



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-8-17-8
March 24, 2017

South Mountain Village Planning Committee Hearing Date April 4, 2017
Planning Commission Hearing Date May 4, 2017

Request From: R-3 SPVTABDO (9.03 acres)
Request To: R1-6 SPVTABDO (9.03 acres)
Proposed Use Single-family residential
Location Generally bounded by 24th Street to the west, Chipman Road to the north, 31st Street to the east, and Roeser Road to the south

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

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	24 th Street	Arterial	40-foot east half street
	Chipman Road	Local	30-foot south half street
	31 st Street	Local	30-foot west half street
	Roeser Road	Minor Collector	30-foot north half street
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.

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 36 blighted, vacant lots in an existing residential neighborhood. The proposal is consistent with the goals of the South Phoenix Village Redevelopment Area Plan.

Area Plan

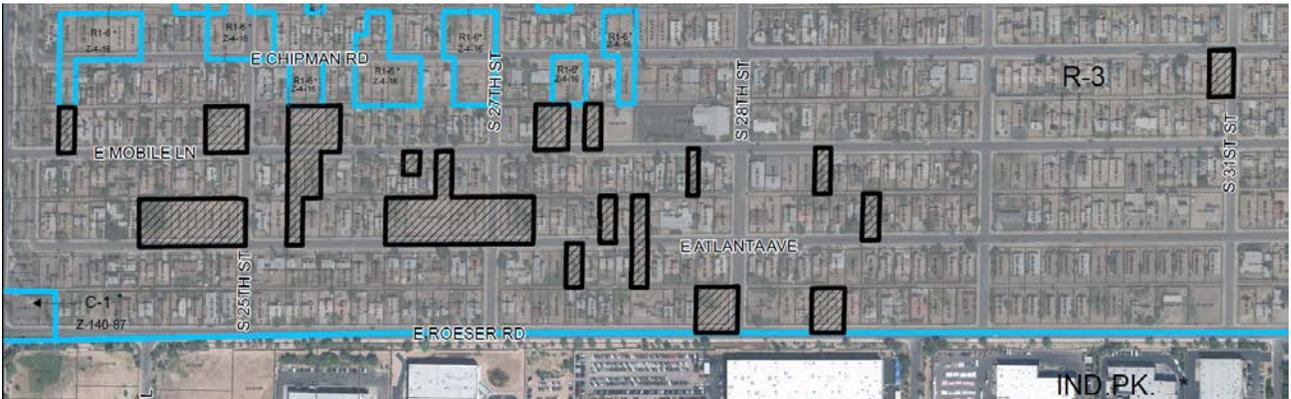
South Phoenix Village and Target Area B Design Overlay District

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.

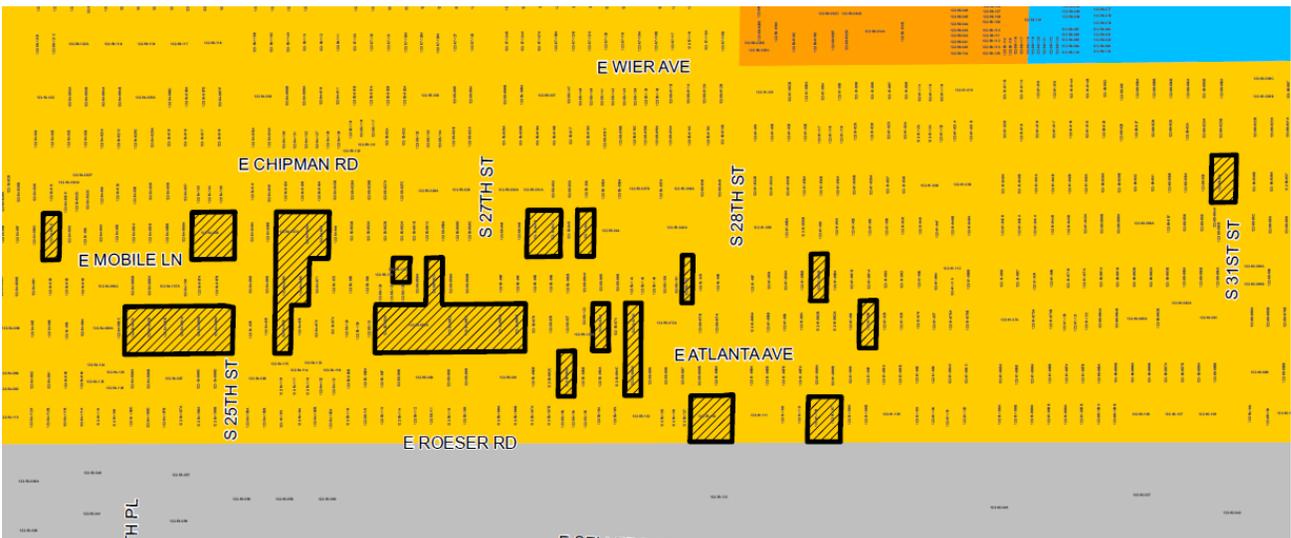
South Phoenix Village Redevelopment Area Plan – Please see Item #4

