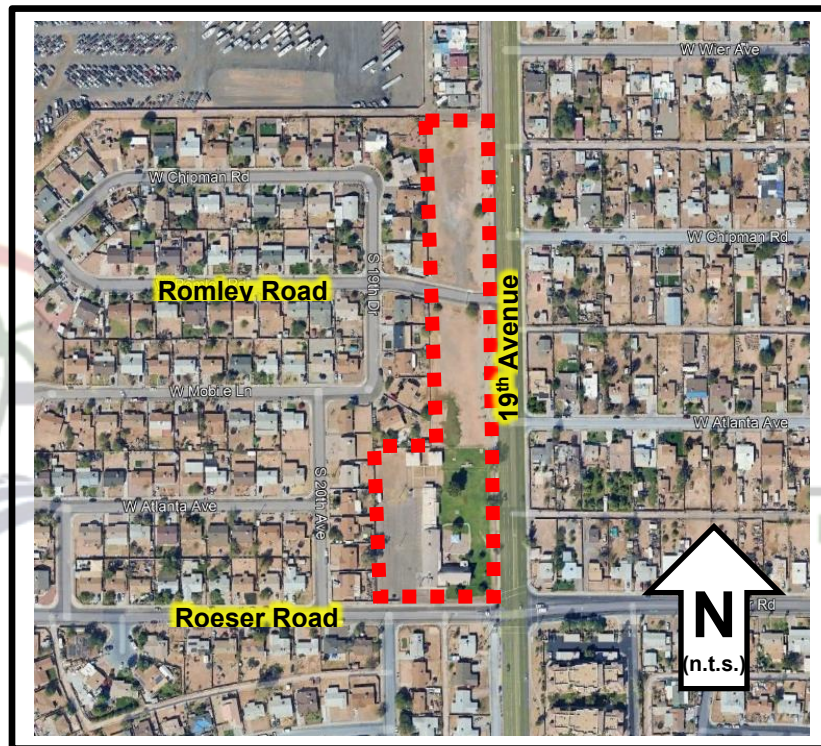


Henry L. Barnwell Multi-Use Project / First New Life Church Planned Unit Development



Approximately 6.3-gross-acre site located at the
Northwest Corner of 19th Avenue and Roeser Road
in the South Mountain Village Area

Application #: _____

Initial Submittal Date: June 17, 2024

CITY OF PHOENIX

JUN 08 2026

**Planning & Development
Department**

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.



Principals and Development Team

This form is used as part of the rezoning/special permit submittal requirements. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

List of persons involved in development proposal. This includes owner and potential buyers of record and members of development team. If a partnership or limited partnership is involved, list the general partners and limited partners with more than a 10 percent interest.

Principal Owners:

Name	Pastor Aubrey Barnwell
Address	1902 West Roeser Phoenix, Az 85041
Phone	602-276-4085
Fax	
E-Mail	Pastorbarnwell@gmail.com

Principal Buyers:

Name	None
Address	
Phone	
Fax	
E-Mail	

Development Team:

Name	Same as Owner
Address	
Phone	
Fax	
E-Mail	

Additional development team members may be provided.

The information on this form may be provided in an alternative format as long as all items above are included.

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- 1: Context Plan and Zoning
- 2: Conceptual Site Plan
- 3: Conceptual Renderings
- 4: Conceptual Building Elevations (Apartments)



A. Introduction & Background

History:

First New Life Church was founded in Maricopa, AZ in 1951.

Henry L. Barnwell was called to be the Pastor of First New Life Missionary Baptist Church which was relocated near 17th Street and University Drive in Phoenix, before moving to its present location directly at the northwest corner of 19th Avenue and Roeser Road in 1983. From its humble beginnings at this location, the Church expanded on the campus in 1985 within additional acreage that included a gift of approximately 1.9 acres along 19th Avenue, expanding the overall Church-owned property to the approximately 6.3 gross (4.23 net) acres it is today.

