



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-15-17-8**  
April 25, 2017

**Central City Village Planning Committee Meeting Date:** May 8, 2017  
**Planning Commission Hearing Date:** June 8, 2017  
**Request From:** P-1 (Parking District) TOD-1 (Transit-Oriented Zoning Overlay District One) (0.89 acres)  
**Request To:** WU (Walkable Urban Code) T5:3 EG (Eastlake Garfield Transit Oriented Development Policy District) (0.89 acres)  
**Proposed Use:** New office and stock room for existing laundry operations facility  
**Location:** Southwest corner of 14th Street and Monroe Street  
**Owner:** Unifirst Corporation  
**Applicant/Representative:** Withey Morris, PLC  
**Staff Recommendation:** Approval, subject to stipulations

| General Plan Conformity                                                                                                                                                                           |               |                       |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------|--------------------|
| General Plan Land Use Designation                                                                                                                                                                 |               | Public / Quasi-Public |                    |
| Street Map Classification                                                                                                                                                                         | 14th Street   | Local                 | 30-foot west half  |
|                                                                                                                                                                                                   | Monroe Street | Local                 | 30-foot south half |
| <b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local conditions and surrounding neighborhood.</b> |               |                       |                    |
| The proposed development expands an existing business in a way that is compatible and respectful of the local conditions and surrounding neighborhood.                                            |               |                       |                    |

**CONNECT PEOPLE AND PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.**

The site is utilized as a commercial laundry facility with numerous employees, and is located within the Eastlake-Garfield Transit Oriented Development (TOD) District. It is located just outside of the 1/4 mile walkshed from a light rail station.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; 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.**

The proposal transforms an underutilized surface parking lot near a light rail station and provides an opportunity for an existing business to grow and expand its operations.

#### Applicable Plan and Principles

Transit Oriented Development Strategic Policy Framework – see #4 below.

Eastlake Garfield Transit Oriented Development Policy Plan – see #5, #6, #7 below.

Tree and Shade Master Plan – see #8 below.

Bicycle Master Plan – see #11 below.

#### Surrounding Land Uses/Zoning

|                | <u>Land Use</u>                            | <u>Zoning</u> |
|----------------|--------------------------------------------|---------------|
| <b>On Site</b> | Surface parking                            | P-1 TOD-1     |
| <b>North</b>   | Surface parking, Single-family Residential | C-3, R-5 RI   |
| <b>South</b>   | Laundry facility                           | C-2 TOD-1     |
| <b>East</b>    | Multifamily Residential                    | R-5           |
| <b>West</b>    | Augustus H. Shaw Jr. Montessori School     | R-5 RI        |

