



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-31-12-4
January 7, 2013

Alhambra Village Planning Committee Meeting Date January 22, 2013

Planning Commission Hearing Date February 12, 2013

Request From: R-3 (0.26 Acres)
R-5 (0.29 Acres)
R-3 TOD-1 (Approved P-2 TOD-1) (0.81 Acres)
R-5 TOD-1 (Approved P-2 TOD-1) (0.27 Acres)
C-2 TOD-1 (Approved C-2 HR TOD-1) (2.60 Acres)

Request To: PUD TOD-1 (4.23 Acres)

Proposed Use Planned Unit Development for multi-family residential

Location Southwest corner of Central Avenue and Highland Avenue

Owner Central Highland, LP

Applicant/Representative Bruce Hart/Vedura Residential Operating LLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designations		Commercial Residential 10 to 15 du/ac	
Street Map Classification	Central Avenue	Arterial	50-foot west half street
	Highland Avenue	Local	40-foot south half street
	Coolidge Street	Local	25-foot north half street
<p>LAND USE ELEMENT, GOAL 1 NEIGHBORHOOD POLICY 1: INCLUDE A MIX OF HOUSING TYPES AND DENSITIES THAT SUPPORT A BROAD RANGE OF LIFESTYLES.</p> <p>This proposal is designed to attract those who choose to live and work close to employment along the Central Avenue corridor and surrounding areas.</p> <p>LAND USE ELEMENT, GOAL 2 POLICY 14: LOCATE MULTI-FAMILY DEVELOPMENT NEAR SPECIALIZED PUBLIC FACILITIES, MAJOR TRANSPORTATION SERVICES, AND EMPLOYMENT CENTERS.</p> <p>This proposal will develop a multi-family housing development on a site that is close to downtown, a major employment center. This site is also adjacent to the light rail, major bus routes and transportation arteries.</p> <p>LAND USE ELEMENT, GOAL 3, POLICY 5: ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT OR UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF THE AREA OR WITH THE AREA'S TRANSITIONAL OBJECTIVES.</p>			

This proposal will redevelop an underutilized parcel into a multi-family housing development that will support adjacent restaurants and other area businesses.

NEIGHBORHOOD ELEMENT. GOAL 2. POLICY 3: CREATE NEW DEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.

This site is appropriately located to encourage residences to walk, bicycle or use transit. The site is located between two Light Rail stations (Campbell/Central Avenue and Camelback/Central Avenue) and near several neighborhood businesses. The apartments are proposed to be 4-stories with a parking structure located internal to the site. The site is bounded by Highland Avenue on the north, Coolidge Street on the south and Central Avenue on the east. A two-story office building is adjacent to the west side of the site. The request is consistent in scale and character along the Light Rail Corridor.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 4.23-acre site located at the southwest corner of Central Avenue and Highland Avenue from R-3, R-5, R-3 TOD-1 (Approved P-2 TOD-1), R-5 TOD-1 (Approved P-2 TOD-1), and C-2 TOD-1 (Approved C-2 HR TOD-1) to PUD TOD-1. A portion of the site is currently used for an interim overflow parking lot for the commercial center immediately north.
2. The General Plan Land Use Map designation is Residential 10 to 15 du/acre and Commercial, however, the site is less than 10 acres and therefore does not require a General Plan Amendment.

SURROUNDING USES & ZONING

3. **North**
The parcel to the north is a commercial center that is zoned C-2 TOD-1. Several local food and retail establishments are located in this center such as Hula's Modern Tiki and Citizen Espresso Bar.

West

Immediately west of the subject site is an office building zoned R-5 and P-1.

South

The parcel to the south is a lighting store zoned C-2 TOD-1 and a multi-family development zoned R-5.

East

Central Avenue and the Metro Light Rail are adjacent to the east side of the site.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than

conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped December 19, 2012, Attachment B. Many of the proposed standards were derived from the standards of the Urban Residential zoning district.

Land Use

The narrative proposes multi-family as the permitted use.

Development Standards

The maximum proposed building height is 70 feet to allow for some variations in the topography of the site. The perimeter setbacks mirror those required by the Transit Oriented Development Overlay to bring the building closer to the street and provide pedestrian amenities such as shade.

Landscaping Standards

A minimum of two-inch caliper trees placed 30 feet on center are proposed along the streetscape of the entire development to promote human comfort and visual interest surrounding the site.

Parking

Sufficient parking has been proposed for the site by meeting the minimum parking requirements for the individual uses. In addition, 50 bicycle spaces have been provided.

Shading

The narrative proposes that a minimum of 65 percent of all pedestrian walkways and sidewalks be shaded by shade trees and/or shade canopies along the perimeter measured at 12 noon on the summer solstice. Along Highland Avenue and Coolidge Street, the minimum shade proposed is 76 percent and 83 percent. These standards exceed the requirements outlined in the Zoning Ordinance.

