



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-21-15-2**  
**(Animals Benefit Club of AZ, Inc. PUD)**  
November 24, 2015

**Paradise Valley Village Planning Committee Meeting Date:** December 7, 2015

**Planning Commission Hearing Date:** January 14, 2016

**Request From:** R-3 (1.91 acres)

**Request To:** PUD (1.91 acres)

**Proposed Use:** Animal rescue facility, accessory uses, and multi-family residential

**Location:** Approximately 382 feet west of the southwest corner of 32nd Street and St. John Road

**Owner:** Animal Benefits Club of Arizona, Inc.

**Applicant/Representative:** Dennis M. Newcombe/Paul E. Gilbert - Beus Gilbert, PLLC

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 5 to 10 and 10 to 15 du / acre	
<b>Street Map Classification</b>	St. John Road	Local	25-foot south half street
<p><b><i>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.</i></b></p> <p><b><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Support live/work developments where appropriate throughout the city.</i></b></p> <p><b><i>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.</i></b></p>			

The proposed PUD will allow the local non-profit animal rescue facility to continue to provide a community service to the area and the proposed improvements to the facility will contribute to an economically healthy community.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.**

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.**

The subject site is located in an established neighborhood with single and multifamily residential uses. The proposed PUD is compatible with the surrounding neighborhood, as it is designed to be sensitive to the surrounding scale and character, and offers a variety of features to mitigate any potential adverse impacts to the neighborhood.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
<b>On Site</b>	Animal rescue facility and residential	R-3
<b>North</b>	Single-family residential	R-3
<b>South</b>	Single and multifamily residential	R-3
<b>East</b>	Single and multifamily residential	R-3
<b>West</b>	Single-family residential	R-3

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This is a request to rezone a 1.91 acre site located approximately 382 feet west of the southwest corner of 32nd Street and St. John Road. The request is to rezone from R-3 (Multifamily Residence District) to PUD (Planned Unit Development) to allow an animal rescue facility, accessory uses, and potentially R-3 multifamily residential.
2. The subject site currently consists of two (2) lots and both are used as an animal rescue/adoption facility and a residence. Animal kennels, in some shape or form, have been operating on the site prior to annexation into the city.

The west lot requested a Special Use Permit (Z85-188v) to allow a dog kennel in the R-3 zoning district from the county in 1985. The Special Use Permitted was adopted in 1986 to operate Greenbriar Kennels, Inc., subject to stipulations including an expiration date of March 17, 1991.

The east lot requested a Special Use Permit (Z88-3v) from the county in 1988. The Special Use Permit was adopted in 1988 to operate Animal Benefits Club Shelter, subject to stipulations including an expiration date of June 16, 1993.

The area was annexed into the city in 1988 as part of Annexation No. 135 which covered a large area, roughly between 20th Street to Tatum Boulevard and Bell Road to Pinnacle Peak Road. When annexing into the city both properties were given the R-3 Special Permit conditional zoning district designations.

In 1991, when the Special Permit on the west lot was set to expire the owner requested a time extension and stipulation modifications from the city. The City Council granted the time extension on April 17, 1991 for an additional 10 years and a stipulation limiting the number of dogs on the facility was modified from 14 to 20. The Special Permit expired in April of 2001.

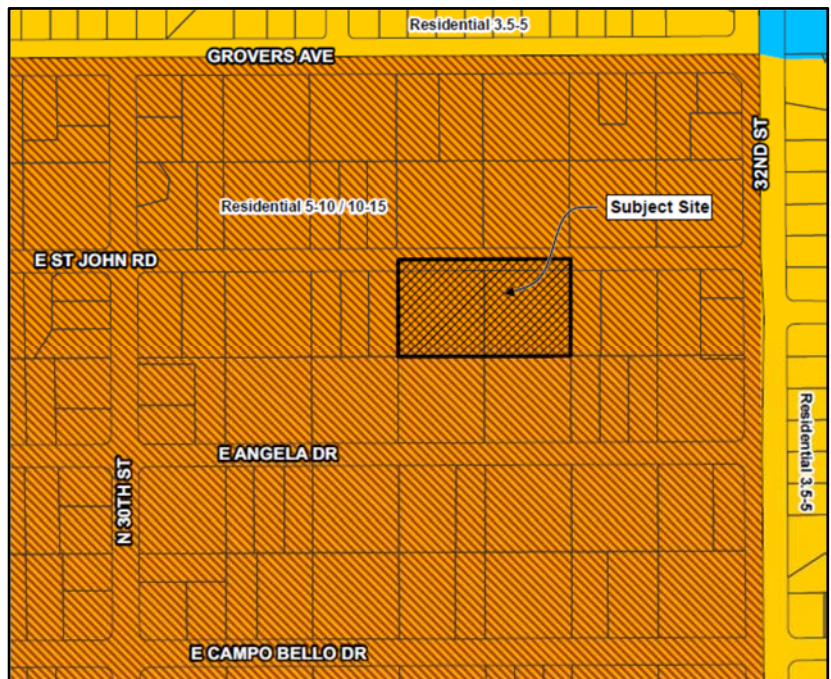
The owner of the east lot requested a deletion/extension of the conditional zoning time stipulation and modification of the stipulated site plan. The request to delete the conditional time stipulation was approved by City Council on September 1, 1993.

The current owner of the facility wishes to make improvements to the site as one cohesive development and is requesting a PUD zoning district to accomplish this.

3. The General Plan Land Use Map designation for the subject site is Residential 5 to 10 / 10 to 15 dwelling units per acre. The requested PUD zoning district allows for an animal rescue facility and accessory uses as well as residential density of 14.5 dwelling units per acre and up to 17.4 dwelling units per acre with a density bonus. The proposal does not conform to the Land Use Map designation, however a General Plan Amendment is not required because the site is less than 10 acres.

### SURROUNDING USES, GENERAL PLAN & ZONING

- The General Plan Land Use Map designation surrounding the site is Residential 5 to 10 / 10 to 15 dwelling units per acre. The opposite sides of Grovers Avenue and 32nd Street are designated as Residential 3.5 to 5 dwelling units per acre.



- The current zoning on and surrounding the site is R-3, with R1-6 zoning on the opposite sides of Grovers Avenue and 32nd Street. Within the R-3 area, there are single and multifamily uses.

The area has a rural character, with larger 36,000 square foot lots and mostly older homes. Many homes in the area operate home occupations. Due to the R-3 zoning, there have also been lot splits completed with newer homes constructed.



This has specifically occurred to the west of the subject site. There is also one C-3 commercial property approximately 287 feet east of the subject site and immediately adjacent to 32<sup>nd</sup> Street. The C-3 property is used as a landscape contractor yard/hardscape sales.

### PROPOSAL

- The proposal was developed utilizing the PUD zoning designation which allows an applicant to propose uses, development standards, and design guidelines for a site.



One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is a site rezoned with standards crafted specifically for the site.

Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped November 9, 2015 (attached). Many of the proposed standards were designed to allow for an animal rescue facility that is compatible with the surrounding neighborhood.

### **Land Use**

The Development Narrative proposes the following uses: Animal rescue and adoption facility with accessory uses such as, veterinarian services, caretakers quarters, office, and grooming. Limited hours have been established for the public access adoption service and outdoor uses. Several use conditions have also been established to limit any potential impacts to the neighborhood. Uses permitted in the R-3 zoning district are also permitted, as well as temporary uses per the Temporary uses Section in the Zoning Ordinance (Section 708).

### **Development Standards**

The proposed development standards include:

- Appropriate building setbacks at 25 feet for the front, 10 feet for the sides and 20 feet for the rear;
  - Maximum building height limit of 30 feet;
  - Maximum lot coverage of 45%; and
  - Eight (8)-foot high wall requirements that will serve to screen visually and buffer sound, but will also be consistent with and complement the neighborhood.
-

**Comparative development standards:**

<b>Development Standards</b>	<b>Proposed PUD</b>	<b>R-3 (Subdivision Development Option)</b>
Density (Maximum dwelling units/acre)	14.5 – 17.40 (27 units - subdivision option, 33 units - PRD option)	14.5 – 17.40 (27 units - subdivision option, 33 units - PRD option)
Height (Maximum)	30 feet	2 stories and 30 feet
Building Setbacks (Minimum)	Front: 25 feet Sides: 10 feet Rear: 20 feet	Front: 25 feet Sides: 10 and 3 feet Rear: 15 feet
Landscape Setbacks (Minimum)	Front: 15 feet (excluding drives and sidewalks) Sides: 10 feet Rear: 10 feet (excluding PUE)	Front: 25 feet Sides: 5 feet Rear: 5 feet
Lot Coverage (Maximum)	45%	45%
Open Space (Minimum)	5% of gross area (PUD is silent, Zoning Ordinance standards would apply)	5% of gross area
Parking (Minimum)	Zoning Ordinance standards apply	Zoning Ordinance standards apply
Wall Height (Maximum)	Front (within the front 15 feet): 40 inches Other: 8 feet	Front (within the front 25 feet): 40 inches Other: 6 feet