Pastor Henry L. Barnwell was a decorated US Airforce Veteran with 20 Years of Service. He was elevated to Bishop and ordained more than 80+ pastors, started 15 Churches, was a Spiritual Consultant to numerous elected officials, was an accomplished Community Activist and honored with the City of Phoenix Martin Luther King Jr. Lifetime Achievement Award. He served as a dedicated Evangelist, advocate for Education/Scholarships, founder of the Full Gospel Baptist Church Fellowship (FGBCF) of AZ, and Revered Chaplain of Adobe Mountain School for young men. He was also a devoted Family Man and was married for 57 years and has 4 children and 5 grandchildren.

Sadly, Pastor Henry L. Barnwell passed away on September 9, 2017, at the age of 83.

His dedication to the upliftment of the community remains at the forefront of Pastor Aubrey Barnwell (Henry's son) and the church's leadership. Roeser Road and 19th Avenue has been ceremonially named as Bishop Henry L. Barnwell Road. The mixed-use project as proposed in this PUD, is in his honor to extend his legacy.

The First New Life Church is renowned for being a voice for the marginalized, addressing mental health stigmas in its surrounding community and the church. Their Annual Hallelujah Night and Bishop Barnwell's representation in Christian service highlight their impact in Arizona. The First New Life Church is a family church, a house of prayer, and a haven for restoration. While its presence has evolved, The First New Life Church is recognized for its compassion, prayer, Bible teaching, community engagement, and legacy. It remains a beacon of hope, recovery, and grace in the community.

The slogan for the First New Life Church is "Better Together," and the vision of this proposed Henry L. Barnwell mixed-use development that brings people together, showcases this slogan.

The Church has and continues to offer numerous programs and ministry events for its members and the neighboring community, including:

- Workforce Development
- Celebrate Recovery
- Food Distribution
- Hosted Neighborhood Watch
- Children's Ministry
- Youth Ministry
- Town Hall/Community Forums
- DES Satellite Office
- Community Fairs
- COVID-19 Kiosk Vaccinations
- Open Table
- Polling Place
- Hallelujah night
- Press conferences
- Carnival
- Public Safety Events
- Foster Care Suitcase Initiative
- Hosted a Charter School
- Hosted Head Start program
- Pre-Marital Counseling
- Behavioral Health Services
- Hosted Spiritual Empowerment

Further benefits of the proposed Henry L. Barnwell mixed-use development include:

- Increase transportation options
- Provide affordable housing
- Provide access to healthy food
- Provide behavioral health services
- Reverse decades of disinvestment
- Combat the significant economic and health disparities of the area
- Provide various employment opportunities
- Community Kitchen

The benefits noted above will be accomplished not just by the proposed mixed-use development, but also through continuing partnerships with various groups, such as:

- Partnership with the Tiger Mountain Foundation I Non-Profit Community Garden
- Partnership with the Phoenix Food Cooperative
- Partnership with Local First Arizona
- Provide employment opportunities through this community operated venture
- Address the lack of fresh produce in the community
- Provide opportunity for local growers to sell produce
- Promote healthy lifestyles
- Provide convenience to the local community
- Provide opportunity for economic development

The proposed PUD would allow the Church to realize its vision as a community-oriented Church with commercial housing and other opportunities for its congregation and the area as the Church moves forward within the community as noted above.

B. Purpose and Intent

The First New Life Church is requesting the rezoning of approximately 6.3 gross acres (~274,428 square feet), located at Northwest Corner of 19th Avenue and Roeser Road (the “Property”), from R1-6 (Single-family Residential, density of ~5.3 Dwellings/Acre) to Planned Unit Development (“PUD”).

The purpose of the requested rezoning to PUD is to develop a Church campus that will further the mission of the church, offering food distribution, workforce development, professional counseling, a community kitchen and affordable housing within a supportive, safe environment with direct access to church services and programs. The revenue from these offerings will allow the church to then expand their services, including youth programs, host community events, and grow their outreach.