Design Guidelines

The Development Narrative does not propose any new design guidelines; therefore, all applicable design guidelines outlined in the Guidelines for Design Review section of the Zoning Ordinance will apply.

Phasing

This project will not be phased.

Signage

Signs for this PUD will be in conformance with the Sign section outlined in the Zoning Ordinance.

Sustainability

The narrative proposes several options to incorporate sustainability principles, which may include building orientation, solar collection technologies, and design for effective water use.

STREETS AND TRAFFIC

6. The Street Transportation Department has indicated that there are right-of-way improvements needed for this site. Stipulations have been added to address these improvements.
7. A Traffic Impact Study was approved by the Street Transportation Department on November 30, 2012; therefore, Stipulation 10 has been met.

MISCELLANEOUS

8. It has been determined that a portion of the parcel is within a Special Flood Hazard Area (SFHA), called Zone A as designated by the Federal Emergency Management Agency (FEMA). SFHA's are areas subject to inundation by a 100-year flood as shown on panel 1665 J of the Flood Insurance Rate Maps (FIRM) dated September 30, 2005.
9. The Aviation Department has requested that the property owner record a Notice to Prospective Purchasers of Proximity to Airport to disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport. A stipulation has been added to address this request.
10. The Public Transit Department has requested that the existing bus stop be relocated closer to Highland Avenue to discourage street crossings outside of a crosswalk. The existing bus stop is located mid-block on Central Avenue, between Coolidge Street and Highland Avenue. A stipulation has been added to address this request.
11. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The site is within a ¼ mile from the light rail station at Central Avenue and Campbell Avenue and Central Avenue and Camelback Road.
2. The site is within close proximity to commercial goods and services.
3. The proposed rezoning is compatible with surrounding zoning patterns and land use within the area.

Stipulations

1. An updated Development Narrative for the Central and Highland PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 19, 2012.
2. The developer shall dedicate a minimum of 20 feet of right-of-way for the south half of Highland Avenue to accommodate a 32-foot pavement section designed with appropriate taper to existing improvements to the west, as approved by the Planning and Development Department.
3. A minimum 8-foot sidewalk easement shall be dedicated along the south side of Highland Avenue, as approved by the Planning and Development Department.
4. A minimum 25 feet of right-of-way shall be dedicated for the north half of Coolidge Street.
5. A 12-foot by 12-foot right-of-way triangle shall be dedicated at the southwest corner of Highland Avenue and Central Avenue, as approved by the Planning and Development Department.
6. A 21-foot by 21-foot right-of-way triangle shall be dedicated at the northwest corner of Coolidge Street and Central Avenue, as approved by the Planning and Development Department.
7. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. Relocate the existing traffic signal and equipment on the southwest corner of Central Avenue and Highland Avenue. The plan is to be submitted to the Street Transportation Department (Zeke Rios, 602-256-3409 or zeke.rios@phoenix.gov) for review and approval. Submittal will be made as a separate document that shows the entire intersection and the location of existing equipment and conduit runs. The Developer will submit the approved traffic signal plan to the Civil Plans Coordinator as part of the civil engineering plan set. All work related to the construction or reconstruction of the traffic signal is the responsibility of the Developer.

9. Provide a striping and signing diagram per the City of Phoenix Street Transportation Department Standards for Central Avenue and Highland Avenue and a copy of paving plans for Street Transportation review. Striping and signing plan must be drawn on separate sheets from paving plans and included as part of the complete set submitted to the Planning and Development Department at Central Log-in on the 2 Floor of City Hall. Approval of striping and signing plans must be obtained from the Street Transportation Department (Zeke Rios 602-256-3409 and Kerry Wilcoxon at 602-262-4613).
10. Submit a Traffic Impact Analysis for Development per the PUD requirements. The develop shall be responsible for any necessary dedications and improvements to the street network as approved by the Street Transportation Department.
11. Relocate bus stop pad closer to Highland Avenue as approved by the Public Transit Department.
12. 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 to future owners or tenants of the property.

