



Planned Area Development Amendment Planning and Zoning Commission Staff Report

PROJECT: El Corredor Planned Area Development Amendment

CASE NUMBER: OV912-001A

MEETING DATE: June 2, 2015

AGENDA ITEM: 5

STAFF CONTACT: Chad Daines, Principal Planner
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Applicant: Ross Rulney

Request: Planned Area Development amendment to increase building height

Location: Northeast corner of Linda Vista Boulevard and Oracle Road

Recommendation: Recommend approval

SUMMARY:

The El Corredor Planned Area Development (PAD) establishes an 18 foot (one-story) height limit for any commercial building within 100 feet of Oracle Road. Commercial buildings further than 100 feet from Oracle Road have a building height limit of 28 feet.

The applicant has requested a rezoning amendment to allow buildings within 100 feet of Oracle Road to be up to 25 feet (one story) in height, as opposed to the current 18 foot (one story) height limit. The applicant has further agreed to reduce the allowable building height for commercial buildings further than 100 feet from Oracle Road from 28 to 25 feet, resulting in a single 25 foot (one story) height limit for the entire commercial area. The amendment request has been reviewed and found in compliance with applicable General Plan policies. The applicant's request is provided as Attachment 1.

BACKGROUND:

Land Use Context

The existing land use on the property includes an apartment complex, which is under construction on the eastern portion of the property. The commercial property along the Oracle Road frontage is currently vacant. The subject property is zoned Planned Area Development (PAD) and permits the apartment development under construction and the planned commercial land uses along the Oracle Road frontage. The General Plan designation allows High Density on the eastern portion of the site and Neighborhood

Commercial /Office on the Oracle Road frontage. The Existing Land Use, General Plan and Zoning for the property and the surrounding area are depicted on Attachments 2, 3 and 4.

Approvals to Date

- 1974: Subject property annexed as part of the original incorporation area
- 2011: Subject property redesignated Neighborhood Commercial/Office on General Plan
- 2012: Subject property rezoned to El Corredor PAD

DISCUSSION / ANALYSIS:

PAD Amendment Analysis

The existing PAD standard was established by the original rezoning case in 2012. The 18 foot height limit within 100 feet of Oracle Road is not a requirement of the Oracle Road Scenic Corridor Overlay District (ORSCOD) for commercial development along the east side of Oracle Road. Current building height limits within the El Corredor Planned Area Development are as follows:

Location	Maximum Building Height
Commercial within 100 feet of Oracle Road	18 feet and one-story
Commercial further than 100 feet of Oracle Road	28 feet
Residential (Apartments)	27.5 feet

As indicated, the applicant’s request involves establishing a single 25 foot (one story) building height limit for the entire commercial parcel along Oracle Road.

A primary issue of concern during the rezoning of the property was the impact of the development on the single-family residential area to the east. Based on neighborhood input, development standards were included in the PAD to minimize the development impact. As a result, the apartments were limited in height to 27.5 feet and required substantial building setbacks from the single-family residential area.

The 25 foot (one story) building height requested by the applicant will not be visible from the single-family residential area due to the existence of the 27.5 foot tall apartment buildings being constructed between the commercial area and the single-family residential area. Additionally, the 25 foot one story limitation is consistent with the building height limits of the Town’s C-1 zoning district, which permits 25 foot two story commercial development. The Town’s C-1 zoning district is the underlying zoning district referenced within the El Corredor development.

In terms of the Oracle Road Scenic Corridor Overlay District (ORSCOD), commercial building heights on the eastern side of the road are permitted at a height of 25 feet. The intent of the ORSCOD standards is to minimize the visual impact of buildings from the vantage point of Oracle Road and the request is consistent with the ORSCOD building height standard of 25 feet.

General Plan Conformance Analysis

Planned Area Development amendments are reviewed for consistency with applicable the General Plan policies. The request is consistent with General Plan policies with regard to view preservation. Attachment 5 contains complete staff analysis relative to conformance with applicable General Plan policies.

PUBLIC PARTICIPATION:

Neighborhood Meetings

A neighborhood meeting on the PAD amendment request was held on May 13, 2015. Approximately 10 interested residents were in attendance. Comments from the residents focused primarily on the apartments under construction and there were no adverse comments with regard to the proposed building height increase for the commercial area. The summary notes from the neighborhood meeting are provided on Attachment 6.

RECOMMENDATION:

Based on the following findings:

- The requested 25 foot (one story) building height will not negatively impact the single-family residential area to the east
- The requested 25 foot (one story) building height is consistent with the provisions of the Oracle Road Scenic Corridor Overlay District
- The request is consistent with other properties along Oracle Road
- The request is consistent with applicable General Plan policies

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested Planned Area Development Amendment under case OV912-001A.

SUGGESTED MOTIONS:

I move to recommend approval of the Planned Area Development Amendment requested under case OV912-001A, based on the finding that the request is consistent with applicable policies of the General Plan.

OR

I move to recommend denial of the Planned Area Development requested under case OV912-001A, as the request does not meet the finding that_____.

ATTACHMENTS:

1. Applicant's Request
2. Location Map
3. Current Zoning Map
4. Current General Land Use Plan
5. General Plan Policy Analysis
6. Neighborhood Meeting Summary Notes

Bayer Vella, Planning Manager