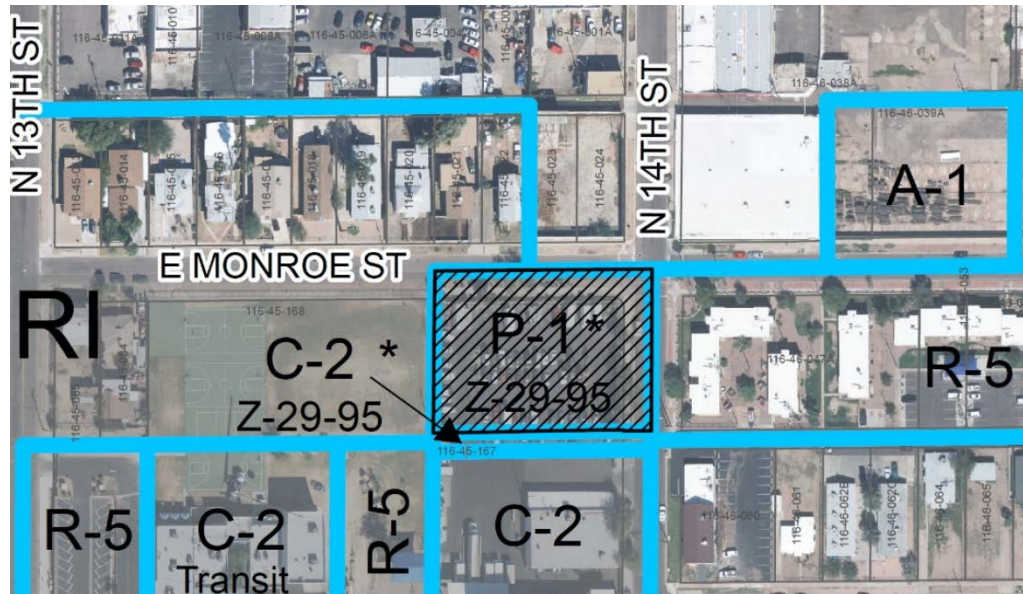
| Walkable Urban Code<br>T5:3       |                                                                                                                                                                                                                                          | <i>*if variance required</i>                                              |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <u>Standards</u>                  | <u>Requirements</u>                                                                                                                                                                                                                      | <u>Provisions on the Proposed site Plan</u>                               |
| Gross Acreage                     | N/A                                                                                                                                                                                                                                      | 0.89 acres                                                                |
| Square Footage                    | Office: 13,059 square feet<br>Storage: 8,164 square feet                                                                                                                                                                                 |                                                                           |
| Density                           | No maximum                                                                                                                                                                                                                               | N/A                                                                       |
| Building Height                   | 48-foot maximum                                                                                                                                                                                                                          | Met – 41 feet                                                             |
| Parking Structure                 | Cannot exceed building height                                                                                                                                                                                                            | N/A                                                                       |
| Parking (1307.B.2)                | 1 space per 300 s.f. of office uses = 44 spaces required<br><br>1 space per 1,000 s.f. of storage use = 8 spaces required<br><br>1 space per 1.5 employee for the existing laundry facility = 22 spaces<br><br>Total: 74 spaces required | 86 spaces provided which includes shared parking with the adjacent office |
| Bicycle Parking (1307.H.6.d.)     | 1 space per 25 vehicle parking spaces = 4 spaces minimum                                                                                                                                                                                 | Met – 6 spaces proposed                                                   |
| Public Open Space (Section 1310)  | Minimum 50% of all accessible public and private open space should be shaded, of which 50% of the shade should be provided by trees or trellised vines.                                                                                  | Not yet determined                                                        |
| <b>Section 1303.2 TRANSECT T5</b> |                                                                                                                                                                                                                                          |                                                                           |
| <i>Main Building Setbacks</i>     |                                                                                                                                                                                                                                          |                                                                           |
| Primary Frontage                  | 12-foot maximum                                                                                                                                                                                                                          | Met – 9 feet proposed                                                     |
| Secondary Frontage                | 10-foot maximum                                                                                                                                                                                                                          | Met – 0 feet proposed                                                     |
| Side Lot Line                     | 0-foot minimum                                                                                                                                                                                                                           | Met – 53 feet proposed                                                    |
|                                   |                                                                                                                                                                                                                                          |                                                                           |
| <i>Parking Setbacks</i>           |                                                                                                                                                                                                                                          |                                                                           |
| Primary Frontage                  | 30-foot minimum or behind building                                                                                                                                                                                                       | Not Met – proposed parking spaces along 14th Street adjacent to           |

|                                   |                                                                                        |                                                          |
|-----------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------|
|                                   |                                                                                        | building with 2 feet landscape setback from right-of-way |
| Secondary Frontage                | 20-foot minimum, 10-foot landscape setback from street right-of-way                    | Met – 10-foot landscape setback from street right-of-way |
| Side Lot Line                     | 0-foot minimum                                                                         | Met – 0 feet proposed                                    |
| <i>Lot Requirements</i>           |                                                                                        |                                                          |
| Lot Coverage                      | 80% maximum                                                                            | Met – 37.5%                                              |
| Primary Building Frontage         | 70% minimum                                                                            | Not yet determined                                       |
| Secondary Building Frontage       | 50% minimum                                                                            | Not yet determined                                       |
| <i>Frontage Types Allowed</i>     |                                                                                        |                                                          |
| Primary Frontage                  | Common entry, storefront, arcade, gallery or alternative frontages                     | Common Entry, Patio                                      |
| Secondary Frontage                | Common entry, storefront, arcade, gallery or alternative frontages                     | Arcade                                                   |
| Entry Requirements                | One per 50 feet of primary building frontage and one per 80 feet of secondary frontage | Met                                                      |
| <i>Glazing Standards (per T5)</i> |                                                                                        |                                                          |
| Ground Floor                      | 75%                                                                                    | Not yet determined                                       |
| Second Floor                      | 45%, 25% east and west                                                                 | Not yet determined                                       |

