



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-24-19-1
August 5, 2019

Deer Valley [Village Planning Committee](#) Meeting Date: August 15, 2019
[Planning Commission](#) Hearing Date: September 5, 2019
 Request From: [A-1](#) DVAO (20.06 acres)
 Request To: [R-3A](#) DVAO (20.06 acres)
 Proposed Use: Multifamily Residential
 Location: Southwest corner of 19th Avenue and Alameda Road
 Owner: William and Cynthia Cox
 Applicant: Related Group
 Representative: Nick Wood, Snell and Wilmer, LLP
 Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Current: Industrial, Proposed (GPA-DV-1-19-1): Residential 15+	
<u>Street Map Classification</u>	19th Avenue	Major Arterial	55-foot west half + 10-foot sidewalk easement
	Alameda Road	Collector	40-foot south half
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</p> <p>The proposed multifamily development will provide additional housing choices within the Deer Valley Major Employment Center and along the Interstate I-17 Corridor.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS DESIGN: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

As stipulated, the proposed project is compatible with existing development and land uses in the immediate area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Within each village, designate residential land use in at least four of the seven residential categories and designate at least one of those categories to be for 10 to 15 or 15+ dwelling units per acre.

The companion General Plan Amendment request, GPA-DV-1-19-1, proposes the residential land use map designation of 15+ dwelling units per acre which will serve to provide housing options for those working in the vicinity.

Applicable Plans, Overlays, and Initiatives

[Deer Valley Airport Overlay District](#) – see No. 4, Background/Issues/Analysis

[Deer Valley Major Employment Center](#) – see No. 5, Background/Issues/Analysis

[Tree and Shade Master Plan](#) – see No. 6, Background/Issues/Analysis

[Complete Streets Guiding Principles](#) – see No. 7, Background/Issues/Analysis

[Comprehensive Bicycle Master Plan](#) – see No. 9, Background/Issues/Analysis

[Reimagine Phoenix](#) – see No. 18, Background/Issues/Analysis

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On site	Plant nursery	A-1
North	Vacant land, Commerce Park, and multifamily residential condominiums	C-2, CP/BP and A-1 with use permit
South	Warehouses	A-1
East (across 19th Avenue)	Vacant State Trust Land	S-1

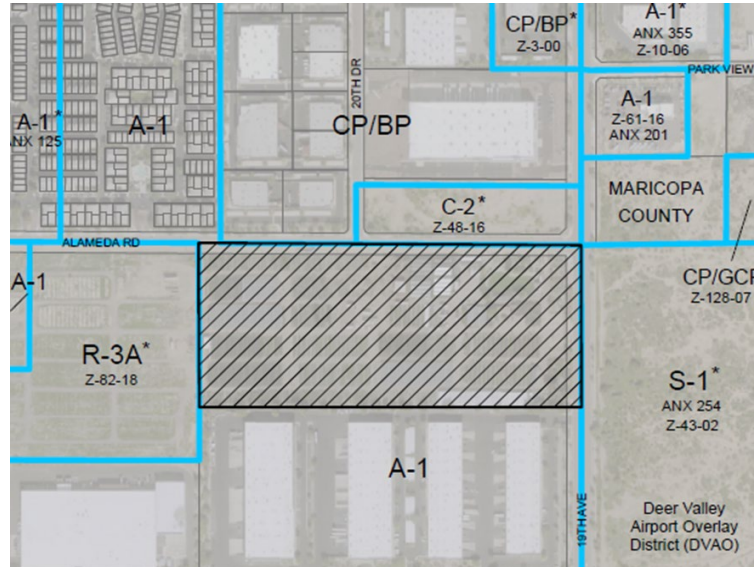
West	Vacant lot (proposed multifamily residential)	R-3A
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R-3A Multifamily (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Total Number of Units, Maximum	463; 529 with bonus	396 units proposed (Met)
Dwelling Unit density (units/gross acre), Maximum	23.1; 26.4 with bonus	19.69 (Met)
Lot Coverage, Maximum	45%	21.5% (Met)
Maximum Building Height in	3 stories or 40 feet for 150 feet; 1 foot setback for 5 foot increase to 48 feet, 4 story maximum	2 stories, 35 feet (Met)
Perimeter Standards, Minimum		
Adjacent to Public Street	20 feet	33 feet on Alameda Road (Met) 25 feet on the 19th Avenue (Met)
Adjacent to property line	15 feet	South: 16 feet West: 97 feet (Met)
Landscape Setbacks, Minimum		
Adjacent to Public Street	20 feet	20 feet (Met)
Adjacent to property line	5 feet	15 feet (Met)
Common Area, Minimum	5% of gross area. Stipulated to 15% (see Stipulation No. 3)	18% (Met)
Parking Requirements, Minimum	1.3 space per efficiency unit, and 1.5 spaces per 1 and 2-bedroom unit, and 2 spaces per 3 or more-bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms. 612 spaces required.	695 spaces provided (Met)

