



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-67-19-8** May 5, 2020

<u>Village Planning Committee</u> Meeting Date:	May 12, 2020
<u>Planning Commission</u> Hearing Date:	May 7, 2020 June 4, 2020
Request From:	R1-14 BAOD (Residential R1-14 District—One-Family Residence, Baseline Area Overlay District) (7.44 acres)
Request To:	R-3 BAOD (Multifamily Residence District, Baseline Area Overlay District) (7.44 acres)
Proposed Use:	Multifamily Residential
Location:	Approximately 900 feet east of the northeast corner of 16th Street and Baseline Road
Owner:	Andrew F Marshall
Applicant:	Avenue North, LLC
Representative:	Benjamin Tate, Withey Morris PLC
Staff Recommendation:	Approval, subject to stipulations

The South Mountain Village Planning Committee heard this rezoning request on March 10, 2020. The Committee and the representative agreed to continue the case to the April 14, 2020 South Mountain Village Planning Committee meeting. However, the April 14, 2020 meeting was cancelled due to the recent outbreak of the COVID-19 virus.

Following the March 10, 2020 South Mountain Village Planning Committee meeting, staff received additional correspondence from the public regarding this case. Furthermore, staff updated the sketch maps for this case to correct a clerical error in the maximum number of dwelling units permitted for the R-3 PRD (Planned Residential Development) development option for this property, from 108 to 129 units. The correspondence and updated sketch maps are attached to this report.

Staff recommends approval per the original stipulations contained in the staff report and provided below:

Stipulations

1. All elevations of the buildings shall contain three of the following architectural embellishments and detailing: textural changes, pilasters, offsets, recesses, variation in window size and location, and overhang canopies, as approved by the Planning and Development Department.
2. All garage doors shall have decorative embellishments such as window panels, color and added materials for the pillars surrounding the door, as approved by the Planning and Development Department.
3. A minimum of 25 percent of the surface parking areas shall be shaded, with a maximum of 10 percent by architectural shade and the remainder by trees at maturity, as approved by the Planning and Development Department.
4. The applicant shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (“fix it station”) shall be provided near the amenity area, the Western Canal, or Baseline Road. The station shall include: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - b. “Secure/Covered Facilities” and/or “Outdoor/Covered Facilities” shall be provided for residents at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces. Appropriate facilities are defined in Appendix K or the Comprehensive Bicycle Master Plan.
 - c. A minimum of ten inverted U-bicycle racks, artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or “Outdoor/Covered Facilities” for guests shall be located near building entrances and installed per the requirements of Section 1307.H. of the Zoning Ordinance.
5. The developer shall provide the following resident amenities at minimum, as approved by the Planning and Development Department:
 - a. Swimming pool.
 - b. Barbecue and picnic areas.

- c. A neighborhood garden of no less than 1,000 square feet including garden tool library, irrigation, and variable shade infrastructure to enable year-round planting.
 - d. A fenced dog park of no less than 2,000 square feet.
6. The standards contained in Section 651.E.1. (BAOD Streetscape Design Guidelines and Standards) and the approved street cross section shall apply, in addition to the below enhancements, and as approved or modified by the Planning and Development Department.
 - a. Minimum 3-inch caliper large canopy shade trees, selected from the Baseline Area Master Plan Plant List shall be provided for all required trees within the applicable area.
 - b. The detached sidewalk shall be shaded to a minimum 75 percent by vegetative shade
 - c. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Baseline Road, shall construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and the MUT shall be shaded to a minimum 50 percent by vegetative shade.
7. The developer shall provide a minimum of two pedestrian access gates to the Western Canal along the northern property line and a minimum of two pedestrian gates along Baseline Road. The pedestrian gates shall be connected to the internal pedestrian pathways by accessible sidewalks, as approved by the Planning and Development Department.
8. The developer shall provide two enhanced internal, north-south, pedestrian pathways which connect the Western Canal to the public sidewalk along Baseline Road, as described below, and as approved or modified by the Planning and Development Department.
 - a. Pedestrian pathways shall be shaded to 75 percent at maturity.
 - b. Pedestrian pathways shall be a minimum of 5 feet in width or a minimum of 6.5 feet in width when adjacent to perpendicular or diagonal parking areas.
 - c. The following lighting treatment shall be provided throughout the pedestrian pathways:
 - i. Fifteen-foot maximum height of lighting fixtures.
 - ii. A minimum of one-foot candle illumination maintained throughout the pathways and designed to avoid areas of high glare areas and low visibility dark areas.

