



City of Phoenix

Planning Department

Staff Report: Z-54-09-2

October 22, 2009

Desert View Village Planning Committee Meeting Date	November 3, 2009
Planning Commission Hearing Date	November 10, 2009
Request From:	S-1 (8.04 Acres)
Request To:	CP/GCP (8.04 Acres)
Proposed Use	Condominium warehouse facility
Location	Approximately 400 feet east of the northeast corner of Cave Creek Road and Rancho Paloma Drive
Owner	LPK INvestments, LLC
Applicant/Representative	Withey Morris PLC / Jason Morris
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 0 to 2 du / acre	
Street Map Classification	Cave Creek	Major Arterial	130-feet
	Rancho Paloma	Arterial	100-feet
<p><i>GROWTH AREA ELEMENT, GOAL 1: MAINTAIN A HIGH QUALITY OF LIFE AND AN ECONOMICALLY HEALTHY COMMUNITY.</i></p> <p>The proposed development will provide a unique amenity to the Desert View Village and surrounding area while maintaining a high quality of life and an economically healthy community. The proposal would provide a much needed commercial use without the impacts typically associated with traditional storage facilities.</p>			
<p><i>NEIGHBORHOOD ELEMENT, GOAL 2, POLICY 3: CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT (S) ON THE RESIDENTIAL PROPERTIES.</i></p> <p>The proposed project is compatible with the more intense municipal uses planned to the north, and the nearby location of nearby an arterial and major arterial street intersection. The elevations are consistent with the surrounding desert landscape by using desert colors and materials consistent with the area and Desert View Village.</p>			

NATURAL RESOURCES AND CONSERVATION ELEMENT, GOAL 3 – VEGETATION PROTECTION: VEGETATION SHOULD BE PROTECTED AND CONSERVED AS A MEANS OF PRESERVING THE DIVERSE CHARACTER OF LOCAL PLANT COMMUNITIES.

The development proposed would promote the preservation or re-vegetation of native plant species throughout the significant building setback on the south side of the property depicted in the site plan and elevations.

Area Plan

NORTH LAND USE PLAN

The North Land Use Plan Map designates this area as Residential 0-2 du/ac. The entire area north of Pinnacle Peak Road is designated with mostly rural residential. The plan lacks a balance of residential, employment, and services. This proposed development will provide a service at an appropriate location near an arterial and near a major arterial street with ample perimeter building setbacks to minimize impacts to the surrounding community.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1
North	Vacant (planned fire station, church)	S-1
South	Vacant (proposed townhomes)	S-1 (Approved R-2)
East	Vacant (planned park)	S-1
West	Vacant	S-1

Commercial/Commerce Park/Industrial

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	30-feet	150-feet (Met)
Side	20-feet	20-feet (Met)
Rear	20-feet	20-feet (Met)
<i>Landscaped Setbacks</i>		
Street	30-feet	150-feet (Met)
Side	20-feet	20-feet (Met)
Rear	20-feet	20-feet (Met)
Lot Coverage	40%	32% (Met)
Building Height	56-feet	22-feet (Met)
Parking	5	10 (Met)

Background/Issues/Analysis

The purpose of this request is for the construction of warehouse condominiums on an undeveloped parcel totaling 8.04 acres located approximately 400-feet east of the northeast corner of Rancho Paloma and Cave Creek Road. The current zoning of the site is S-1 and the proposed zoning is CP/GCP.

All surrounding properties are currently vacant and zoned S-1. A fire station and police precinct is currently under construction north of the site, and a park is planned to the east. A city of Phoenix well site and treatment facility is to the northeast and a church is also planned north of the fire station. The vacant parcel to the south, across Rancho Paloma Drive, is approved for R-2.

Compared to traditional self-storage, these individual units are proposed to be sold as "condominiums" for storing and protecting recreational vehicles, off-road motor vehicles, boats and hobby cars. Each unit would be air conditioned and is capable of providing internet and phone service.