Specifically, the following uses are requested with this PUD application:

- Renovate and expand the existing 2,400 square foot Church by approximately 36,000 square feet to include a new 500-seat auditorium that will give the Church the ability to provide additional services and provide true community gathering space for events, weddings, town hall gatherings and concerts. (southern portion of the Property)
- Develop a four-story building that will include 12,000 square foot ground floor commercial space including a community market, counseling services and retail, with 54 multi-family residential units above the market (middle portion of the Property)
- Develop a 46-unit, four-story multi-family residential development (northern portion of the Property)

The current General Plan designation is Residential 3.5 to 5 du / acre; however, as the size of the Property is under 10 acres, no General Plan Amendment is required. The proposed residential density is approximately 15.87 dwelling units per gross acre (23.6 d.u./net acre), which is most-comparable to the R-4 zoning district.

The proposed development will provide residents with safe, convenient access to much needed services in the South Phoenix area that currently require travel miles away to receive, while revenue from the housing and commercial development will provide the church with the opportunity to expand church services with counseling offices, mentorship, after school programs and other needs for the community.

Approved PUD zoning would allow both City and development team members to work together to craft the parameters that support the unique goals of this mixed-use vision,

combining church, commercial, retail and residential offerings to coexist, while providing the tools and flexibility to appropriately address the challenges and concerns of this proposed development adjacent to existing residential neighborhoods, and the vision of the General Plan, such that the project is a success for all.

A Planning-related Pre-Application Meeting was held on June 29, 2021 (at 2:00 p.m.) under application #21-75. Planning Department staff agreed that a more recent Pre-Application Meeting is not required.

A Site Plan-related Pre-Application Meeting was held on September 8, 2021, under KIVA #21-3310. Due to the length of time since this particular meeting, Site Planning staff has requested that a new Site Plan Pre-Application Meeting be scheduled. The new request for the Site Plan-related Pre-Application Meeting has been submitted to the City of Phoenix; the date and time are indicated on the rezoning application. The KIVA number, #21-3310, will remain the same.

The Project is located within the South Mountain Village and is also within the boundary of Phoenix City Council District #8, which is represented by Councilmember Kesha Hodge Washington.



C. Land Use Plan

The Land Use Plan for the Property represents a true mixed-use development, with a Church, commercial/retail and residential uses.

The Property itself, although one parcel (APN 105-65-001V, which is to remain as a single parcel for the foreseeable future), is comprised of three (3) portions as follows:

- The Southern portion, which included the existing Church and is located directly at the northwest corner of 19th Avenue (along the east) and Roeser Road (along the south).
- The middle portion, which is bounded by 19th Avenue on the east, the Church to the south and Romley Avenue on the north.
- The northern portion, which is bounded by 19th Avenue along the east and Romley Avenue along the south.

As indicated on the Conceptual Site Plans submitted with this PUD request and included as Exhibits A and B, these portions are to be developed as follows and include the following proposed uses:

- Southern portion: Renovate and expand the existing 2,400 square foot Church by approximately 36,000 square feet to include a new 500-seat auditorium that will give the Church the ability to provide additional services and provide true community gathering space for events, weddings, town hall gatherings and concerts. A community garden is also proposed (would not require a Use Permit under the proposed PUD). Future uses may also include a school (Pre-K through 12th Grade or other). A new 165 space single level underground parking garage is also proposed. The total size of the Church after expansion will be 38,800 square feet.
- Middle portion. Develop a four-story building that will include a 12,000 square foot ground floor community/neighborhood market (uses per the C-2 (Intermediate Commercial) zoning district), with 54 multi-family residential units above the market, along with residential amenities and services. These units will have two bedrooms, kitchen, bathroom(s) and living area and are approximately 1,000 square feet in size each. The building area has a footprint of approximately 17,882 square feet, and the total building area (all floors) is approximately 70,000 sf square feet in size.
- Northern portion: Develop a 46-unit, four-story multi-family residential development, along with residential amenities and services. These units will be the same size as those noted above. The building area has a footprint of approximately 22,000 square feet, and the total building area (all floors) is 80,000 square feet in size.

The proposed multi-family residential use is most similar to the R-4 zoning district, which allows for a maximum density of 30.45 dwelling units per acre (34.80 d.u./acre with bonus). The uses will be those considered as a permitted use in R-4 per Section 608

(Residential Uses) and Section 617 (R-4 Zoning District) except as modified under this PUD.

