



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-1-16-4**  
 April 21, 2016

**Encanto Village Planning Committee Meeting Date:** May 2, 2016  
**Planning Commission Hearing Date:** June 2, 2016  
**Request From:** R-3 (0.58 acre), R1-6 (0.64 acre)  
**Request To:** R-3A (1.22 acres)  
**Proposed Use:** Multifamily Residential  
**Location:** Northwest corner of Longview Avenue and Osborn Road  
**Owner:** Richard Hazelwood  
**Applicant/Representative:** Law Office of David Cisiewski  
**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 5-10 du/acre Residential 3.5 to 5 du/acre	
<b>Street Map Classification</b>	Longview Avenue	Local	Varies, 15 to 20 feet west half
	Osborn Road	Collector	13-foot north portion 30-foot middle portion 30-foot south portion <small>*There are two centerlines and three right-of-way widths.</small>
		Alley	8 feet east half
<p><b><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></b></p> <p>The proposed development will provide a new housing option on a long vacant parcel adjacent to a collector street and existing multifamily developments. The single family development option proposes units facing Longview Avenue with elevations that are sensitive to adjacent single family development to the east.</p>			

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

This proposal provides some increased intensity on a long vacant property on a collector street and is compatible with nearby multifamily uses. The development faces a local street and side facing homes in the single family neighborhood to the east. This housing type contributes to the mix of housing types in the area. It is centrally located, close to employment centers and commercial areas.

**CONNECT PEOPLE AND PLACES CORE VALUE; 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 neighborhood is close to the employment center on Central Avenue, as well as commercial areas along 7<sup>th</sup> Street and 16<sup>th</sup> Street. The site is approximately one-half mile from transit corridors on 7<sup>th</sup> Street, 16<sup>th</sup> Street and Indian School Road; and one block from the 12<sup>th</sup> Street transit corridor. Light rail is one mile to the west on Central Avenue.

**Applicable Plan and Principles**

Tree and Shade Master Plan – see #s 4 and 8 below.

Complete Streets Guiding Principles – see #4 below.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R-3, R1-6
<b>North</b>	Vacant and surface parking	R1-6
<b>South</b>	Office	C-O
<b>East</b>	Single family residential	R1-6
<b>West</b>	Single and multi-family residential	R-4

**R-3A Multi-Family  
 Single Family Attached**

*\*if variance required*

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	1.22 acres
Total Number of Units	-	22

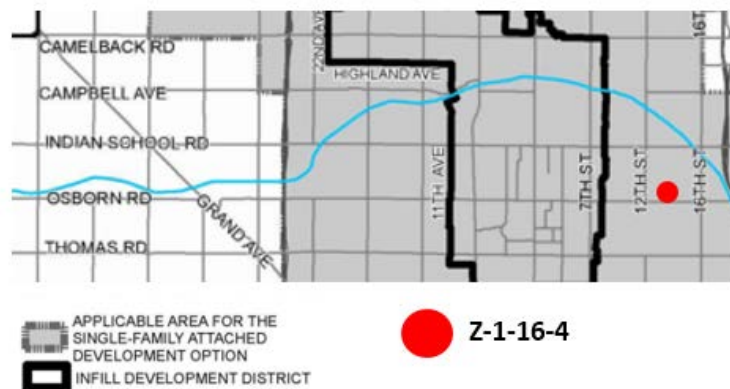
Density	23.1 du/ac allowed	Met – 18.03 du/ac
<b>SFA REQUIREMENTS PER SECTION 616 TABLE B.</b>		
Minimum lot dimensions	20 feet	Met – 21 feet
<i>Setbacks</i>		
Perimeter		
- Fronting right-of-way	10 feet	Met – 10 feet
- Siding right-of-way	15 feet	Met – 15 feet
- Adjacent to property line	10 feet	Met – Varies, 10 feet to >22 feet
Building height adjacent to multifamily districts	3 stories or 40 feet maximum	Met - 37 feet 10 inches
Building height adjacent to a single family zoned district (15 feet maximum at 10 foot setback; increased 1 foot for 1 foot of setback to maximum permitted height).	North – 29 feet required	*Not met – 10 feet provided
	East – 29 feet required	Met – 35 feet provided
Lot coverage	100% maximum	Met - ~45%
Common areas	5% gross area minimum	Met – 8%
<b>SFA REQUIREMENTS PER SECTION 608.F.5.</b>		
Units fronting street rights-of-way	Shall provide an elevated or depressed entryway, or low wall	Met
Required covered parking spaces	Shall not front on street rights-of-way	Met
Required perimeter landscape setback fronting street rights-of-way	Minimum 10 foot wide landscape tract or community maintained landscaping	Met – 10 feet provided
Required perimeter landscape setback siding to street rights-of-way	Minimum 15 foot wide landscape tract or community maintained landscaping	Met – 15 feet provided
Perimeter not abutting street rights-of-way	Minimum 5-foot wide landscape setback	Met – varies
Trees in landscape setback	Minimum 20 feet on center	Met
Tree size	Minimum 1.5-inch caliper (50% of required trees); minimum 2-inch caliper or multi-trunk tree (25% of required trees); minimum 3-inch caliper	Cannot be determined

