



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-71-18-8
December 28, 2018

South Mountain [Village Planning Committee Meeting Date](#) January 15, 2019
[Planning Commission Hearing Date](#) January 3, 2019 (To be continued to February 7, 2019)
Request From: [PSC SPVTABDO](#) (4.42 acres)
Request To: [C-1 SPVTABDO](#) (4.42 acres)
Proposed Use Multifamily residential
Location Approximately 200 feet east of the northeast corner of 16th Street and Roeser Road
Owner IP 1616 East Roeser Road, LLC
Applicant/Representative Charles Huellmantel, Huellmantel & Associates
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	16th Street	Arterial	33-foot east half right-of-way
	Roeser Road	Minor Collector	33-foot north half right-of-way
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; 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.</i></p> <p>The redevelopment of this underutilized site with a multifamily residential use will contribute to the mix of housing types in the Village.</p>			
<p><i>CONNECT PEOPLE & PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed development is appropriate at this location and is consistent with the scale, character, and existing zoning in the surrounding area.</p>			

Applicable Plans, Overlays, and Initiatives
<p><u>South Phoenix Village and Target Area B Design Overlay District</u> See Background Item No. 5.</p> <p><u>Tree and Shade Master Plan</u> See Background Item No. 6.</p> <p><u>Comprehensive Bicycle Master Plan</u> See Background Item No. 7.</p> <p><u>Reimagine Phoenix</u> See Background Item No. 8.</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Medical office	PSC SPVTABDO
North	Vacant land	IND. PK. SPVTABDO
South (across Roeser Road)	Single-family subdivision	R1-6 SPVTABDO
East	Single-family subdivision and apartments	R1-6 SPVTABDO and R-4 SPVTABDO
West	Vacant Land, Retail	PSC SPVTABDO
West (across 16th Street)	Telecommunications Facility	C-2 SPVTABDO

R-3 Multifamily Residence District (Planned Residential Development Option)		
<i>Note: C-1 zoning allows multifamily development in conformity with R-3 zoning standards.</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	4.42
Total Number of Units	Maximum 67 to 77 units	Met – 70
Density (dwelling units per acre)	15.23; 17.40 with bonus	Met – 15.84
Lot Coverage	45%	Met – 31.9%

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Maximum Building Height	2 stories and 30 feet for the first 150 feet; 1-foot height increase for 5 foot setback, up to a maximum of 48 feet and/or 4 stories	Met – 32 feet
Perimeter Standards	20 feet adjacent to a public street 15 feet adjacent to property line	Met – Street (Roeser Road): 37 feet Not Met – Street (16th Street): 15 feet* Not Met – Interior: 7.5 feet*
Common Areas	Minimum 5% of gross area	Calculation not provided
Parking	1.5 spaces per 1 or 2-bedroom unit. 2 spaces per 3-bedroom unit or more. 51 two-bedroom units x 1.5 spaces= 76.5 spaces 19 three-bedroom units x 2 spaces= 38 spaces Total= 76.5 + 38= 114.5 spaces	Met – 115 spaces + 70 single garage spaces= 185

*VARIANCE REQUIRED

Background/Issues/Analysis

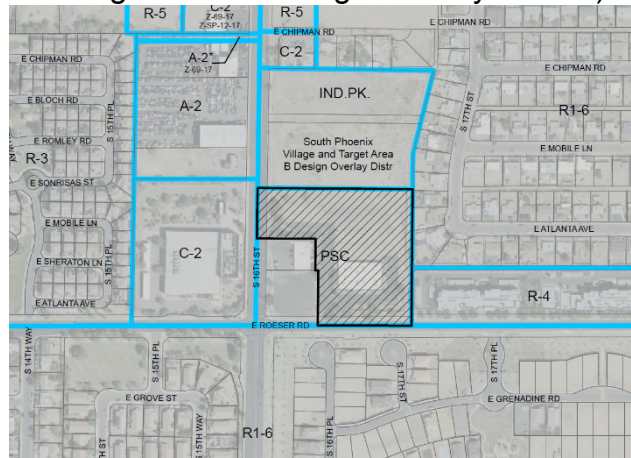
SUBJECT SITE

1. This request is to rezone a 4.42-acre site, located at approximately 200 feet east of the northeast corner of 16th Street and Roeser Road from PSC SPVTABDO (Planned Shopping Center District, South Phoenix Village and Target Area B Design Overlay District) to C-1 SPVTABDO (Neighborhood Retail, South Phoenix Village and Target Area B Design Overlay District) to allow a multifamily residential development. The use of multifamily residential will provide a buffer between the

commercial uses to the west and the single-family residences to the east of the subject site.

SURROUNDING USES AND ZONING

2. North of the subject site is undeveloped, vacant land zoned IND. PK. SPVTABDO (Industrial Park, South Phoenix Village and Target Area B Design Overlay District). South of the subject site, across Roeser Road, is a single-family subdivision being developed and zoned R1-6 SPVTABDO (Single-Family Residence District, South Phoenix Village and Target Area B Design Overlay District). Southwest and adjacent to the subject site is a vacant lot and a commercial retail building, zoned PSC SPVTABDO (Planned Shopping Center District, South Phoenix Village and Target Area B Design Overlay District).








