



City of Phoenix

Planning Department

Staff Report Z-19-08-2

April 28, 2008

Paradise Valley Village Planning Committee Meeting Date	May 5, 2008
Planning Commission Hearing Date	June 11, 2008
Request From:	C-2 (2.5 Acres)
Request To:	C-2 HGT/WVR (2.5 Acres)
Proposed Use	Construction office building (additional 3rd story)
Location	Northwest corner of 31st Street and Greenway Road
Owner	CORE Construction Services of Arizona
Applicant/Representative	Dennis Barber - CORE Construction Marlene Pontrello / Sophia Varma
Staff Recommendation	Approval, subject to stipulations
DSD KIVA #	07-2988

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Greenway Road	Arterial	55 feet (half width)
<p>LAND USE ELEMENT, GOAL 2, EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE'S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</p> <p>Redevelopment and expansion of the existing building will allow business to remain on site and retain employment opportunities in the area.</p>			
<p>LAND USE ELEMENT: GOAL 3, INFILL: ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF THE AREA OR WITH THE AREA'S TRANSITIONAL OBJECTIVES.</p> <p>The development is located near high density residential development to the north. The site is currently used as CORE Construction Company office facilities. Permitting the addition of the building allows for continued use of the site.</p>			

NEIGHBORHOOD ELEMENT: 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.

As proposed, the scale of the development is appropriate given its location on an arterial street. The project provides a buffer between the adjacent arterial street and nearby residential uses.

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial office facility	C-2
North	Parking lot	R-3
South	Greenway Middle School	R-4 and R1-14
East	Medical clinic	C-2
West	Paradise Valley Unified School District Building	C-2

Commercial with Height Waiver		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Front (east)	Average 25 feet	Met - Existing building
Street side (south)	Average 25 feet	Met - Existing building
Side (north)	150 feet	Not Met- 22.85 feet (variance required)
Rear (west)	0 feet	Met - 16 feet provided
<i>Landscaped Setbacks</i>		
Front (east)	Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage	Not met – 25 feet existing
Street side (south)	Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage.	Not met – 25 feet existing
Side (north)	10 feet	Met – 10 feet provided
Rear (west)	0 feet	Met – 10 feet provided
Lot Coverage	50%	Met – 23.7%
Building Height	Maximum 56 ft with height waiver	Met – 55 feet
Parking	92 spaces	Met – 93 spaces provided

Background/Issues/Analysis

REASON FOR REQUEST

1. The applicant is requesting to rezone a 2.5 acre site from C-2 (Intermediate Commercial) to C-2 HGT/WVR (Intermediate Commercial with a Height Waiver), located at the northwest corner of 31st Street and Greenway Road. Currently, there is a 13,800 square foot, and 20 foot tall (two story), commercial office building on the site. The applicant is requesting approval of the height waiver to allow for a 13,544 square foot and 55-foot tall (three story) attached addition to the northwest portion of the site.

LAND USE ANALYSIS

2. The General Plan Land Use Map designates this site Commercial. The request is consistent with the General Plan Land Use Map designation.
3. The Zoning Ordinance states that the City Council may grant a height of greater than 30 feet up to 56 feet upon finding that the additional height is not detrimental to adjacent property or the public welfare in general. Additional height at this location is not detrimental to adjacent properties or the public welfare in general. The site is adequately buffered by the adjacent uses. The site is bounded on the south by an arterial street, Greenway Road. Greenway Middle School is located south of the site and is separated from the northern property line by the school's athletic fields by approximately 800 feet. The closest residential use is located approximately 190 feet from the northern property line. The uses to the east are medical office facilities zoned C-2. The use to the west is a 30 foot tall Paradise Valley Unified School District building.

SITE PLAN

4. The applicant is proposing to construct a three-story, 55 foot tall, addition to the northwest portion of an existing 20-foot tall building. The first story of the addition will be retained as an at grade parking lot. The second and third story will be commercial office facilities, which will also provide cover to the parking lot.

