



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-26-14-8**  
**(New Pathways for Youth PUD)**  
October 10, 2014

**Central City Village Planning Committee Meeting Date**      October 13, 2014

**Planning Commission Hearing Date**      November 18, 2014

**Request From:**      C-1 (0.75 acre), R-3 RI (0.4 acres)

**Request To:**      PUD (1.15 acres)

**Proposed Use**      Planned Unit Development to allow a youth center

**Location**      Southeast corner of 10th Street and Pierce Street

**Owner**      New Pathways for Youth

**Applicant**      Alan Beaudoin, LVA Design

**Representative**      Christy McClendon, New Pathways for Youth

**Staff Recommendation**      Approval, subject to stipulations

General Plan Conformity		
<b>General Plan Land Use Designation</b>	3.5 to 5 du/acre – Traditional Lot	
<b>Street Map Classification</b>	10th Street	37.5-foot east half
	Pierce Street	30-foot south half
<p><b><i>LAND USE ELEMENT GOAL 3: Infill: Developing or redeveloping vacant and underdeveloped land in the older parts of the city so that it may be compatible with existing development and the long term character and the goals for the area.</i></b></p> <p>The New Pathways for Youth Center will develop two lots that have been vacant for decades and replace an older community facility with a contemporary facility that better suits the needs of the organization and the community.</p>		
<p><b><i>NEIGHBORHOOD ELEMENT EXECUTIVE SUMMARY:</i></b></p> <ul style="list-style-type: none"> <li>- <b><i>Compatible neighborhood development</i></b></li> <li>- <b><i>Neighborhood organization: strengthen the capacity of neighborhood organizations to handle neighborhood issues more effectively.</i></b></li> <li>- <b><i>Character and identity: promote development, identification and preservation of neighborhood character through good design, improving or highlighting area strengths, overlay districts, landscaping and other tools.</i></b></li> <li>- <b><i>Neighborhood safety: protect neighborhoods from crime and environmental hazards through a variety of programs and public/private partnerships.</i></b></li> </ul> <p>The community center has operated on its current site for many years; the adaptation will remain compatible with the neighborhood.</p>		

Area Plans
Eastlake Garfield Transit Oriented Development District Plan (draft). Addressed in General Plan discussion above and in Background item 3 below.
Garfield Neighborhood Plan – Consistent. See discussion in Background item 4 below.
Garfield Redevelopment Plan – Consistent. See discussion in Background item 5 below.

## BACKGROUND

1. The approximately 1.15 acre site is located at the southeast corner of 10th Street and Pierce Street in the Garfield neighborhood. This intersection is the location of a small, historic, commercial node within a historic neighborhood. The PUD proposes to redevelop the New Pathways for Youth site and add two (now vacant) parcels on its east end. The project will be phased so that a new structure is developed on the vacant portion of the site and once that building is open the existing building on the western portion of the site will be demolished and a parking area will be constructed in its place.

