



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-84-16-4
 December 8, 2016

Alhambra Village Planning Committee Meeting Date: December 20, 2016
Planning Commission Hearing Date: January 5, 2017
Request From: C-2 TOD-1 (0.93 acres), P-1 TOD-1 (0.99 acres)
Request To: WU (Walkable Urban Code) T5:5 SL (1.92 acres)
Proposed Use: Multifamily residential (senior housing)
Location: Northwest corner of 16th Avenue and Camelback Road
Owner: Saia Family Limited Partnership
Applicant/Representative: Benjamin Graff, Withey Morris, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	16th Avenue	Local	25-feet west half
	Camelback Road	Arterial	40-feet north half
	Pasadena Avenue	Local	25-feet and 30-feet south half
<p><i>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.</i></p> <p>The proposed development will provide a new housing option on a parcel which is currently underutilized. The site fronts Camelback Road, a major arterial street, with the 19th Avenue and Camelback Road light rail transit station located approximately ¼ mile to the west.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.

The site is located within the Solano Transit Oriented Development (TOD) District on Camelback Road, approximately ¼ mile from a light rail station and adjacent to numerous bus routes along Camelback Road.

CONNECT PEOPLE AND PLACES CORE VALUE; INFILL DEVELOPMENT; LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

This proposal provides compatible infill development on a property that is currently underutilized. It will be compatible with nearby uses. This housing type contributes to the mix of housing types in the area. It is located close to employment centers and commercial areas.

Applicable Plan and Overlays

Transit Oriented Development Strategic Policy Framework – see analysis #s 4 and 7 below.
 Solano Transit Oriented Development Policy Plan – see analysis #s 5, and 6 below.
 Complete Streets Guiding Principles – see analysis # 8 below.
 Tree and Shade Master Plan – see analysis # 9 below.
 Bicycle Master Plan – see analysis #10 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Multifamily residential and surface parking	C-2 and P-1
North	Multifamily residential	R-3
South (across Camelback Road)	Multifamily residential	C-2
East	Multifamily residential and used car dealership	R-3 and C-2
West	Vacant and underutilized	P-1 and C-2

Walkable Urban Code T5:5		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	N/A	1.92
Total Number of Units	N/A	76 63 - 1 bedroom 13 - 2 bedroom
Density	No cap required	40.43 du/acre (total)
Building Height	56-foot maximum	Met – 56 feet
Parking – Affordable Housing	0.5 per x 76 unit = 38 required	Met - 38 provided (36 standard and 2 ADA)
Bicycle Parking (1307.H.6.d.)	0.25 per residential unit, with a maximum of 50 spaces.	Met – 22 – see stipulation #3 and #4
Streetscape Standards (Section 1312.D.1.)		
Arterial Streets – Light Rail Corridor (Camelback Road)	Sidewalk width – minimum 8 feet Landscape width – minimum 5 feet	Sidewalk width – minimum 8 feet Landscape width – minimum 5 feet Met – see stipulation #2
Minor Collector and Local Streets (16 th Avenue)	Sidewalk width – minimum 5 feet Landscape width – minimum 5 feet	Sidewalk width – minimum 5 feet Landscape width – minimum 4 feet 6 inches Not Met – see stipulation #2
Minor Collector and Local Streets (Pasadena Avenue)	Sidewalk width – minimum 5 feet Landscape width – minimum 5 feet	Sidewalk width – minimum 5 feet Landscape width – minimum 0 feet Not Met – see stipulation #2
Section 1303.2 TRANSECT T5		
<i>Main Building Setbacks</i>		
Primary Frontage (Camelback Road)	12-foot maximum	Met – 9 feet 5-1/2 inches
Secondary Frontage (16 th Avenue)	10-foot maximum	Met – 8 feet 5 inches
Secondary Frontage (Pasadena Avenue)	10-foot maximum	Met – 7 feet 5-1/2 inches