- d. One of the following elements shall be provided at each exterior entrance/exit to the pedestrian pathways:
 - i. Bollard path light
 - ii. Public art
 - iii. Decorative directional signage
 - iv. Building design elements that emphasize the pathway entrance.
 - e. Where pedestrian pathways cross vehicular maneuvering areas, the crossing shall be clearly delineated using decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles.
 - f. The pedestrian pathways described above shall be connected to all residential units by private sidewalks.
9. This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) revised February 10, 2017. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
10. The developer shall modify the median island along Baseline Road to create an eastbound left turn pocket that aligns with 18th Place, as approved by the Street Transportation Department. Trees in the landscape median island shall be replenished with trees that are of equal or greater caliper in size or be relocated to an adjacent median island at time of reconstruction of the median, as approved by the Planning and Development Department.
11. 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. The above conditions shall be approved by the Planning and Development Department.

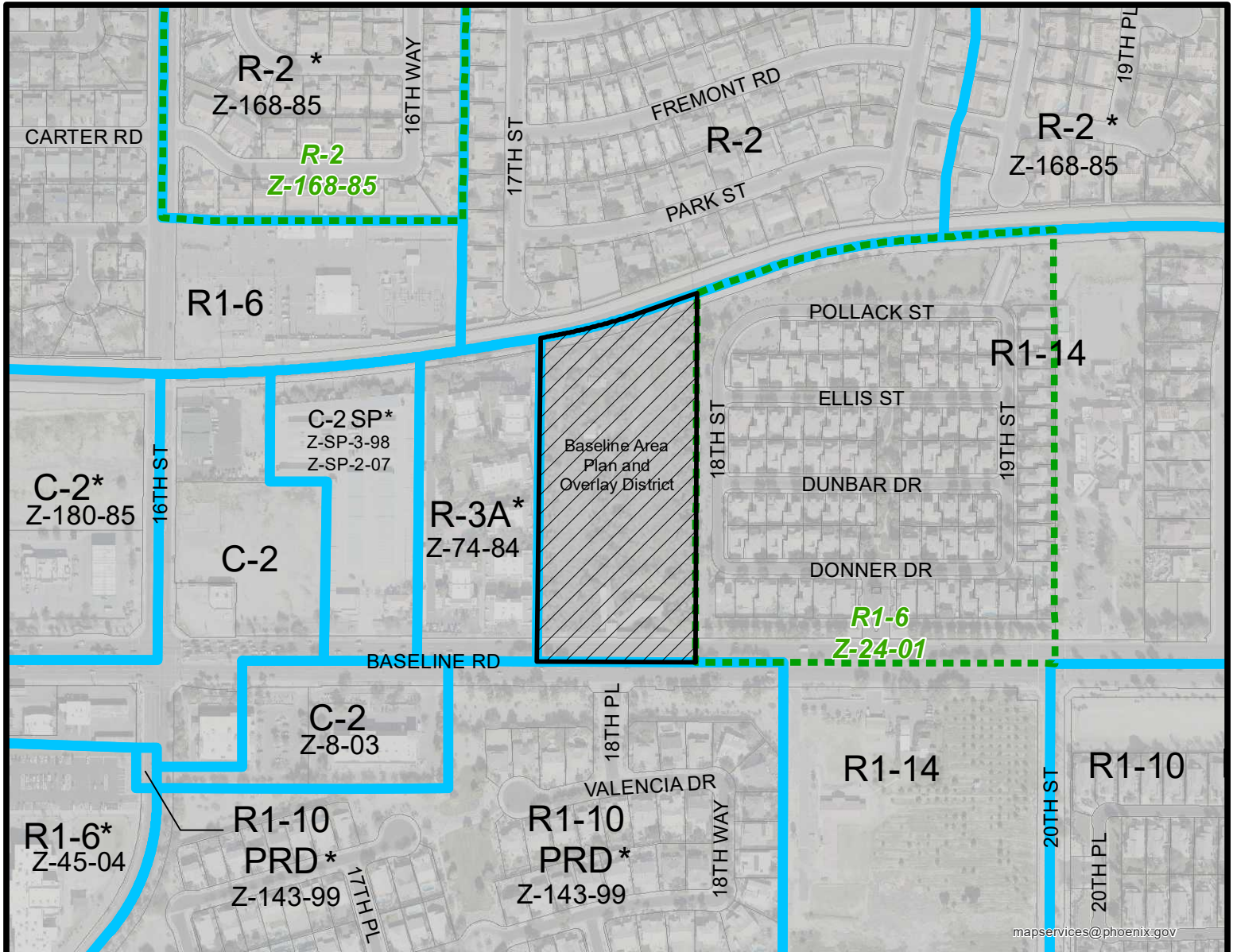
12. The developer shall dedicate a sidewalk easement and construct one bus stop pad on westbound Baseline Road west of the 18th Place alignment. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection of Baseline Road and 18th Place as per City of Phoenix Standard Detail P1258. The above conditions shall be approved by the Planning and Development Department.
13. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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. 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.