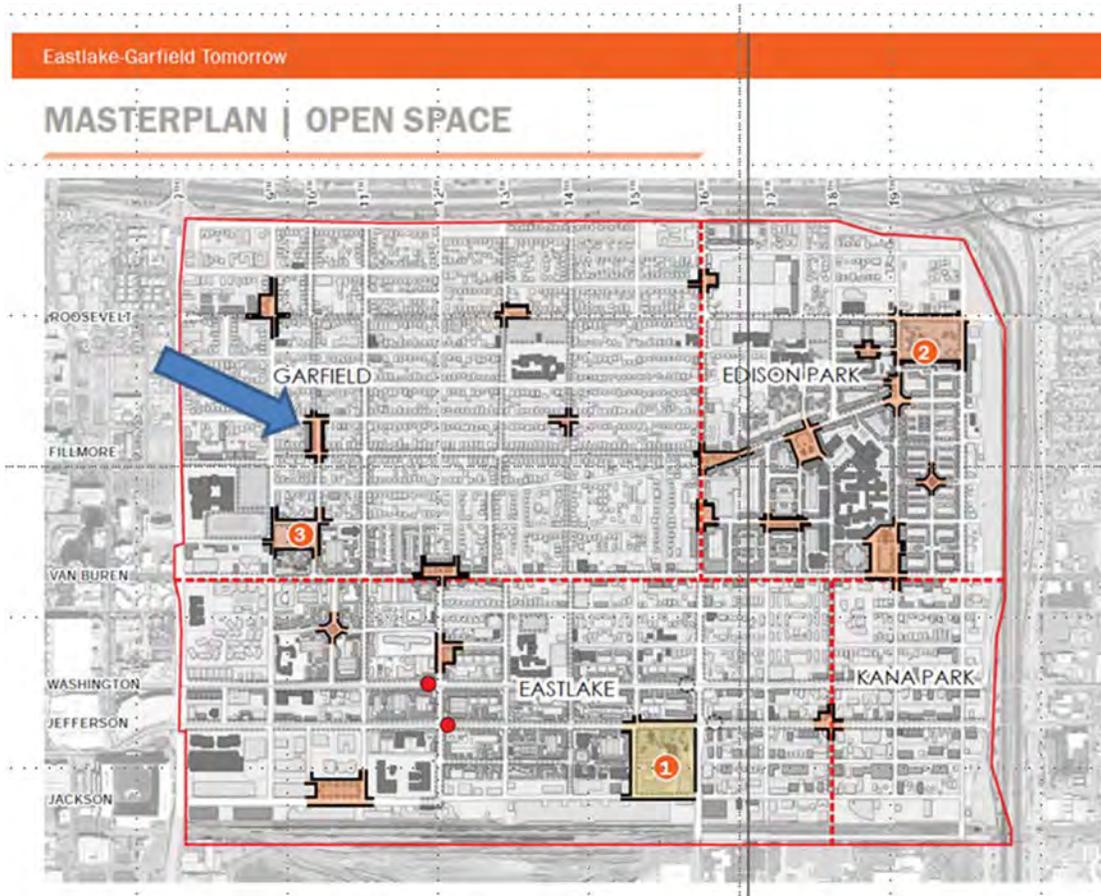


*Existing site configuration.*

2. The existing building has developed over time and currently houses the New Pathways for Youth Center, a non-profit organization with on-site programs such as parenting and after-school care. Additionally, there are mentoring programs for building social, emotional and academic skills, increasing school attendance and performance, decreasing violent activity and behaviors and substance abuse. The programs are for at-risk teens, children who reside long-term in homeless transitional shelters. Approval of the PUD will serve to allow these services to be offered within this small neighborhood node at 10th Street and Pierson Street.



3. The site is located within the Eastlake Garfield Transit Oriented Development District. The draft District Plan identifies this intersection as a neighborhood node as part of the 2040 Vision for Open Space. These nodes function as informal gathering places for the community. To provide more opportunities for community interaction, the plan proposes various small plazas and squares within walking distance of most residential areas. These open spaces are ideal locations to



*Subject site within the Eastlake Garfield Transit Oriented Development District – District Plan Open Space Master Plan (draft)*

cluster neighborhood-oriented small businesses, such as corner markets, Laundromats and cafes. A concept plan for the intersection envisioned all four corners developed with buildings close to the property lines for a walkable node. Due to the phasing required for redevelopment of this site, the organization is not able to construct its new building directly at the corner to contribute to this node in a manner similar to the historic commercial buildings on two of the three other corners. The site does propose to add trees for sidewalk/pedestrian shading.

4. The proposal is consistent with the Garfield Neighborhood Plan which identifies the need for a neighborhood youth recreational facility to serve teenagers.



## **DEVELOPMENT STANDARDS & GUIDELINES**

9. Below is a summary of the proposed standards for the subject site, as described in the PUD hearing draft narrative date stamped October 3, 2014.

**Land Use Standards** – The proposal is for an approximately 1.15 acre site with an existing older building, a sport court and vacant land to redevelop with a two story youth center, sport court, recreation area and improved parking area. Uses allowed encompass those typically associated with a community center such as enrichment programs, study programs, workshops, training, fitness activities, social services and sports uses. Conditional uses are identified as live entertainment, promotional events, special events and sports tournaments. Specified hours of operation are proposed for events on the site.

**Development Standards** – The New Pathways for Youth development standards and guidelines are consistent with the vision proposed for the development.

- Building setbacks are reduced and allowable lot coverage is increased to allow placement of structures closer to property lines, more in keeping with the historic commercial development pattern at this commercial corner.
- Building height is adjusted to 34 feet compared to 30 feet allowed by current zoning.

