



City of Phoenix
PLANNING AND DEVELOPMENT SERVICES

Staff Report: Z-34-14-7
September 29, 2014

Central City Village Planning Committee Meeting Date	October 13, 2014
Planning Commission Hearing Date	October 14, 2014
Request From:	C-3 ACOD (0.40 Acre)
Request To:	C-3 ACOD DNS/WVR (0.40 Acre)
Proposed Use	Multifamily
Location	Northeast corner of 12 th Avenue and Grand Avenue
Owner	Obleek, LLC
Applicant/Representative	Brian Stark, Stark James, LLC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Grand Avenue	Major Arterial	50 foot east half
	12 th Avenue	Local	32.5 foot east half
<p>LAND USE ELEMENT: GOAL 2 EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF MULTIFAMILY RESIDENTIAL IN CLOSE PROXIMITY TO EXISTING EMPLOYMENT SUPPORTS THE GOAL OF DISTRIBUTING JOBS AND HOUSING WITHIN THE VILLAGE TO MAXIMIZE THE OPPORTUNITIES TO LIVE AND WORK IN THE SAME VILLAGE.</p> <p>The proposed multifamily residential allows easy access to the downtown core and its employment opportunities.</p>			
<p>LAND USE ELEMENT GOAL 9: A range of housing choices, densities and prices in each Village should be encouraged.</p> <p>The proposed multifamily residential utilizing recycled metal shipping containers is a housing choice which is a new addition to the city's range of housing choices.</p>			

NEIGHBORHOOD ELEMENT: GOAL 1, POLICY 22: 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 proposed, the development enhances the character of the neighborhood area through its contribution to a corridor with eclectic architectural styles.

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-3 ACOD
North	Commercial	C-3 ACOD
South	Commercial	C-3 ACOD
East	Commercial	C-3 ACOD
West	Commercial	C-3 ACOD

Multi-Family (R-3A)		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	NA	0.40
Total Number of Units	NA	8
Density	22.0	20.0
Lot Coverage	45%	25.3%
<i>BUILDING HEIGHT/STORIES</i>	3 stories or 40 feet	2 stories/19 feet
<i>Setbacks</i>		
Front	25 feet	*Not Met - 7 feet
Side	10 feet (12 th Avenue) 3 feet interior	Met Met
Rear	15 feet	*Not Met - 5 feet
<i>Landscaping</i>		
Front	25 feet	Not Met -
Side	25 feet (Roosevelt)	Not Met -
Rear	5 feet	Met -
Open space	5%	Met - 24%
Amenities	2 or more elements	Met - Barbeque and turf
Parking	11 spaces	*Not Met – 7 spaces

Background/Issues/Analysis

1. The approximately 0.40 acre site is zoned C-3 and falls within the Arts, Culture and Small Business Overlay District (ACOD). The parcel was formerly a used car lot and is presently vacant. The location is at the northeast corner of Grand Avenue and 12th Avenue. Utilizing the density waiver provision of the Zoning Ordinance, the applicant proposes to develop eight units on site utilizing recycled metal shipping containers to allow an increase in residential density from six units to eight units. The units will face each other across a small interior courtyard which will be accessed from the adjacent parking area. The units' appearance on Grand Avenue will be softened by the provision of landscaping. While the portions of the containers directly adjacent to Grand Avenue will not have openings, there will be windows visible from the northwest and the southeast sides of each unit.



Recycled metal shipping containers will be constructed as housing units.

2. Density Waiver – The Zoning Ordinance (622.E.1.b.) states that the City Council may grant a density up to the R-5 standard upon finding that the additional density is not detrimental to adjacent property or the public welfare in general, and the property must either be in a village core, or adjacent to high density residential development of similar intensity and character. The development proposal for eight units on 0.40 acre, at a density of 20 units per acre is greater than the R-3 density of 14.5 dwellings an acre allowed in the C-3 district. The proposal for eight units is two units above the allowed density. Adjacent zoning is C-3, which allows development of two stories up to 30 feet in height. Given the site's proximity to the downtown core and its location along the evolving and eclectic Grand Avenue corridor, as well as the proposal for two stories at a maximum of 20 feet in height, the staff recommendation of approval of the density waiver to the R-3A standards is appropriate at this location.
3. The purpose of the Arts, Culture and Small Business Overlay District is to allow greater flexibility in land uses and standards to contribute to the vitality of the downtown and to enhance community events. The proposed development of this site with recycled shipping containers for housing units, will contribute to the

continued use and vitality of the area and is therefore consistent with the purpose of the ACOD.

