



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-4-16-8**  
 April 1, 2016

**South Mountain Village Planning Committee Hearing Date** April 12, 2016  
**Planning Commission Hearing Date** May 5, 2016

**Request From:** R-3 SPVTABDO (7.79 acres)  
**Request To:** R1-6 SPVTABDO (7.79 acres)  
**Proposed Use** Single-family residential  
**Location** Area generally bounded by 24th Street to the west, Wier Avenue on the north, 28th Street to the east, and Mobile Lane on the south

**Owner** City of Phoenix  
**Applicant's Representative** City of Phoenix  
**Staff Recommendation** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 du / acre	
<b>Street Map Classification</b>	Wier Avenue	Local	30 foot south half street
	Chipman Road	Local	30 foot north half street / 30 foot south half street
	25th Street	Local	30 foot west half street / 30 foot east half street
	27th Street	Local	30 foot west half street
<b>CONNECT PEOPLE AND PLACES: 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.</b>			

The proposal would allow the development of new single-family homes that are consistent in scale and character with the surrounding land use pattern.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS: CERTAINTY & CHARACTER LAND USE PRINCIPLE: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.**

The proposal will support the redevelopment of 33 blighted, vacant lots in an existing residential subdivision. The proposal is consistent with the goals of the South Phoenix Village Redevelopment Area Plan.

### Area Plan

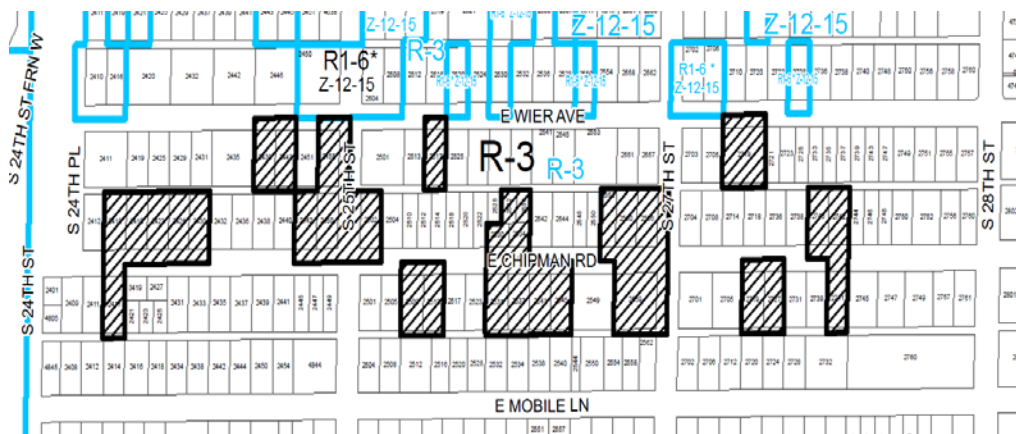
#### South Phoenix Village and Target Area B Design Overlay District

The overlay district seeks to stabilize existing neighborhoods in the area by eliminating blight, encouraging reinvestment by the private sector in infill housing, and supporting commercial development attuned to the community's needs. The proposal works to accomplish these objectives by eliminating vacant lots which threaten the stability of the existing neighborhood and detract from a sense of community. The project will also develop new single-family homes which would be available for low or moderate income families.

**South Phoenix Village Redevelopment Area Plan – Please see Item #4**

### Background/Issues/Analysis

1. This is a request to rezone 33 vacant parcels with a total acreage of 7.79 acres from R-3 (Multifamily Residential) to R1-6 (Single-Family Residential) to allow for new single-family homes.



## 2. SURROUNDING USES & ZONING

### **Subject Area**

The subject area constitutes a portion of an existing single and multifamily neighborhood. Many of the properties are vacant, while others are developed with single-family homes or small multifamily developments.