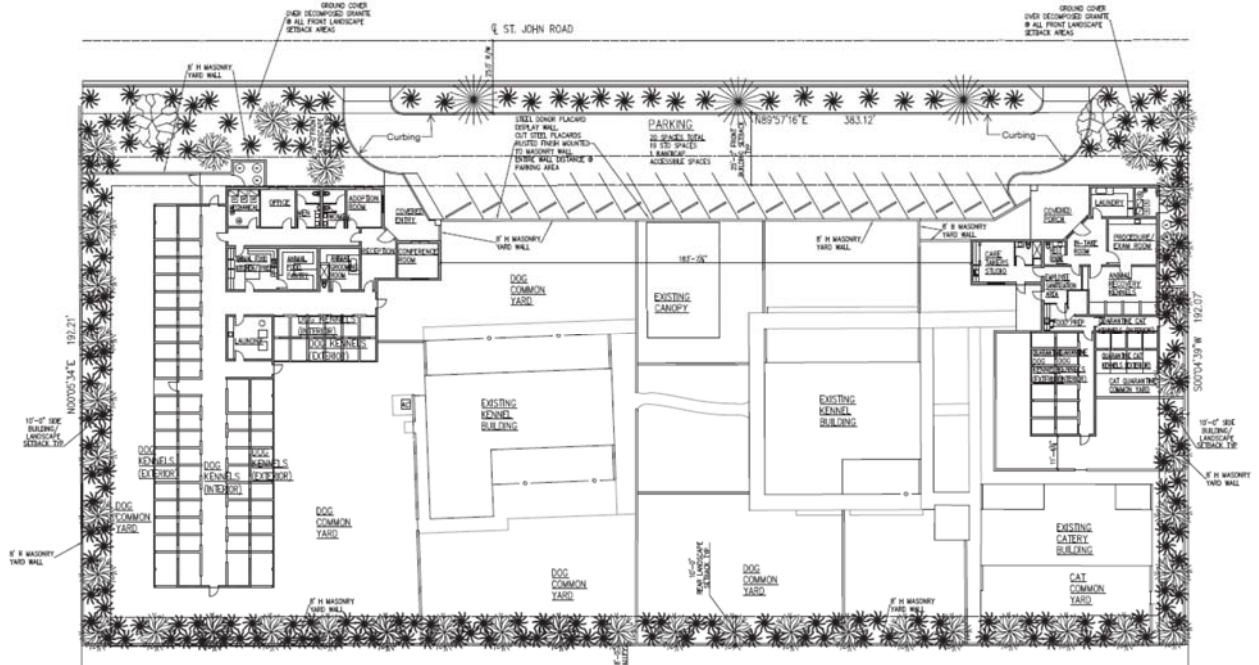
For the most part, the proposed standards are consistent with the standard R-3 zoning requirements. The proposed front landscape setback is less than would typically be allowed in a traditional R-3 multifamily development, however the proposed plan will be more compatible with the semi-rural character of the area and there are larger landscape setbacks proposed along the sides and rear of the site that will help to mitigate any potential adverse impacts to the neighborhood. The proposed standards that exceed the Zoning Ordinance standards and contribute to creating a PUD that is compatible with the surrounding neighborhood are the side and rear building and landscape setbacks, as well as the wall height standards.

The PUD Narrative mentions that there is an alley to the rear of the property. Although the area may physically appear to be and functions as an alley, the area is actually part of the property and within a Public Utility Easement (PUE). Stipulations have been recommended to make adjustments to the PUD Narrative in relation to setbacks that are measured off the rear property line, and the site and landscape plans.

### **Landscaping Standards**

The proposed landscape setbacks include:

- Minimum 15 feet for the front (excluding driveways, drive-aisles, and sidewalks),
- Minimum 10 feet for the sides, and
- Minimum 10 feet for the rear (excluding the PUE).



### **Parking**

Parking and loading is proposed to meet or exceed the standard Zoning Ordinance requirements. A minimum of 20 parking spaces is proposed.

### **Elevations**

Conceptual elevations are included in the PUD Narrative and are proposed to meet the standard Zoning Ordinance requirements.

### **Design guidelines**

Design guidelines and standards are proposed to meet the standard Zoning Ordinance requirements.

### **Signage**

Signage is proposed to meet the standard Zoning Ordinance requirements, specifically for nonresidential activity in residential district.

### **Sustainability**

The Development Narrative proposes several options to incorporate sustainability principles including using water resources efficiently, recycling, providing additional shade through landscaping, and providing bicycle parking.

### **Phasing**

Incremental site improvements are proposed as funding becomes available. Phasing will be done on an as needed basis, and determined during the development site plan review process.

### **STREETS AND TRAFFIC**

8. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards. No additional right-of-way is needed.

### **MISCELLANEOUS**

9. The Aviation Department has reviewed the Rezoning application submittal and requests that the following item should be completed prior to approval:
  - That the property owner 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.

10. The Fire Department has noted that the water supply (gpm and psi) is not known for the site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
11. 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.
12. The Water Services Department has noted that the site has an existing water service connection from a 4-inch substandard main located in the rear easement. No sewer is currently available to serve the site. If new construction occurs to this site, it will require a water and sewer main extension in St. John Road.
13. 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 will allow for an enhancement of an existing use that has been in operation for approximately 27 years.
2. The proposed development is in conformance with several General Plan goals and policies.



3. The proposal is compatible with the existing land use pattern in the area and is designed to be sensitive to the surrounding neighborhood with appropriate use restrictions, and building and landscape setbacks.

### **Stipulations**

1. An updated Development Narrative for the Animals Benefit Club of AZ, Inc. PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 9, 2015, as modified by the following stipulations:
  - a. Page 11, Table 3, Minimum Building Setbacks: Remove the following from the minimum rear building setback: “(measured from the mid-point of the alley)”
  - b. Page 11, Table 3, Minimum Landscaping Setbacks: Replace “property line” with “public utility easement line” from the minimum rear landscaping setback.
  - c. Page 11, Table 4, Minimum Building Setbacks: Remove the following from the minimum rear building setback: “(measured from the mid-point of the alley)”
  - d. Page 11, Table 4, Minimum Landscaping Setbacks: Replace “property line” with “public utility easement line” from the minimum rear landscaping setback.
  - e. Page 18, Appendix C – Conceptual Site Plan: Revise the site plan as follows:
    - Adjust the rear property line to the real property line location,
    - Remove the alley, and
    - Add the public utility easement.
  - f. Page 20, Appendix D – Conceptual Landscape Plan: Revise the landscape plan as follows:
    - Adjust the rear property line to the real property line location,
    - Remove the alley, and
    - Add the public utility easement
2. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development

Department. All improvements shall comply with all ADA accessibility standards.

3. The property owner shall record documents that disclose the existence and operational characteristics of the 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

November 24, 2015

**Team Leader**

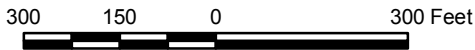
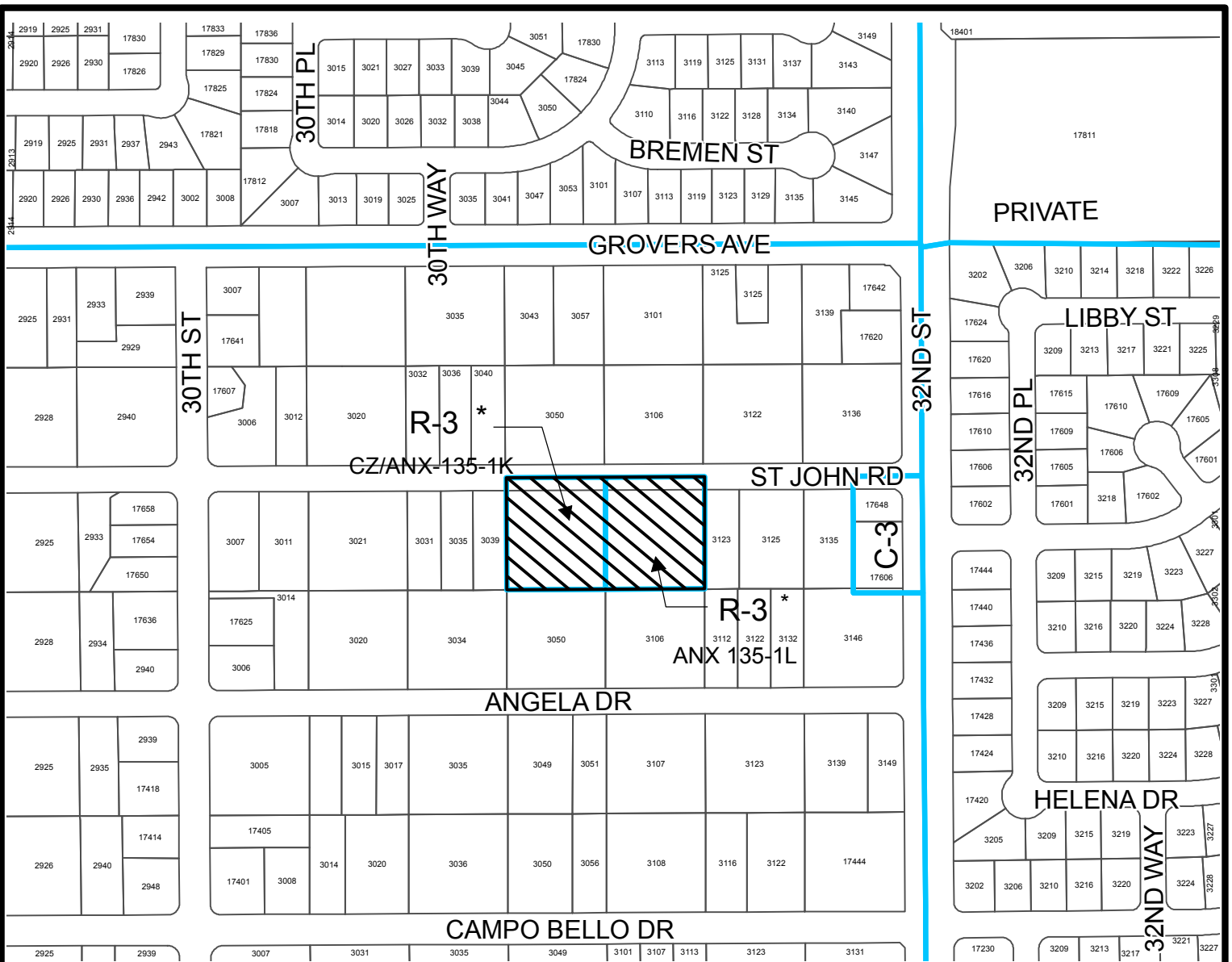
Joshua Bednarek