### **Background/Issues/Analysis**

1. This request is to rezone a 0.89 acre site located at the southwest corner of 14th Street and Monroe Street from P-1 (Passenger Automobile Parking, Limited) TOD-1 (Transit-Oriented Zoning Overlay District One) to WU (Walkable Urban Code) T5:3 EG (Eastlake Garfield Transit Oriented Development Policy District) to allow development of a new office and stock room for an existing laundry operations facility. The site is currently used as a surface parking lot. The existing laundry facility is on the same property, located to the south. A surface parking lot is located across Monroe Street to the north, as well as single-family residential homes. To the west is the Augustus H. Shaw Jr. Montessori School and multifamily residential is located to the east of the subject site.

2. In a previous rezoning case (Z-29-95-8), the subject site and 0.11 acres located just south of the site were rezoned from R-5 RI to C-2 and P-1 to allow parking for the existing commercial laundry facility, including commercial vehicles. There was concern about the impacts of commercial traffic to residences on Monroe Street. Therefore, one of the conditions of the approval at that time was that access to Monroe Street be prohibited. The same condition is recommended with this request and is recommended with Stipulation #1.

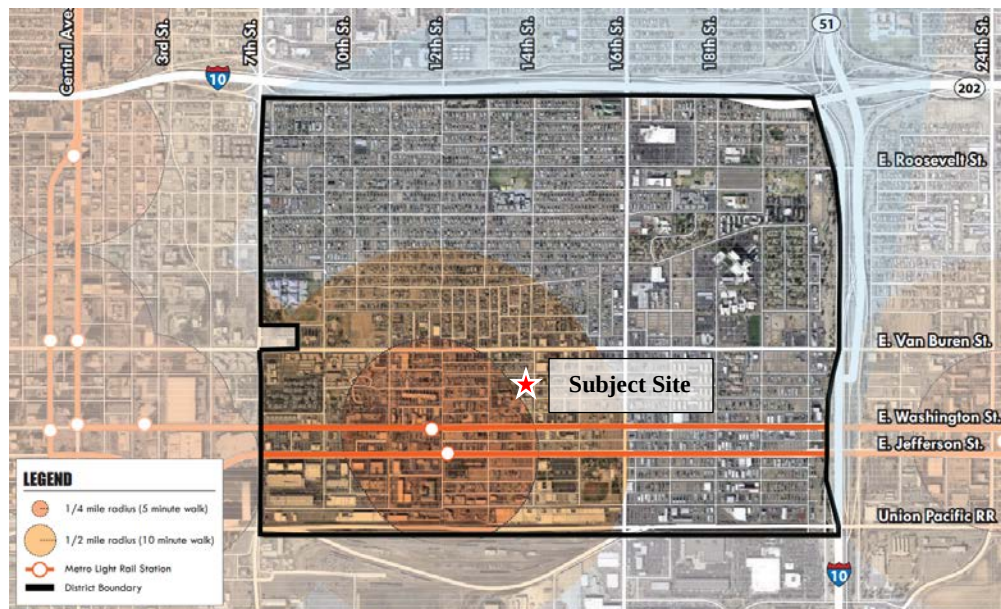


Source: City of Phoenix Planning & Development Department, 2017

3. The General Plan Land Use Map designation is Public / Quasi-Public. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject site is less than 10 acres.
4. The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The identified environment for the 12th Street and Washington Street, and 12th Street and Jefferson Street light rail station area is Minor Urban Center. Minor Urban Center is a place type characterized by medium intensity with building heights typically from two to five stories with incentive heights of up to seven stories. Land uses may include entertainment, retail, balanced commercial and residential uses, and some employment. The site is located just beyond the 1/4 mile area where greater heights and intensities are typically encouraged near light rail. Building height and intensity beyond the 1/4 mile can be considered when it is at the lower end of the recommended building heights in the Minor Urban Center place type. The building height of the proposed development is 2 stories/41 feet, which falls within the lower end of the recommended building heights in the Minor Urban Center place type. In addition,

the surrounding uses are not likely to be impacted by the scale and uses of the proposed development.