<i>Parking Setbacks</i>		
Primary Frontage	30-foot minimum or behind building	Met – behind building
Secondary Frontage	20-foot minimum, 10-foot landscape setback from street right-of-way	Met - 20-feet
<i>Lot Requirements</i>		
Lot Coverage	80% maximum	Met – 55.9%
Primary Building Frontage	70% minimum	Met – 84%
Secondary Building Frontage	50% minimum	Met – 94%
<i>Frontage Types Allowed</i>		
Primary Frontage	All frontages or alternative frontages	Common Entry
Secondary Frontage	All frontages or alternative frontages	Not Met – see analysis item # 9
Entry Requirements	Common Entry: Minimum one per 50 feet of primary building frontage and one per 80 feet of secondary frontage. Other frontages as per Table 1305.1	Not Met – Common Entry see analysis item # 9
<i>Minimum Glazing Standards on Building Frontages facing Streets Right-of-way</i>		
Ground Floor (<i>residential per T4</i>)	Minimum 25%	Met – 57%
Second Floor (<i>residential per T4</i>)	Minimum 25%, 10% east and west	Not Met – 43% south; 26.5% east; north not provided
Upper Floors (<i>residential per T4</i>)	n/a	Met – 43% south; 34.4% east; north not shown

Background/Issues/Analysis

1. This request is to rezone a 1.92-acre site located at the northwest corner of 16th Avenue and Camelback Road from C-2 TOD-1 (0.93 acres) and P-1 TOD-1 (0.99 acres) to WU (Walkable Urban Code) T5:5 SL (Solano Transit Oriented Development Policy District) to allow a multi-family residential (senior housing) use.

2. The subject site is currently underutilized multifamily development converted for office use and surface parking uses. To the north are multifamily uses. To the east are multifamily residential and commercial uses. To the west are vacant and underutilized parking and commercial uses. To the south (across Camelback Road) are existing multifamily residential uses.



3. The General Plan Land Use Map designation is Commercial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.

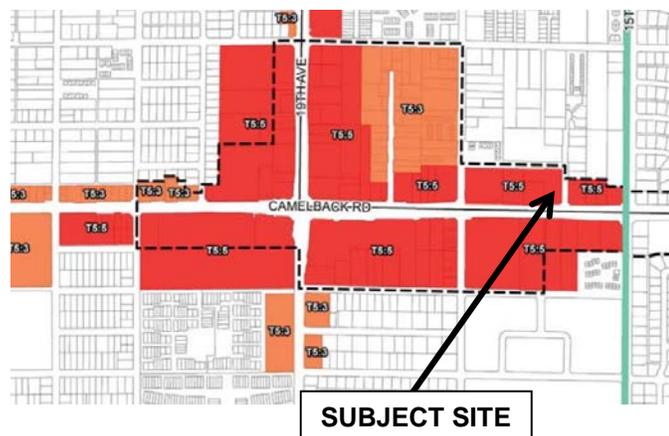


4. The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The identified environment for the 19th Avenue and Camelback Road light rail station area is Medium Urban Center. Medium Urban Center is a place type characterized by medium intensity with building heights typically from three to six stories with incentive heights of up to 10 stories. Land uses may include balanced commercial and residential, retail destination, entertainment destination, and some employment. The proposed project falls within the parameters of the Medium Urban Center place type.

5. The site is located within the Solano TOD (Transit Oriented Development) District, the boundaries for which are Campbell Avenue on the south, Rose Lane and Keim Drive on the north, 15th Avenue on the east and 23rd Avenue on the west. The policy plan adopted for the Solano TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Solano TOD District, one key recommendation is the implementation of a form-based zoning code.