**Attachments**

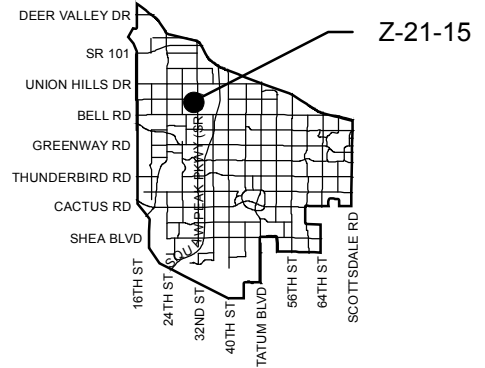
Zoning Sketch

Aerial Map

PUD Narrative



CITY OF PHOENIX PLANNING DEPARTMENT  
**PARADISE VALLEY VILLAGE**  
 CITY COUNCIL DISTRICT: 2

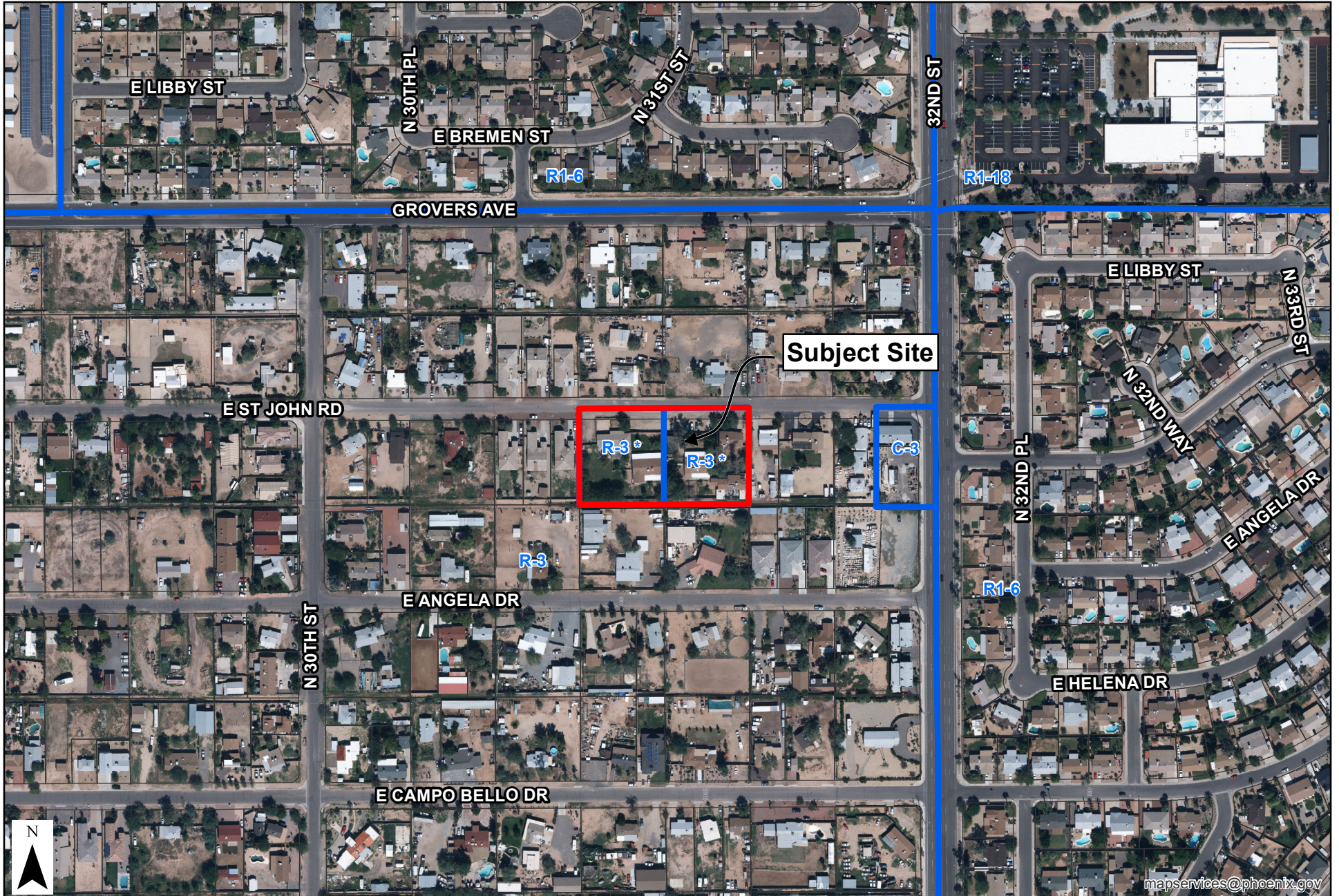


<b>APPLICANT'S NAME:</b> Tage M. McMann - Beus Gilbert		<b>REQUESTED CHANGE:</b> FROM: R-3, (1.91 a.c.) TO: PUD, (1.91 a.c.)	
<b>APPLICATION NO.</b> Z-21-15	<b>DATE:</b> 5/29/2015 <b>REVISION DATES:</b> 11/13/2015		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  1.91 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 37-34	<b>ZONING MAP</b> M-10	
<b>MULTIPLES PERMITTED</b> R-3 PUD	<b>CONVENTIONAL OPTION</b> 27 27		<b>* UNITS P.R.D. OPTION</b> 33 33

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



# Z-21-15-2 (Animals Benefit Club of AZ, Inc. PUD)



RE 11/18/2015 Aerial Date: 2014



0 600 1,200 Feet

mapservices@phoenix.gov



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



# **Animals Benefit Club of AZ, Inc.**

**(A non-profit animal rescue and adoption facility.)**

## **PLANNED UNIT DEVELOPMENT**

### **Case# Z-21-15-2**

#### Land Use And Development Standards

Submitted: May 4, 2015

Revised: October 11, 2015

Hearing Draft: November 9, 2015



#### **Planned Unit Development Disclaimer**

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

## Development Team

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## A. Purpose and Intent

### Project Overview

This Planned Unit Development (“PUD”) will allow for the upgrading and redevelopment of these two (2) parcels that are approximately 1.91 gross acres combined (the “Site”). The Site is located at 3111 and 3049 East Saint (St.) John Road. Although the Site has two (2) separate addresses for each parcel, it is the owner’s intention to request a lot combination so the Site is treated legally as one parcel with one address. A new address will be obtained from the City of Phoenix Planning and Development Department.

The Site is currently zoned R-3, Multiple Family Residential. Much of the Site has been developed with a number of buildings of the years with improvements conducive to a non-profit animal rescue and adoption facility called the Animals Benefit Club of AZ, Inc. (“ABC of AZ”). The proposed PUD zoning will permit ABC of AZ to remain and redevelop (as needed)/upgrade existing buildings along with landscaping on the Site to allow for continued use currently being performed at the facility, but in a better condition. Moreover, additional uses may be added to include: veterinary services and housing for an onsite caretaker. The veterinary services proposed will be available for animals living at the facility.

The proposed ABC of AZ PUD establishes the regulatory framework necessary to facilitate redevelopment of this uniquely situated Site. The PUD is generally consistent with the City General Plan and encourages redevelopment/upgrades to be compatible with the surrounding area both currently and in the future and will allow for a greater uses of the Site.

#### Goals of the Site include:

1. Regulate/enhance the permitted uses to those uses specific to ABC of AZ’s 501(c)(3)’s mission to help rescue cats and dogs, which has been occurring on this property since 1985 (i.e., when in the County and continued when annexed by the City in 1988) with no discernable issues or concerns, as we know of, from the neighborhood. This would also include a part- or full-time veterinarian office with surgery facilities along with an onsite caretaker’s unit.
2. Create a residential style redevelopment plan that is of high quality, which will continue to blend with the homes in the area, and enhance upon those mechanism already in place to limit any impact from noise, traffic, etc. Continue to enhance and improve upon this amenity/asset for the neighborhood.
3. Provide building setbacks appropriately to encourage a useable area for the redevelopment that is consistent with the area’s development pattern/zoning and the adjacent existing homes. This will also allow for enhancing landscape buffers as needed.
4. Create a better and more sustainable environment for both people and the animals (i.e. grass, shade, new buildings, etc.).