5. The site is located within the Eastlake-Garfield TOD District, the boundaries for which are the Union Pacific Railroad on the south, Interstate 10 on the north and east, and 7th Street on the west. The policy plan adopted for the Eastlake-Garfield TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Eastlake-Garfield TOD District, one key recommendation is the implementation of a form-based zoning code. The proposed development meets the intent and policies outlined in the plan.



Source: Eastlake-Garfield TOD Policy Plan, page 2

6. The Community Vision in the Eastlake Garfield TOD Policy Plan envisions a community with a variety of quality affordable housing options, local businesses, and jobs within convenient walking distance. Unifirst is a commercial laundry facility that has been in this community for many decades. One hundred people are currently employed at this location with 20% of those living within a five-mile radius of the site. The average tenure for employees is over seven years and the employee at this site with the longest tenure has been with the company for 27 years. An action item identified in the Economic Development Element of the Policy Plan suggests the pursuit of partnerships with District employers to provide information about jobs, internships, and apprenticeships at Eastlake



Park Community Center. Consistent with this action item, the applicant is encouraged to recruit residents of the District for employment as job opportunities arise.

7. The Eastlake-Garfield TOD Policy Plan utilized the Minor Urban Center place type to determine the recommended scale and character of the area around the 12th Street and Washington Street, and 12th Street and Jefferson Street light rail stations, and this scale and character was illustrated in both the conceptual master plan and the conceptual zoning plan. The location of the subject site within the Eastlake-Garfield TOD District makes it eligible to request zoning to a transect district within the Walkable Urban Code. Located west of 14th Street and north of Washington Street, the site is just beyond the 1/4 mile walkshed used to compose the conceptual zoning map. However, it is within the 1/2 mile walkshed, which formed the basis for the Eastlake Garfield TOD District boundaries, and generally falls within the Minor Urban Center place type area. The subject site has a suggested zoning designation of T5:3 with a maximum building height of 48 feet. The applicant is pursuing a transect district of T5:3, which is consistent with the conceptual zoning designation identified in the Policy Plan.



Source: Eastlake-Garfield TOD Policy Plan, page 90

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. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of way. The sidewalks on the subject site are already detached from the curb, which allows trees to be planted to shade and separate pedestrians from vehicles on the street.

9. The conceptual site plan shows ingress/egress for the site by a driveway on 14th Street. In order to ensure that there is no vehicular traffic entering and exiting onto Monroe Street, staff has included a stipulation requiring the dedication of a Vehicular Non-Access Easement (VNAE). This is addressed in Stipulation #1.
10. The parking requirements for the uses on the subject site are met through shared parking with the existing laundry facility located to the south, and a separate parking lot located to the north across Monroe Street. The parking requirements for both the proposed uses and the use to the south are met with the shared parking arrangement.
11. Bicycle parking is a requirement of the Walkable Urban Code and is supported by the City of Phoenix Comprehensive Bicycle Master Plan. The conceptual plan shows six bicycle parking racks near the entrance along 14th Street. Due to the location near the light rail and to accommodate the employees that commute by bicycle, staff has included a bicycle parking stipulation to ensure that there is sufficient bicycle parking. This is addressed in Stipulation # 2.
12. Fire prevention does not anticipate any issues with this request. But 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.
13. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
14. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
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 10-meters 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 #3.
16. The Aviation Department has provided comments regarding this request. 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.



