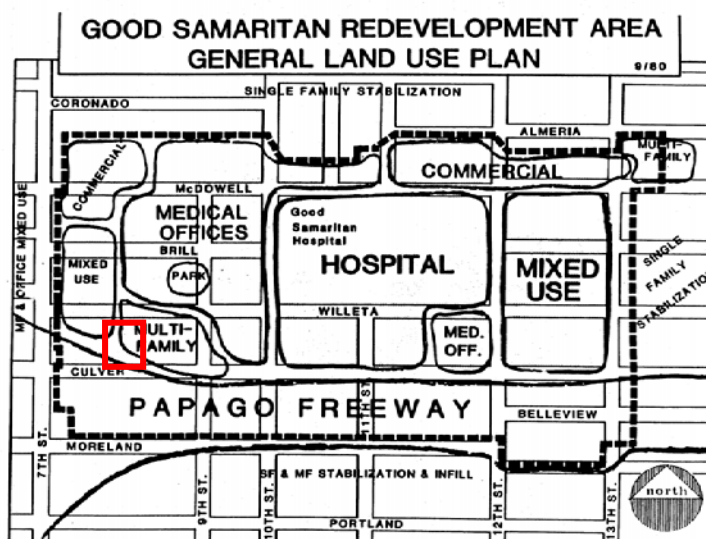
- b) Many portions of the hospital campus have high rise entitlement, which is consistent with hospital campuses throughout the city.

GENERAL PLAN

3. The site has a General Plan Land Use Map designation of Commercial, which is consistent with the request.

GOOD SAMARITAN REDEVELOPMENT AREA PLAN

4. On September 30, 1980, the City Council adopted the Good Samaritan Area Redevelopment Plan. The plan's purpose is to provide an "opportunity to remove deteriorated and obsolete houses and blighting influences to stabilize this area while providing an expanded source of jobs." The General Land Use Plan within the Redevelopment Plan shows the subject site as designated for multifamily and mixed use. The request is not consistent with that vision, but is consistent with the goals of the Plan.

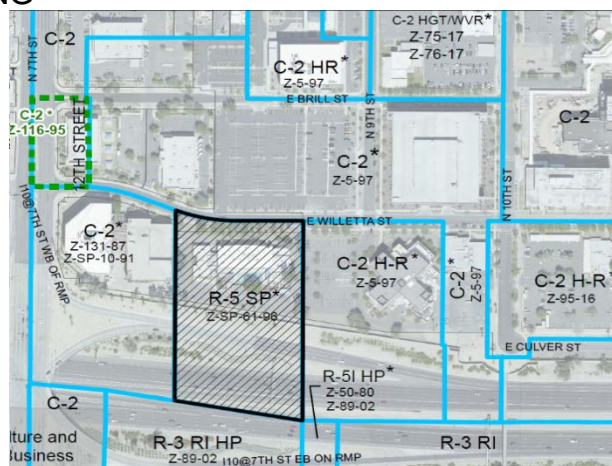


Good Samaritan Area Redevelopment Plan, pg 23

Source: City of Phoenix Planning and Development Department

SURROUNDING LAND USE AND ZONING

5. Offices and a surface parking lot are located to the north, zoned C-2 (Intermediate Commercial). Medical offices and a parking garage zoned C-2 (Intermediate Commercial) are to the west. Banner University Medical Facilities zoned C-2 H-R (Intermediate Commercial, High Rise and High Density District), are to the east, and directly to the south of the site is Interstate 10 and a residential historic preservation district, zoned R-3 RI HP (Multifamily Residence District, Residential Infill R-I District, Historic Preservation).

