Maryvale Village Planning Committee Meeting Date: October 10, 2018
Planning Commission Hearing Date: November 1, 2018

Request From: PSC (Planned Shopping Center District) (6.18 acres)
Request To: C-1 (Neighborhood Retail) (6.18 acres)

Proposed Use: Multifamily Residential
Location: Approximately 500 feet west of the northwest corner of 67th Avenue and Thomas Road

Owner: Star Property Holdings, LLC
Applicant/Representative: Shawn Kaffer, MAK Construction
Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Land Use Map Designation</td>
</tr>
<tr>
<td>Street Map Classification</td>
</tr>
</tbody>
</table>

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

The redevelopment of a vacant site with a multifamily residential use will contribute to the mix of housing types in the Village.
**CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed development provides a reasonable level of increased intensity in this location that is along a major thoroughfare and is adjacent to a planned Bus Rapid Transit (BRT) route.

**BUILDING A SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLES: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposed development will incorporate a detached sidewalk with a double row of trees on each side of the sidewalk along Thomas Road, as well as trees throughout the development, which can provide ample shade for pedestrians and residents.

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**Applicable Plans, Overlays and Initiatives**

- **Transportation T2050 Plan** – See Item #5 in the Background/Issues/Analysis Section.
- **Tree and Shade Master Plan** – See Item #6 in the Background/Issues/Analysis Section.
- **Comprehensive Bicycle Master Plan** – See Item #7 in the Background/Issues/Analysis Section.
- **Reimagine Phoenix** – See Item #13 in the Background/Issues/Analysis Section.

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**Surrounding Land Uses/Zoning**

<table>
<thead>
<tr>
<th></th>
<th><strong>Land Use</strong></th>
<th><strong>Zoning</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>Vacant</td>
<td>PSC</td>
</tr>
<tr>
<td>North</td>
<td>Single-Family Residences</td>
<td>R1-6</td>
</tr>
<tr>
<td>South</td>
<td>Commercial uses</td>
<td>C-2 and PSC</td>
</tr>
<tr>
<td>East</td>
<td>Commercial uses</td>
<td>PSC</td>
</tr>
<tr>
<td>West</td>
<td>Single-Family Residences</td>
<td>R1-6</td>
</tr>
</tbody>
</table>
**R-3 Multifamily Residence District**  
**Planned Residential Development (PRD) Option**

*Note: C-1 zoning allows multifamily development in conformity to R-3 zoning standards.*

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Provisions on the Proposed site Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Acreage</td>
<td>-</td>
<td>6.18 acres</td>
</tr>
<tr>
<td>Total Number of Units</td>
<td>Maximum 107 units</td>
<td>60 units</td>
</tr>
<tr>
<td>Density</td>
<td>15.23; 17.40 with bonus</td>
<td>Met - 9.71 du/acre</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>45%</td>
<td>Met - 44.5%</td>
</tr>
<tr>
<td>Maximum Building Height/Stories</td>
<td>3 stories and 40 feet</td>
<td>Met – 2 stories and 25 feet</td>
</tr>
<tr>
<td>Perimeter Standards</td>
<td>20 feet adjacent to a public street</td>
<td>Met – 20 feet (street)</td>
</tr>
<tr>
<td></td>
<td>15 feet adjacent to property line</td>
<td>Met – 15 feet (rear)</td>
</tr>
<tr>
<td>Building Setback (Front)</td>
<td>10 feet</td>
<td>Met – 20 feet</td>
</tr>
<tr>
<td>Common Open Space</td>
<td>Minimum 5% of gross area</td>
<td>Met – 5%</td>
</tr>
<tr>
<td>Parking</td>
<td>2 spaces per 3 or more bedroom unit.</td>
<td>Met – 120 spaces reserved</td>
</tr>
<tr>
<td></td>
<td>60 units x 2 spaces (unit garages) = 120 spaces</td>
<td>Met – 15 spaces unreserved</td>
</tr>
<tr>
<td></td>
<td>The proposal is providing 18-foot driveways for the units therefore the unreserved parking is 0.25 space per each unit.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>60 x 0.25 = 15 spaces</td>
<td></td>
</tr>
</tbody>
</table>
Background/Issues/Analysis

REQUEST
1. This request is to rezone a 6.18-acre site located approximately 500 feet west of the northwest corner of 67th Avenue and Thomas Road from PSC (Planned Shopping Center District) to C-1 (Neighborhood Retail) to allow multifamily residential. The C-1 (Neighborhood Retail) zoning district has the option to develop multifamily residential to R-3 (Multifamily Residence District) standards.