4. The proposal is for eight residential units to be built utilizing metal recycled shipping containers. The applicant has applied for variances in order to successfully develop the property. Variance requests address development standards such as building and landscape setbacks. A request to reduce the required parking will be pursued at the conclusion of the hearing process for the density waiver request.
5. This area along Grand Avenue has sidewalks which are detached from the curb. A number of years ago a streetscape theme for Grand Avenue was established utilizing Chinese Elm trees. That theme should be continued along the Grand Avenue frontage of this property. There is one palm tree along the Grand Avenue frontage and no trees along the 12th Avenue frontage. Installation of two trees on Grand Avenue and one tree on 12th Avenue is recommended in order to provide shade, improve the pedestrian environment and complement the existing streetscape landscape palette for Grand Avenue. The property owner will maintain the right-of-way landscaping through an agreement executed with the City of Phoenix.

6. The Grand Avenue streetscape was enhanced in 2013 to add bicycle lanes and parallel parking along the curbs. The site proposes to provide fewer vehicle parking spaces than the Zoning Ordinance requires. To complement this proposal, it is important that adequate bicycle parking be provided on the site for both residents and guests. Residents who utilize a bicycle as their sole form of transportation desire secure bicycle storage protected from the weather in order to protect their investment. Guest bicycle parking is best provided in locations that are near entrances. It is recommended that the site provide secure bicycle parking with protection from the weather for a minimum of four bicycles. Additionally, a minimum of four bicycle racks with an inverted-U design for guest parking should be provided near the vehicle parking area. The applicant will need to pursue a Variance through the Zoning Adjustment hearing process in order to be allowed to provide fewer vehicle parking spaces on the site.



Bicycle lockers provide secure storage with protection from the weather.



Inverted-U racks are efficient and allow bicycles to be locked in an upright position utilizing standard U locks.

7. Section 703.B.4. of the Zoning Ordinance requires that multifamily developments provide a minimum of 5% of the net site area for active and passive open space and that a minimum of two amenities be provided for residents. The amenity listing in the Ordinance is not necessarily conducive to the type of amenity one could expect in an urban infill development. The applicant will provide two amenities such as a barbeque/seating area and turf within the open space area. In order to promote community interaction among the residents of the units, it is possible that some other form of amenity such as a bocce ball court or corn hole game area may be provided in or near the internal courtyard area, subject to review by the Planning and Development Department.



Bocce ball court



Corn hole game

8. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. 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 is consistent with the General Plan Land Use designation of Commercial which allows multifamily residential.
2. The development of the site will contribute to the continued vitality of the area, consistent with the purpose of the Arts, Culture and Small Business Overlay District.
3. The location is near the downtown core and along an established bicycle facility and it will not be detrimental to adjacent property or the public welfare in general.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped August 29, 2014, as approved by the Planning and Development Department with specific regard to:
 - a. development of the site is limited to the R-3A district standards;
 - b. development of the site is limited to a maximum of 9 dwelling units;
 - c. development of the site is limited to two stories and 20 feet.
2. The development shall provide two minimum 2-inch caliper Chinese Elm trees on the Grand Avenue frontage between the curb and the sidewalk and one minimum 2-inch caliper Chinese Elm tree on the 12th Avenue frontage between the curb and the sidewalk to complement the existing Grand Avenue streetscape palette. The property owner shall maintain landscaping in the right-of-way, as approved by the Planning and Development Department.
3. Bicycle parking shall be provided on site as follows, as approved by the Planning and Development Department:
 - a. minimum of four secured bicycle parking spaces which also provide protection from the weather;
 - b. minimum of four guest bicycle parking spaces near the vehicle parking area. The spaces shall be accommodated utilizing racks with an inverted-U design.
4. The property shall owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
5. The developer shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