Background/Issues/Analysis

1. The request is to rezone 36 vacant parcels, consisting of approximately 9.03 acres, from R-3 (Multifamily Residential) to R1-6 (Single-Family Residential) to allow for the development of new single-family detached homes. The properties are generally bounded by 24th Street to the west, Chipman Road to the north, 31st Street to the east, and Roeser Road to the south.



2. The General Plan Land Use Map designation for the subject property is Residential 3.5-5 du/acre. The request is consistent with this designation.



SURROUNDING USES AND ZONING

3. **Subject Area**

The subject properties are interspersed throughout an existing neighborhood that contains single-family and multifamily residences. Additionally, the neighborhood contains a variety of small parks and community churches.

West of 24th Street

Along the east-side of 24th Street is a large landscaped area containing a multi-use trail that extends from Roeser Road north to Broadway Road. Across 24th Street to the west are single-family residences zoned R1-6.

North of Chipman Road

North of Chipman Road is a continuation of the existing neighborhood containing the subject properties. This area contains single-family and multifamily residences, primarily zoned R-3. The 88 parcels that were rezoned to R1-6 as part of Phase I and II of the South Phoenix Village Redevelopment Area project are located

adjacent to Chipman Road and to the north.

East of 31st Street

East of 31st Street is a continuation of the existing neighborhood containing the subject properties. This area contains single-family and multifamily residences zoned R-3.

South of Roeser Road

South of Roeser Road is a variety of office, manufacturing, distribution, and commercial businesses with Industrial Park zoning.

4. The subject properties are 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 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. The request was initiated by the Planning Commission on September 9, 2014. The proposal will support the Neighborhood Services Department's efforts to revitalize the South Phoenix Village community by supporting the construction of new infill housing. 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.

ARCHAEOLOGY

6. The City of Archaeology Office noted that the project is receiving funds from the US Department of Housing and Urban Development and is therefore a federal undertaking subject to Section 106 of the National Historic Preservation Act.

Additionally, the Office stated that a prehistoric canal intersects the southeast corner of this area of potential effects (APE) and that no archaeological projects have been conducted within the vicinity of the canal.

Staff stipulations require that the developer conduct archaeological monitoring and/or testing within all areas of the development that lie within 50 feet of the prehistoric canal

AVIATION

7. Staff stipulations require the property owner to 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).

FIRE

8. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

FLOODPLAIN

9. The City of Phoenix Floodplain Management division determined that the parcels are not in a Special Flood Hazard Area (SFHA), but are located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

STREET TRANSPORTATION

10. Staff stipulations require the developer to update all existing off-site street improvements to current ADA guidelines.

OTHER

11. The Transit and Water Services Departments have no concerns regarding the request.
12. 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 36 vacant or blighted lots within an existing residential neighborhood.

Stipulations

1. 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 Street Transportation and Planning and Development Departments. All improvements shall comply with all ADA accessibility standards.

2. The developer shall conduct archaeological monitoring and/or testing within all areas of the development that lie within 50 feet of the prehistoric canal. Archaeological monitoring shall be conducted during grubbing, landscape salvage, and/or grading, or prior to those activities if it is determined that archaeological testing shall be conducted. The determination as to whether to conduct archaeological monitoring and/or testing must be made by a qualified archaeologist in cooperation with the City of Phoenix Archaeologist.
3. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 10-meter (33-foot) radius of the discovery, notify the City Archaeologist, and allow time for the City of Phoenix Archaeology Office to properly assess the materials.
4. The property owner shall 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. 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.