17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

### **Findings**

1. The proposal is not consistent with the General Plan map; however, a General Plan amendment is not required, as the subject site is less than 10 acres.
2. The proposed development is in proximity to the light rail corridor and is consistent with the Minor Urban Center place type in the Transit Oriented Development Strategic Policy Framework.
3. The proposed development provides the opportunity for an existing business to expand operations and to make improvements to the site which will contribute to enhancing the area.

### **Stipulations**

1. The property owner shall dedicate a 1 foot Vehicular Non-Access Easement (VNAE) along the north property line, as approved by the Planning and Development Department.
2. A minimum of six inverted-U bicycle racks shall be provided on site, located near an entrance to the office, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
3. 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.
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.

### **Writer**

Hannah Oliver

April 25, 2017

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April 25, 2017

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**Team Leader**

Joshua Bednarek

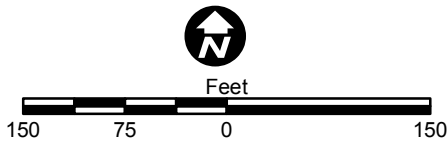
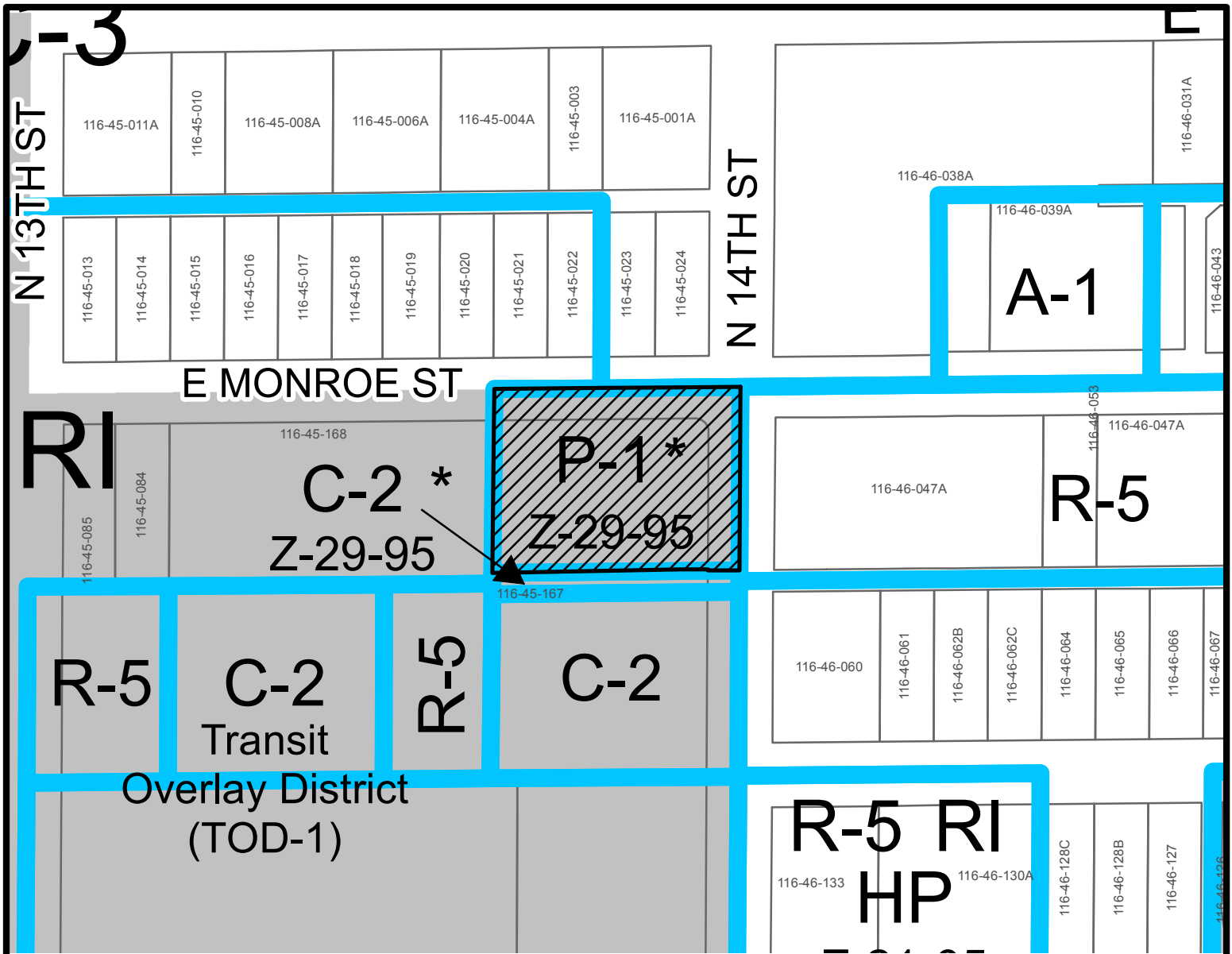
**Exhibits**