Exhibits

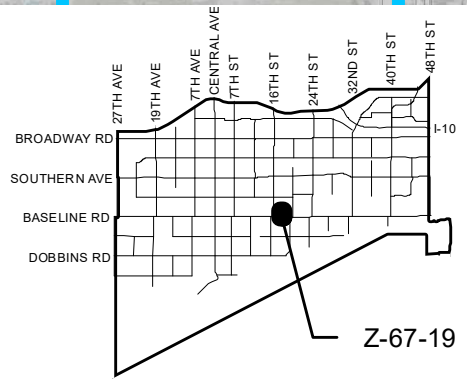
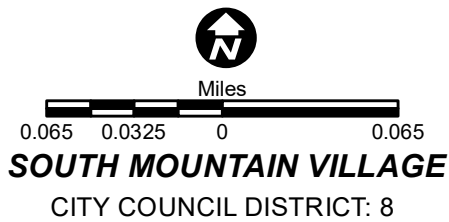
Revised Zoning sketch map

Revised Aerial sketch map

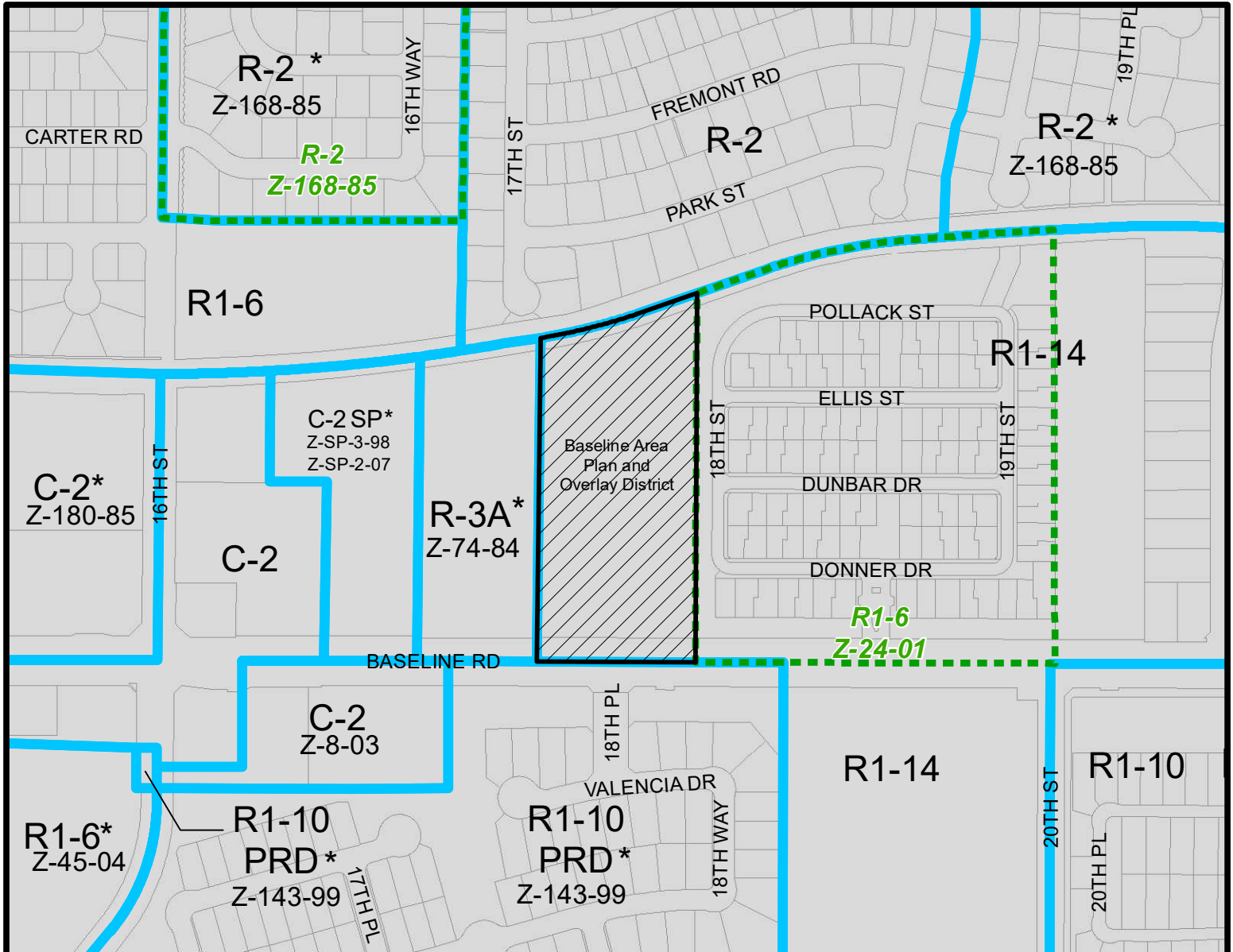
Public comments/correspondence (4 pages)