SITE PLAN

A total of 102,946 square feet of warehouse condominiums is proposed along the east, west and north portions of the site. A 10,744 square foot clubhouse is proposed on the south portion of the site facing Rancho Paloma Drive. A 150-foot landscape setback is proposed along Rancho Paloma Drive buffering the development from the arterial street. An entry drive off of Rancho Paloma Drive runs along the eastern portion of the site perpendicular to the frontage.

A large wash runs from the northeast to the southwest through the 150-foot setback. The applicant must work with the Army Corps of Engineers in determining if the wash falls under 404 regulations.

GENERAL PLAN AMENDMENT

A companion General Plan Amendment request (DSTV-4-09-2) from Residential 0-2 du/ac to Mixed Use (Commercial and Commerce/Business Park) has been filed for this site and the adjacent parcel to the west (the immediate northeast corner of Cave Creek Road and Rancho Paloma). The corner of an arterial and major arterial street is not the best location for single-family development. This rezoning request would be more compatible with either neighborhood commercial or office.

OTHER

No archaeological work is necessary for this project area, since an archaeological survey has already been conducted across this project area. However, if any previously unidentified archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the city of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

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 current zoning and General Plan Land Use Map designation is less compatible with the future uses to the north of the property, especially at the intersection of an arterial and major arterial.
2. The development character, wash and significant landscape buffer to the adjacent arterial street incorporates the desert theme respecting the surrounding development.
3. The proposed rezoning is not detrimental to the public's health and safety.

Stipulations

1. That development shall be in general conformance with the site plan date stamped September 16, 2009 as modified by the following stipulations, and as approved by the Development Services Department.
 - a. That the development shall include decorative concrete in the entry way, pedestrian crossing points and driving circle.
2. That the development shall be in general conformance with the elevations date stamped September 16, 2009, as approved by the Development Services Department.
 - a. That the development shall be limited to 22-feet in height.
 - b. That additional architectural details shall be added to the rear of the eastern buildings facing the proposed park to ensure consistency with the front elevations.
3. That the main entry drive into the site shall be tree lined with a mix of 2 and 3 inch caliper trees planted at a minimum of 15-feet on center or in equivalent groupings as approved by the Development Services Department.
4. That the wash through the southern portion of the site shall be retained and/or reconstructed in its natural state, to the maximum extent possible, as may be approved or modified by the Development Services Department.
5. That the south landscape setback along Rancho Paloma Drive shall include plants selected from the North Black Canyon Corridor Overlay District plant list (Section 654 of the Phoenix Zoning Ordinance). Landscaping shall include a mix of 2 and 3 inch caliper trees as approved by the Development Services Department.

6. That any perimeter wall adjacent to the Park on the east side of the property shall consist of a combination of a maximum 3-foot solid masonry wall and 5-feet of wrought iron view fencing or similar material, as approved by the Development Services Department.
7. That the perimeter wall on the south, west and north side of the property shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Development Services Department.

STREETS

8. That the right-of-way totaling 55-feet shall be dedicated for the north half of Rancho Paloma Drive, as approved by the Development Services Department.
9. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

ARCHAEOLOGY

10. That in the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33 foot radius of discovery, notify the City Archaeologist and allow time for the Archaeology Office to properly assess the materials.