Sketch Map

Aerial

Site Plan date stamped February 24, 2017 (1 page)

Elevations date stamped February 24, 2017 (1 page)

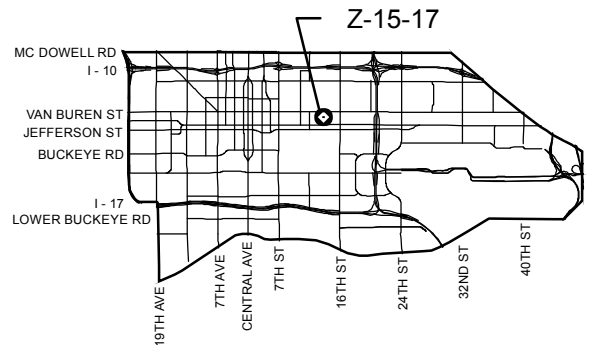


**CENTRAL CITY VILLAGE**

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



**APPLICANT'S NAME:** Withey Morris PLC

**APPLICATION NO.** Z-15-17

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

0.89 Acres

**DATE:** 03/21/2017  
**REVISION DATES:**

**AERIAL PHOTO &  
QUARTER SEC. NO.**  
QS 10-30

**ZONING MAP**  
F-9

**REQUESTED CHANGE:**

**FROM:** P-1 TOD-1, (0.89 a.c.)

**TO:** WU T5:3 EG, (0.89 a.c.)

**MULTIPLES PERMITTED**

P-1

WU T5:3 EG

