



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-9-21-5
April 6, 2021

Maryvale Village Planning Committee Meeting Date: April 14, 2021
Planning Commission Hearing Date: May 6, 2021
Request From: PSC (Planned Shopping Center) (4.35 acres)
Request To: C-2 (Intermediate Commercial) (1.15 acres) and R-3A (Multifamily Residence District) (3.20 acres)
Proposed Use: Commercial and multifamily residential
Location: Approximately 800 feet west of the southwest corner of 83rd Avenue and Indian School Road
Owner: 8415 West Indian School Road LLC
Applicant/Representative: Ashley Z. Marsh
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Indian School Road	Major Arterial	50-foot south half street
	Piccadilly Road	Local Street	Abutting perpendicular 60-foot street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The subject site is currently vacant and the proposed commercial and residential development, as stipulated, is compatible with the existing neighborhood character.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed commercial parcel will promote economic development in the Maryvale Village and is in an appropriate location that is adjacent to commercially zoned parcels along a major arterial street.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 5.

[Tree and Shade Master Plan](#) – See Background Item No. 6.

[Complete Streets Guiding Principles](#) – See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Zero Waste PHX](#) – See Background Item No. 9.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PSC
North (across Indian School Road)	Single-family residences	R1-6
South	Multifamily residences	PAD-14
East	Retail	PSC
West	Single-family residences	R1-6

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	38 feet (Met)
Side (East, adjacent zoning PSC)	10 feet	20 feet (Met)
Side (West, adjacent zoning R1-6)	50 feet	55 feet (Met)
Rear (Adjacent zoning R-3A)	15 feet	162 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
Street	20 feet, Average 25 feet	Approximately 25 feet (Met)
Side (East)	10 feet	5 feet (Not Met)
Side (West)	10 feet	15 feet (Met, See Stipulation No. 3)
Rear	Minimum 10 feet	Approximately 30 feet (Met)
Lot Coverage	Not to exceed 50%	35% (Met)
Maximum Building Height	2 stories, 30 feet	20 feet (Met)
Minimum Parking	Office/Retail: 1 space/300 square feet Medical Office: 1 space/200 square feet Restaurant: 1 space/50 square feet	16-20 spaces

R-3A (Multifamily Residential)		*variance or site plan modification required
<u>Standards</u>	<u>Requirements (PRD Development Option)</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	3.20 acres
Total Number of Units	74, up to 84 with bonus	46 (Met)
Maximum Density	23.1 du/acre maximum, 26.4 du/acre with bonus	14.38 (Met)
Maximum Building Height	3 stories and 40 feet	30 feet (Met)
Lot Coverage	45% Maximum	35% (Met)

R-3A (Multifamily Residential)		<i>*variance or site plan modification required</i>
<u>Standards</u>	<u>Requirements (PRD Development Option)</u>	<u>Provisions on the Proposed site Plan</u>
<i>Minimum Building Setbacks</i>		
North (Adjacent to property line)	15 feet	15 feet (Met)
East (Adjacent to property line)	15 feet	Approximately 15 feet* (Part of buildings encroach into setback area)
West (Adjacent to property line)	15 feet	Approximately 15 feet* (Part of buildings encroach into setback area)
South (Adjacent to property line)	15 feet	Approximately 15 feet* (Part of buildings encroach into setback area)
<i>Minimum Landscape Setbacks</i>		
North	5 feet	15 feet (Met)
East	5 feet	Approximately 15 feet* (Part of buildings encroach into setback area)
West	5 feet	Approximately 15 feet* (Part of buildings encroach into setback area) (See Stipulation No. 3)
South	5 feet	Approximately 15 feet* (Part of buildings encroach into setback area)
Minimum Open space	5%	5% (Met)
Minimum Amenities	Two	Pool, ramada
Minimum Parking	116 spaces	127 (Met)

Background/Issues/Analysis

SUBJECT SITE

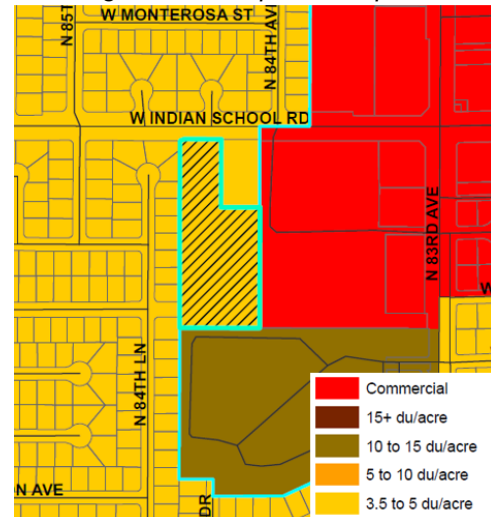
1. This request is to rezone 4.35 acres located approximately 800 feet west of the southwest corner of 83rd Avenue and Indian School Road from PSC (Planned

Shopping Center) to C-2 (Intermediate Commercial) (1.15 acres) and R-3A (Multifamily Residence District) (3.20 acres) to allow commercial and multifamily residences.