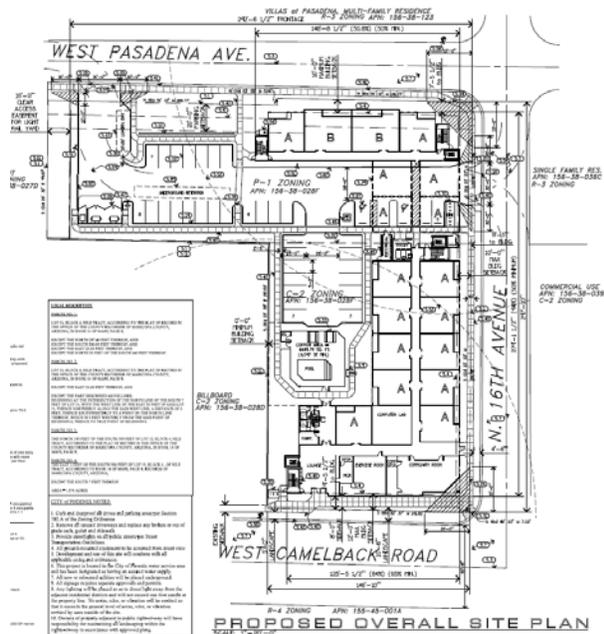


6. The Solano TOD Policy Plan utilized the Medium Urban Center place type to determine the recommended scale and character of the area around the 19th Avenue and Camelback Road light rail station and this scale and character was illustrated in both the conceptual master plan and the conceptual zoning plan.



- The subject site has a suggested zoning designation of T5:5 with a maximum building height of 56 feet. The request is consistent with the conceptual master plan transect of T5:5.
7. The applicant is applying for Low-income Housing Tax Credits (LIHTC's) from the Arizona Department of Housing which requires properties to remain affordable for at least 30 years. The inclusion of affordable housing units in this proposal supports the TOD Strategic Policy Framework and the Solano TOD Policy Plan.

8. The conceptual site plan proposal shows a common entry located at the ground floor facing Camelback Road. A vehicular entrance is shown off 16th Avenue and another off Pasadena Avenue. Sidewalks are shown to be detached from the curb, allowing trees to be planted between the curb and the sidewalk and providing a more comfortable environment for pedestrians. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable.



9. The conceptual site plan shows one common entry located along Camelback Roads (primary) frontage and no frontage types specified along the 16th avenue and Pasadena Avenue (secondary) frontages. The Walkable Urban (WU) Code Section 1303 Transect lot standards require that when a common entry frontage type is utilized under the T5 transect that a minimum one entry per 50 feet of primary frontage and one entry per 80 feet of secondary frontage be required. Additional Frontage Standards can be found in the WU Code Section 1305. Given the site plans inconsistency with these standards of the WU Code, staff is not recommending a stipulation of general conformance. The applicant is encouraged to continue working with staff to update their proposal as it proceeds through the site development review process. The proposal will need to be updated to meet the provisions of the Walkable Urban Code prior to site plan approval.
10. 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, development of this site will contribute to the urban forest infrastructure through the provision of trees along the right-of-way. Further, the sidewalks will be detached from the curbs, allowing trees to be planted to shade and separate pedestrians from vehicles on the street. These provisions are addressed in Stipulation #1.

11. 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 proposes 22 bicycle parking to meet the provisions of the Walkable Urban Code. It is recommended that two types of parking be provided on the property: secured parking for employees, and short-term rack parking for guests located near entrances to the property. The property is near a light rail transit station and several major bus routes. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or in locked bicycle rooms. The applicant will work with Planning and Development staff through the site review process to determine locations for both types of bicycle parking as well as for the manner in which the secured parking will be provided. The short-term 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 Walkable Urban Code. These provisions are addressed in Stipulations #3 and #4.



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

STREETS

12. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. Stipulation #5 has been recommended to address this request.

WATER

13. The city of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however there is a potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

ARCHAEOLOGY

14. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the city of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

FIRE

15. Fire prevention does not anticipate any issues with this 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

16. 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 not consistent with the General Plan map, however a General Plan amendment is not required.
2. This infill proposal provides a new housing option to contribute to the mix of housing types in the area.
3. The proposed higher density is supported in proximity to the light rail corridor.

Stipulations

1. The developer shall work with Planning and Development Department to determine a type of tree appropriate for the Camelback Road street frontage which will also provide the shade required by the Walkable Urban Code.
2. The developer shall (re)construct sidewalk and landscape improvements to comply with Section 1312.E. of the Zoning Ordinance, as approved by the Planning and Development Department.
3. A minimum of 6 inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
4. A minimum of 16 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.