	or multi-trunk tree (25% of required trees).	
Maximum length of units in a row	Minimum 20-foot wide open area per each 200 feet of length of units	Met - >25 feet
Parking spaces per unit	Minimum 2	Met
Parking Location	Covered or located within a garage	Met
Guest Parking - Minimum 0.25 space per unit provided on site	6 required	Not met – 0 provided
Fences	Maximum 40-inches in building setback along perimeter rights-of-way	Met

**Background/Issues/Analysis**

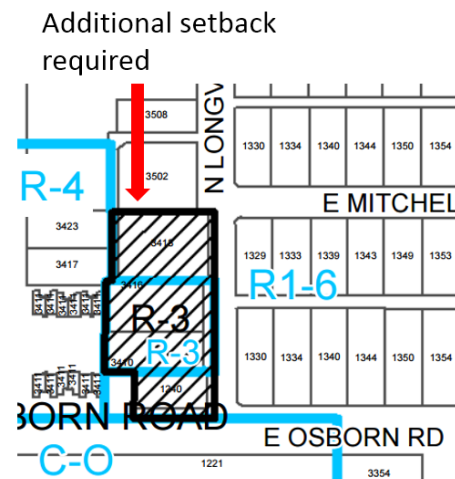
1. This request is to rezone a 1.22 acre site located at the northwest corner of Longview Avenue and Osborn Road from R-3 and R1-6 to R-3A to allow development of 22 single family attached residences. The site is currently vacant. Two story townhomes and single story homes exist to the west, the site to the north is vacant and is part of a church property. Across Longview Avenue to the east is a single family subdivision. South, across Osborn Road is a two story office complex.
2. The General Plan Land Use Map designation is Residential 5-10 du/acre along Osborn Road and Residential 3.5-5 du/acre north along Longview Avenue. Although the proposal is not consistent with the General Plan designations, an amendment is not required as the subject parcel is less than 10 acres.

3. The Residence Districts portion of the Zoning Ordinance, Section 608.F.5. defines the areas in which the single-family attached (SFA) development option is allowed. The option may be selected as a matter of right if located within the infill development district, or through approval of a Use Permit if located within the applicable area for the SFA option. Due to its location outside of the infill development district, the subject site will require Use Permit approval for selection of the SFA development option.



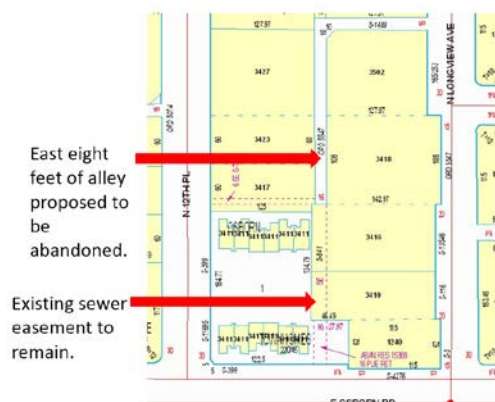
4. The proposal shows 12 units facing Longview Avenue with entrances to the development from both Osborn Road and Longview Avenue. A second row of 10 units will face to the west, with five of those units fronting on a 16-foot wide common area (sewer easement). Sidewalks shown on the plan are detached from the curb, allowing trees to be planted between the curb and the sidewalk and providing a more comfortable environment for pedestrians, particularly on Osborn Road. This design is consistent with the Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. It is also consistent with the Council adopted Tree and Shade Master Plan. The detached sidewalks are addressed in Stipulation #2.
5. The proposed elevations show how units would look from the side. The stucco portion of this elevation should have some articulation in order to break up the monotony of the flat surface. The articulation could be accomplished through placement of windows or other architectural features. This is addressed in stipulation #1.a.