**CONVENTIONAL OPTION**

N/A

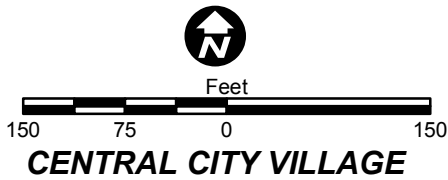
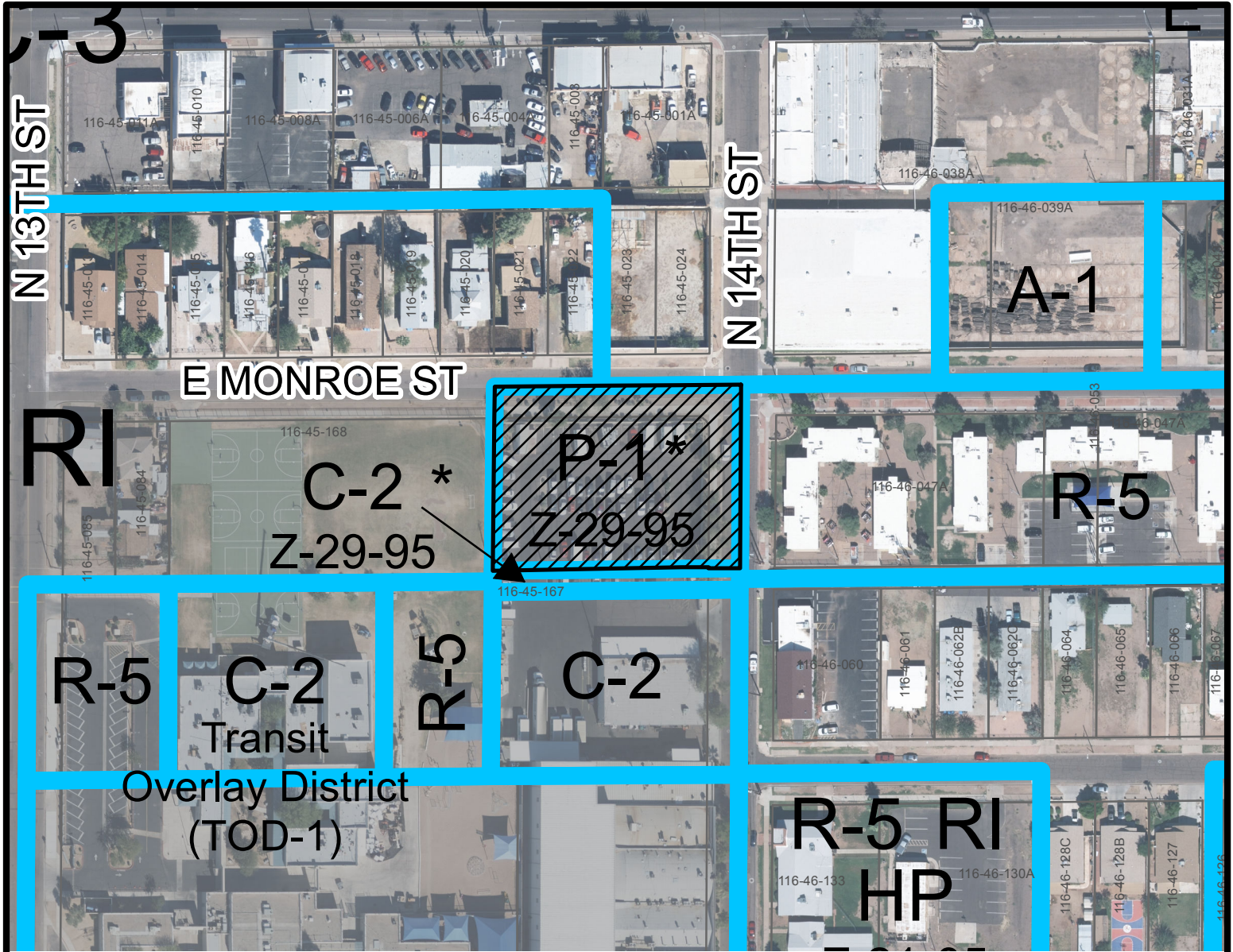
No Maximum

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

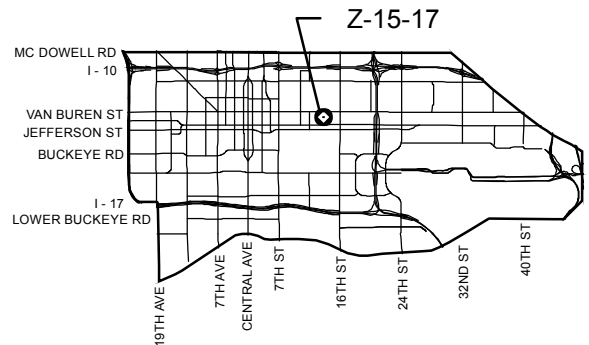
N/A

N/A

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



CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Withey Morris PLC

APPLICATION NO. Z-15-17

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

0.89 Acres

DATE: 03/21/2017  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 10-30

ZONING MAP  
F-9

REQUESTED CHANGE:

FROM: P-1 TOD-1, (0.89 a.c.)

TO: WU T5:3 EG, (0.89 a.c.)