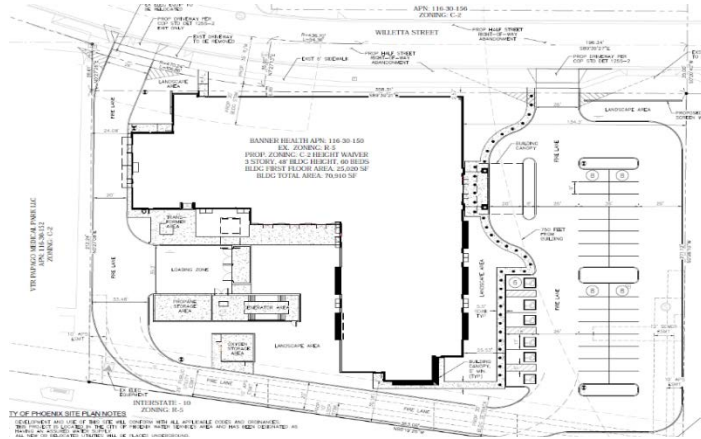


Source: City of Phoenix Planning and Development Department

SITE PLAN

6. The proposed site plan depicts a three-story, 48-foot-high physical rehabilitation hospital. The maximum permitted building height is addressed in Stipulation #1.

There are two driveways proposed for the site that are both accessed off of Willetta Street. One is a fire lane that is exit only located to the west of the building, and the other is for ingress and egress located on the east part of the site. The building is positioned closer to the sidewalk on Willetta Street, with parking located to the east of the building.



Source: Conceptual site plan provided by the applicant

The portion of Willetta Street located in front of the subject site is currently in the process of a right-of-way abandonment, but the street will remain and will maintain public access. The developer is aware that the site plan does not comply with Ordinance standards and variances are needed for the front building and landscape setback, rear setback, and parking area landscaping.

COMPLETE STREETS GUIDING PRINCIPLES

7. 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. Staff is recommending pedestrian access from the sidewalk on Willetta Street to the entrance of the building to support these principles related to pedestrian connectivity and safety from Willetta Street,. This is addressed in Stipulation #2.

TREE AND SHADE MASTER PLAN

8. The provision of shade trees in the landscape area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. Staff is recommending the existing mature trees located to the north of the sidewalk along Willetta Street be maintained to provide a pleasant and shaded pedestrian environment for thermal comfort of pedestrians and to reduce the urban heat island effect along Willetta Street. This is addressed in Stipulation #3.

COMMUNITY INPUT

9. At the time this staff report was written, staff had not received any correspondence from the public regarding the request.

INTERDEPARTMENTAL COMMENTS

10. The City of Phoenix Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #4.
11. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
12. 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 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

14. 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 is not addressed in this development.
15. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 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 #5.
16. This development is located in close proximity to, and may be impacted by, or impact planned expansion of a limited access transportation corridor (SR51). The Department of Transportation (ADOT) must be notified via a Red Letter, of the proposed development on the site. A response from ADOT is required prior to issuance of any permits for this development.
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 abandonment may be required.

Findings

1. The proposal is consistent with the General Plan Land Use map designation of Commercial.
2. The proposal is consistent with the goals of the Good Samaritan Area Redevelopment Plan.
3. The proposed development is compatible with the surrounding medical and commercial land uses and building heights.
4. The proposed development provides the opportunity for Banner Health to expand operations and make improvements on site, which will contribute to enhancing the area.

Stipulations

1. The maximum building height shall be 48 feet.
2. The developer shall include a 5.5-foot-wide pedestrian path that extends from the sidewalk along Willetta Street to the accessible parking spaces and the entrance to the building, as approved by the Planning and Development Department.
3. The existing mature trees on the north side of the sidewalk on Willetta Street shall be maintained in place, as approved by the Planning and Development Department.
4. 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 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 viewed 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.