Background/Issues/Analysis

REQUEST

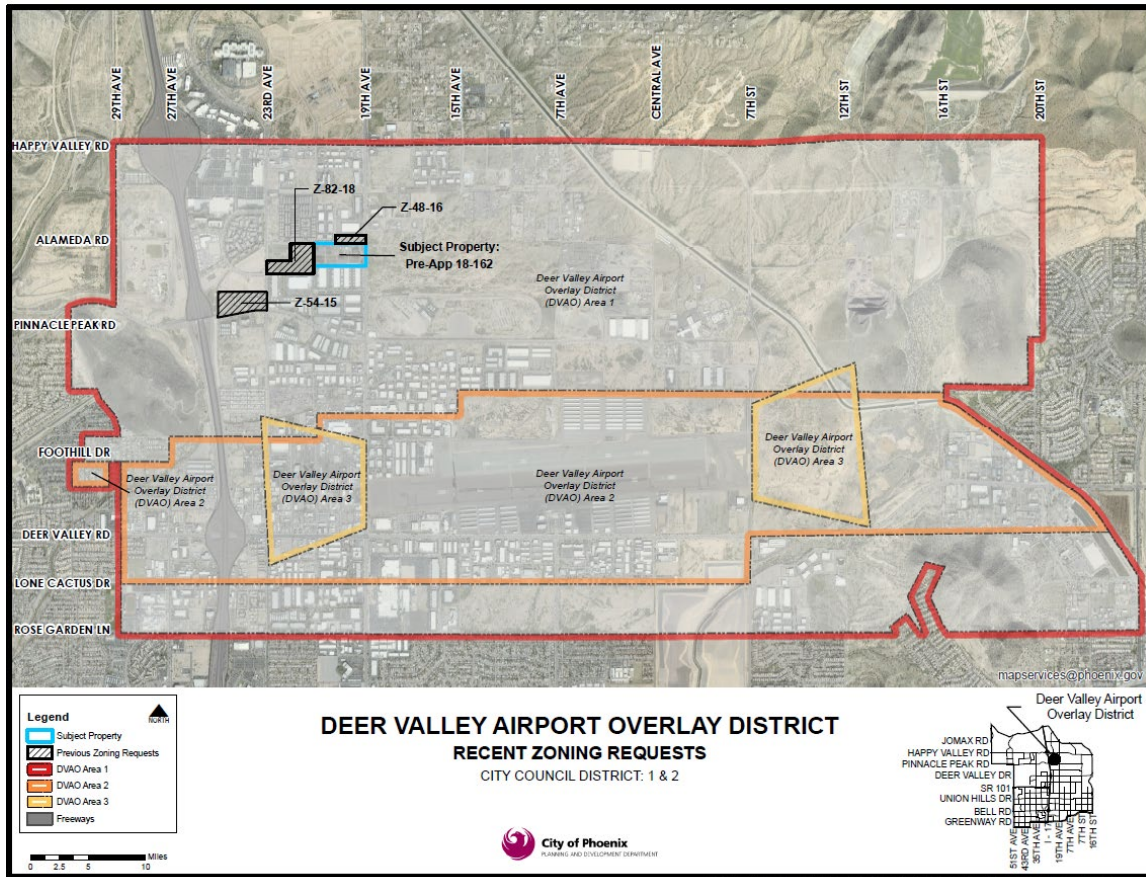
1. This request is to rezone 20.06 acres located on the southwest corner of 19th Avenue and Alameda Road from A-1 DVAO (Light Industrial, Deer Valley Airport Overlay District) to R-3A DVAO (Multifamily Residence, Deer Valley Airport Overlay District) to allow multifamily residential.