All of the units will be affordable, and residents will be required to have qualifying income levels. Affordable is defined as serving those households with incomes less than 60% of the area medium income and further, enforced with an enforceability use restriction to ensure compliance with affordability periods ranging from 15 to 40 years.

For amenities, the proposed development will have community amenities such as the previously noted community kitchen (for the residents and church only), outdoor garden area, a co-op market, work-from-home office area, 24-hour prayer center, onsite security, a bicycle "fix it station," and the church itself, as well as other community-oriented features.

Open space is proposed to be approximately 10%, which exceeds the R-4 zoning district open space requirement of 5%. This is another example of how the PUD provides an enhanced built environment which could not be provided via the use of a traditional zoning district on this site.

Vehicular circulation for the proposed development will consist of the existing single driveway onto Roeser Road, as well as three (3) new driveways onto 19th Avenue and two (2) new driveways onto Romley Avenue. Driveway locations and specifications are subject to the review and approval of the City of Phoenix.

The project has excellent access to public transit as it is presently served by two (2) bus routes: Route #19, which runs along 19th Avenue and has a stop along the project's frontage at Roeser, and the "SMW" (South Mountain West) RAPID bus service, with stops along 19th Avenue at Broadway Road and Southern Avenue.

Parking is proposed to be addressed with a one-level below-grade parking area. This eliminates the need for a large surface parking area which is associated with the "heat island effect."

The Conceptual Site Plan takes into account the surrounding neighborhood and pushes the proposed multi-family residential uses away from the existing homes to the west and towards 19th Avenue and the existing Church.

Conceptual elevations are also included with this PUD request and included as Exhibits C and D and indicate the harmonious balance of the proposed uses with the existing residential uses to the west, the Church and the built environment.

D. List of Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C "List of Uses" as authorized by Zoning Ordinance Section 307.A.3.

1. Permitted Uses:

- Church
- Commercial/Retail Uses (similar to the permitted uses of the C-2 Zoning District)
- Multifamily Dwelling Units, with a maximum density of approximately 16 dwelling units per gross acre (rounded-up from the calculated density of 15.87 d.u./gross acre / 23.6 d.u./net acre), per the use regulations of the R-4 zoning district per Sections 608 (Residential Uses) and 617 (R-4 Zoning District)
- The following uses are permitted uses as part of this PUD and do not require a Use Permit or additional entitlements (other than applicable building permits): Community Garden, Farmer's Market, Construction Facilities & Storage, Public Assembly, Pocket Shelters

2. Temporary Uses:

All temporary uses shall comply with Section 708 of the Zoning Ordinance.

3. Accessory Uses:

All accessory uses shall comply with Section 608 and 706 of the Zoning Ordinance.

E. Development Standards

The following development standards shall be provided in the final plans, those standards not addressed shall comply with applicable Zoning Ordinance Sections, or modified and approved by the Planning and Development Department:

E.1. Development Standards	
a. Maximum Residential Unit Count Density Number of dwelling units	15.87 d.u./gross acre 23.6 d.u./net acre 100 Maximum Units
b. Minimum Lot Width/Depth	No Minimum
c. Minimum Building Setbacks North East West South	10'-0" 10'-0" 30'-0" 10'-0"
d. Maximum Building Height	60'-0" / 4 Stories
e. Maximum Lot Coverage	85%
E.2. Landscape Standards	
a. Perimeter Property Lines – Not adjacent to Public Right-of-Way	Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings.
b. Open Space Area Design	Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings.
c. Parking Areas	Minimum 2-inch caliper tree and three (3) shrubs per 8.5' x 18' landscape islands except where utility conflicts exist.
d. Minimum Open Space	10%
e. Minimum Landscape Setbacks North East West South	10'-0" 10'-0" 10'-0" 10'-0"

E.3. Streetscape Standards	
a. 19th Avenue	- Landscape strip width located between back of curb of attached sidewalk and property line: 6' to the west tapering to 3' to the east - Landscape strip planning standards: Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings. - Sidewalk width: 5'
b. Roeser Road	- Landscape strip width located between back of curb of attached sidewalk and property line: 6' to the west tapering to 3' to the east - Landscape strip planning standards: Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings. - Sidewalk width: 5'
b. Romley Avenue	- Landscape strip width located between back of curb of attached sidewalk and property line: 6' to the west tapering to 3' to the east - Landscape strip planning standards: Minimum 2-inch caliper shade tree shall be planted 25 feet on center or in equivalent groupings. - Sidewalk width: 5'