The PUD will ensure compatibility with surrounding properties and provide a variety of services in aiding homeless and abandoned pets, along with an enhanced update to the facility, providing employment, and volunteer opportunities to the area. It is envisioned that the ultimate redevelopment/improvements to this Site, via this PUD, will be a catalyst for additional reinvestment by property owners in the area.

### **Regulatory Provisions**

The PUD has been prepared pursuant to Section 671 of the Zoning Ordinance of City of Phoenix, Arizona to establish the regulatory framework for the ABC of AZ PUD by creating development standards specific to the context of the Site.

The PUD is a stand-alone document comprised of project specific zoning regulations, including permitted uses, conditions/limitations, development standards, building heights, landscaping, outdoor storage, driveway locations, and signage. Zoning provisions not specifically regulated by the PUD are governed by the Zoning Ordinance of the City of Phoenix, Arizona. In the event of a conflict between a provision of the PUD and a provision of the Zoning Ordinance of the City of Phoenix, the PUD prevails. The PUD does not modify other City Code provisions or requirements.

The provisions of the PUD apply to the Site within the designated property lines. (See **Appendix A**, Legal Description & **Appendix B**, Aerial Map)

### **Zoning Ordinance Applicability**

The intended regulatory applicability of the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, is applicable to the ABC of AZ PUD except as modified by the Development Standards contained within this Planned Unit Development. Specifically, the applicability of Zoning Ordinance Provisions is defined as follows:

- |            |  |
|------------|--|
| Chapter 1  | Purpose and Applicability: All provisions are applicable to this PUD.                                      |
| Chapter 2  | Rules of Construction and Definitions: The defined terms within Chapter 2 are applicable.                  |
| Chapter 3  | Decision Making and Administrative Bodies: All provisions are applicable to this PUD.                      |
| Chapter 4  | Planning Documents: All provisions are applicable to this PUD.   |
| Chapter 5  | Development Review Procedures: All provisions are applicable, except modified by the PUD.                  |
| Chapter 6  | Zoning Districts: All provisions are applicable, except modified by the PUD.                               |
| Chapter 7  | Development Standards of General Applicability: All provisions are applicable, except modified by the PUD. |
| Chapter 8  | Historic Preservations: All provisions are not applicable to this PUD.                                     |
| Chapter 9  | Nonconformities: All provisions are not applicable to this PUD.  |
| Chapter 10 | Enforcement: All provisions are applicable to this PUD.  |
| Chapter 11 | Severability: All provisions are applicable to this PUD.   |
| Chapter 12 | Downtown Core: All provisions are not applicable to this PUD.  |
| Appendix A | Zoning Fee Schedule: All fees are applicable to this PUD.  |



The ABC of AZ PUD provides flexibility for any of the permitted uses to locate within the PUD and allow the continued operations of the existing non-profit animal rescue and adoption facility, which has been operating on the Site since 1985. Moreover, the facility will better align with the City's rules and regulations as well as the neighborhood too.

#### Conceptual Land Use Plan

A Conceptual Land Use Plan (the "Plan") has been prepared and is included with the PUD (See **Appendix C**, Conceptual Land Use Plan). The Plan is conceptual in nature and serves to illustrate one possible development option for the Site.

#### Standards

The PUD bulk regulations and development standards provides for strategic changes, where appropriate, to facilitate reasonable redevelopment and new development based on the current/future context of the area.

### **C. Site Location and Conditions**

#### Site Location and Conditions

The ABC of AZ PUD is located approximately 375 feet west of the southwest corner of 32<sup>nd</sup> Street and St. John Road. This location has been in operation since 1985 in aiding homeless pets before being annexed into the City of Phoenix in 1988. The Site currently has sub-par structures and they are in need of updating as well as new expansion in order to offer aid to homeless animals. The improvements to the Site will help towards bring about stability and additional investment to the area.

#### Topography and Physical Features

The Site is flat with five existing buildings. (See **Appendix F**, Context Map &Photos)

### **D. General Plan Conformance**

#### Statement of Conformity

The Site's current land use designation is Residential (5-10 / 10 to 15 du/acre). Due to the size of the Site (i.e. 1.91 acres) a General Plan Amendment is not required. (See **Figure 2**, Current General Plan's Land Use Map) City of Phone However, due to the existing conditions, vehicular access points, and the limited intensity of use we are consistent and compatible with many of the goals and objectives outlined within the City of Phoenix General Plan.

The preservation of stable, cohesive neighborhoods and minimizing the negative impacts of commercial type uses is of the utmost importance within the City of Phoenix General Plan. Typically, this is accomplished by providing proper screening, landscaping, and setbacks that attempt to achieve a balance between different development intensities. With that said, this long-established non-profit animal rescue and adoption facility within this neighborhood and its subsequent redevelopment/improvements will only help to enhance and better integrate this proposal into the neighborhood, while still providing an important, if not better, service for the neighborhood and surrounding area.

## 1. **General Plan Elements, Goals, Policies and/or recommendations**

### a) **Growth Area Element**

**Goal 1- Growth Goal:** Maintain a high quality of life and economically healthy community.

- The ABC of AZ PUD will contribute to a high quality of life and a healthy community by redeveloping the Site to bring about more desired updated architecture, buildings, and a state of the art facility.

### b) **Land Use Element**

“The Land Use element recommends how Phoenix should grow within its boundaries to have a rational urban form (the urban village model), promote infill, and be compatible with its neighbors.”

**Goal 3- Infill:** vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area.

- Although the Site is not vacant or underdeveloped this land use element goal describes the need for re-development in a manner this is compatible with viable existing development. The ABC of AZ PUD will be upgraded and developed in way that will be compatible with its existing surroundings and bring about continued revitalization to the area.

### c) **Neighborhood Element**

“Because strong healthy neighborhoods are critical to the long-term vitality and success of Phoenix and the quality of life of its residents, the city of Phoenix is committed to preserving and enhancing its neighborhoods. The intent of this General Plan element is to provide a policy framework for addressing neighborhood issues in Phoenix, and to work towards achieving and maintaining healthy neighborhoods.”

**Goal 2- Compatible neighborhood development:** new development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

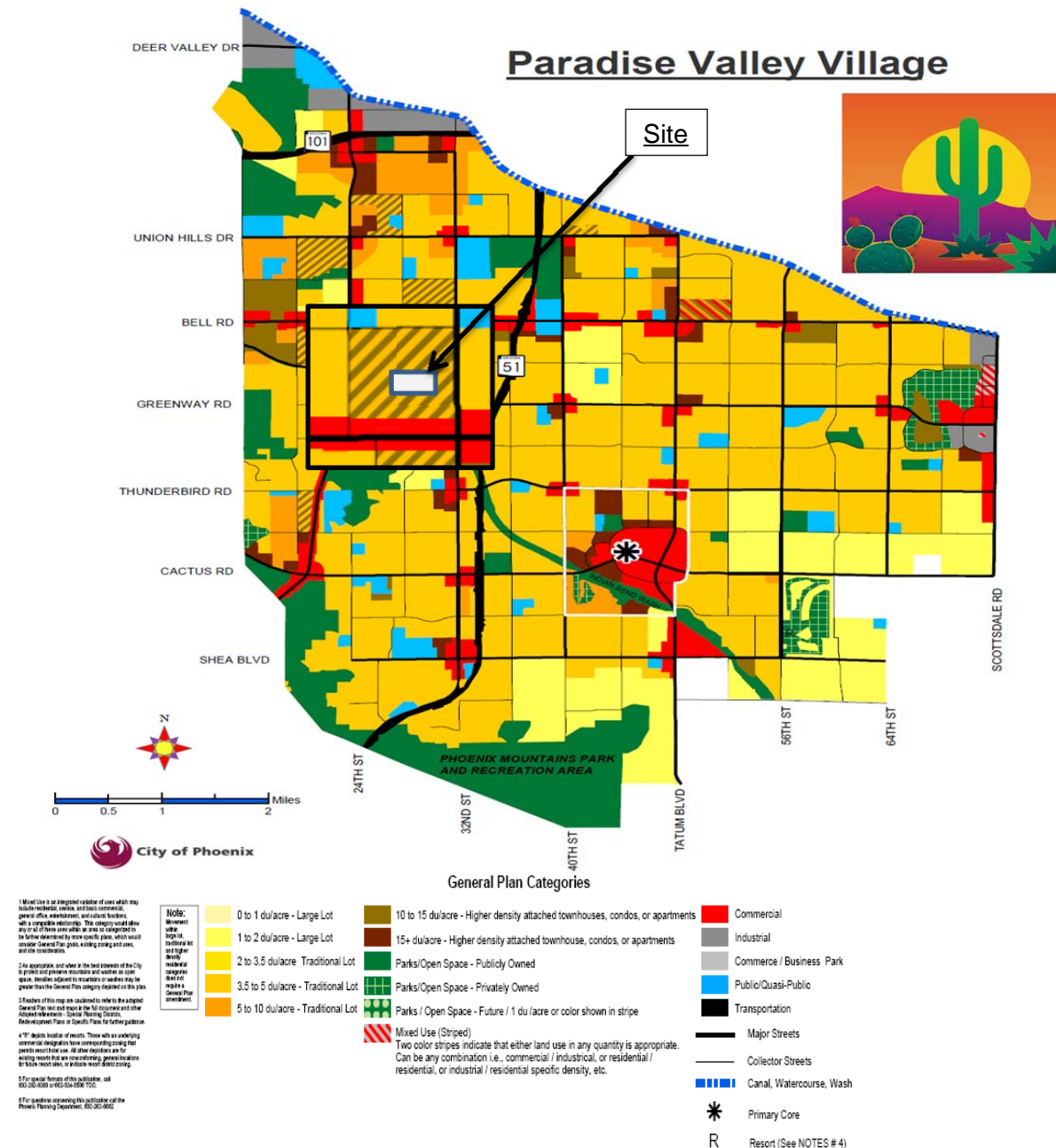
Neighborhoods should be preserved, stabilized and/or upgraded, unless part of an area is planned to transition to another use. Although the city's existing neighborhoods vary widely in their character and needs, new development should be sensitive to the existing uses.