GENERAL PLAN LAND USE MAP DESIGNATION

- The General Plan Land Use Map designation for the site is Residential 3.5 to 5 dwelling units per acre. This land use category would provide single-family, townhome, patio home and duplex type units. The proposal for C-2 and R-3A zoning is not consistent with the General Plan Land Use Map designation. A General Plan Amendment is not required as this site is under 10 acres in size.

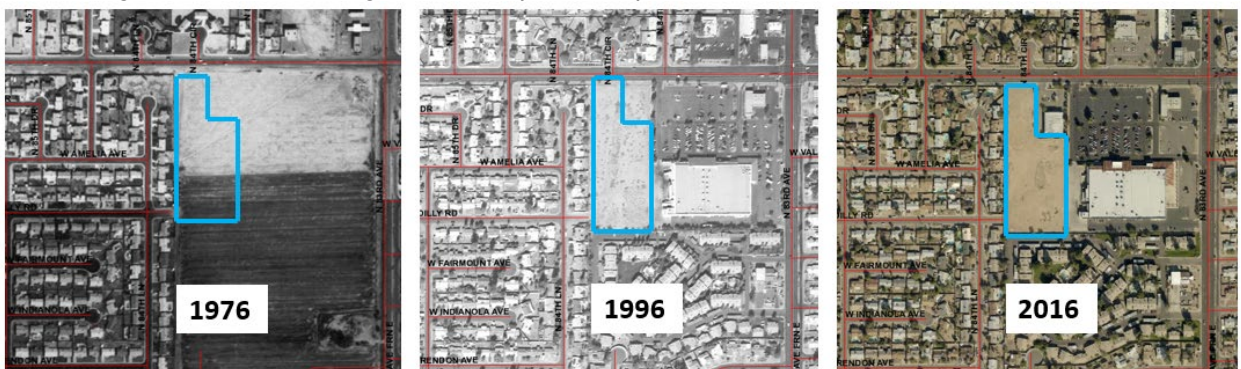
General Plan Land Use Map, Source: Planning and Development Department



EXISTING CONDITIONS AND SURROUNDING ZONING

- The subject site is currently vacant, as shown in the aerial sketch map included as an exhibit. The subject site has been vacant since the 1970s. North of the subject site, across Indian School Road, are single-family residences zoned R1-6 (Single-Family Residence District). To the east are retail uses zoned PSC. To the south are multifamily residences zoned PAD-14 (Planned Area Development). To the west are single-family residences zoned R1-6.

Aerial Images, Source: Planning and Development Department



PROPOSAL

- The conceptual site plan attached as an exhibit proposes a commercial parcel fronting Indian School Road and a residential parcel behind the commercial parcel with

proposed multifamily residences.

The multifamily residences will consist of 46 two-story attached townhomes with two-car garages in addition to on-site guest parking, common and private open space areas and common area amenities such as a pool and ramada. Stipulation No. 1 calls for general conformance to the site plan and elevations date stamped February 9, 2021 for the residential parcel, so that the multifamily residences develop as presented in those plans.

Staff recommends a minimum 15-foot landscaped setback with enhanced planting standards along the west property line to buffer the multifamily residences from the adjacent single-family residential neighborhood. This recommendation is addressed in Stipulation No. 3. The multifamily residences will also include bicycle parking for residents, which is addressed in Stipulation No. 4. Access to and from the residential parcel will be from Indian School Road, with only emergency vehicle access permitted along Piccadilly Road, as addressed in Stipulation No. 6

The proposed user for the commercial parcel is currently unknown. As such, the site plan for the commercial parcel is subject to change and elevations were not submitted as part of the rezoning request. In order to ensure a quality development that is consistent with the character of the area, staff is recommending a stipulation requiring administrative review of the conceptual site plan and elevations for the commercial parcel prior to preliminary site plan approval. The administrative review will encompass the location and orientation of the driveway and trash receptacles in relation to the single-family residences to the west, pedestrian access from the public sidewalk to the building and from the commercial parcel to the residential parcel and enhanced architectural detailing. This recommendation is addressed in Stipulation No. 2.

Stipulation No. 3 requires a minimum 20-foot wide landscape setback planted with large evergreen trees along the west property line of the commercial parcel. This is to ensure adequate separation and buffering of the commercial uses to the single-family residences to the west and is double the minimum setback width required in the Phoenix Zoning Ordinance.