Writer

Tricia Gomes
January 7, 2013

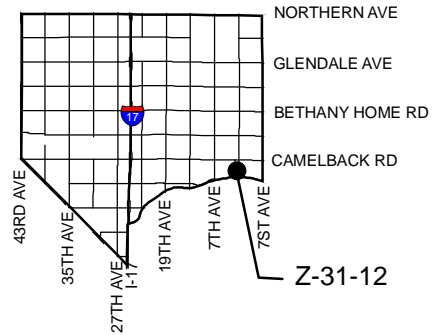
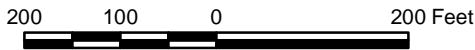
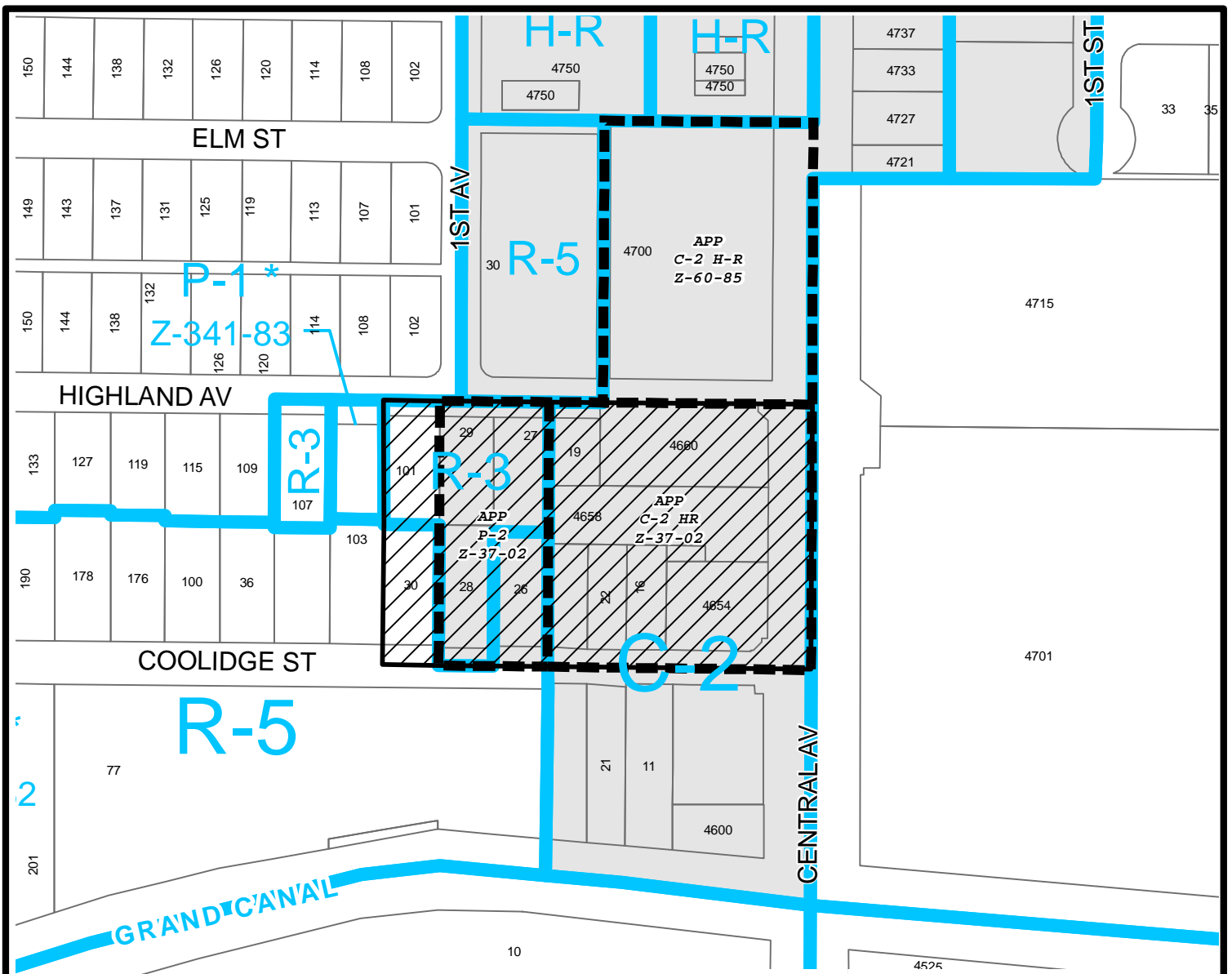
Team Leader

Josh Bednarek

Attachments

Attachment A: Sketch Map

Attachment B: Central and Highland PUD Narrative date stamped December 19, 2012



CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4

APPLICANT'S NAME: Vedula Residential Operating LLC		REQUESTED CHANGE: FROM: C-2 TOD-1 (APPROVED C-2 HR TOD-1), (2.60 a. c.) R-5 TOD-1 (APPROVED P-2 TOD-1), (0.27 a. c.) R-3 TOD-1 (APPROVED P-2 TOD-1), (0.81 a. c.) R-5, (0.29 a. c.) R-3, (0.26 a. c.) TO: PUD TOD-1, (4.23 a. c.)	
APPLICATION NO. Z-31-12	DATE: 8/15/12 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.23 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q18-27	ZONING MAP H-8	
MULTIPLES PERMITTED C-2, R-5, R-3, PUD	CONVENTIONAL OPTION 566, 24, 15 266	* UNITS P.R.D. OPTION 566, 29, 18 266	

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