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June 26, 2018

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Writer

Hannah Bleam

June 26, 2018

Team Leader

Samantha Keating

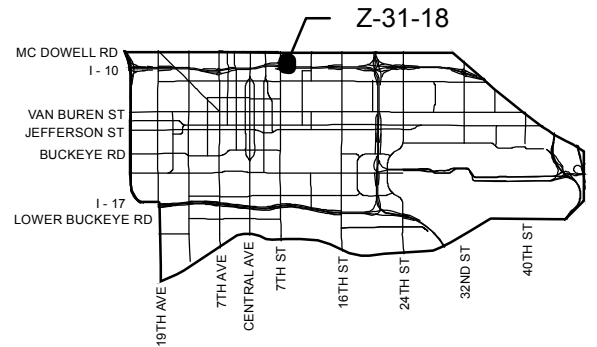
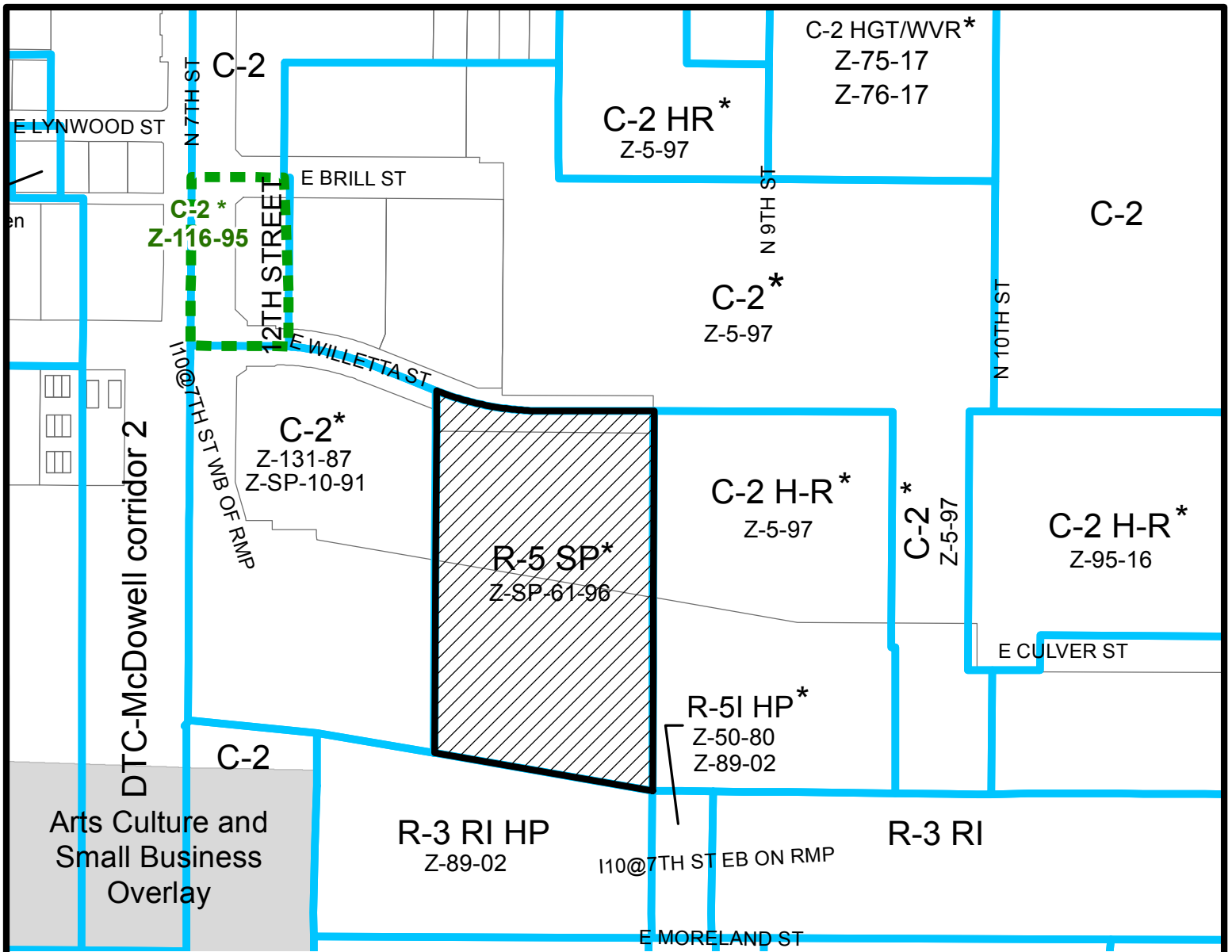
Exhibits

Sketch Map

Aerial

Site Plan date stamped May 1, 2018

Elevations and Renderings date stamped May 1, 2018 (2 pages)



APPLICANT'S NAME: Steve Eiss

REQUESTED CHANGE:

FROM: R-5 SP (2.50 a.c.)