GENERAL PLAN
2. The General Plan Land Use Map designation for the site is Commercial, which is consistent with the rezoning request.

SURROUNDING LAND USE AND ZONING
3. The subject site is currently vacant and is surrounded by single-family residential to the north and west that is zoned R1-6 (Single-family Residence District). Commercial uses are located to the south, across Thomas Road, and east of the site.

Source: City of Phoenix Planning and Development Department
SITE PLAN ANALYSIS

4. The site plan depicts 60 attached units with ingress and egress from two driveways off of Thomas Road. Common open space areas are located in the center of the development with amenities such as grills and a "neighborhood backyard" area. In addition, the proposed sidewalk is detached along Thomas Road and the conceptual landscape plan depicts a double row of trees on each side of the Thomas Road sidewalk. Staff is recommending stipulations for general conformance to the site plan and the detached sidewalks.

These are addressed in Stipulation Nos. 1 and 2.

TRANSPORTATION T2050 PLAN

5. The Transportation 2050 (T2050) Plan designates Thomas Road, from 44th Street to 91st Avenue, as a future Bus Rapid Transit (BRT) route and will run adjacent to the subject site. The BRT route will provide residents another transportation option when the BRT route is complete.
TREE AND SHADE MASTER PLAN
6. 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. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along Thomas Road. In order to ensure that shade is provided throughout the site and in common areas, staff is recommending a stipulation that a minimum of 25 percent of the common open space/amenity area is shaded by shade trees or structures. This is addressed in Stipulation No. 3.

COMPREHENSIVE BICYCLE MASTER PLAN
7. 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. The conceptual site plan includes two bicycle racks. These bicycle racks should be an inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of the Walkable Urban Code (Section 1307.H.4). This is addressed in Stipulation No. 4.

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

INTERDEPARTMENTAL COMMENTS
9. The Streets Transportation Department noted that the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. In addition, all improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation No. 5.

10. 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 2180 L of the Flood Insurance Rate Maps (FIRM) dated October 22, 2013.

11. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. It is noted that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and
sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City’s water and sewer infrastructure.

12. The City of Phoenix Fire Department has reviewed this request and does not anticipate any issues with the request. The site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER
13. 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 conceptual site plan shows both trash and recycling containers on the site for residents.

14. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it may be recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 6, 7, and 8.

15. 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 Map designation.

2. This proposal provides a new housing option to contribute to the mix of housing types in the area.
3. The proposed increased scale and intensity is supported in proximity to a planned Bus Rapid Transit (BRT) route.

**Stipulations**

1. The development shall be in general conformance with the site plan and conceptual landscape plan, date stamped August 10, 2018, as approved by the Planning and Development Department.

2. The sidewalks along Thomas Road shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and be planted with a minimum 2-inch caliper shade trees, as approved by the Planning and Development Department.

3. A minimum 25 percent of the amenity/open space shall be shaded using shade trees or structures, as approved by the Planning and Development Department.

4. The developer shall install a minimum of two inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.

5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

7. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.

8. 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.
Writer
Hannah Bleam
October 1, 2018

Team Leader
Samantha Keating

Exhibits
Sketch Map
Aerial
Site Plan date stamped August 10, 2018
Landscape Plan date stamped August 10, 2018
Elevations date stamped August 10, 2018
APPLICANT'S NAME: Shawn Kaffer, MAK Construction

APPLICATION NO. Z-54-18

DATE: 8/20/2018

CITY COUNCIL DISTRICT: 7

REQUESTED CHANGE:

FROM: PSC (6.18 a.c.)
TO: C-1 (6.18 a.c.)

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.18 Acres

MULTIPLES PERMITTED

PSC
C-1

CONVENTIONAL OPTION

N/A
89

* UNITS P.R.D. OPTION

N/A
107

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

APPLICANT'S NAME: Shawn Kaffer, MAK Construction

APPLICATION NO. Z-54-18

APPLICATION DATE: 8/20/2018

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6.18 Acres

MULTIPLES PERMITTED

| PSC  | C-1 |

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| N/A  | 107 |