Source: City of Phoenix Planning and Development Department

ZONING AND LAND USE

2. The subject site is currently used as a plant nursery and zoned A-1 (Light Industrial). There is existing warehousing, office and industrial manufacturing facilities south of the subject site zoned A-1. There is a multifamily residential condominium development northwest of the subject site zoned A-1, with a use permit, per Case No. ZA-166-04, to allow residential in the A-1 District. Commerce Park uses zoned CP/BP are located to the north of the site, as well as a vacant parcel zoned C-2. To the east of the site, across 19th Avenue, is a large vacant site zoned S-1 and owned by the State Land Department. To the west of the site is vacant land proposed for multifamily development, zoned R-3A. The subject site and the surrounding properties are within the Deer Valley Airport Overlay (DVAO). The character of the area is changing from industrial to residential in the northwest quadrant of the DVAO Area 1. City Council recently approved rezoning cases, Z-82-18-1, a request for multifamily residential to the west of the site, Z-54-15-1, a request for multifamily residential at the northwest corner of 23rd Avenue and Pinnacle Peak Road, and Z-48-16-1, a request for an assisted living center at the northwest corner of 19th Avenue and Alameda Road, establishing a change in the land use pattern in the immediate vicinity.



Source: City of Phoenix Planning and Development Department

GENERAL PLAN

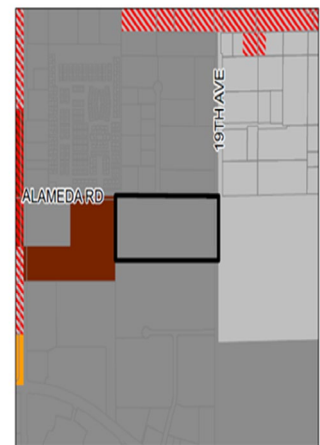
3. The current General Plan Land Use Map designation for the subject site is Industrial. A General Plan Amendment Case GPA-DV-1-19-1 is being processed concurrently as a companion case to amend the General Plan Land Use Map designation to Residential 15+ dwelling units per acre. Staff is recommending approval of the General Plan Amendment request.

The areas to the north and south of the site are designated Industrial; the property to the west is designated Residential 15 + du/ac; and the property to the east, across 19th Avenue is designated Commerce/Business Park.

EXISTING:

Industrial (20.06 +/- Acres)