APPLICATION NO. Z-31-18

DATE: 6/6/2018
REVISION DATES:

6/11/2018

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

2.50 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 12-29

ZONING MAP

G-8

TO: C-2 HGT/WVR (2.50 a.c.)

MULTIPLES PERMITTED

R-5 SP

C-2 HGT/WVR

CONVENTIONAL OPTION

108

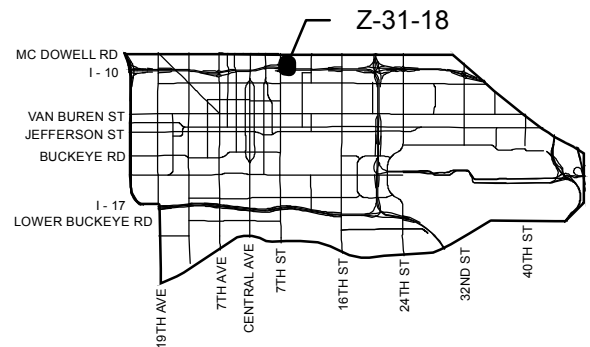
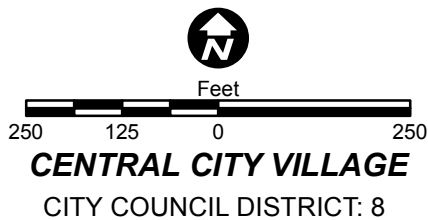
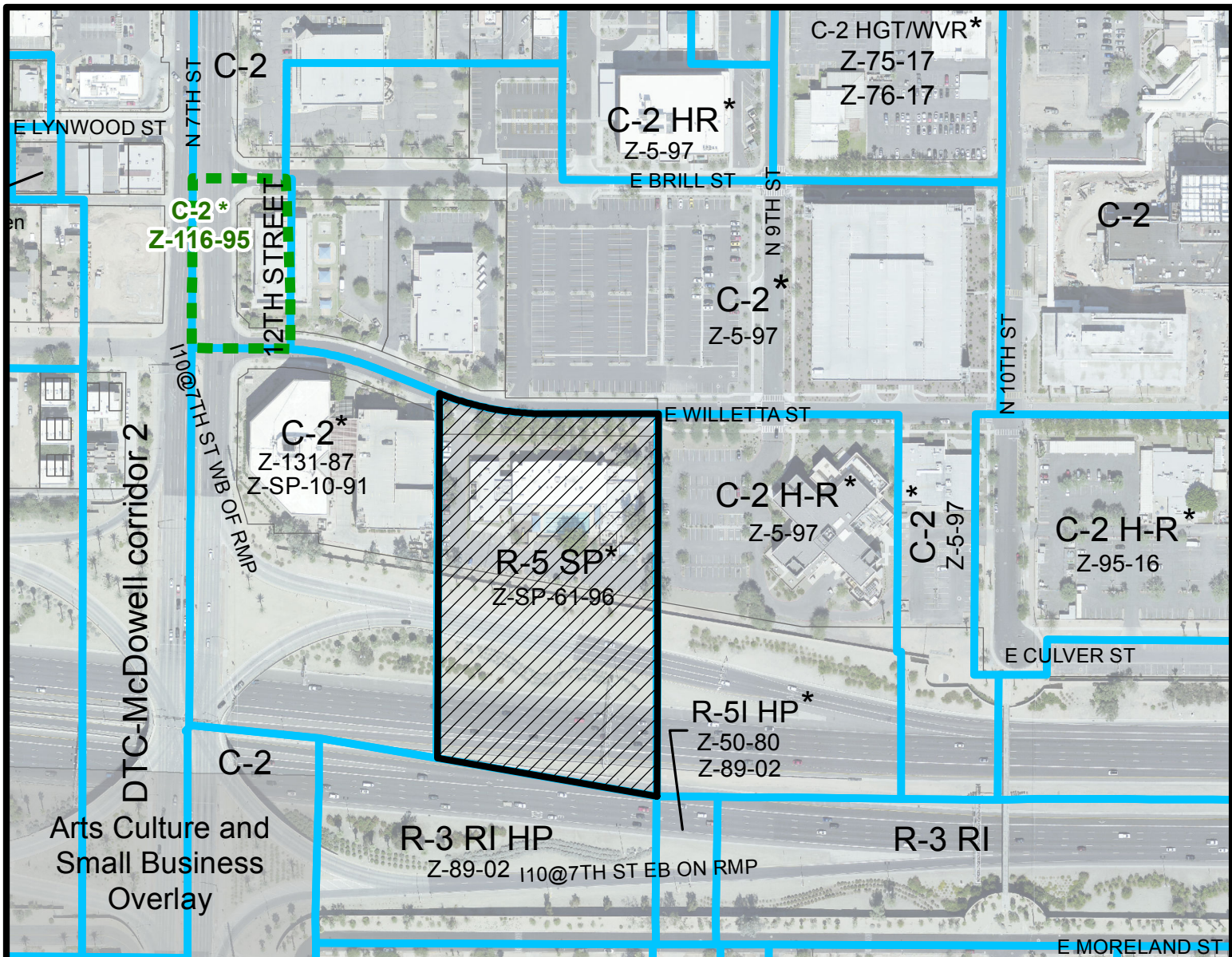
36