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Writer

Joél Carrasco

December 8, 2016

Team Leader

Joshua Bednarek

Attachments

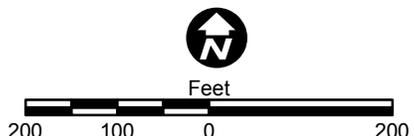
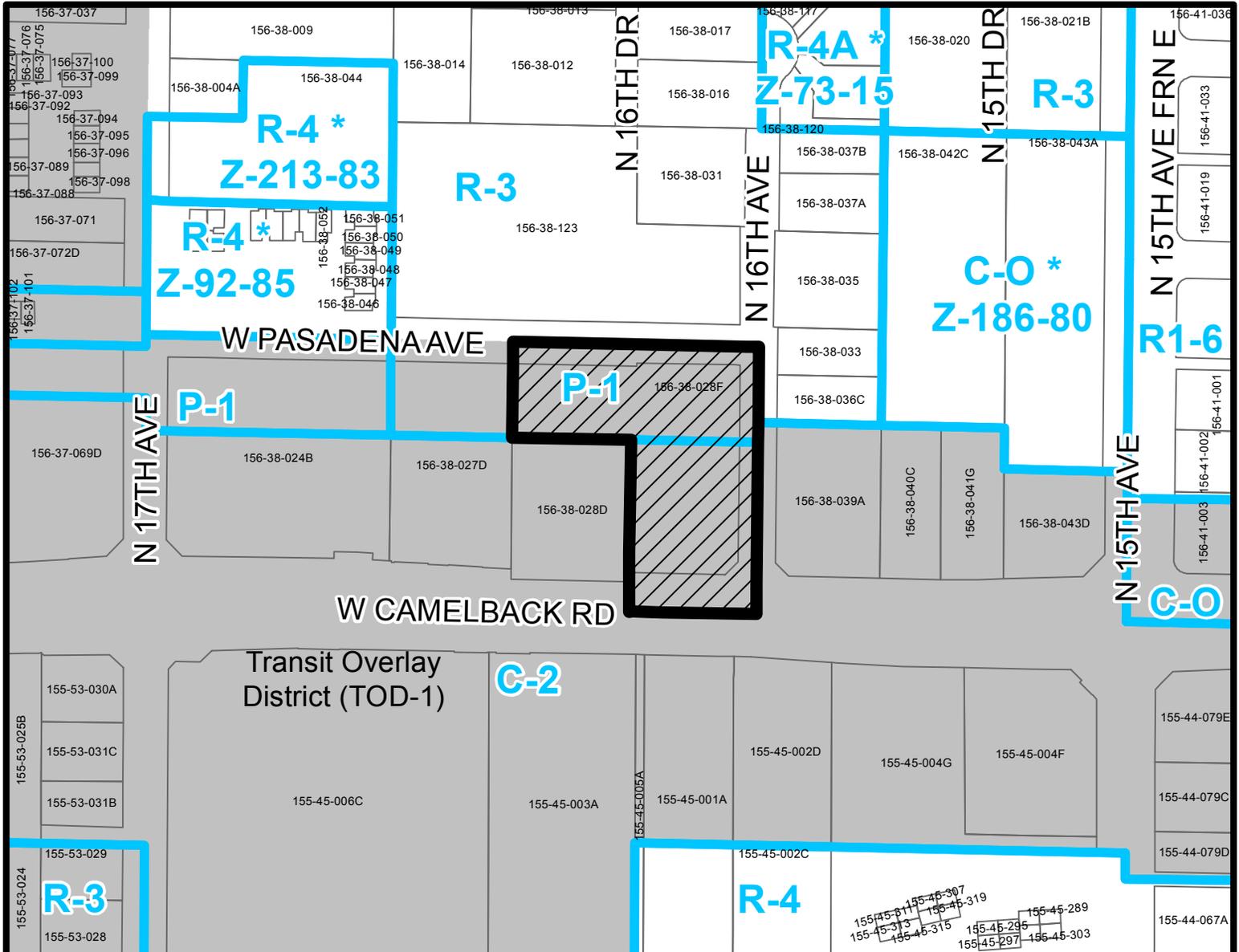
Sketch Map