To enhance pedestrian connectivity and safety, Stipulation No. 5 requires that the developer provide a minimum 5-foot wide detached sidewalk and a minimum 13-foot wide landscape strip behind the back of curb along Indian School Road. This is also consistent with the sidewalk and landscaping area provided to the west of the subject site. Stipulation No. 8 requires that where pedestrian pathways cross drive aisles, they are constructed of a material that visually contrasts with the parking and drive aisle surfaces. Stipulation No. 9 requires that pedestrian pathways and sidewalks be shaded to a minimum of 75 percent.

STUDIES AND POLICIES

5. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage.

6. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Stipulations Nos. 3, 5 and 9 require enhanced planting, shading and setback standards to contribute to the urban forest and increase thermal comfort for pedestrians and residents on site.

7. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Stipulation No. 7 requires that any street improvements to be built to ADA and City of Phoenix standards to promote accessible and safe street improvements. Stipulation No. 8 requires pedestrian pathways made of decorative pavers or stamped or colored concrete to denote where the pedestrian pathways cross drive aisles.

8. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Stipulation No. 4 requires bicycle parking on site for residents and visitors.

9. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. 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 proposed project will provide recycling receptacles on site.

COMMUNITY INPUT SUMMARY

10. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. At the time this staff report was written, staff has not received any community correspondence in support or opposition.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department requested a minimum 5-foot wide detached sidewalk and a minimum 13-foot wide landscape area behind the back of curb along Indian School Road, that access along Piccadilly Road be limited to emergency vehicles, and that all street improvements be constructed to ADA accessibility standards and per plans approved by the Planning and Development Department. These are addressed in Stipulation No. 5, 6 and 7.
12. The Public Transit Department requested clearly defined accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces; that all cross access agreements incorporate a pedestrian pathway; and that trees or shade structures provide at least 75 percent shade coverage on all pedestrian paths. These are addressed in Stipulation Nos. 8 and 9. A cross access agreement is not required at this time but will be required during the lot split or site plan review processes.
13. The Fire Department commented that they do not anticipate any problems with this case, and buildings shall comply with the Phoenix Fire Code.
14. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site. However, the requirements and assurances for water and sewer service are determined during the site plan application review.

OTHER

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. 10.
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 will redevelop an underutilized property and provide a high quality multifamily residential development which will help alleviate the

housing shortage in Phoenix.

2. This proposal provides for additional employment options in the Maryvale village.
3. The stipulated landscaping setbacks and planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring area.

Stipulations

1. The residentially zoned portion of the site shall be in general conformance with the site plan and elevations date stamped February 9, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. The conceptual site plan and elevations for the commercial portion of the site shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
 - a. Location and orientation of driveway and trash receptables in relation to the single-family residential neighborhood to the west.
 - b. Clearly defined accessible pedestrian pathways to connect building entrances and public sidewalks, using the most direct route for pedestrians.
 - c. Pedestrian connection between multifamily and commercial parcels.
 - d. All elevations of the building/s shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
3. The commercially zoned portion of the site shall provide a minimum 20-foot-wide landscape setback adjacent to the west property line and the residentially zoned portion of the site shall provide a minimum 15-foot-wide landscape setback along the west property line. The landscape setbacks shall be planted with large evergreen trees planted 20 feet on center or in equivalent

groupings, as approved by the Planning and Development Department. Sixty percent of the trees shall be minimum 2-inch caliper, 40 percent of the trees shall be minimum 3-inch caliper with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

4. Resident bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces, as approved by the Planning and Development Department. These spaces shall be located near building entrances or common areas and may be provided through a combination of inverted U-bicycle racks, artistic style racks, "Secure/Covered Facilities" or "Outdoor/Covered Facilities" as defined in Appendix K or the Comprehensive Bicycle Master Plan.
5. The developer shall provide a minimum 5-foot wide detached sidewalk and a minimum 13-foot wide landscape strip located behind the back of curb to the back of sidewalk along Indian School Road, per Cross Section D, as identified on the Street Classification Map, as approved by the Planning and Development Department. Minimum 2-inch caliper trees shall be planted 20 feet on center or in equivalent groupings with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
6. Access proposed onto Piccadilly Road shall be restricted to emergency access only, as approved by the Planning and Development Department.
7. 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.
8. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
9. Trees shall be placed to provide 75 percent shade coverage on all pedestrian pathways and sidewalks at full maturity. Shade structures may be used to meet the shade requirement in places where trees are unable to be located, as approved by the Planning and Development Department.

10. 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

Sarah Stockham

April 6, 2021

Team Leader

Samantha Keating

Exhibits

Zoning Sketch Map

Aerial Sketch Map

Conceptual Site Plan date stamped February 9, 2021

Conceptual Elevations date stamped February 9, 2021