5. The Zoning Ordinance states that a building taller than 42 feet be setback a minimum of 150 feet from the property line when adjacent to an R-3 district. As proposed, the site plan is not providing the setback and a variance will need to be obtained through a separate hearing process or the site plan must be revised to meet the Zoning Ordinance standards. While the zoning district to the north is zoned R-3, it is currently being used as a parking lot to support the Paradise Valley School District facilities located to the west of the subject site. Located north of the parking lot is an R-3 zoned district that has residential uses on site. These residential uses are located approximately 190 feet from the northern property line of the subject site.



6. The Zoning Ordinance states that an average landscape setback of 30 feet (minimum 20 feet for up to 50% of the frontage) shall be provided for sites with structures exceeding 30 feet in height where adjacent to a street. For sites less than 30 feet in height, a 25-foot minimum landscape setback must be provided where adjacent to a street. The height waiver request is to permit a 55-foot tall addition to the northwest portion of the existing 20-foot structure and the site. This request proposes to maintain the existing 25-foot minimum landscape setbacks at the south and east property lines. The Development Services Department may determine that a variance is needed for the south and east landscape setbacks. A 10-foot landscape setback is required at the northern property line. The site plan indicates that a 10-foot landscape setback is provided. There is no landscape setback requirement for the western property line. The site plan indicates that a 10-foot landscape setback is provided.
7. Greenway Road is designated as an arterial street. Currently, ingress/egress to the site on Greenway Road is provided approximately 115 feet west of the northwest corner of 31st Avenue and Greenway Road. The applicant is proposing to eliminate this ingress/egress and provide gated access approximately 260 feet west of the intersection, which will relocate some of the turning related traffic further from the intersection. There is existing ingress/egress along 31st Street, located approximately 115 feet and 230 feet north of the intersection, which will be retained.
8. Office buildings with less than 50,000 square feet of gross building area are required to provide one parking space per 300 square feet. The total gross floor area of the building is 27,344 square feet requiring 92 parking spaces, including four accessible parking spaces. The site plan indicates that 93 parking spaces, including four accessible parking spaces, are provided. The Development Services Department may determine that additional parking improvements are required on the site.

9. Three mature trees are proposed to be salvaged for relocation within the site and two trees are proposed to be removed, as approved. However, the Development Services Department may determine that additional landscaping improvements are required. Proposed retention basins located at the southern portion of the site provide variations in slope. The landscaping located at the northeast corner of the site will be reconfigured to accommodate the adjacent additional parking area.
10. An existing basketball court is located between the northwest and northeast wings of the existing building. The basketball court will be relocated to the northwest corner of the site to accommodate the proposed addition.

ELEVATIONS

11. The primary exterior wall material of the proposed building will be scored stucco to match the existing building. The second and third floor glass windows will be protected with shade structures. The design includes an internal stairwell, projections on all four facades, and cornice detailing. The pattern of recesses on the existing building is continued onto the new structure.

OTHER

12. No known archaeological sites are located within the project area. The City's Archaeology Office requests notification if any archaeological materials are encountered during construction. A stipulation is recommended to address this request.
13. The Aviation Department requests that the developer notify prospective owners/occupants of the subject development of the proximity of the property to Phoenix Deer Valley Airport. A stipulation is recommended to address this request.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments or other formal actions may also be required independent of the zoning request.

Findings

1. The proposal is consistent with the General Plan Land Use Map Commercial designation.
2. The request provides reinvestment and adds to the quality of development in the area.
3. The change of zoning from C-2 to C-2 HGT/WVR is an appropriate transition from the commercial along the north side of Greenway Road to the high density residential neighborhoods to the north.

4. The additional height is not detrimental to adjacent property or the public welfare in general.

Stipulations

1. That development shall be in general conformance to the elevations date stamped March 7, 2008 as approved or modified by the Development Services Department.
2. That 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.
3. That in the event that any archaeological materials are discovered during any ground disturbing activities in this project area, all work must cease within 33-feet of that discovery. The City of Phoenix Archaeologist must be contacted and allowed time to properly assess the materials.

Writer

RB

CR

03/24/2008

Attachments

Zoning Sketch Map

Aerial

Site Plan date stamped April 17, 2008

Elevations date stamped March 7, 2008 (4 pages)