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

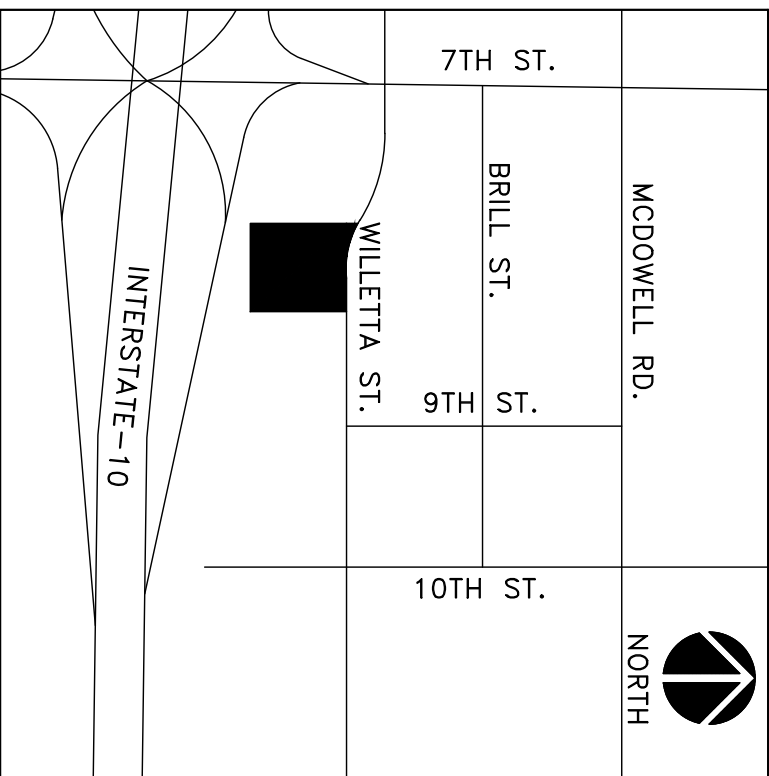
130

43

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



APPLICANT'S NAME: Steve Eiss		REQUESTED CHANGE:	
APPLICATION NO. Z-31-18		FROM: R-5 SP (2.50 a.c.)	
DATE: 6/6/2018 REVISION DATES:		TO: C-2 HGT/WVR (2.50 a.c.)	
6/11/2018			
AERIAL PHOTO & QUARTER SEC. NO. QS 12-29			
ZONING MAP G-8			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.			
2.50 Acres			
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R-5 SP		130	
C-2 HGT/WVR		43	
CONVENTIONAL OPTION			
108			
36			
* Maximum Units Allowed with P.R.D. Bonus			