- The proposed use will create redevelopment/investment that is sensitive to scale and character of the surrounding neighborhoods.
- Parking, traffic and other impacts of the proposed development will not adversely impact nearby residential uses.



As can be seen by the many points highlighted from the City of Phoenix General Plan, they indicate that the proposed rezoning to PUD for a long-established use as well as to maintain the existing residential zoning designation (R-3) is indeed appropriate and compatible. Specifically, this proposal is sensitive to the scale and character of the adjacent residential homes and will not adversely impact the area. The proposed zoning and subsequent redevelopment/improvements will also enhance and preserve the economic viability of the Site along with maintaining a long-standing use needed in the immediate area. The redevelopment/upgrading of this facility will provide a service to the community along with integrating into the semi-rural residential character of the area.

**Figure 2:** Current General Plan's Land Use Map



**E. Zoning and Land Use Compatibility**

The proposed rezoning is also compatible with the adjacent zoning pattern and the surrounding uses.

Surrounding Zoning and Land Use

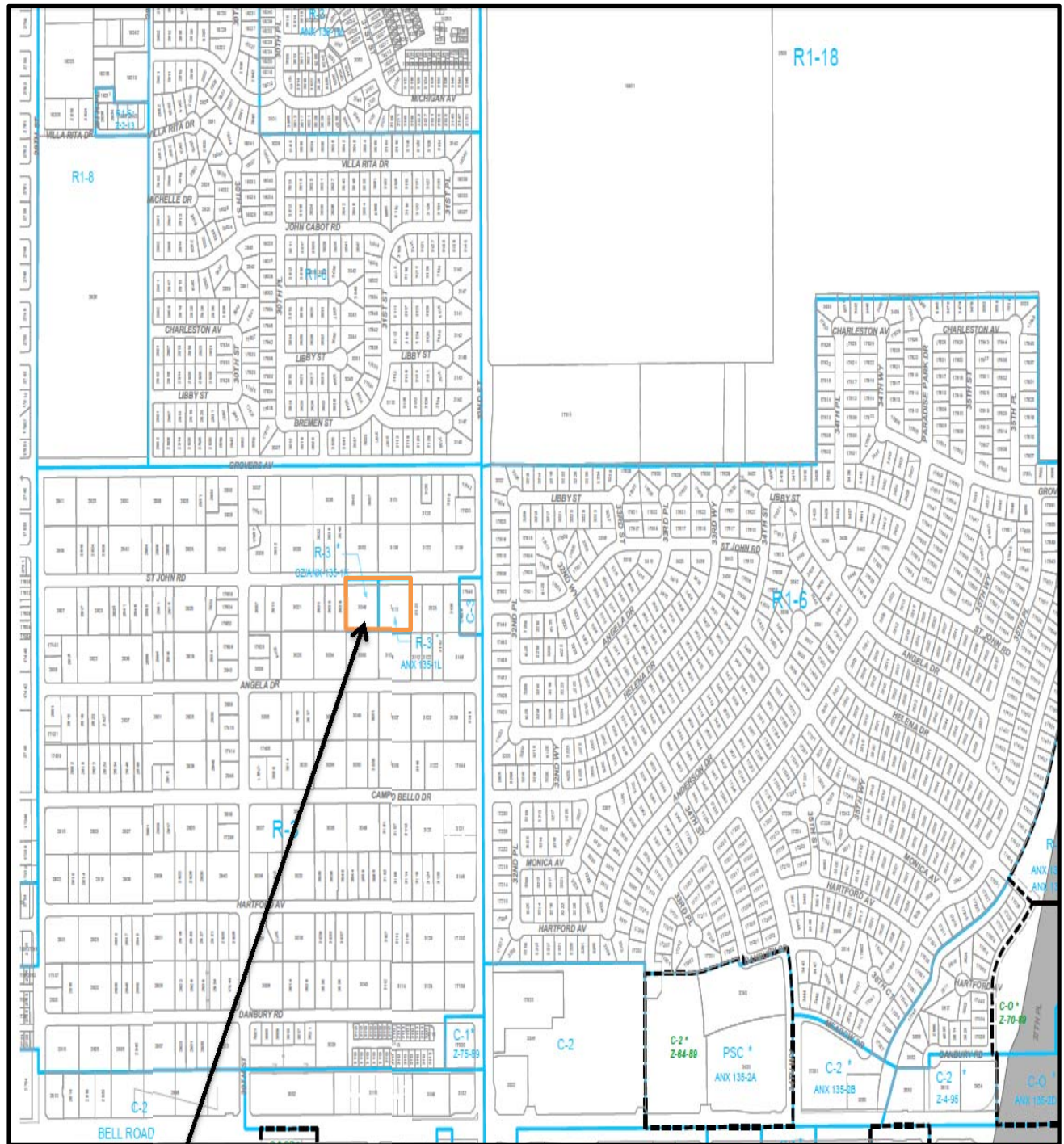
The existing zoning on the Site is R-3 (Multiple Family Residence). (See **Table 1**, Surrounding Zoning Districts, Land Uses, and Character & **Figure 3**, Existing Zoning Map)

This PUD request clearly represents the highest and best use for the Site as it provides opportunities for a greater use in the aid of homeless animals as well as a variety of uses beyond the existing zoning. The common elements proposed in this PUD will be to provide a comprehensive plan that will encourage separation between the animals (i.e. cats and dogs along with big and small dogs) as well as better integration with the outside open areas and inside comfort for the animals.

**Table 1:** Surrounding Zoning Districts, Land Uses, and Character

Location	Zoning	Land Use	Character
Site	ABC of AZ PUD	An existing non-profit animal rescue and adoption facility	Contains five (5) buildings on the Site. Buildings are of older character and are in need of upgrading and redevelopment.
North	R-3 (Multiple Family)	Single and Multiple Family Residence	Older style housing. Many lots containing more than one building.
South	R-3 (Multiple Family)	Single and Multiple Family Residence	Mix of character. Some lots containing more than one home and of older character. Other lots contain new builds or remodels with more recent character.
East	R-3 (Multiple Family), C-3 (General Commercial), and R1-6 (Single Family)	Single Family Residence & Architecture Stone Elements	One lot containing a business of older character. Adjacent neighborhood contains more modern/recent housing.
West	R-3 (Multiple Family)	Single Family Residence	Mix of character. Lots containing mainly recent or remodeled builds. A few lots contain homes of older character.

**Figure 3:** Existing Zoning Map



Site

## F. Land Uses

The following list of uses (See **Table 2**, Permitted Use List) defines permitted uses subject to certain conditions/limitations from the City of Phoenix's Zoning Ordinance. The proposed uses along with the necessary development standards provides for a zoning district that will allow for the redevelopment of an already existing non-profit animal rescue and adoption facility. The PUD provides for an optimal level of uses for this type of facility and development standards that are compatible with the surrounding area and vision (i.e. semi-rural). Moreover, the allowance for managed and mitigated development both in the interim and future provides for an appropriate and sustainable level of development.

The owner(s) within the defined limits of the PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below. Brief descriptions of the two (2) types of permitted uses are defined.

The proposed development standards are consistent with the surrounding area.

1. Permitted Principal Uses
  - a) Uses specifically permitted as set forth in **Table 2** or analogous to those specifically permitted as determined by the City of Phoenix Zoning Administrator.
2. Permitted Uses Subject to Conditions/Limitations Standards
  - a) Uses specifically permitted subject to conditions/limitations as set forth in **Table 2**. Performance Standards are specific for each individual use as defined. Some uses subject to conditions/limitations may also require a Use Permit which is processed in accordance with the provisions of the City of Phoenix Zoning Ordinance.
3. Temporary uses shall be permitted pursuant to the City of Phoenix Zoning Ordinance's regulations and standards for temporary uses.
4. Promotional events shall be permitted pursuant to the City of Phoenix Administrative Temporary Use Permit regulations and standards for promotional events.