Aerial

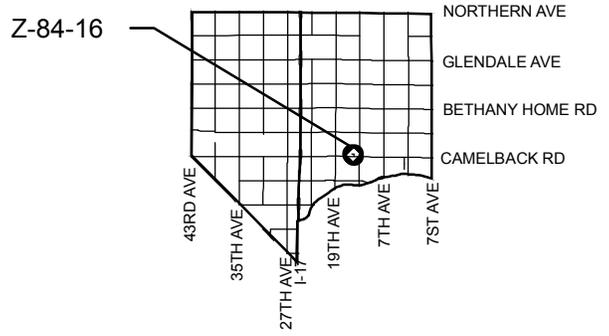
Site Plan date stamped November 10, 2016 (1 page)

Preliminary Landscape Plan date stamped November 10, 2016 (1 page)

Elevations date stamped November 10, 2016 (2 pages)

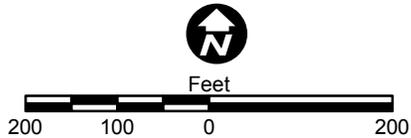
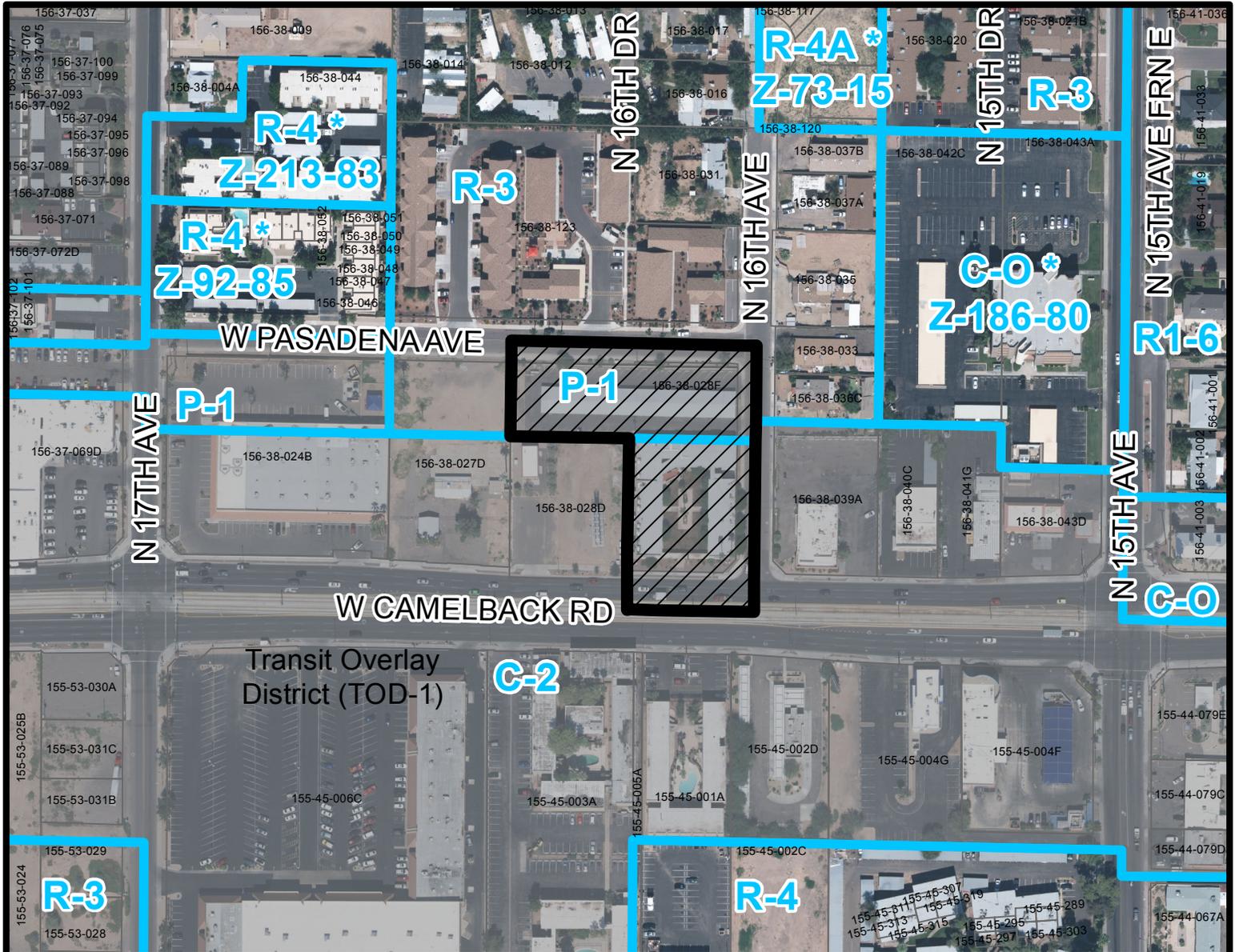