SITE DATA:

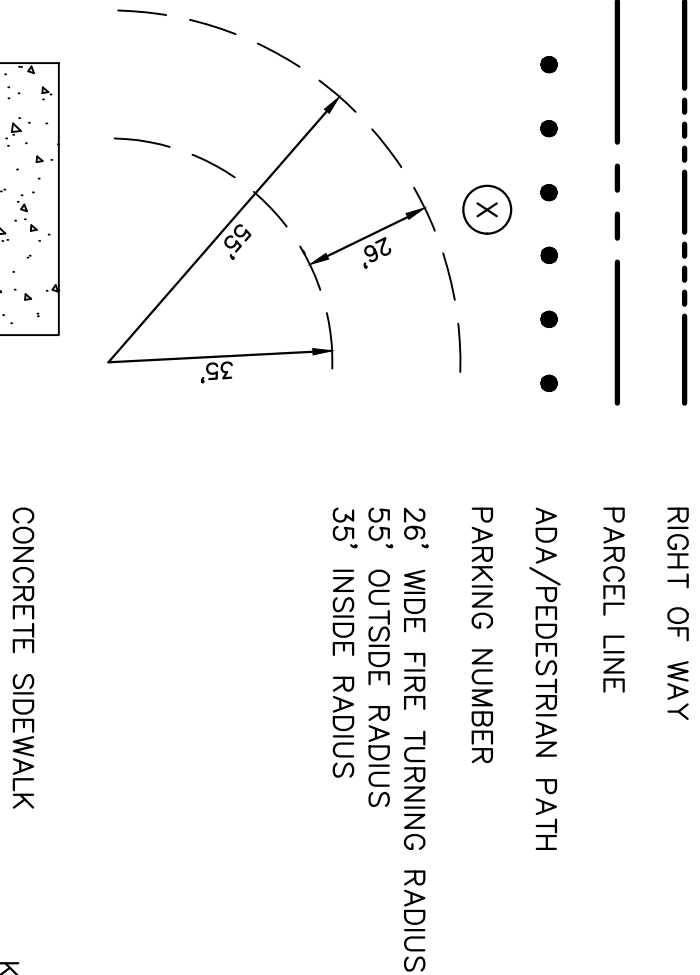
APN: 116-30-150
GROSS AREA: 109,880± SF (2.52± AC)
NET AREA: 96,978± SF (2.23± AC) (AFTER ROW ABANDONMENT)
EXISTING ZONING: R-5 SR
PROPOSED ZONING: C-2 (HEIGHT WAIVER)
PROPOSED BLDG AREA: 70,910 SF
FIRST FLOOR AREA: 25,020 SF
PROPOSED BLDG HT: 48' (3 STORES)
LOT COVERAGE: 25,020 SF/96,978 SF = 25.80%
CONSTRUCTION TYPE: 1-A

BUILDING SETBACK:
FRONT = 30' AVE ADJACENT TO STREETS, 20' MIN
SIDE = 0' (ADJACENT TO C-2)
REAR = 30' (ADJACENT TO R-5/S)

PARKING REQUIRED:
80 EMPLOYEES * 1 SPACES/3 EMPLOYEES +
4 RESIDENT DOCTORS * 1 SPACE/RESIDENT
DOCTOR + 60 BEDS * 1 SPACE/2 BEDS
TOTAL = 61 SPACES

PARKING PROVIDED:
38 SPACES (ADDITIONAL SPACES TO BE PROVIDED THROUGH SHARED PARKING AGREEMENT WITH BANNER HEALTH)

LEGEND



VARIANCES REQUESTED:

1. FRONT BUILDING SETBACK
2. FRONT LANDSCAPE SETBACK
3. REAR LANDSCAPE SETBACK
4. PARKING AREA LANDSCAPE (10%)



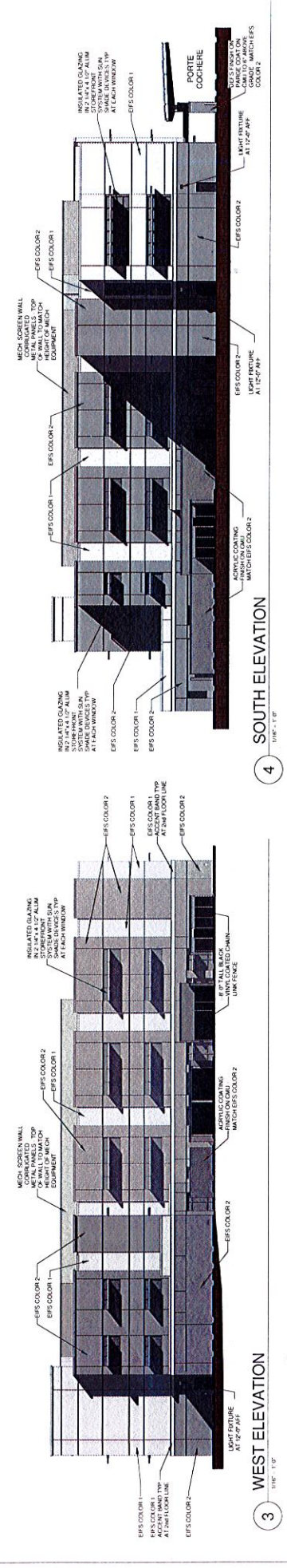
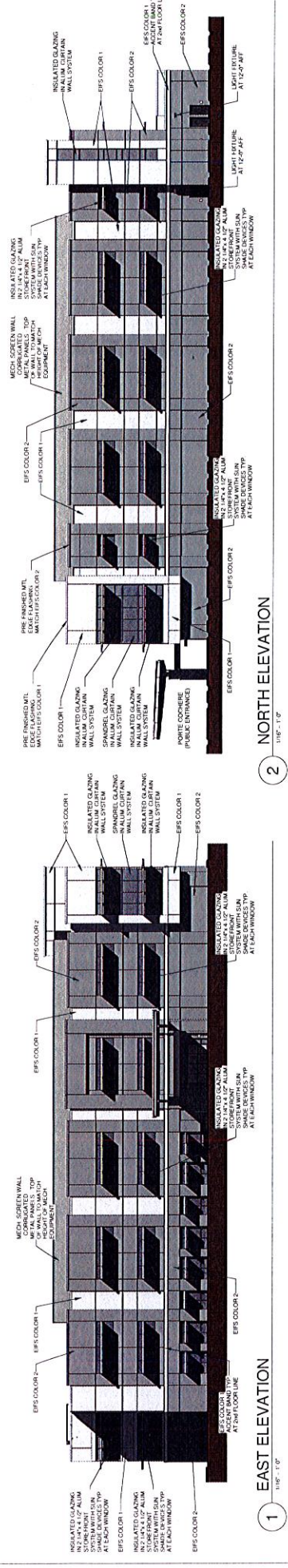


PROPOSED BANNER HEALTH/ SELECT MEDICAL
REHABILITATION PROJECT
PHOENIX, AZ

CITY OF PHOENIX
MAY 01 2018
Planning & Development
Department

EXTERIOR
RENDERINGS





EXTERIOR MATERIAL & COLOR SELECTIONS

EXTERIOR INSULATION FINISH SYSTEM (EIFS)
 COLORS AND TEXTURE
 COLORS SELECTED FROM STC "SOUTHWEST COLLECTION" - www.slogapp.com
 FINAL COLORS TO BE FIELD SELECTED



ROOF TOP SCREEN WALL PANELS
 METAL PANELS TO BE CENTRIA "CONCEPT SERIES" OR EQUAL

METAL PANEL PROFILE
 CENTRIA CS-660
 METAL PANEL COLOR
 CENTRIA 133 "SANDSTONE"



CITY OF PHOENIX

MAY 01 2013

Planning & Development
 Department



PROPOSED BANNER HEALTH/ SELECT MEDICAL
 REHABILITATION PROJECT
 PHOENIX, AZ

EXTERIOR ELEVATIONS