### **North of Wier Avenue**

North of the subject area are single and multi-family residences zoned R1-6 and R-3. Interspersed throughout this neighborhood are a large number of vacant parcels. A portion of the area, 55 parcels, were rezoned from R-3 to R1-6 in Rezoning Case No. Z-12-15-8. The Neighborhood Services Department also acted as the applicant in this case with the same redevelopment goals as the current request.

### **East of 28th Street**

East of the subject area are single and multi-family residences zoned R-3. Interspersed throughout this neighborhood are a large number of vacant parcels.

### **South of Mobile Lane**

South of the subject area are single and multi-family residences zoned R-3. Interspersed throughout this neighborhood are a large number of vacant parcels.

### **West of 24th Street**

West of the subject area is a single-family subdivision zoned R1-6.

3. The General Plan designation for the parcels is Residential 3.5 to 5 du / acre. The proposal is consistent with the General Plan designation and the surrounding land use pattern.
4. The subject area is within the boundaries of the South Phoenix Village Redevelopment Area Plan. Stated objectives within the plan include residential stabilization, blight elimination, reinvestment, and new development. Development of new single-family residential homes is stated as an important component of the Area Plan's Land Use Plan. The Plan also encourages the rehabilitation or redevelopment of existing single family homes to help meet this need. The subject request will help the Neighborhood Services Department meet these objectives by facilitating the rehabilitation and redevelopment of existing, vacant properties.
5. This request was initiated by Planning Commission on September 9, 2014. The proposal will assist the Neighborhood Services Department with revitalizing the South Phoenix Village by supporting infill housing development. The Neighborhood Services Department has completed a Request for Proposals process to redevelop the properties with single-family homes. The project is now in a design phase.
6. The city of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area

(SFHA), but is located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

7. 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 abandonment may be required.

### **Findings**

1. The request is consistent with the General Plan land use designation of Residential 3.5 to 5 du/acre.
2. The project would help accomplish the goals of the South Phoenix Village and Target Area B Design Overlay District.
3. The proposal would support the redevelopment of 33 vacant or blighted lots within an existing residential neighborhood.

### **Stipulations**

1. The developer 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 (PHX) to future owners or tenants of the property.
2. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.