**Landscape Standards** – Trees on site will be a mix of 2- and 3-inch caliper and selected from the tree species matrix. Landscaping will be provided on all perimeters.

**Shade Standards** – A minimum of 50% of pedestrian walkways will be shaded by a combination of shade trees (at full maturity), buildings and/or structures. Surface parking will provide a minimum of 15% shade cover.

**Lighting Standards** – Lighting standards cover parking lot lighting and lighting of building exteriors and common areas.

**Sustainability Guidelines** – The developer is encouraged to incorporate current Leadership in Energy and Environmental Design (LEED) standards for New Commercial construction.

**Bicycle Parking** – Four bicycle racks (inverted-U) will be provided in a location visible to the building's main entrance.

**Signs** – The site will conform to the commercial requirements of Section 705 of the Zoning Ordinance.

## **GENERAL COMMENTS**

10. Off-site street improvements (sidewalks, curb ramps and driveways) will need to meet current ADA guidelines.

11. **Aviation** - The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required.
12. The Planned Unit Development zoning district allows applicants to create development standards but cannot alter city processes or modify regulations governed by the Zoning Ordinance. The New Pathways for Youth PUD submittal follows City of Phoenix processes.
13. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

### **Findings**

1. The request is not consistent with the General Plan land use designation of Residential, 3.5 to 5 du/acre – Traditional Lot, however due to the site size a General Plan Amendment is not required.
2. This proposal will allow the expansion of a long standing non-profit organization which contributes to the well-being of the neighborhood.
3. This proposal is generally consistent with and will further the goals of the draft Eastlake Garfield Transit Oriented Development District Plan, the Garfield Neighborhood Plan and the Garfield Redevelopment Plan.

### **Stipulations**

1. An updated Development Narrative for the New Pathways for Youth PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped October 3, 2014, as modified by the following stipulations.
2. The Development Narrative shall be amended to reflect these changes:
  - a. The acreage in the first paragraph of the Executive Summary shall be corrected to read 1.15 ac.

- b. Insert this paragraph in Section G. Performance and Development Standards after the first paragraph:

Unless specifically modified by the text below, all standards of the referenced Zoning Districts shall apply to this PUD. Where different standards (more or less restrictive) are specified below, these standards shall prevail over the standards in the ordinance.

- c. Section G.1.d. Special Events shall be amended so that the hours of operation shall not occur between the hours of 9:00 pm and 9:00 am (12 hours per day)
  - d. Section G.5., 2nd paragraph shall be amended to read:  
“A minimum of 50% of all pedestrian walkways shall be shaded by a combination of shade trees (at full maturity), building and/or structure. Surface parking lots...”
  - e. The below language shall be added as a preamble statement on a blank page prior to the Table of Contents within the Development Narrative. This additional language and any modifications to the narrative made through the public hearing process shall be completed and a final written PUD Development Narrative and electronic PUD Development Narrative shall be submitted within 30 days of final City Council approval.
    - a). 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.
3. 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.
  4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

