

Chapter 3

North Phoenix and Barnett South

Southwest Entry to the Commercial Center

The sector is a re-development site comprised of a single 2.2 acre (net) parcel located at the intersection of two major arterial streets – North Phoenix Road and East Barnett Road. It will function as a cornerstone gateway into the Commercial Center Core Area from the west.



As of 2011, this sector is improved with single story building of approximately 11,000 square feet formerly used as a fraternal lodge is sited on the southeast corner to the rear of the parcel with appurtenant parking located to the front. A wireless transmission tower (monopole) is located behind the building.



Master Plan Layout

A fire station located on the adjacent property to the east. The property to the south is improved with a fraternal lodge of similar style. The parking lots are connected for cross access needs. A grocery store and community shopping center are located to the west across North Phoenix Road, and a professional office park is located to the northwest across the intersection of North Phoenix Road and East Barnett Road.



A credit union acquired the subject land for the purpose of establishing a neighborhood branch. Initially, it planned to re-purpose a portion of the existing building and make the remaining space available for community meetings and events. Ultimately, it plans to construct a new building of approximately 3,500 square feet as the permanent branch which would be sited on the northwest corner of the property. The new building would include a drive-through service window to the rear, to be architecturally integrated and designed in accordance with the Common Design Standards (Chapter 2). The original building will be re-purposed or, alternatively, replaced with a new structure for commercial or institutional uses.

A third building of approximately 4,200 square feet for retail uses will complete the redevelopment project. That building site would be located in the southwest corner of the property.

Sector Specific Standards

The following Design and Development Standards apply in this sector:

1. Site Design



Existing building and parking from N. Phoenix.



View from northeast to southwest from Barnett.

- a) North Phoenix Road Frontage (approximately 260 feet)
 - i. Utilize the standard major arterial cross section (MLDC 10.428) to buffer pedestrians from higher velocity traffic and to promote a consistent treatment with existing improvements on the west side of the street. This will provide a six-foot wide bike lane, a 10-foot wide planter strip, and five-foot wide sidewalk.
 - ii. Provide street furniture along the sidewalk area adjacent to building sites.
 - iii. A minimum landscaped setback of 10 feet shall be maintained from the fronting right-of-way line. Cluster additional trees and shrubs to screen the drive-through service lane from the sidewalk and street right-of-way.



iv. The ten-foot setback line shall be treated as a positive edge with one or more of the following:

- Low wall
- Hedge
- Trellis structure
- Building

v. Front setback edge treatments shall be at least three feet in height to screen the view of automobiles in the parking lot and interior access lanes except where the same would conflict with standards for clear view of intersecting streets pursuant to MLDC 10.735.



Example of a gabled roof treatment added to a re-purposed building of similar style to existing lodge building.

b) East Barnett Road Frontage (approximately 310 feet)

i. The west 250-feet of East Barnett Road shall utilize the Major Arterial cross-section pursuant to MLDC 10.428(1) except that minimum 12-foot wide sidewalk shall be provided and tree-wells may be used in lieu of planter strips.

ii. East of the major arterial segment, the Minor Arterial cross-section at MLDC 10.428(2) shall be utilized.

iii. A minimum setback of 10 feet shall be maintained from the fronting right-of-way line.

iv. Pedestrian lighting shall be provided in accordance with MLDC 10.380 – Street Lighting Standards, S-E.

v. Define the edge between the sidewalk and parking area along this frontage with a three to four foot stucco wall, wrought iron fence, or box hedges.



A building corner treatment with inviting street presence.



- c) Driveway entries to sector shall include the following elements:
 - i. Pedestrian crossings shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or stamped concrete. Stamped asphalt with or without stain is not permitted.
 - ii. Flowering plants shall be provided in landscape planters at entries.
- d) Clear and direct walkways shall be provided between fronting streets and the primary building entries.
- e) Improve parking areas that pre-exist the Master Plan adoption and new parking areas with interior and frontage landscaping.
 - i. Provide landscape islands in conformance with normal MLDC standards to visually break up long parking aisles and to provide separation for the drive through service lane.
 - ii. Provide edge treatments to define the south property line and cross access location.

2. Building Design

- a) Exterior treatments to the existing building shall be provided at the time of redevelopment for commercial use to screen roof mounted equipment and to add interest to side facades in a manner consistent with the Common Design Standards.
- b) Limit height of structures within 150 feet of North Phoenix Road to 35 feet.
- c) New buildings shall be located as shown on the Master Plan Map and designed in accordance with MLDC 10.377, Special Design Standards for the Southeast Village Center.