Writer

Jacob Zonn

09/16/2009

Michelle Dodds

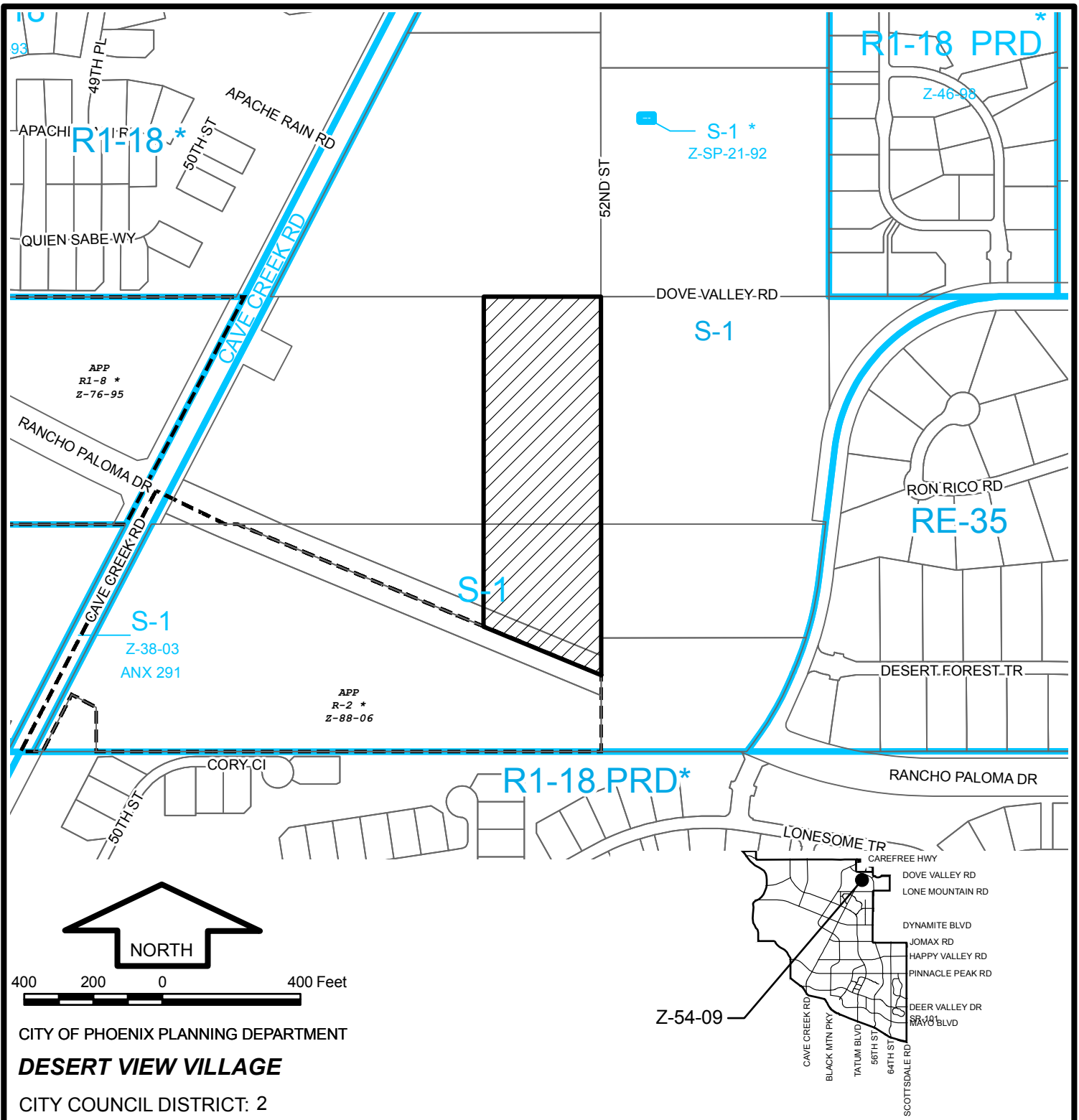
Attachments

Siteplan date stamped September 16, 2009

Elevations date stamped September 16, 2009

Zoning Sketch

Aerial



CITY OF PHOENIX PLANNING DEPARTMENT
DESERT VIEW VILLAGE
 CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME: **Whitey Morris PLC /Jason Morris**

APPLICATION NO. **Z-54-09**
 GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
8.04 Acres

DATE: **09/28/09**
 REVISION DATES:
 AERIAL PHOTO & QUARTER SEC. NO. **Q56-39**
 ZONING MAP **R-11**

REQUESTED CHANGE:

FROM: **S-1, (8.04 a. c.)**
 TO: **CP/GCP, (8.04 a. c.)**

MULTIPLES PERMITTED
S-1
CP/GCP

CONVENTIONAL OPTION
8
N/A

* UNITS P.R.D. OPTION
8
N/A

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