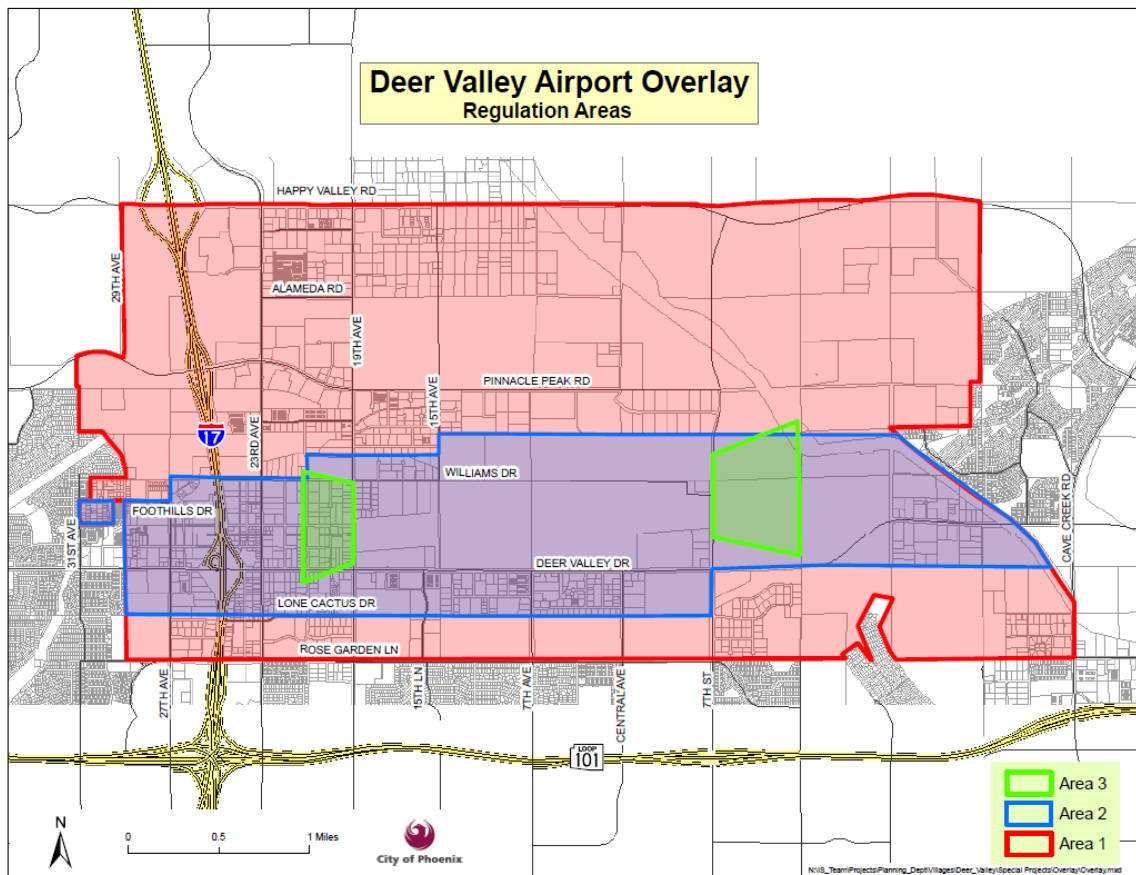
- Proposed Change Area
- Residential 5 to 10 du/ac
- Residential 15+ du/ac
- Mixed Use (Commercial / Commerce Park)
- Mixed Use (Commercial / 15+ du/ac)
- Commerce/Business Park
- Industrial