Writer

Adam Stranieri

03/24/17

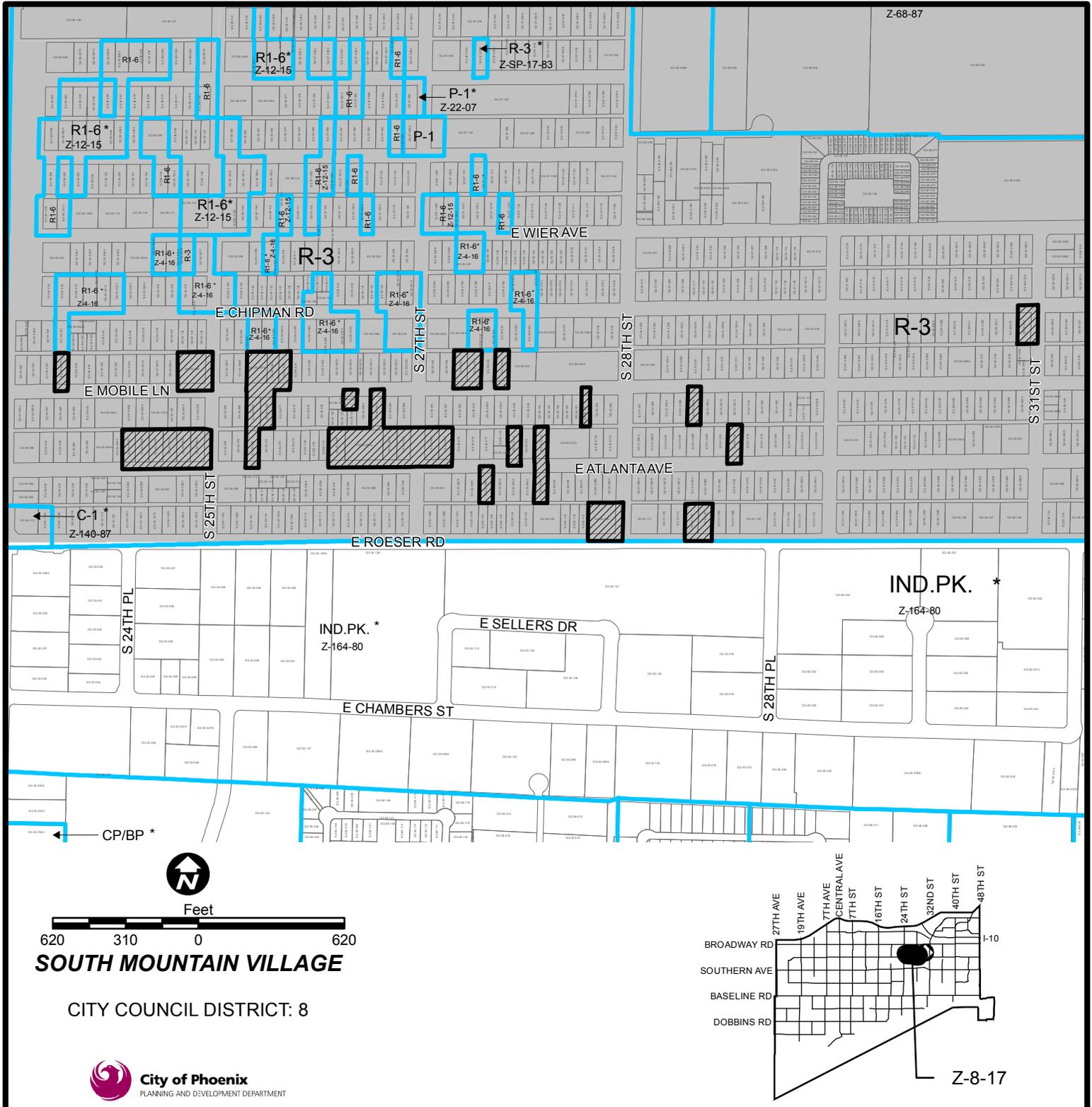
Team Leader

Joshua Bednarek

Attachments

Sketch Map

Aerial



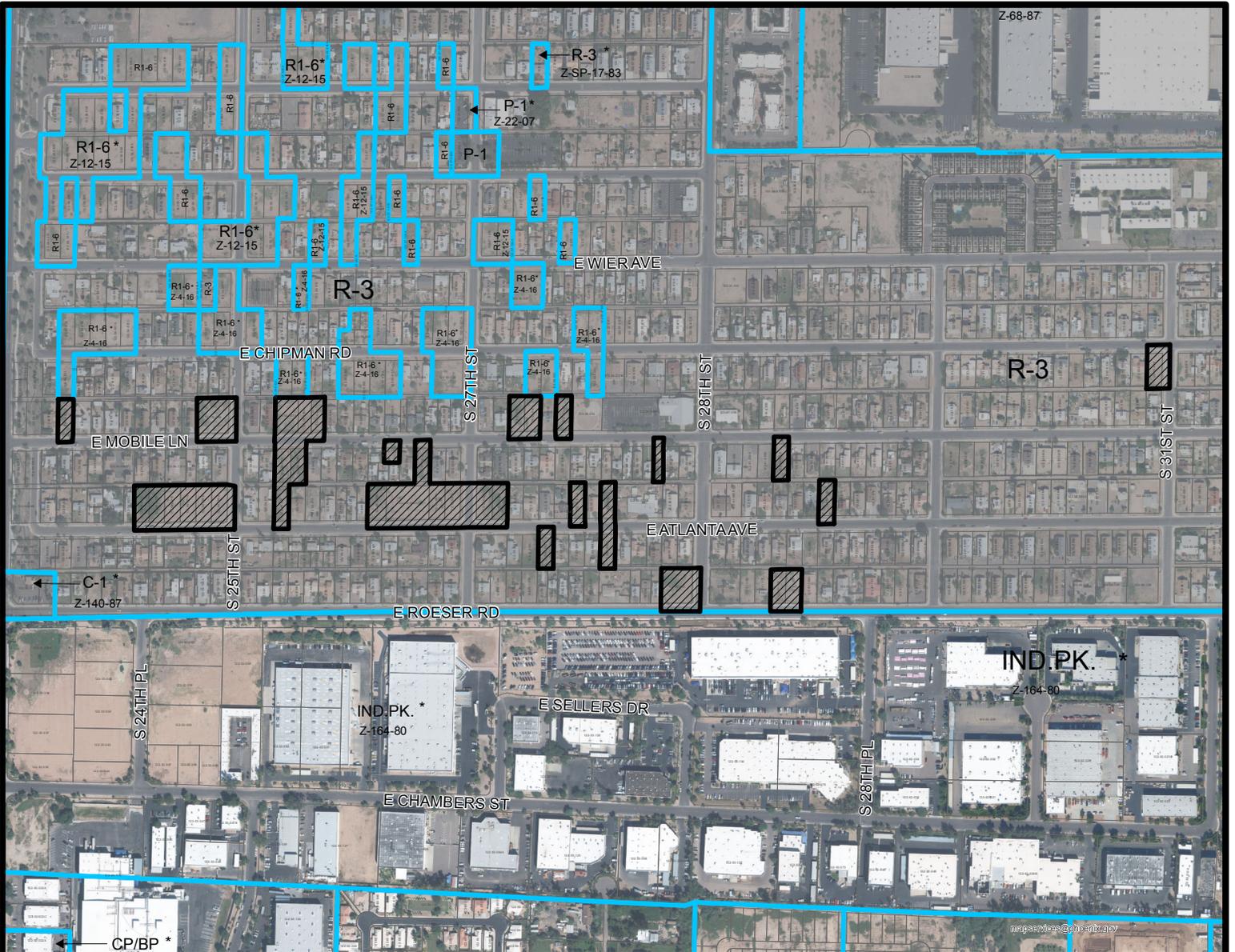
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: City of Phoenix, Neighborhood Services		REQUESTED CHANGE: FROM: R-3 SPVTABDO, (9.03 a.c.) TO: R-1-6 SPVTABDO, (9.03 a.c.)	
APPLICATION NO. Z-8-17	DATE: 02/27/2017	REVISION DATES: 03/06/2017	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.03 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 4-33	ZONING MAP E-9	
MULTIPLES PERMITTED R-3 SPVTABDO R-1-6 SPVTABDO	CONVENTIONAL OPTION 131 48	* UNITS P.R.D. OPTION 157 58	

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

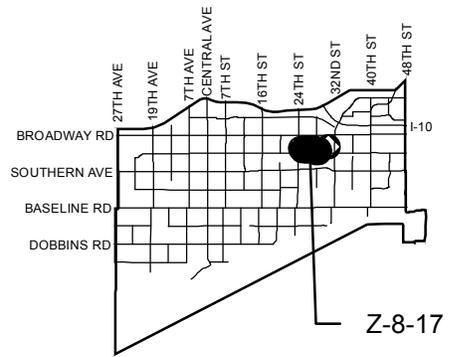


Feet

620 310 0 620

SOUTH MOUNTAIN VILLAGE

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ZONING MAP E-9

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

9.03 Acres

REQUESTED CHANGE:

FROM: R-3 SPVTABDO, (9.03 a.c.)

TO: R1-6 SPVTABDO, (9.03 a.c.)

MULTIPLES PERMITTED

R-3 SPVTABDO

R1-6 SPVTABDO

CONVENTIONAL OPTION

131

48

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

157

58

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