### **Writer**

Adam Stranieri

03/25/2016

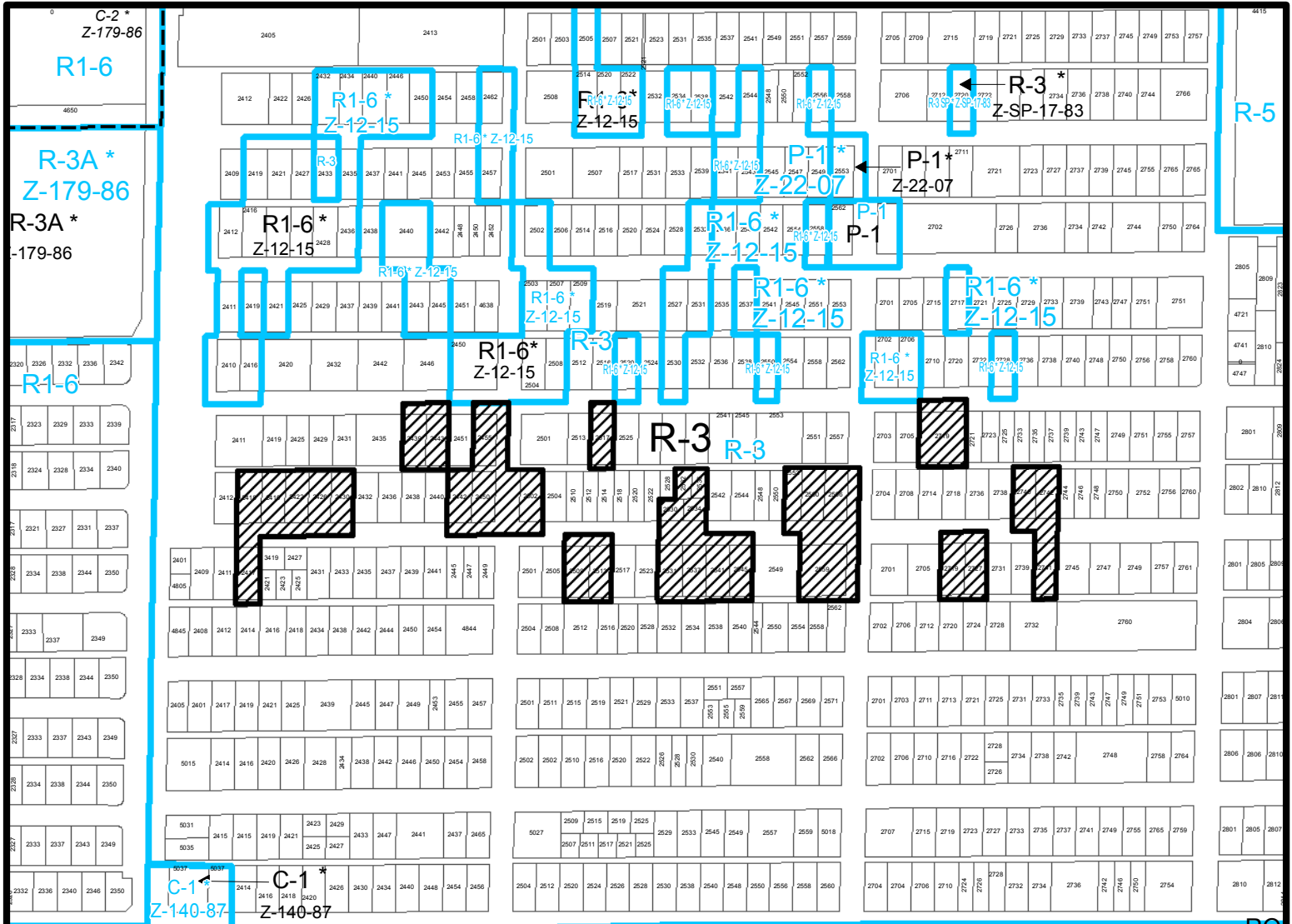
### **Team Leader**

Joshua Bednarek

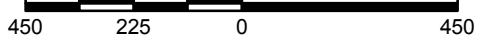
### **Attachments**

Sketch Map

Aerial



Feet

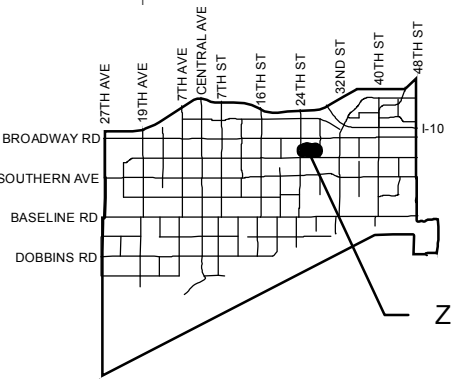


**SOUTH MOUNTAIN VILLAGE**  
CITY COUNCIL DISTRICT: 8



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT

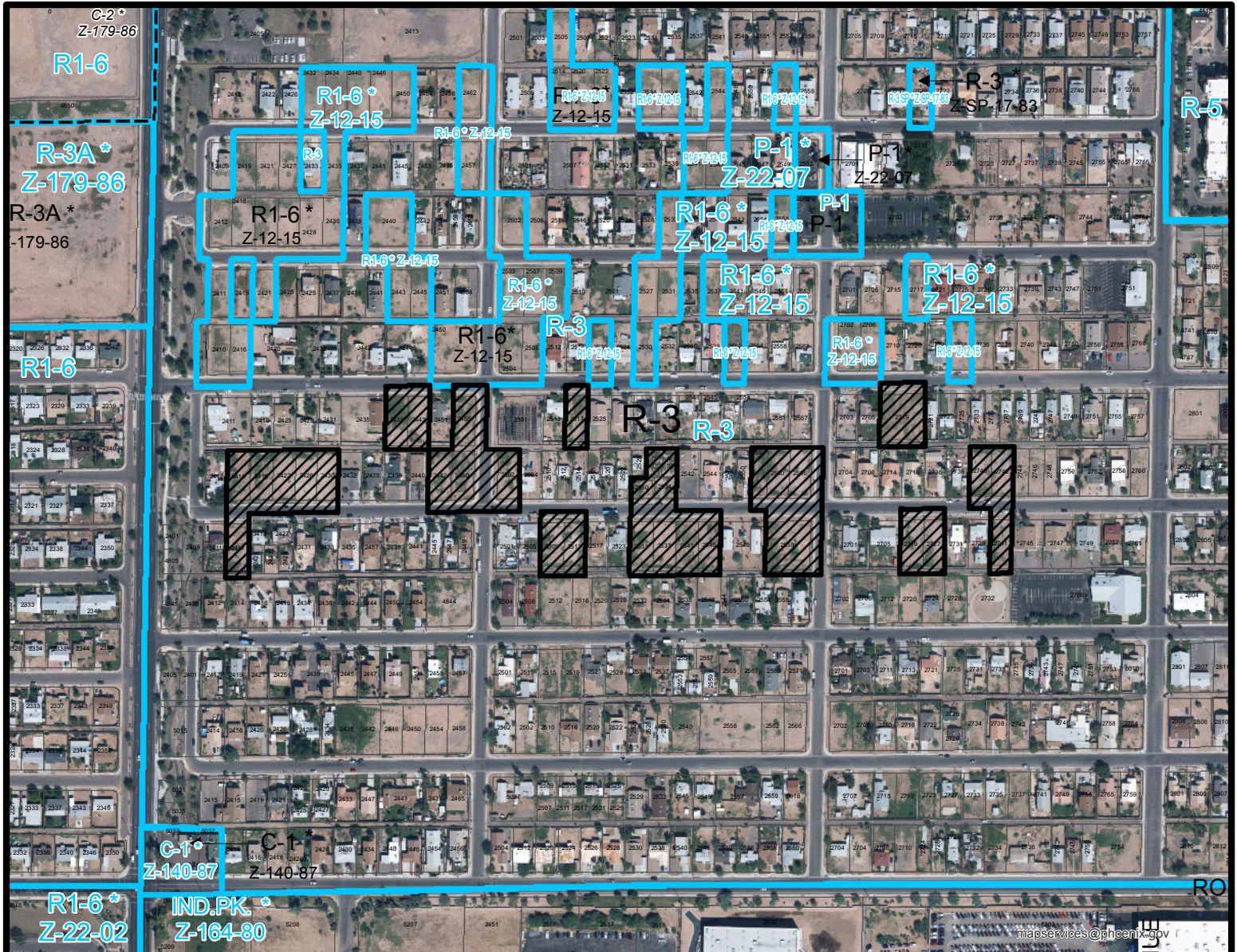


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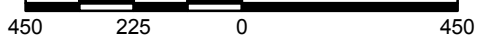
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<b>APPLICANT'S NAME:</b> City of Phoenix		<b>REQUESTED CHANGE:</b> FROM: R-3 SPVTABDO (7.79 a.c.) TO: R-1-6 SPVTABDO (7.79 a.c.)	
<b>APPLICATION NO.</b> Z-4-16	<b>DATE:</b> 2/16/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  7.79 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 4-33	<b>ZONING MAP</b> E-8	
<b>MULTIPLES PERMITTED</b> R-3 SPVTABDO R-1-6 SPVTABDO	<b>CONVENTIONAL OPTION</b> 113 39		<b>* UNITS P.R.D. OPTION</b> 135 49

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



Feet



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CITY COUNCIL DISTRICT: 8



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ZONING MAP  
**E-8**

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MULTIPLES PERMITTED
R-3 SPVTABDO
R-1-6 SPVTABDO

CONVENTIONAL OPTION
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