Source: City of Phoenix Planning and Development Department

DEER VALLEY AIRPORT OVERLAY DISTRICT

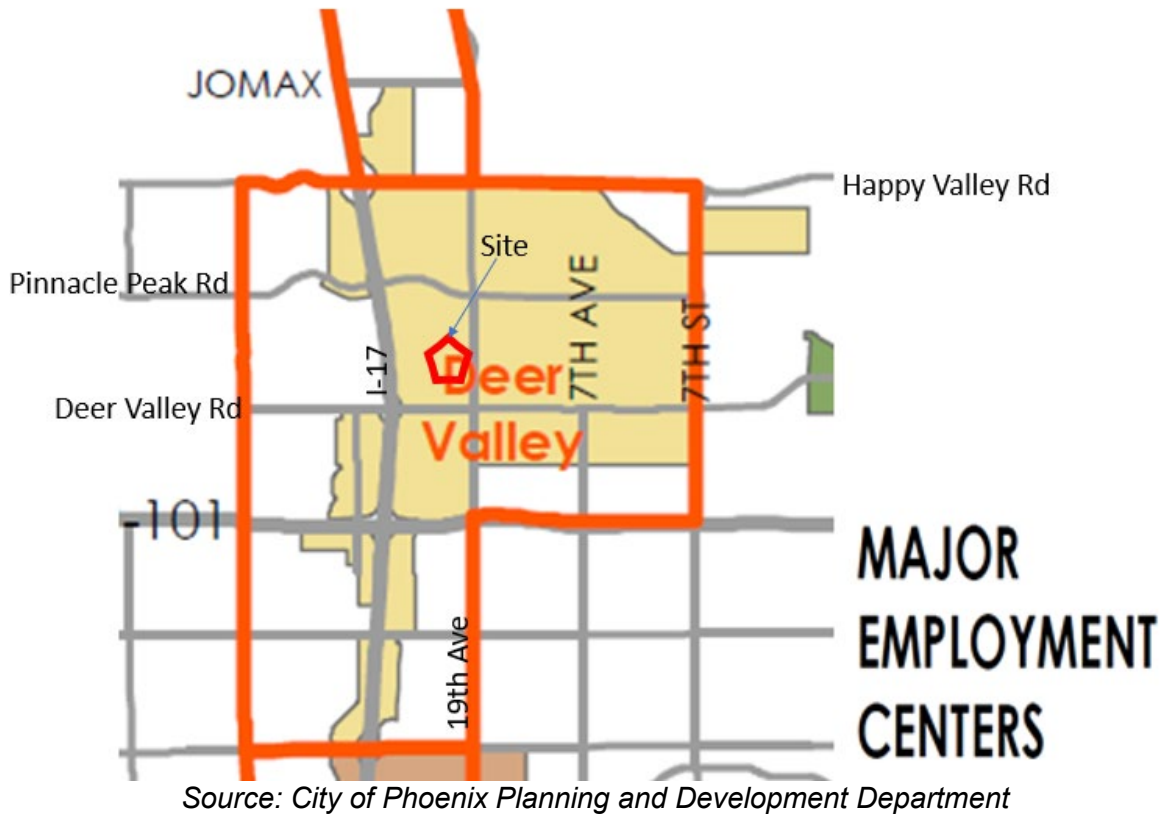
- The site is located within the boundaries of the Deer Valley Airport Overlay District (DVAO). This district is intended to protect the health, safety and welfare of persons and property in the vicinity of the Deer Valley Airport (DVA) and to protect the long-term viability of DVA as a general aviation facility by ensuring land use compatibility with airport operations, protecting navigable airspace from physical encroachment and requiring permanent notice of flight operations to property owners. The DVAO District is divided into three separate regulations zones. The subject site is located within Area 1. Residential uses are discouraged in Area 1, however, because of recent approvals for residential developments, the character of this area is evolving. The additional multifamily housing options will serve to provide housing options for those working in the vicinity.



Source: City of Phoenix Planning and Development Department

DEER VALLEY MAJOR EMPLOYMENT CENTER

- The subject site is located along the Interstate freeway, within the Deer Valley Major Employment Center. The proposal adds to housing options within the employment center.



ANALYSIS OF PROPOSAL

6. The conceptual site plan proposes a 396-unit multifamily development with access from both 19th Avenue and Alameda Road. Staff is recommending that the development be limited to 396 units to ensure it maintains a similar density to other multifamily developments in the area. The 20+ acre site would allow 463 to 529 units by-right if the zoning is approved. Due to the height of similar residential developments in the area and the close proximity to the Deer Valley Airport staff is recommending that the development be limited to a maximum height of 35 feet. To ensure comparable open space to other developments in the area staff is recommending a minimum of 18 percent of the gross project area be retained as open space. To ensure the development has an inviting feel, staff is recommending landscaped entries be provided at both entryways. These are addressed in Stipulation Nos. 1, 2, 3 and 4.

BUILDING ELEVATIONS

7. The conceptual elevations propose several architectural embellishments that give the project a high-quality finish. Staff is recommending that the elevations located along the street frontages of the development be limited to 30 feet in height to ensure a uniformed street frontage with surrounding multifamily projects in the area. This is addressed in Stipulation No. 1.

COMMUNITY INPUT SUMMARY

8. At the time this staff report was written, staff had not received any correspondence from the public regarding the request.