Writer

Katherine Coles

09/22/2014

Team Leader

Joshua Bednarek

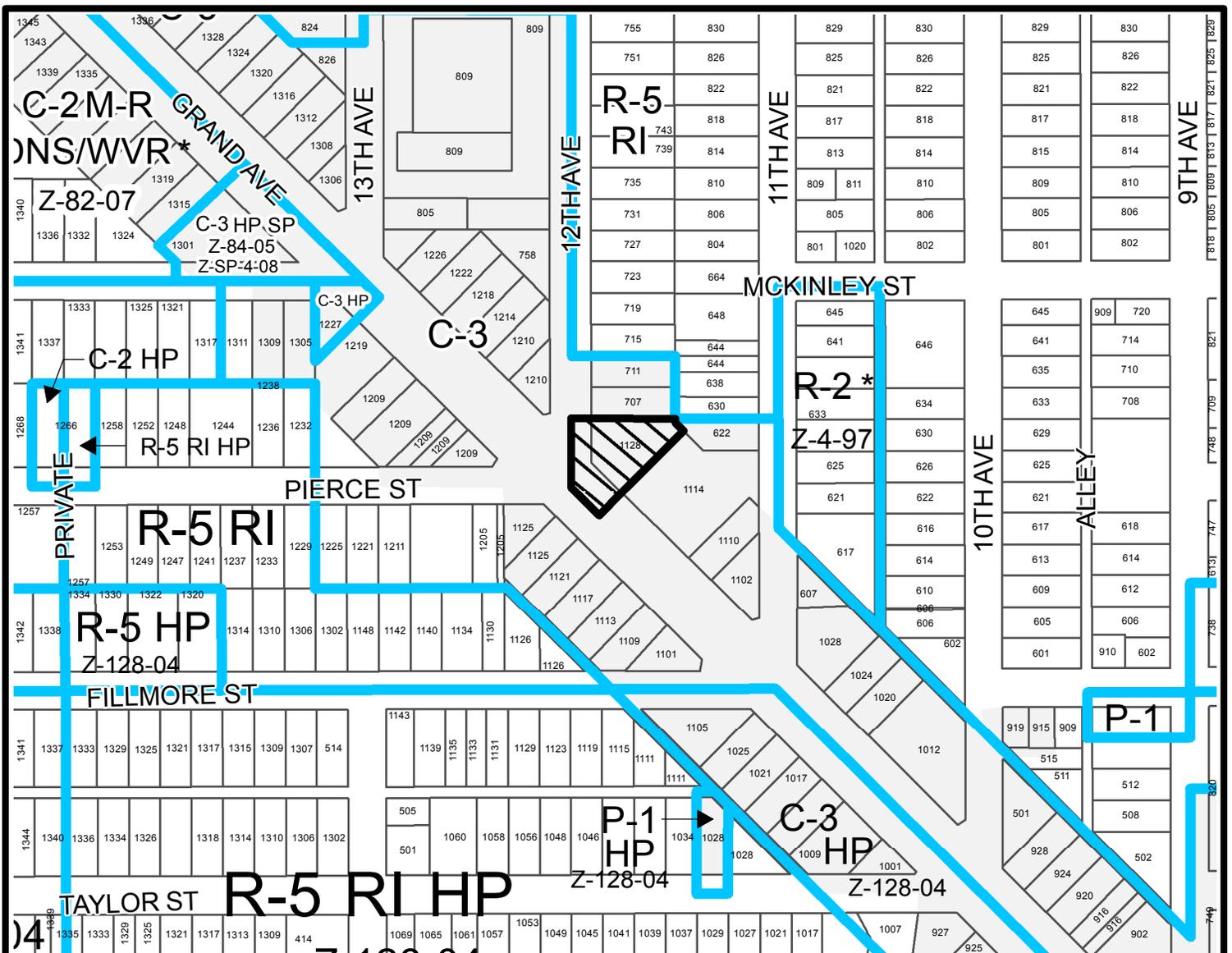
Attachments

Zoning sketch

Aerial

Site plan (date stamped 8/29/14)