E.4. Parking Standards	
a. Minimum Parking Standards	1.5 spaces per dwelling unit (Total of 150 spaces, per 100 Units) Parking is proposed to be addressed with a one-level below-grade parking area, thereby eliminating a heat island source that surface parking contributes to
b. Minimum Bicycle Parking Standards	- 0.25 spaces per dwelling unit, with a maximum of 50 spaces. - Bike Parking shall be built to the standards in Section 1307.H of the Phoenix Zoning Ordinance. - A minimum of four of the required bicycle parking spaces shall include standard electrical receptacles for electrical charging capabilities. - A bicycle repair station ("fix it station") shall be provided and maintained on site within the community areas of the residential building. The "fix it station" shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The fix it station shall include, but not limited to: ▪ Standard repair tools affixed to the station; ▪ A tire gauge and pump affixed to the base of the station or the ground; ▪ A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
c. Minimum EV Parking Standards	A minimum of 10% of the required parking spaces shall include EV Capable Infrastructure.

E.5. Fence/Walls

Fences and Walls shall comply with Section 703 of the Zoning Ordinance for Multifamily Developments, except the following:

- A minimum 8-foot-tall wall shall be provided along the east, west and south property lines.

E.6. Shade

Shading, which may be architectural, vegetative, or any combination thereof, shall be provided at a minimum of 50% for all public sidewalks. All shade calculations shall be based on the summer solstice at noon.

E.7. Lighting

All Site Lighting will comply with the standards of the Phoenix Zoning Ordinance, as well as applicable City standards.



F. Design Guidelines

The following design guidelines shall be provided in the final plans, those standards not addressed shall comply with Zoning Ordinance Section 507 Tab A, or modified and approved by the Planning and Development Department:

F.1. Design Guidelines	
a. Exterior Materials	All sides of the building will exhibit four- sided architecture, to achieve the building façade it will include the following: - Stucco finish exterior typical. - Masonry veneer placed at first level accent areas. - Accent awnings placed at Leasing/ Community locations. - The use of Simple White Stucco is limited to no more than 50% of the total building elevations. - 5% of the total building elevations shall include stone veneer.
b. Color Palette	Stucco finishes in Sherwin Williams paint colors of “Simple White”, “Pavestone”, “Nearly Brown” and “Westchester Gray”. Accent masonry veneer “Tierra Brown” placed at several first level locations. Thermotech windows with Classic Series “Tan” finish.
c. Building Massing	4-story residential building with articulating parapet treatments

F.2. Amenities	
a. Residential Amenities	Residential amenities shall include a minimum of 3 of the following: - Community kitchen (for the residents and church only) - outdoor garden area - A co-op market - Work-from-home office area - 24-hour prayer center - Onsite security - Bicycle “fix it station” - Church facilities and services



G. Signs

All signs shall comply with the City of Phoenix sign codes including Section 705. All signs will require a sign permit from the City of Phoenix prior to installation.



H. Sustainability

1. City Enforced Standards:

The following standards are standards that are measurable and enforceable by the City and will be provided are as follows:

- As encouraged by Reimagine Phoenix, commercial receptacles will be provided onsite
- Dual Glaze Windows with High Performance Low-e Glazing
- All primary site lighting will be LED lighting, and all landscape and exterior building lighting will be LED lighting
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste
- Salvage and reuse of existing trees is strongly encouraged
- Retention of existing perimeter vegetation to the extent practical
- Bicycle parking
- Landscaping shall consist of xeriscaping, or trees and shrubs that are drought-tolerant, desert adapted, and low maintenance
- Programmable thermostats shall be installed in each residential unit

2. Developer Enforced Standards:

First New Life Health will contribute to the City of Phoenix initiative by addressing the following: Landscape Architecture:

- Provide low water-use landscape plantings
- Utilize a drip irrigation system to minimize water waste
- Provide shade trees at sidewalks as the primary method to reduce the temperature and reduce direct sun exposure for the pedestrians
- Shade along sidewalks and pedestrian paths within the site will be a minimum of 50% of public walkways, measured at full maturity of the trees

Architecture:

- Provide energy efficient appliances
- Provide low water-use plumbing fixtures in kitchens and bathrooms
- Provide energy efficient windows
- Provide energy efficient HVAC equipment combining resident comfort with energy savings
- Provide 2 x 6 insulated exterior walls at conditioned spaces
- Provide energy efficient light fixtures at exterior of building with directional shrouds to minimize light pollution
- Provide energy efficient light fixtures in apartments

Site:

- Provide efficient use of building materials during construction to reduce waste into landfills
- Provide recycle collection bin on site with regular pick-ups
- Provide tree shading in the parking areas and a Ramada in the Open Space area
- Parking is proposed to be addressed with a one-level below-grade parking area, thereby eliminating a heat island source that surface parking contributes to
- The project location has excellent access to public transportation via two (2) existing bus routes: Route #19, which runs along 19th Avenue and has a stop along the project's frontage at Roeser, and the "SMW" (South Mountain West) RAPID bus service, with stops along 19th Avenue at Broadway Road and Southern Avenue.



I. Infrastructure:

1. Grading and Drainage:

The site has been identified as an Infill/Redevelopment Area for the purpose of defining the retention requirements. Consequently, this project is permitted to provide retention for the greater volume determined by “pre-vs-post” or “first flush”. The “first flush” storm water runoff volume must be retained on-site or treated in an equivalent manner.

Grading and Drainage Plans will be submitted concurrently with the formal Site Plan for this development.

2. Water:

There is presently a 6-inch ACP water main within Romley Road, and a 12-inch DIP water main within 19th Avenue.

No water main extensions or upsizing will be required.

3. Wastewater (Sewer):

There is presently a 12-inch VCP sewer main within 19th Avenue and an 8-inch VCP sewer main in the alley to the north of this project.

No sewer main extensions or upsizing will be required.

3. Circulation Systems:

Vehicular circulation for the proposed development will consist of the existing single driveway onto Roeser Road, as well as three (3) new driveways onto 19th Avenue and two (2) new driveways onto Romley Avenue. Driveway locations and specifications are subject to the review and approval of the City of Phoenix.

The goal for the development is to have a safe, inviting, friendly and interactive circulation (vehicular and pedestrian) network that encourages the safe usage and distribution of motorized and pedestrian (walking and bicycling) traffic. The circulation layout is based upon connectivity, accessibility, pedestrian movement, safety, comfort, convenience and aesthetics.

5. Complete Streets

In 2018, the City of Phoenix adopted Complete Streets Design Guidelines with the goal of promoting health and safety through active streetscapes. The Site is located adjacent to 19th Avenue, an arterial roadway, and also to both Roeser Road (Collector) and Romley Street (local street).

The street frontages along the site shall be designed to promote safety for all users, including the children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, and transit).

Shade will be the primary method to reduce the temperature and reduce direct sun exposure for pedestrians. Streetscape designs shall include a landscape design for the pedestrian that provides a comfortable, accessible and aesthetically pleasing development.



I. Comparative Zoning Standards Table

Standards	R1-6 PRD Standards	R-4 PRD Standards	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	60' Width 6,000 square foot minimum	None	None
b. Dwelling Unit Density (Units/Gross Acre)	5.54 (6.34 with bonus)	30.45 (34.80 with bonus)	~16 d.u./gross acre (15.87 d.u./gross acre)
c. Building Setbacks - Perimeter - Front - Rear - Side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street 15' adjacent to property line 10' None None	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line 15' 15' 15'	North: 10'-0" East: 10'-0" West: 30'-0" South: 10'-0"
d. Landscape Setbacks - Front - Rear - Side	 10' 15' 10'	 10' 15' 10'	 North - 20' East – 5' West – 10' South – 5'
e. Maximum Height	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum	5 stories or 60'-0"
f. Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%	85%