TREE AND SHADE MASTER PLAN

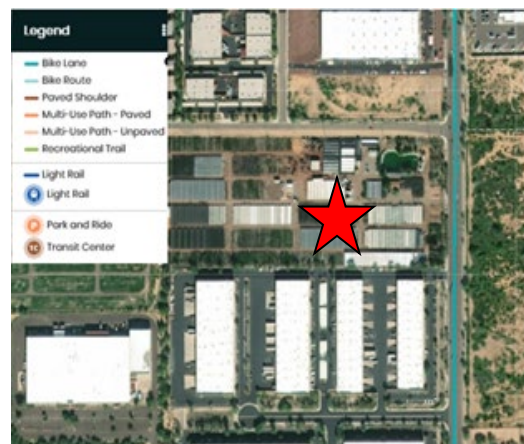
9. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for minimum 20-foot building and landscape setbacks along Alameda Road and 19th Avenue with detached sidewalks. Minimum three-inch caliper shade trees shall be planted 20 feet on center or in equivalent groupings, on each side of the sidewalks. This is addressed in Stipulation Nos. 5 and 7.

COMPLETE STREETS GUIDING PRINCIPLES

10. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, staff has added stipulations to require that the developer construct a detached sidewalk, with the addition of landscaping between the sidewalk and the curb, on the northern and western portions of the site along Alameda Road and 19th Avenue. This is addressed in Stipulation No. 7.

COMPREHENSIVE BICYCLE MASTER PLAN

11. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. There is an existing designated MAG Bike Lane along 19th Avenue. Staff has stipulated the installation of inverted U-bicycle parking at 0.25 spaces for each residential unit with a maximum of 50 spaces. This is addressed in Stipulation No. 6.



Source: MAG Bikeways

INTERDEPARTMENTAL COMMENTS

Aviation

12. The subject site is in close proximity to the Deer Valley Airport and is in an area with heavy overflight traffic. The Aviation Department has noted that the following mitigating stipulations be added if approved:

- Development must provide Avigation Notice consistent with DVAO.
- Development must provide an avigation easement to the City prior to construction permit approval.
- Development must file an FAA Form 7460 and provide the City the FAA's no hazard determination prior to construction permit approval.
- Prior to occupancy, the development must erect signage within the development's sales/leasing office (or equivalent signage) that is visible to prospective renters or purchasers, which discloses the proximity of the Deer Valley Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.
- Prior to occupancy, development must provide the City a qualified engineer's report certifying the average annual interior noise exposure for any residential unit or enclosed public assembly area will not exceed 45 decibels.

These are addressed in Stipulation Nos. 13, 14, 15, 16 and 17.

Street Transportation

13. The Street Transportation Department has provided comments as follows:

- Dedicate a 25 foot by 25 foot right-of-way triangle at the southwest corner of 19th Avenue and Alameda Road.
- Construct the Alameda Road half street improvements consistent with cross section 'E' of the City of Phoenix Standard Detail 1013.
- The developer shall contribute 25% of the estimated cost for the future signalization of 19th Avenue and Alameda Road. The funds must be received in escrow prior to final site plan approval. Contact Bruce Littleton (602-262- 4690) with the Street Transportation Department for a cost estimate.
- Demonstrate adequate sight visibility in relation to the existing utility poles at proposed driveway locations for vehicle departure movements, as calculated by AASHTO methodology, for review by the Street Transportation Department. Turning movements with obstructed sight visibility may require restriction of access movements and construction of restricted access driveways, as determined by the Street Transportation Department. These are addressed in Stipulation Nos. 8, 9, 10, 11 and 12.

Public Works

14. The Public Works, Floodplain Management Department has provided comments. It has been determined that this parcel is not in a Special Flood Hazard Area

(SFHA), but located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.

Public Transit

15. The Public Transit Department will require the following:

- Retention of right-of-way and the bus stop pad on southbound 19th Avenue south of Alameda Road. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet.
- The bus stop pad and bay shall be placed from intersection of Alameda Road and 19th Avenue according to the City of Phoenix Standard Detail P1258.
- Clearly defined accessible pedestrian pathways shall connect all buildings, be present at all vehicular entry points and provide access to/from the adjoined bus stop with the minimum distance possible.

These are addressed in Stipulation Nos. 18 and 19.