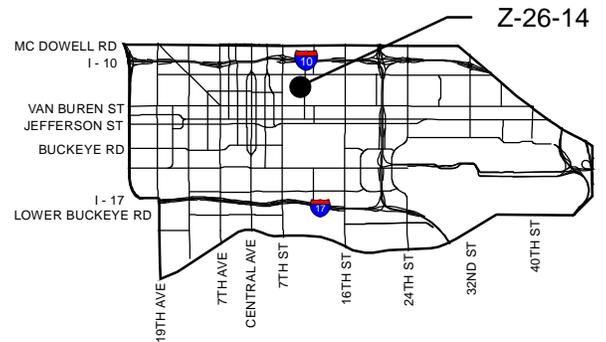
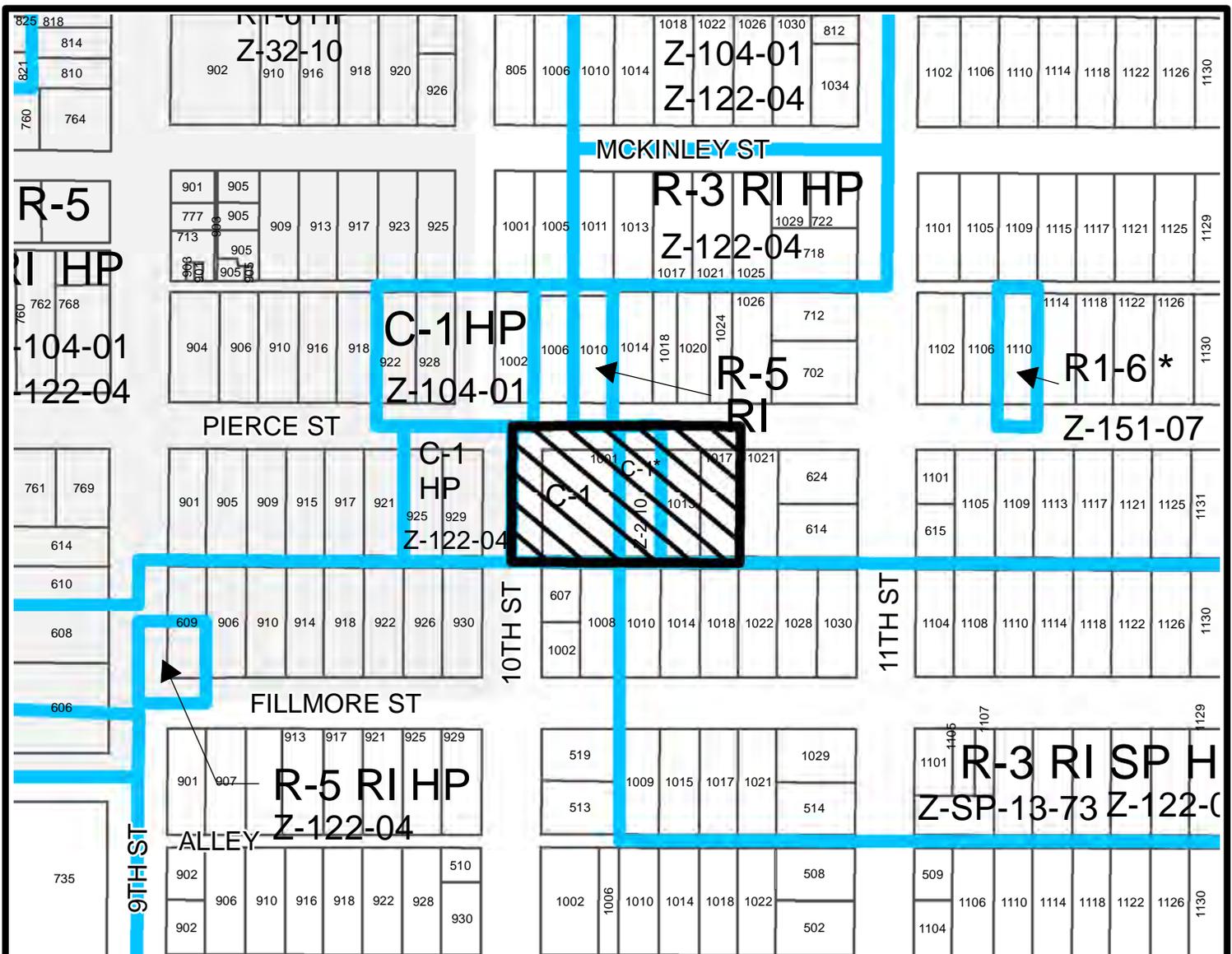
Staff Report: Z-26-14-8  
New Pathways for Youth PUD  
October 10, 2014  
Page 8 of 8

**Writer**

K. Coles  
10/9/14

**Attachments**

Sketch Map  
Aerial  
Site Plan  
Elevations  
New Pathways for Youth PUD Development Narrative date stamped October 3, 2014



CITY OF PHOENIX PLANNING DEPARTMENT  
**CENTRAL CITY VILLAGE**  
 CITY COUNCIL DISTRICT: 8

<b>APPLICANT'S NAME:</b> Alan Beaudoin		<b>REQUESTED CHANGE:</b> FROM: C-1, (.75 a.c.) R-3 RI, (.40 a.c.) TO: PUD, (1.15 a.c)	
<b>APPLICATION NO.</b> Z-26-14		<b>DATE:</b> 9/25/14 <b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.15 Acres		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 11-29	
<small>MULTIPLES PERMITTED</small> C-1, R-3 PUD		<small>CONVENTIONAL OPTION</small> 11, 5 N/A	
		<small>* UNITS P.R.D. OPTION</small> 13, 7 N/A	

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