Elevations (date stamped 8/29/14)

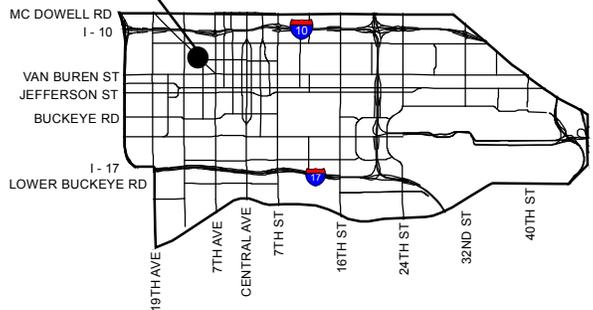


CITY OF PHOENIX PLANNING DEPARTMENT

CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 7

Z-34-14



APPLICANT'S NAME: **Stark James, LLC**

REQUESTED CHANGE:

FROM: C-3 ACOD, (.40 a.c.)

APPLICATION NO. **Z-34-14**

DATE: **9/12/14**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

.40 Acre

AERIAL PHOTO & QUARTER SEC. NO.

QS 11-26

ZONING MAP

F-8

TO: C-3 ACOD DNS WVR, (.40 a.c.)

MULTIPLES PERMITTED

C-3

C-3 DNS WVR

CONVENTIONAL OPTION

5

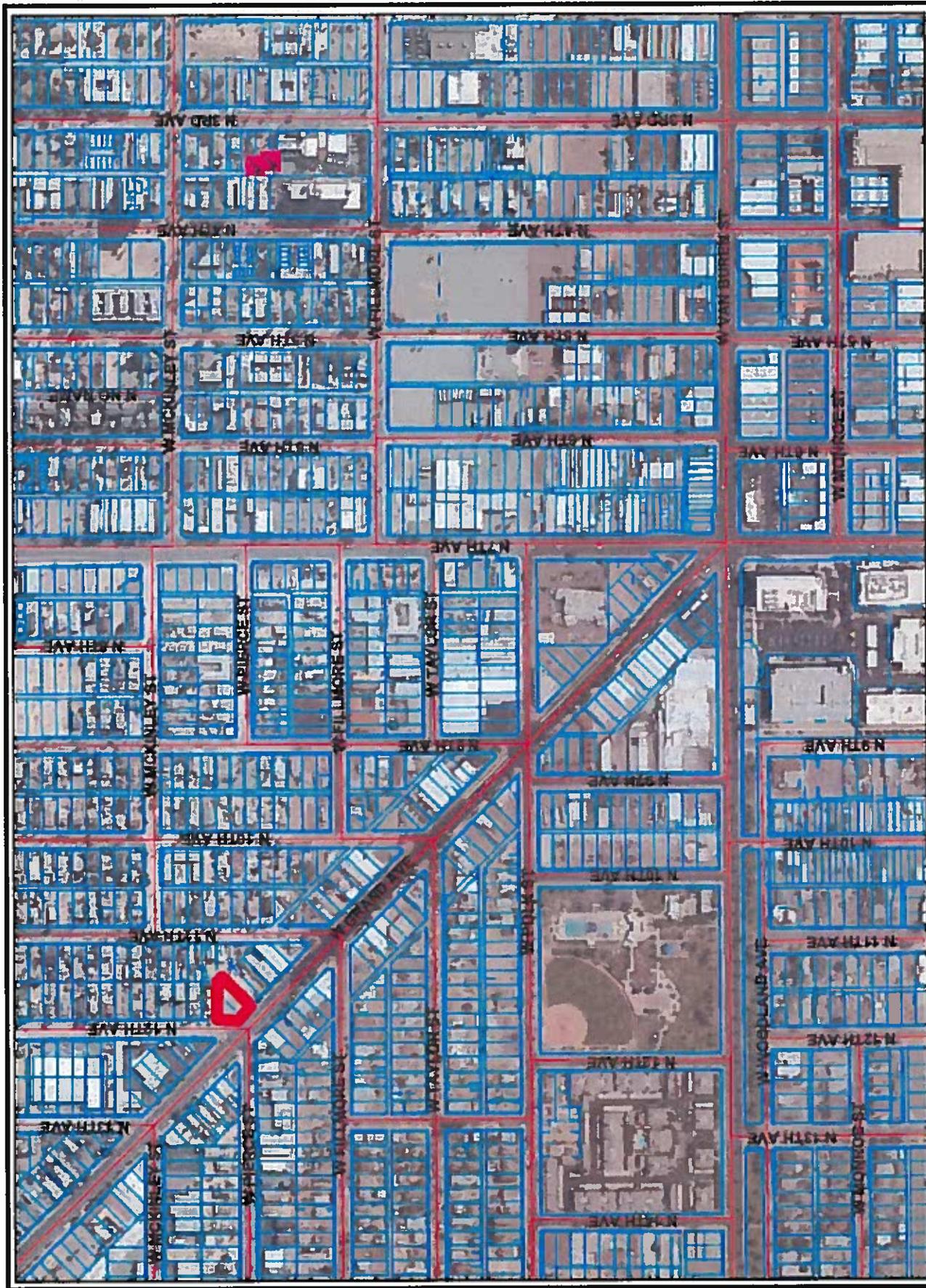
5

*** UNITS P.R.D. OPTION**

7

21

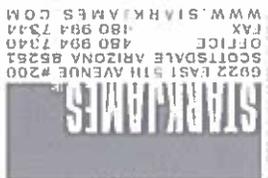
* Maximum Units Allowed with P.R.D. Bonus



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Planning and Development


 City of Portland
 N
 1 inch = 427.619 ft.
 0 145 290 580 feet



CONTAINER APARTMENTS

1128 GRAND AVE PHOENIX, AZ 85007

A.P.N. 111-27-115A

08/27/2014
A1.0
 SITE PLAN



DENSITY WAIVER INFORMATION
 ALLOWABLE DENSITY = 8.5 UNITS/5
 PROPOSED DENSITY = 8 UNITS

PROJECT INFORMATION
 ARCHITECT + CONTRACTOR: STARKJAMES, LLC
 6022 E 5TH AVE, SUITE 200
 SCOTTSDALE, AZ 85261
 CONTACT: BRANK STARK
 BRANK@STARKJAMES.COM
 480-994-7340