*[This area intentionally left blank.]*

**Table 2: Permitted Use List**

Land Use	Conditions
ABC of AZ Veterinarian Services Shelter Caretakers Quarters Office Grooming Adoption Kennels (indoor/outdoor)	<ol style="list-style-type: none"> <li>1. Shall be constructed so that direct unaccompanied access by animals to outside areas of the buildings is not allowed.</li> <li>2. All walks and exercise periods must take place on facility grounds.</li> <li>3. A solid masonry wall or fence eight feet in height shall be constructed along the perimeter of all outdoor runs.</li> <li>4. Solid waste shall be removed from outdoor exercise areas every five hours at a minimum during time periods when these areas are in use.</li> <li>5. Vet, shelter, and grooming services for animals residing at the shelter.</li> <li>6. Onsite caretaker's quarters.</li> <li>7. Office and adoption accessibility to the public will only be available during normal business hours. If any time in the future should the current hours change they shall be no sooner than 9 a.m. or no later than 8 p.m.</li> <li>8. Outdoor operations shall be limited to the hours between 7:00 a.m. and 9:00 p.m.</li> </ol>
Section 615 R-3 Multifamily	Section 615 along with special regulations and to be developed utilizing the City of Phoenix Zoning Ordinance requirements associated with "residential districts"

**G. Development Standards**

The ABC of AZ PUD shall follow the development standards as outlined within this PUD. (See **Table 3**, Development Standards) However, if an R-3 residential development is proposed on all or portion of the Site then the development standards shall be in conformance to those standards that are found in the Subdivision Residential requirement guidelines per section 615 R-3 Multifamily Residence District and the development standards presented in the table on the following page. (See **Table 4**, Comparative Land Use Table of Development Standards) Moreover, an amended site plan shall be processed with the City as a major amendment to the ABC of AZ PUD.

*[This area intentionally left blank.]*

**Table 3:** Development Standards

Development Standards	ABC of AZ PUD Standards
Minimum Building Setbacks	25' front 10' sides 20' rear (measured from the mid-point of the alley)
Maximum Height	30'
Maximum Lot Coverage	45%
Minimum Landscaping Setbacks	15' Front 10' Sides 10' Rear (measured from the property line)
Walls	8' (required) CMU block wall, rear and sides 8' (maximum*) CMU block wall, front (*An 8' maximum front wall will have a minimum 15' setback measured from the property line.)

**Table 4:** Comparative Land Use Table of Development Standards

Development Standards	ABC of AZ PUD Standards	R-3 Development Standards for Subdivision
Minimum Building Setbacks	25' front 10' sides 20' rear (measured from the mid-point of the alley)	25' front 10' / 3' sides 15' rear
Maximum Height	30'	2 stories and 30'
Maximum Lot Coverage	45%	45%
Minimum Landscaping Setbacks	15' Front 10' Sides 10' Rear (measured from the property line)	n/a
Walls	8' (required) CMU block wall, rear and sides 8' (maximum*) CMU block wall, front (*An 8' maximum front wall shall have a minimum 15' setback measured from the property line.)	3' front / 6' sides and rear

**1. Off-Street Parking and Loading**

- A. Parking and loading areas shall be pursuant to the regulations of the City of Phoenix Zoning Ordinance Section 702 or as modified herein. The Site will contain twenty (20) total required parking spaces, which includes one (1) accessible space.

**2. Landscaping and Lighting standards**

All Tree caliper shall be in accordance with Arizona Nursery Association Standards. (See **Appendix D**, Conceptual Landscape Plan)

- A. Adjacent to the street right-of-way the required landscaping setbacks are to be landscaped and maintained except for driveway entrances, drive aisle, and sidewalks in the following manner:

- (1) Minimum 2-inch caliper (50% of required trees).
- (2) Minimum 3-inch caliper or multi-trunk tree (25% of required trees).
- (3) Minimum 4-inch caliper or multi-trunk tree (25% of required trees).
- (4) Minimum five (5) 5-gallon shrubs per tree.
- (5) The city may modify the above due to easements or other impediments restricting landscaping.

- B. Ground cover shall have the following:

- (1) Vegetation.
- (2) Manmade or natural art or sculpture, rock, decomposed granite or similar material, a maximum of three-inch diameter, when used in conjunction with landform sculpting.

- C. Interior landscaping setbacks are to be landscaped and maintained by the following:

- (1) Minimum 2-inch caliper (60% of required trees).
- (2) Minimum 1-inch caliper (40% of required trees).
- (3) Minimum five (5) 5-gallon shrubs per tree.
- (4) The city may modify the above due to easements or other impediments restricting landscaping.

- D. Lighting fixtures or decorative and/or security purposes may be used as follows:

- (1) No higher than eight (8) feet.



## **H. Design Guidelines and Standards**

The design guidelines and standards contained Section 507 Tab A (and regulations that follow) of the City of Phoenix Zoning Ordinance shall be used when reviewing plans for development within the PUD. (See **Appendix E**, Conceptual Elevations)

## **I. Signage**

Signage for uses within the PUD shall be pursuant to the regulations of the City of Phoenix Zoning Ordinance Section 705, specifically for non-residential activity in a residential district.

## **J. Sustainability**

This PUD encourages sustainability principles through the implementation the following standards or other alternatives consistent with the intent of the guidelines below, as approved by the City.

### **Standards**

1. Incorporate “Smart” irrigation control systems into the design and development of the development phase.
2. Design for the capture of gray water (i.e. rainwater) discharge from buildings for reuse for landscape irrigation.
3. Provide for onsite recycling and pickup.
4. Exceed the minimum landscaping requirements outlined in the PUD by providing an additional five percent (5%) of 3-inch caliper trees or larger of the total required trees planted along the Site’s boundaries. Preservation of mature trees shall count towards that additional percentage.
5. Provide for a decorative bike rack for at a minimum of three (3) bicycle parking spaces located in a secure and visible location.

### **Guidelines**

1. Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for the region.
2. The orientation of buildings should recognize the value of human comfort zones, and surrounding buildings with appropriate landscaping and abundant shading.
3. Orientation of buildings and fenestration design should maximize solar benefits while minimizing the negative impacts of heat gain.
4. Design to reduce project energy loads by addressing passive design elements (i.e. daylight, natural ventilation, materials solar mass properties) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).

5. Design for effective water usage and conservation methods in buildings by using low flow plumbing fixtures using minimal amounts of potable water.
6. Design for effective use of energy efficient appliances and HVAC systems by demonstrating reductions in on-going power consumption.
7. Use paints and coatings on the interior of the building (i.e., inside of the weatherproofing system and applied onsite) that comply with the criteria as applicable to the project scope.

## **K. Infrastructure**

1. Circulation System (Traffic and Parking).

ABC of AZ PUD is within close proximity to State Route-51 freeway. There will be 2 driveway entrances located on St Johns Road to the Site with a single loaded drive aisle and parking. Curbs will be a minimum six inches vertical along with all drives and parking areas being dust proofed as per section 702 of the Zoning Ordinance as modified herein. St John Road shall be improved as required by the Street Transportation Department.

2. Grading and Drainage.

Retention for future development may be provided within common retention areas servicing the entire ABC of AZ PUD development. Retention areas may be either by surface basins or underground storage onsite.

3. Water and Sewer Service.

Infrastructure capacity requirements will be provided during the site plan review process and will comply with City of Phoenix Water and Sewer Design Standards, Codes and Policies. Currently water service is being supplied by a substandard 4-inch main in the easement. In order for new construction to take place the 8-inch main will need to be extended and new meters connected. Currently the Site is on a septic system, for new construction sewer improvements will need to take place. The nearest sewer line is approximately 65 feet west, within St. Johns Rd and will need to be extended to point of need.

## **L. Phasing**

Specific site/improvement plan(s) for all or portion (as needed) of the ABC of AZ PUD redevelopment/building upgrades will be processed/determined during the City of Phoenix site plan review process.

**NOTE:** **City Code Enforcement Contact:** Neighborhood Services Division, Phoenix City Hall, 200 West Washington St., 4th Floor, Phoenix, AZ 85003.

602-534-4444 [nsd@phoenix.gov](mailto:nsd@phoenix.gov)

## **Appendix A – Legal Description**

### **Parcel 214-03-120**

Lot 120, of Campo Bello, according to Book 54 of Maps, Page 31, records of Maricopa County, Arizona. Section 35, Township 4N, Range 3E

### **Parcel 214-03-121**

Lot 121, of Campo Bello, according to Book 54 of Maps, page 31, records of Maricopa County, Arizona. Section 35, Township 4N, Range 3E



## **Appendix C – Conceptual Site Plan**

**(Next Page)**



**Appendix D – Conceptual Landscape Plan**  
**(Next Page)**





## **Appendix E – Conceptual Elevations**

### **(Next Page)**

\*Elevation building materials and colors have not yet been determined. However when then the materials and colors are selected they will adhere to the design guidelines found in the Phoenix Zoning Ordinance and will observe similar design patterns found in the general area of the Site.