MULTIPLES PERMITTED

P-1

WU T5:3 EG

CONVENTIONAL OPTION

N/A

No Maximum

\* UNITS P.R.D. OPTION

N/A

N/A

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



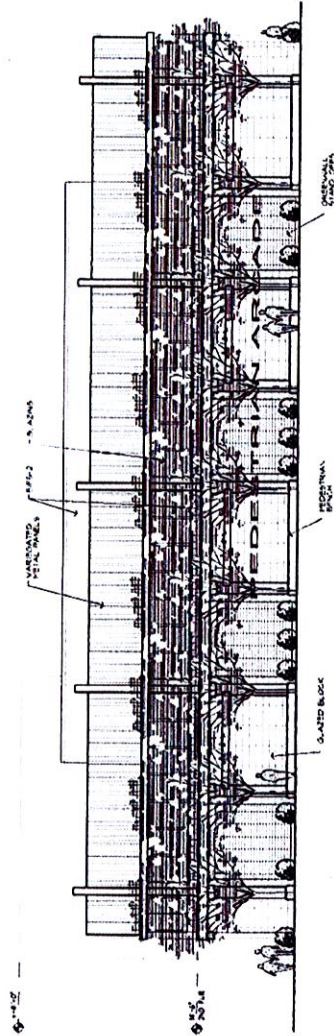


# UNIFIRST-PHOENIX OFFICE BUILDING

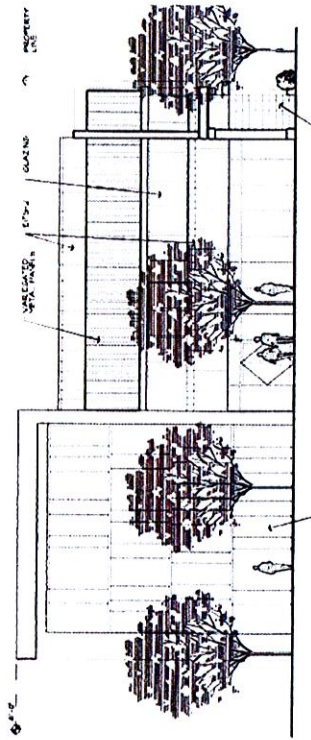
104 N. 14th STREET  
PHOENIX, ARIZONA 85034  
PROJECT NUMBER 16024  
DATE 02/22/2017



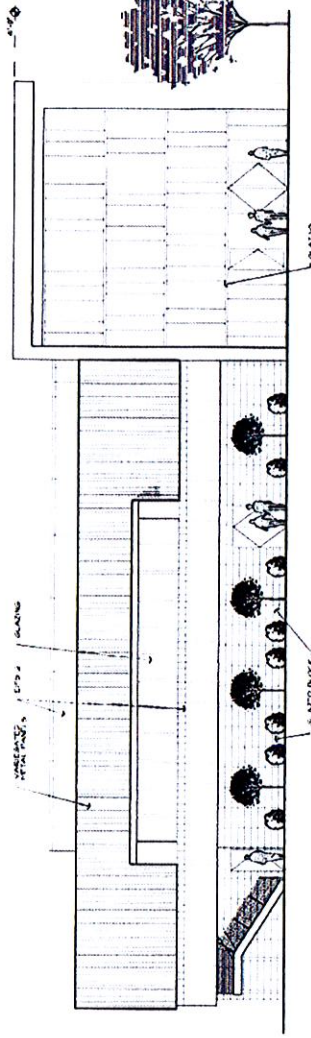
## EXTERIOR ELEVATIONS



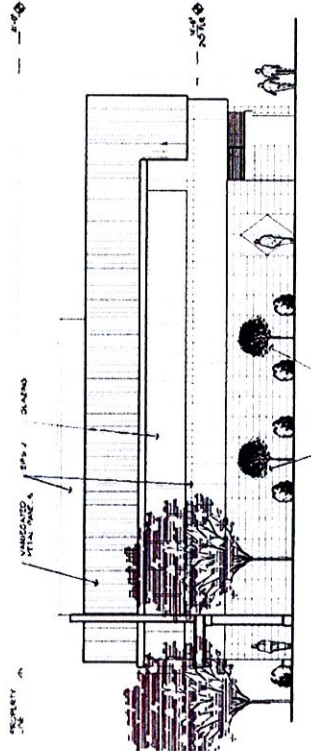
**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

**CITY OF PHOENIX**

FEB 24 2017

Planning & Development  
Department

**robert brown architects**

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