Pedestrian Safety

16. The Pedestrian Safety Coordinator requested the following:

- A pedestrian pathway and gate be provided in the northeast corner of the property, leading directly to the future traffic light.
- Provide street lighting along Alameda.
- Detach the sidewalk and provide shade along both sides of the sidewalk with single-trunk trees.

These are addressed in Stipulation Nos. 7, 8 and 19.

Fire

17. The Fire Department provided comments that no fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

Flood

18. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated January 29, 2015.

OTHER

19. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provisions of recycling containers were not addressed in the applicant's submittal.

20. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials. This is addressed in Stipulation No. 20.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal does not conform to the current General Plan Land Use Map designation. However, a General Plan Amendment (GPA-DV-1-19-1) is being requested concurrently with this rezoning request.
2. The proposed rezoning is in conformance with several General Plan goals and policies and will serve to provide additional housing choices for those who work in the major employment area.
3. The proposed project as stipulated, is compatible with other multifamily projects in the area.

Stipulations

1. All building within 100 feet of the property lines shall be limited to 2 stories and 30 feet in height to ensure a uniformed street frontage. The maximum building height on the remainder of site shall be limited to 35 feet.
2. A landscaped entry shall be provided at both entryways into the development. The landscaped entries shall be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
3. The development shall be limited to 396 units.
4. A minimum of 18 percent of the gross project area shall be retained as open space exclusive of required landscape setbacks, as approved by the Planning and Development Department.
5. A minimum 20-foot building and landscape setback shall be required along Alameda Road and 19th Avenue, as approved by the Planning and Development Department.

6. The developer shall provide common inverted U-bicycle parking at 0.25 spaces for each residential unit with a maximum of 50 spaces installed per section 1307. H., as approved by the Planning and Development Department.
7. All public sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper drought tolerant shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, and provide a pedestrian pathway and gate in the northeast corner of the property, leading directly to the future traffic light, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
8. The developer shall construct all streets within and 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.
9. The developer shall dedicate a 25-foot by 25-foot right-of-way triangle at the southwest corner of 19th Avenue and Alameda Road, as approved by the Planning and Development Department.
10. Construct the Alameda Road half street improvements consistent with cross-section 'E' of City of Phoenix Standard Detail 1013
11. The developer shall contribute 25% of the estimated cost for the future signalization of 19th Avenue and Alameda Road. The funds must be received in escrow prior to final site plan approval. Contact Bruce Littleton (602-262-4690) with the Street Transportation Department for a cost estimate.
12. Demonstrate adequate sight visibility in relation to the existing utility poles at the proposed driveway locations for vehicle departure movements, as calculated by AASHTO methodology, for review by the Street Transportation Department. Turning movements with obstructed sight visibility may require restriction of access movements and construction of restricted access driveways, as determined by the Planning and Development Department.
13. The property owner shall record documents that disclose the existence, and operational characteristics of 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.

14. The developer shall dedicate an avigation easement to the City prior to construction permit approval, as per plans approved by the Planning and Development Department.
15. The developer must file an FAA Form 7460 and provide the City the FAA's no hazard determination prior to construction permit approval, as per plans approved by the Planning and Development Department.
16. Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchases which discloses the proximity of the Deer Valley Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.
17. The indoor noise levels shall not exceed a decibel day night-level (DNL) of 45 decibels and that along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.
18. The right-of-way shall be dedicated and a transit pad (detail #P1262) constructed on southbound 19th Avenue south of Almeria Road with a minimum depth of 10 feet. The bus stop pad and bay shall be placed from the intersection of Alameda Road and 19th Avenue according to the City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
19. Clearly defined accessible pedestrian pathways shall connect all buildings, be present at all vehicular entry points and provide access to/from the adjoined bus stop, as approved by the Planning and Development Department.
20. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

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August 5, 2019
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Writer

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August 5, 2019

Team Leader

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Exhibits

Sketch Map

Aerial

Site Plan Date Stamped August 5, 2019

Elevations Date Stamped August 5, 2019 (2 pages)