mapservices@phoenix.gov



APPLICANT'S NAME: Avenue North LLC		REQUESTED CHANGE:	
APPLICATION NO.: Z-67-19		FROM: R-14 BAOD (7.44 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 7.44 Acres		<small>DATE:</small> 1/14/2020 <small>REVISION DATES:</small> 4/7/2020	TO: R-3 BAOD (7.44 a.c.)
		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 1-31	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-14 BAOD		16	
R-3 BAOD		108	
		* UNITS P.R.D. OPTION	
		N/A	
		129	
* Maximum Units Allowed with P.R.D. Bonus			



Miles

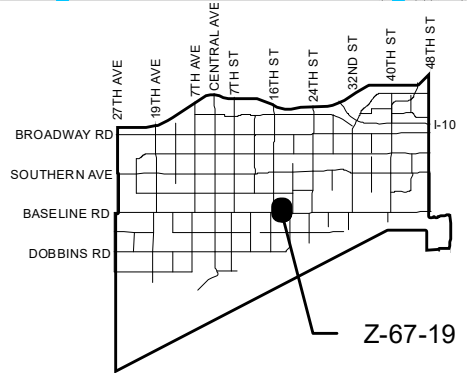
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Avenue North LLC

REQUESTED CHANGE:

FROM: R1-14 BAOD (7.44 a.c.)

APPLICATION NO. Z-67-19

DATE: 1/14/2020
REVISION DATES:

4/7/2020

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

7.44 Acres

AERIAL PHOTO & QUARTER SEC. NO. ZONING MAP

QS 1-31 D-9

TO: R-3 BAOD (7.44 a.c.)

MULTIPLES PERMITTED

R1-14 BAOD

R-3 BAOD

CONVENTIONAL OPTION

16

108

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

N/A

129

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

City of Phoenix Planning & Development Department
200 W. Washington St., 3rd Floor
Phoenix, AZ 85003

Re: 1640 E. Baseline Road/ Rezoning Application No. Z-67-19-8 -Avenue North

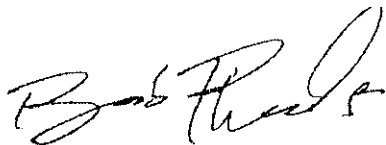
Dear City of Phoenix, et al.

I live near the development proposed at Baseline and 18th Street. I drive by this site daily, and I am excited to see this troubled site finally develop, and more importantly, provide new housing options for area residents. While other parts of Phoenix have seen a variety of new rental options, this area has not. That's got to be a problem for folks who want to move into a newer quality apartment living and yet stay in the same area.

This new type of residential housing is just what our community needs and what we want to see in the community. The development is a great mixture for the neighborhood. The project gives options to people who desire to live in our neighborhood but may not be able to afford a home purchase, or do not have the need for a larger single-family home and/or prefer a lower maintenance rental lifestyle.

On behalf of my family and our community, I am writing express my support of the 18th Street project. It's about time somebody builds something that fills a need in our area and brings an improved concept to rental living.

Sincerely,

A handwritten signature in black ink, appearing to read "Bobby Phelps". The signature is fluid and cursive, with the first name "Bobby" being more prominent than the last name "Phelps".

Name(s): Bobby Phelps
Address: 2528 E Alta Vista Rd. Phoenix, AZ 85042
Date: 3/9/2020

March 7, 2020

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Case No. Z-67-19-8

Attention: South Mountain Village Planning Committee,
Kay Shepard, Committee Member

Dear Ms. Shepard,

I am writing to you and the South Mountain Village Planning Committee in support of the above-referenced Case No. Z-67-19-8, for the proposed rezoning of 7.4 acres at 1640 E. Baseline Road in Phoenix. I have been a resident in the South Mountain Village area for approximately 18 years, and I have specific knowledge of this proposal. I live in this area and drive by this site frequently.