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4

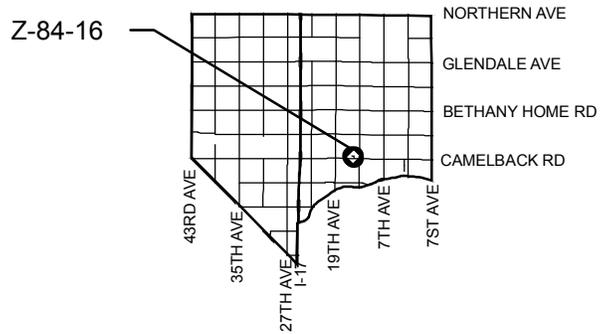


APPLICANT'S NAME: Benjamin Graff, Withey Morris PLC		REQUESTED CHANGE: FROM: C-2 TOD-1, (0.93 a.c.), P-1 TOD-1, (0.99 a.c.) TO: WU T5:5 SL, (1.92 a.c.)	
APPLICATION NO. Z-84-16	DATE: 11/30/2016 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.92 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-25	ZONING MAP H-7	
MULTIPLES PERMITTED C-2 TOD-1, P-1 TOD-1 WU T5:5 SL	CONVENTIONAL OPTION 13, N/A No Maximum	* UNITS P.R.D. OPTION 16, N/A No Maximum	