LOT ADDRESS: 1128 GRAND AVE, PHOENIX, AZ 85007

PARCEL NUMBER: 11-27-115A

CURRENT ZONING: C-3
 CURRENT LOT IS VACANT

PROJECT DESCRIPTION: CONSTRUCTION OF MULTIFAMILY APARTMENTS WITH 6 UNITS

LOT SIZE: NET 11,342 SF = .28 ACRES
 GROSS 17,447 SF = .40 ACRES

BUILDING SIZE: 1 4RD GSF/FLOOR BUILDING
 2 BUILDINGS 2 FLOORS = 5,000 GSF

FLOOR AREA RATIO: 5.920 / 17,447 = 0.34

ACTUAL LOT COVERAGE: 2,890 / 11,342 = 25.3%

ALLOWABLE MAX. COVERAGE: 25%

ALLOWED DENSITY (MULTIFAMILY): 8 UNITS

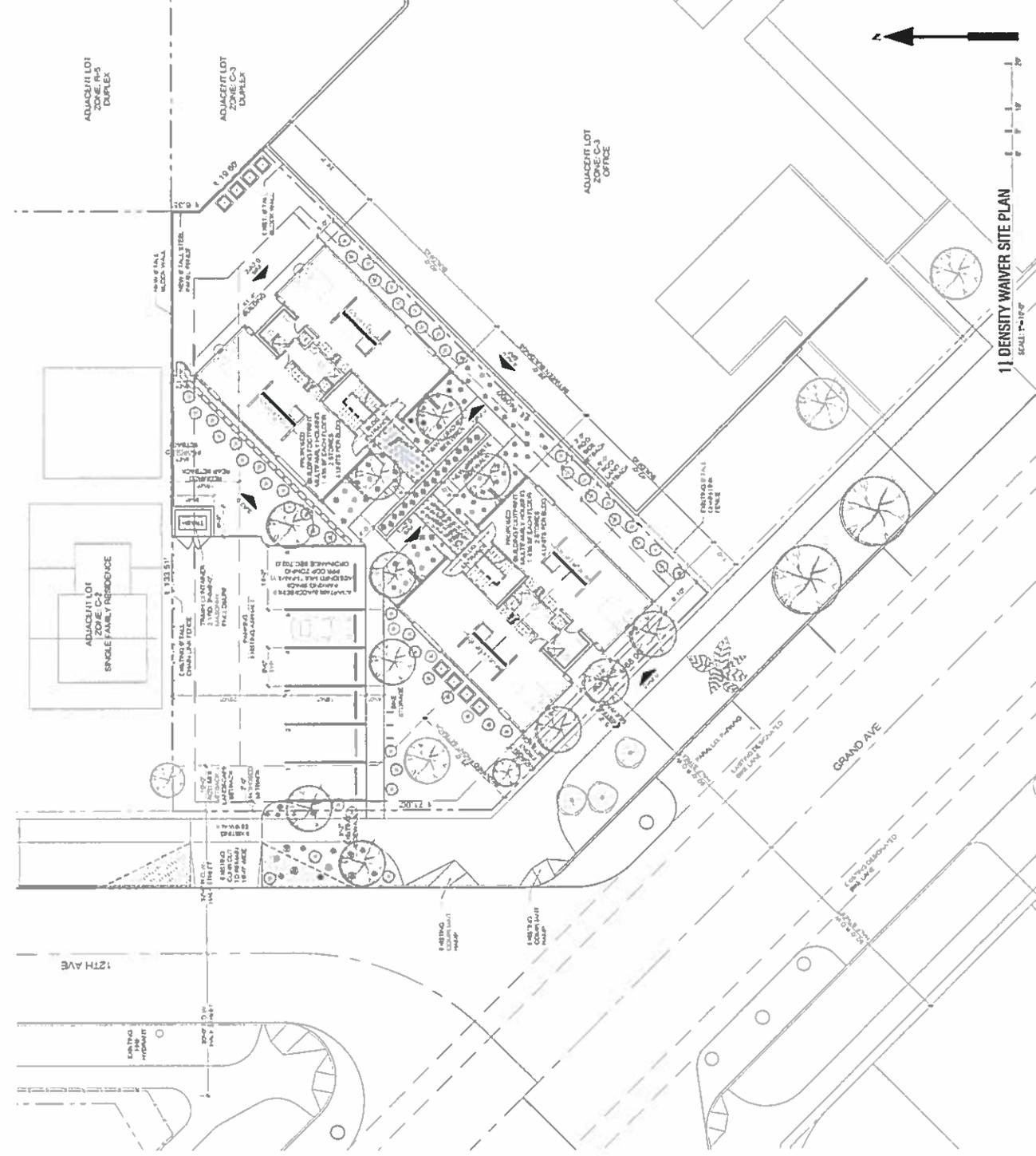
PROPOSED BUILDING HEIGHT: 19'0" - 2 STORES

PARKING: 11 SPACES REQUIRED (5 SPACES PER UNIT) (PER CITY CODE) 11 SPACES
 SPACES PROVIDED: 1 PARALLEL SPACES - ADJACENT CURB
 NOTE: VARIANCE APPLICATION FOR PARKING HAS BEEN SUBMITTED

LEGAL DESCRIPTION
 5.4 MILLION ACRES 0.1666667 SECTION ACCORDANT TO BERN 1 TO RANGE T10E 7.0000000 COUNTY MARICOPA ARIZONA

LANDSCAPE LEGEND	SPECIES	SIZE	COUNTY
	DESERT MUSEUM PALO VERDE	3FT	11
	SMOOTH AGAVE	5 GAL	62
	BLUE ELF ALOE	5 GAL	40
	PINK FAMILY GRASS	5 GAL	28

CITY OF PHOENIX
 AUG 19 2014
 Planning & Development Department



11 DENSITY WAIVER SITE PLAN
 SCALE: 1/8" = 1'-0"