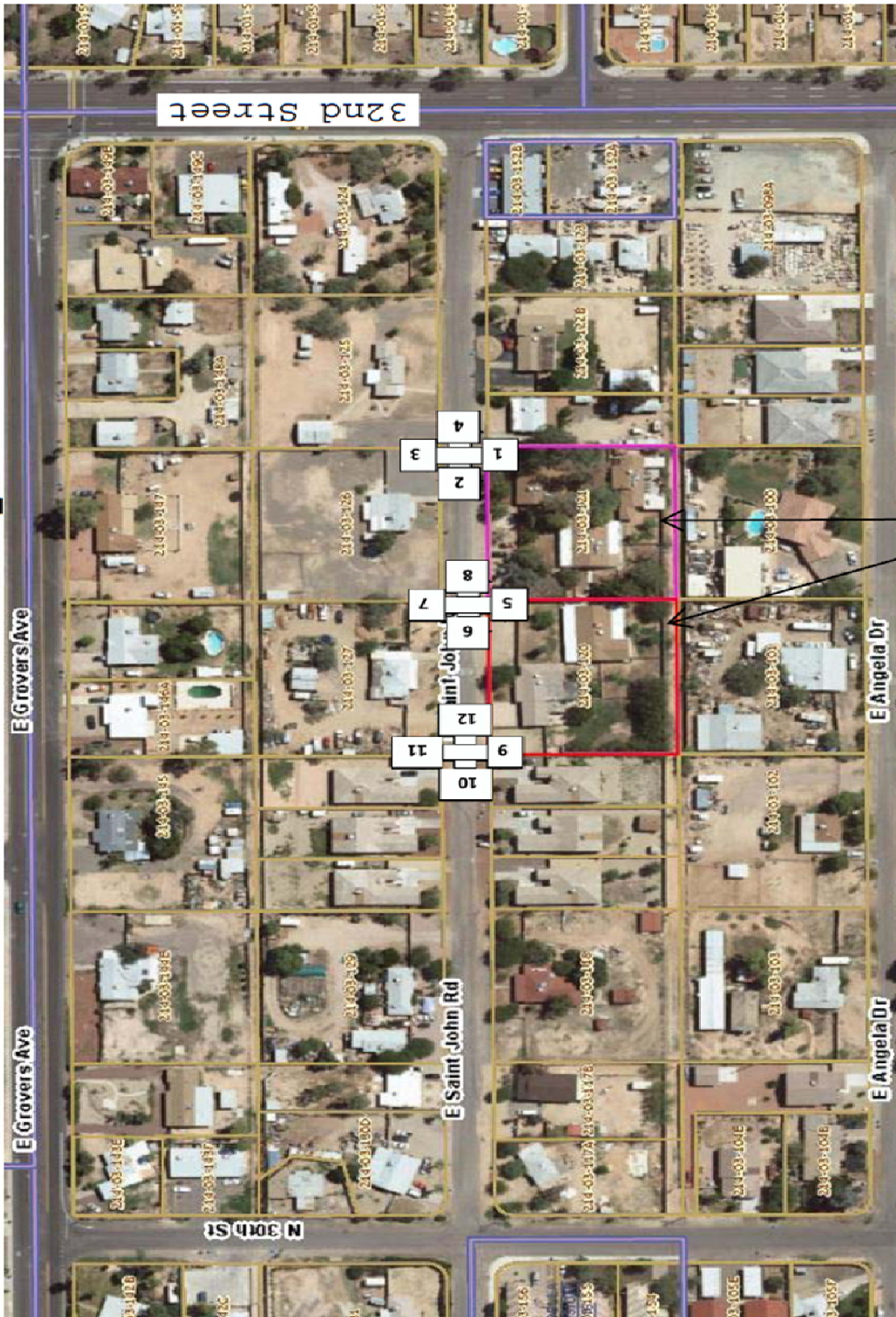






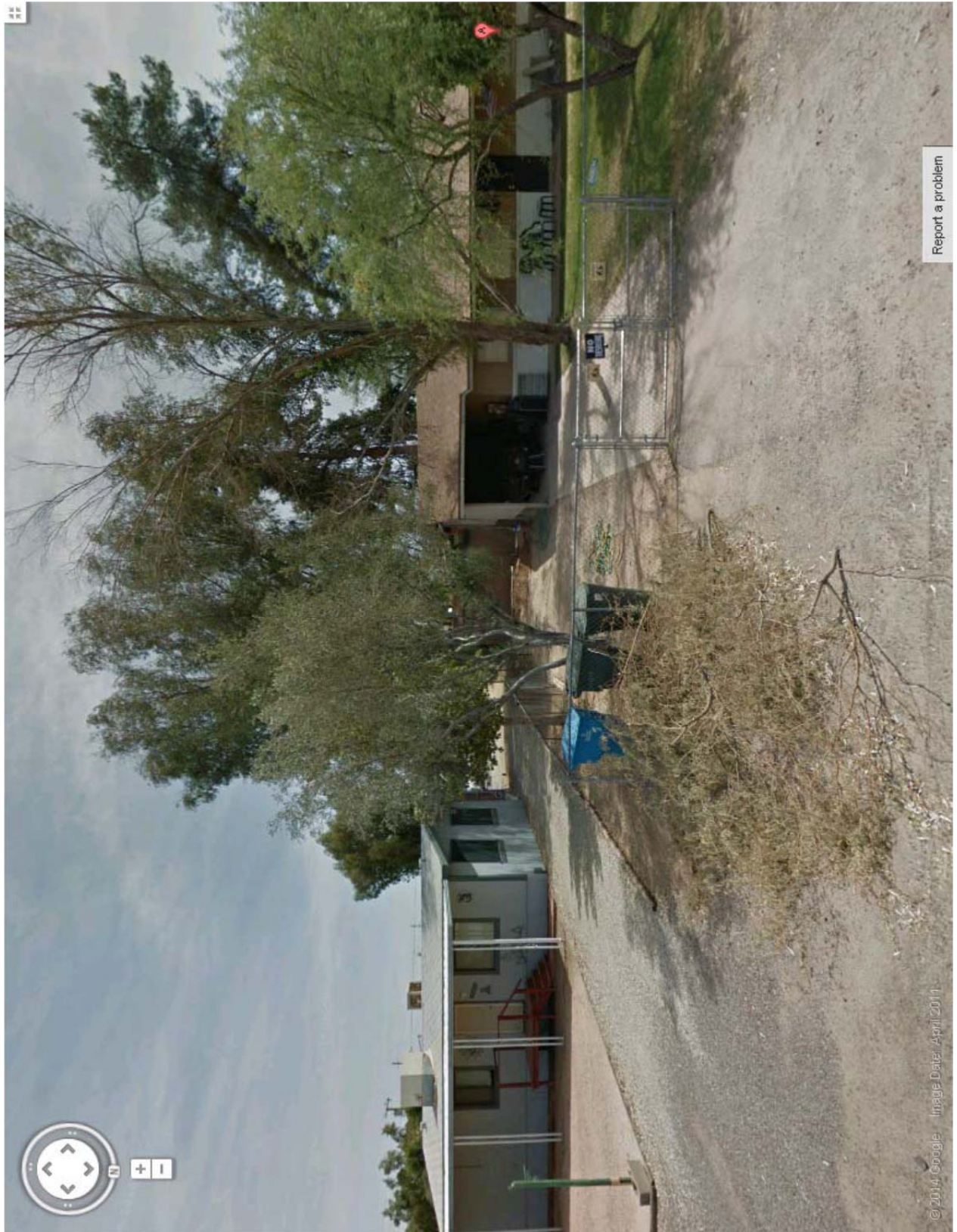
# Appendix F- Context Map & Photos

## Context Map



Property  
Parcel No.'s: 214-03-120 & 214-03-121





**Photo 1**



**Photo 2**





**Photo 3**



**Photo 