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



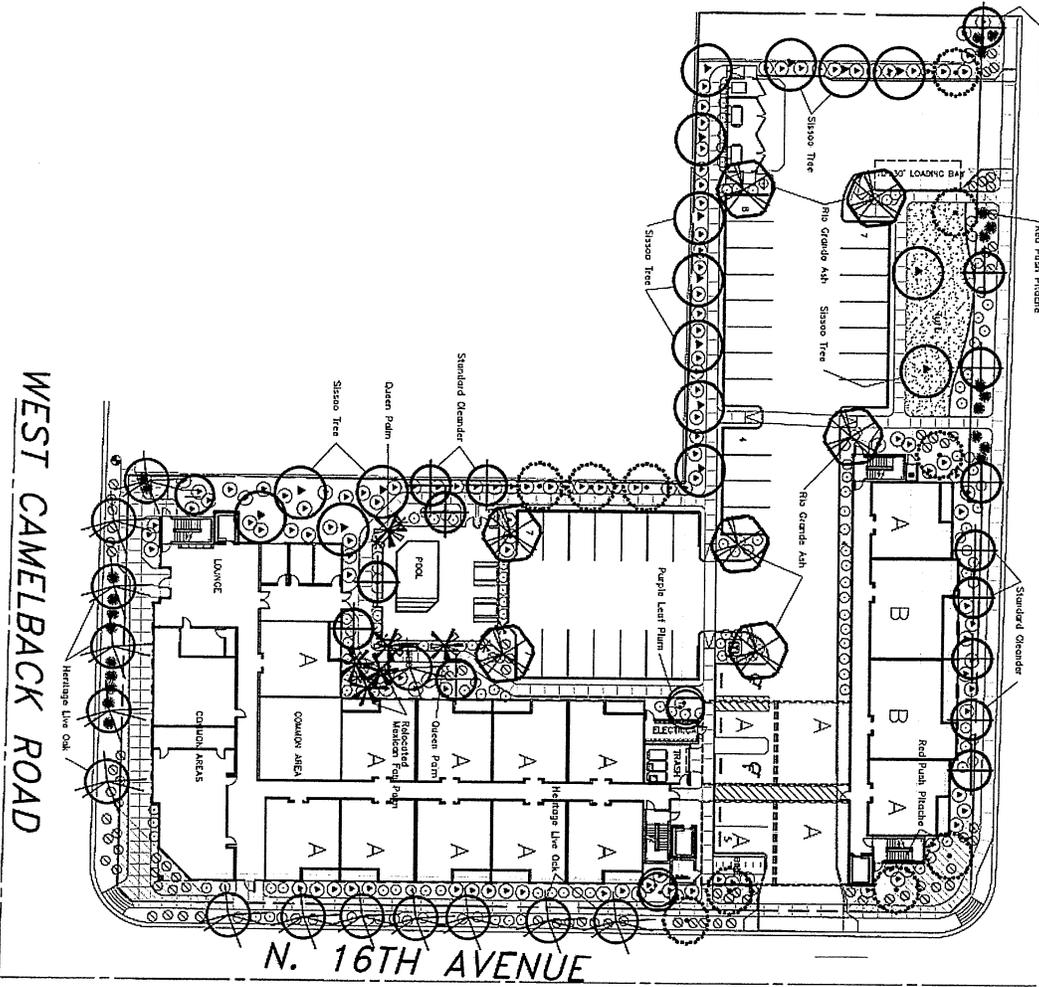
ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



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APPLICATION NO. Z-84-16	DATE: 11/30/2016 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.92 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-25	ZONING MAP H-7	
MULTIPLES PERMITTED C-2 TOD-1, P-1 TOD-1 WU T5:5 SL	CONVENTIONAL OPTION 13, N/A No Maximum	* UNITS P.R.D. OPTION 16, N/A No Maximum	

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

WEST PASADENA AVE.



WEST CAMELBACK ROAD

N. 16TH AVENUE

PRELIMINARY LANDSCAPE PLAN



PLANT MATERIAL LEGEND

KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Spread)
1	Washingtonia robusta	15'-25' Tall, See plan
2	Mexican Fan Palm	3 1/2' Box 6' x 3' 1 1/2"
3	Philadelphium paniculata	8' Box 6' x 3' 1 1/2"
4	Texas Ebony	8' Box 6' x 3' 1 1/2"
5	NEW TREES	
6	Hamamelis formosiflorum	24" Box 10" x 10" mm.
7	Carex obovata	24" Box 10" x 10" mm.
8	Salicoryia asotica	3 1/2' Box 10" x 10" mm.
9	Sissoo Tree	3 1/2' Box 10" x 10" mm.
10	Red Palm Picadee	24" Box 10" x 10" mm.
11	Red Palm Picadee	24" Box 10" x 10" mm.
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CITY OF PHOENIX

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Planning & Development Department