Source: City of Phoenix Planning and Development Department

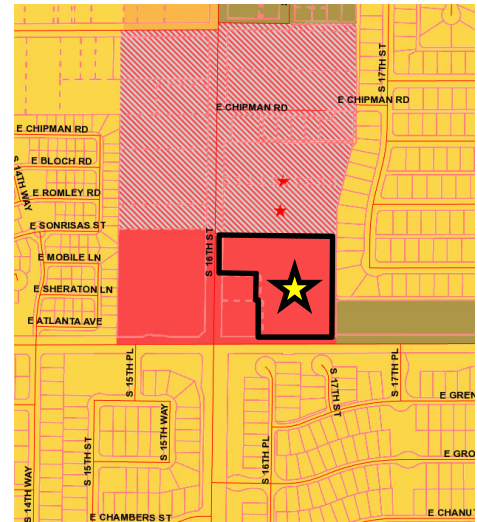
West of the subject site, across 16th Street is a telecommunications facility for Sprint Communications zoned C-2 SPVTABDO (Intermediate Commercial, South Phoenix Village and Target Area B Design Overlay District).

East of the subject site is a single-family subdivision zoned R1-6 SPVTABDO (Single-Family Residence District, South Phoenix Village and Target Area B Design Overlay District) and an apartment complex, zoned R-4 SPVTABDO (Multifamily Residence District, South Phoenix Village and Target Area B Design Overlay District).

3. The subject site has a General Plan Land Use Map designation of Commercial which is consistent with the request to rezone to C-1 (Neighborhood Retail)

	3.5 to 5 du/acre - Traditional Lot
	5 to 10 du/acre - Traditional Lot
	10 to 15 du/acre - Higher density
	Commercial
	Commerce / Business Park

Site is designated for Commercial. Source: City of Phoenix Planning and Development



PROPOSAL

4. Site Plan and Landscape Plan

The conceptual site plan proposes a gated condominium/townhome community with eight residential buildings. The applicant is proposing a total of 70 multifamily residential units at a density of approximately 15.84 dwelling units per acre. These units are two and three bedroom condominiums that are a mix of both two and three story units.

There are two entrances, one with access to 16th Street and the other to Roeser Road. Staff is recommending that access to Roeser Road be restricted to right-in/right-out access due to the driveway's proximity to the 16th Street and Roeser Road intersection. This is addressed in Stipulation No. 3.

The landscape plan depicts multiple landscape concepts such as a pedestrian boulevard, landscaping along the street frontages, and enhanced landscape features at the entry points.



STUDIES AND POLICIES

5. 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 redevelopment of the subject site will eliminate blight along 16th Street and Roeser Road, while providing an additional housing type for the community that will help to accomplish these objectives.

6. Tree and Shade Master Plan and Complete Streets Guidelines

Per the Tree and Shade Master Plan and Complete Streets Guidelines, staff recommending that the sidewalk along Roeser Road be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb. Staff also recommends that minimum 2-inch caliper shade trees be planted a minimum of

20 feet on center, or equivalent groupings, along both sides of the sidewalk in order to ensure thermal comfort for pedestrians. This is addressed in Stipulation No. 2.

7. **Comprehensive Bicycle Master Plan**

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. Staff is recommending that a minimum of four bicycle racks are provided for guests. These bicycle racks must be an inverted-u design where both ends of the “U” are affixed to the ground and installed per the requirements of Section 1307.H Walkable Urban Code. This is addressed in Stipulation No. 1.



Inverted-U bicycle rack, where both ends of the “U” reach the ground.

8. **Reimagine Phoenix**

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, industrial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant’s submittals.

COMMUNITY INPUT SUMMARY

9. From the time the case was filed to the time the staff report was written, no correspondence from the public was received by staff.

INTERDEPARTMENTAL COMMENTS

10. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development.
11. The Floodplain Management division indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
12. The Street Transportation Department commented on restricting access from Roeser Road to right-in/right-out and that all existing off-site street improvements be updated and meet current ADA guidelines. These are addressed in Stipulation Nos. 3 and 4.
13. The Fire Department does not anticipate any problems with this case. However, they noted that the site and/or buildings shall comply with the Phoenix Fire Code.

14. The Aviation Department requires that the property 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. This is addressed in Stipulation No. 5.
15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 6.
16. The Public Transit and Parks and Recreation Departments did not have comments regarding this rezoning case.

OTHER

17. 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 of Commercial.
2. The proposed development of multifamily residential will add to the mix of housing types in the area.
3. The proposed development is appropriate at this location and is consistent with the scale and character of the existing zoning in the surrounding area.

Stipulations

1. The developer shall install a minimum of four inverted-U bicycle racks for guests, installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
2. The sidewalk along Roeser Road shall be detached with a minimum five-foot wide landscaped strip between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings, as approved by the Planning and Development Department.

3. The driveway access from Roeser Road shall be restricted to right-in/right-out access, as approved by the Planning and Development Department.
4. 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.
5. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix 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.
6. 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

Elyse DiMartino
December 28, 2018

Team Leader

Samantha Keating

Exhibits

Sketch Map

Aerial Map

Site Plan Date Stamped October 12, 2018

Conceptual Landscape Plan date stamped October 12, 2018

Conceptual Renderings date stamped October 12, 2018

Conceptual Elevations date stamped October 12, 2018 (2 pages)