The product type that the developer, Avenue North, intends to build is somewhat newer in the Phoenix market area, and is a growing trend due to the benefits of the housing type. This will be a low-density multifamily rental community with amenities and professional on-site management. It is my opinion that this type of project is an excellent alternative to the higher density multifamily projects we typically see proposed in the City of Phoenix. It will also provide South Phoenix residents with a housing option which was not previously available in the area.

As you know, high-density multifamily is never a popular housing type next to single-family residential developments. They are seen as more disruptive, causing more traffic and with a more transient nature. The proposed project, being lower-density, with available backyards and amenities in a pet-friendly, family neighborhood, will blend in very well with the surrounding developments and will be a perfect addition to the Baseline corridor on an in-fill site.

Growth will continue in the South Mountain area and on the Baseline corridor. It is my hope that this growth will be managed in such a way that the character of the area is not lost, and existing residents are not negatively affected. The proposed low-density nature of the project meets both of these objectives. Thank you for your consideration.

Sincerely,



Kimberly Taynton
2501 West Sunrise Drive
Phoenix, AZ 85041



March 26, 2020

City of Phoenix Planning & Development Department
200 W. Washington St., 3rd Floor
Phoenix, AZ 85003

Re: 1640 E. Baseline Road/ Rezoning Application No. Z-67-19-8 - Avenue North

Dear City of Phoenix,

The Phoenix Rescue Mission is a charitable organization and leading provider of Christ-centered life transforming solutions to persons facing hunger, homelessness, addiction and trauma. Beyond case management, we provide long term residential programs and services for men, women, and mothers with children in the Phoenix, Arizona metro area.

Avenue North has been a supporter to Phoenix Rescue Mission for several years. They recently reached out to us about how we can work together with them and their development at 18th Street and Baseline Road. We are pleased to work with Avenue North in helping provide case management services for homeless persons in the event there is displacement due to this development. Specifically, we can help assist individuals faced with insurmountable, life-controlling matters by offering to connect with services through our partnership with various local agencies.

We are grateful that Avenue North contacted the Phoenix Rescue Mission and we look forward to ways we can help support the needs of the homeless at this specific property.

Sincerely,

Nathan A. Smith
Director of Community Engagement
1540 W. Van Buren Street
Phoenix, AZ 85007

Mission Support Center
1540 West Van Buren Street
Phoenix, AZ 85007
Phone (602) 233-3000
phoenixrescuemission.org



April 21, 2020

Phoenix City Council
200 West Washington Street
Phoenix, AZ 85003

Re: Letter of Support for the Proximity at Baseline, Case No. Z-67-19

Honorable Mayor and City Council:

TigerMountain Foundation, a South Phoenix-based nonprofit corporation, is pleased to submit this letter of support for Avenue North's proposed multi-family residential project, otherwise known as "Proximity at Baseline", to be located at 18th & Baseline Road within the South Mountain Village.

As you may know, TigerMountain Foundation seeks to empower the people of South Phoenix by building flourishing community gardens and through our multi-ethnic and inter-generational Garden and Landscape/Agriscaping Initiatives. We mentor participants through an active and healthy eating lifestyle, a Personal Strategy Roadmap that encourages completion of goals and transitions folks into workforce development skills that prepare them to earn a living wage.

In partnership with several local and national partners, we have implemented two (2) community gardens within the South Mountain Village; (i) Spaces of Opportunity located at Vineyard Road and 15th Avenue; and, (ii) Garden of Tomorrow located at 18th Place and Broadway Road. Among other objectives, these gardens seek to provide healthy, affordable, accessible food and promote the roots of our diverse South Mountain Village culture.

We have had an opportunity to meet with the applicant and to learn about the proposed project, which will include a resident garden. In addition to all of the objectives that our organization would seek to achieve (i.e. access to healthy food), the proposed resident garden amenity is a unique opportunity. This will provide the project residents with a central and meaningful gathering place that encourages a sense of community and pride. Through our joint partnership and unique private development meets nonprofit organization concept, we know this can be a "Best practice" model for other future development to follow as well.

In summary, the proposed resident garden provides a unique opportunity to instill a sense of place, create meaningful access to healthy food and promote active lifestyles. The goals for the Ave North resident garden are well aligned with our goals and objectives for the larger South Phoenix community. We believe that this project will not only be a great addition to the South Mountain Village but that there is a great opportunity for other partnerships to join and align and strengthen the overall community.

For these reasons, we strongly support the project. Thank you for your time and consideration of this letter and please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Darren Chapman".

Darren J. Chapman, CEO - Founder - TigerMountain Foundation
darren.chapman@TigerMountainFoundation.org Cell | (213) 300-8846