4**



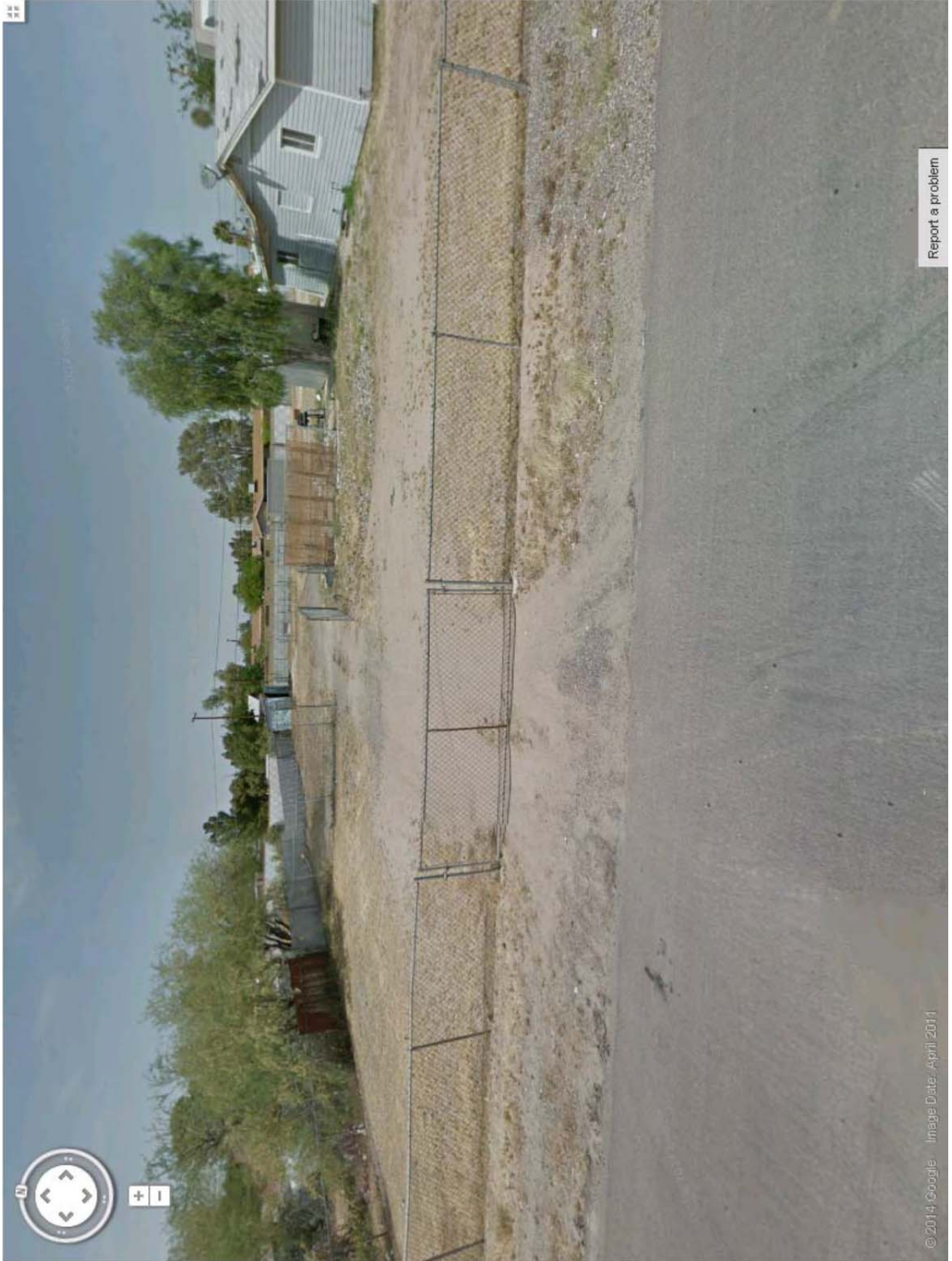


## Photo 5





**Photo 6**

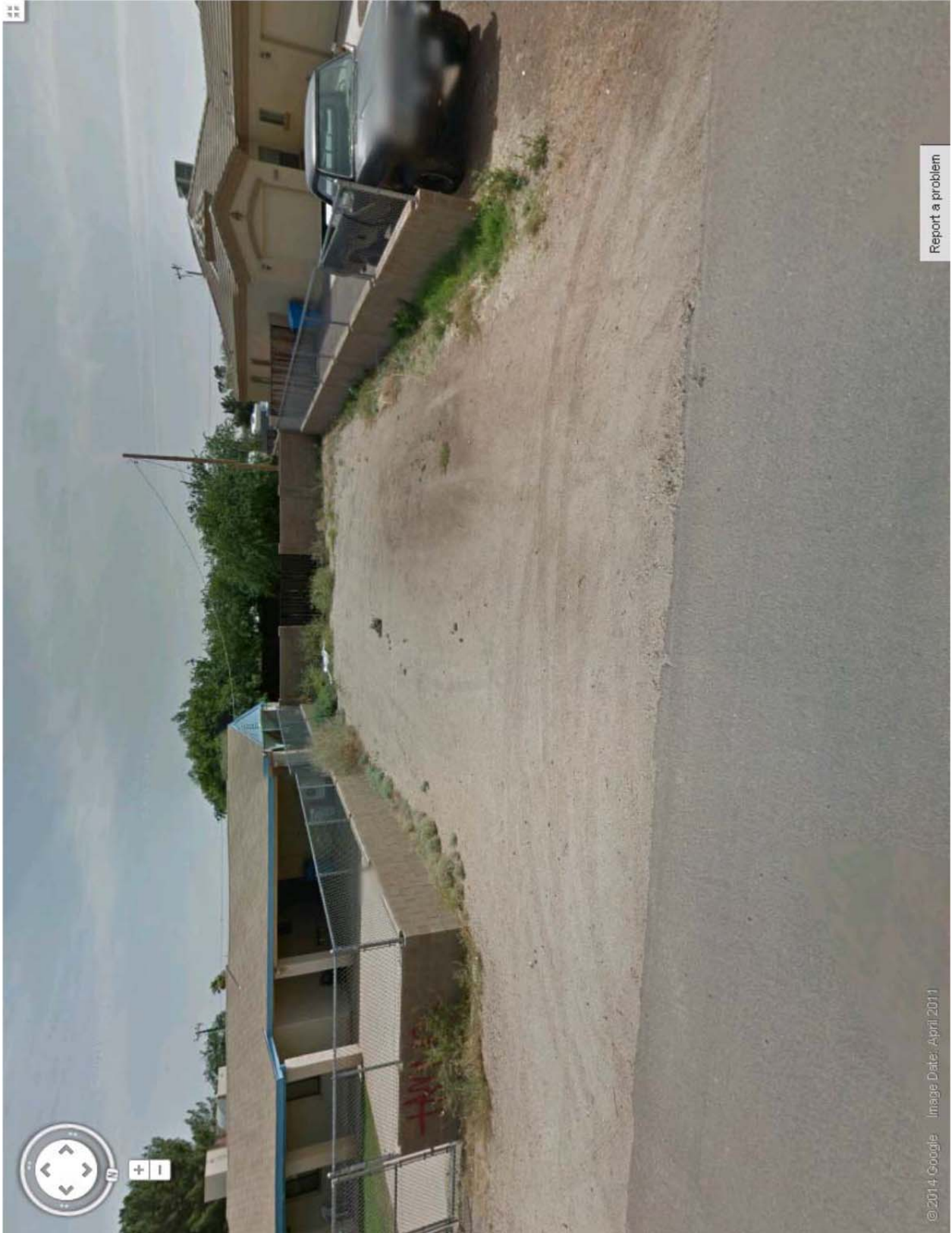


## Photo 7





# Photo 8

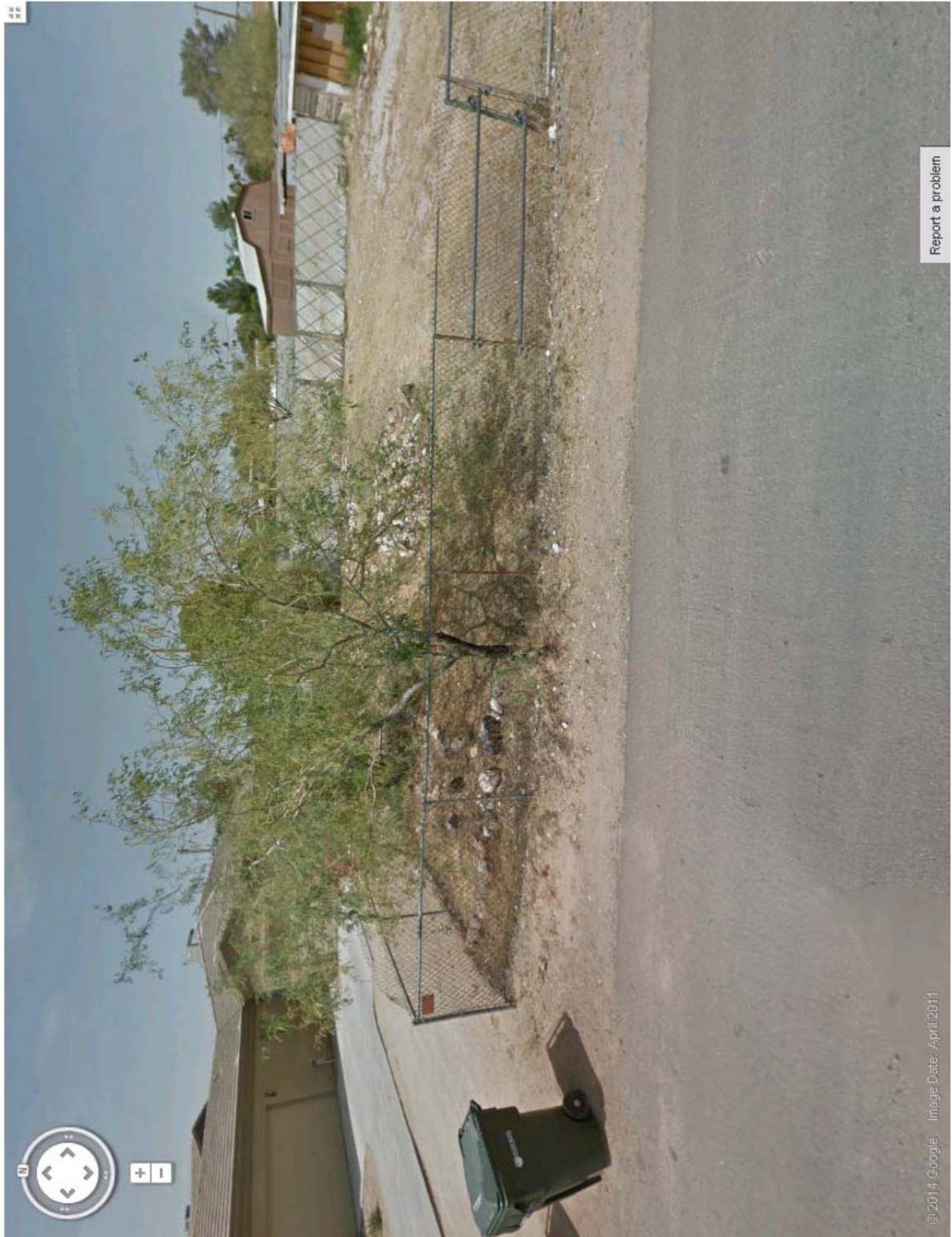


**Photo 9**





## Photo 10



**Photo 11**





**Photo 12**