16th Avenue & Camelback Apartments
Phoenix, Arizona

16032
1111 North Camelback Road
Phoenix, AZ 85016
(602) 253-1100

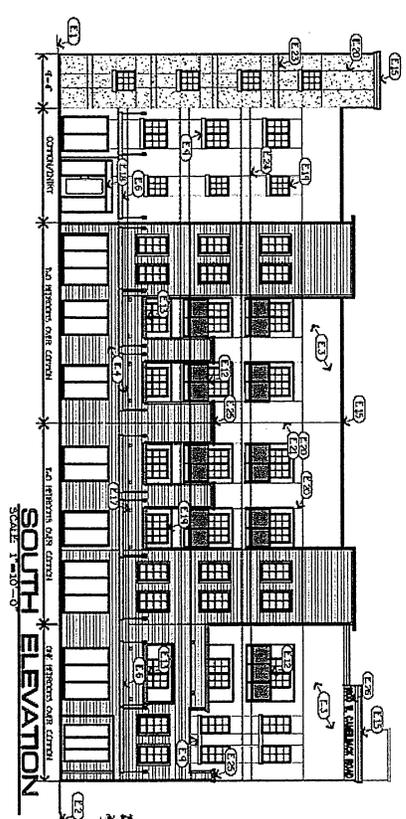
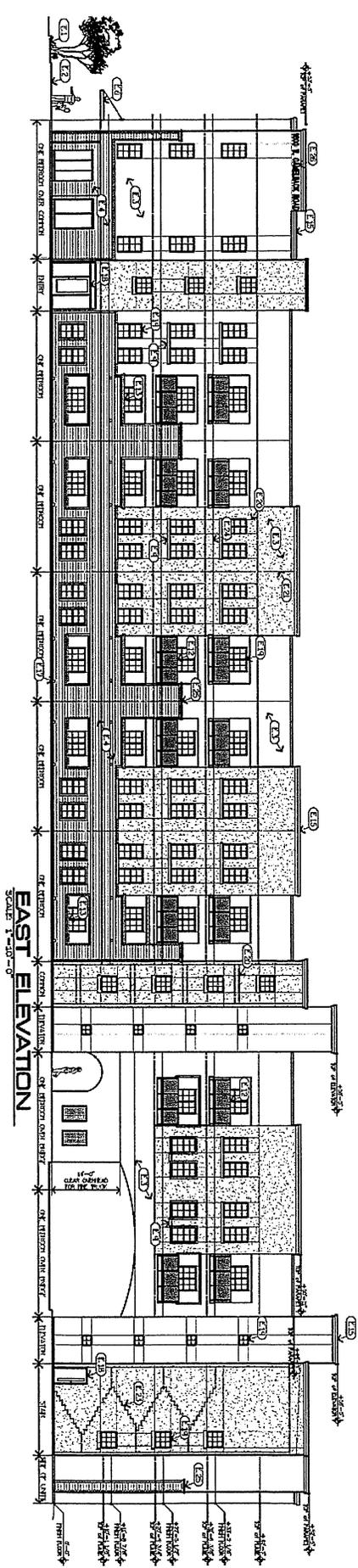
Job No.: 16032
Plan: 16032P
Drawing: 000
Scale: PER PLAN
Date: 10.31.16

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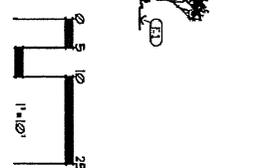
CITY OF PHOENIX
 Planning & Development
 Department
 NOV 10 2016



COLOR SCHEDULE
 SCD-COLR
 SCALE NTS

- (E1) HARDWARE: PLANK SIDING - KOMBICATE
- (E2) HORIZONTAL TRIM, EAVE - KOMBICATE
- (E3) PAINT: RED METAL FINISH
- (E4) BUILDING COLOR #1
- (E5) BUILDING COLOR #2
- (E6) DEC. 70 HAZEL
- (E7) ALUMINUM WINDOW POLYMER
- (E8) ALUMINUM WINDOW POLYMER
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- KEYNOTES**
1. FINISHES: SEE DRAWING
 2. ONE COAT INTERCOAT 550
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16th Ave + Camelback
 3 W. Camelback Road, Phoenix, AZ
 Bethel Development

ATHENA STUDIO, LLC
 4700 N. 12th Street
 Suite 205
 Phoenix, AZ 85014
 602-274-5000

E1

DATE: 10/12/16
 DRAWN BY: P57/HR
 CHECKED BY: ALG/RS
 DATE: 10/16/16
 PROJECT: 16th Ave + Camelback
 SHEET: E1