6. The Single Family Attached (SFA) development option is allowed within multifamily zoning districts in a defined area of the city subject to a variety of development standards. One standard in particular is crafted to protect adjacent single family residential districts from the impact of taller buildings allowed through the SFA option. This standard restricts building height to a maximum of 15 feet at a 10 foot distance from a single family residence district. The building height can be increased by one foot for each one foot of additional setback, up to the maximum building height of the SFA development option.



The setback proposed for buildings adjacent to a single family zoned district along the north side of the property does not meet the SFA requirement of 29 feet for a 34 foot tall building. The property to the north of the site is vacant and is part of a church property. Recommendation for approval of this request does not indicate support for reducing the required setback adjacent to the north property line. It is recommended that the applicant seek written support from the church, as the adjacent property owner, in support of the development as proposed.

7. The site is oddly shaped and has constraints along its west side. There is a sewer easement for a portion of the area and alley right-of-way for another portion of the area. The applicant proposes to request abandonment of the east half of the alley right-of-way and will retain the sewer easement. It should be noted that the sewer easement may preclude the planting of the required trees in the perimeter setback, thus eliminating the screening they would provide between this and the adjacent properties.



8. 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 rights-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 #s 2 and 3.
9. The submitted site plan does not reflect parking for visitors. Although on-street parking is available, those spaces cannot count toward the required parking for the development. The frontage on Longview would could be substituted for visitor parking, subject to demonstration of a property hardship and the granting of a Variance.
10. Fire prevention does not anticipate any issues with this request. But 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.
11. The Water Services Department has commented that there is a 6-inch CIP water main in N. Longview Avenue, an 8-inch DIP water main in Osborn Road and a 24-inch RCCP water main in Osborn Road – which is a transmission main. Services: City map shows (4)  $\frac{3}{4}$ -inch water services off of the 6-inch CIP water main in Longview Avenue. (1)  $\frac{3}{4}$ -inch water service off of the 8-inch DIP water main in Osborn Ave. Developments using a master meter(s) must have a separate fire line connection and not to be shared with the domestic meter. There is a 30-inch VCP sewer main in Osborn Avenue, a 24-inch VCP sewer main in Osborn Avenue, an 8-inch VCP sewer main in Osborn Avenue, and an 8-inch VCP sewer main in easement on the East west side of the project. Services: City map shows (6) 4-inch sewer taps and services off of the 8-inch VCP sewer main in the easement on the west side of the project.

12. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) date October 16, 2013.
13. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #4.
14. The Street Transportation Department has indicated that the developer shall dedicate right-of-way totaling 20 feet for the north portion of Osborn Road, as well as a sidewalk easement to cover the detached sidewalk. Stipulation #5 has been recommended to address this request.
15. The Street Transportation Department has commented that the developer shall dedicate right-of-way totaling 25 feet for the west half of Longview Avenue, as well as an additional sidewalk easement to cover the detached sidewalk. This is addressed in Stipulation #6.
16. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation #7.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also 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 compatible with adjacent multifamily zoning to the west while supplying a single family ownership product consistent with single family residential zoning to the east.

### **Stipulations**

1. The development shall be in general conformance with the elevations date stamped January 6, 2016, as approved by the Planning and Development Department, with the following exception:
  - a. where sides of units are visible, the identified stucco area shall contain articulation, which may include windows, to eliminate a monotonous façade.
2. The development shall detach the sidewalks and plant trees between the sidewalks and the curbs on Longview Avenue and Osborn Road as shown on the site plan date stamped April 1, 2016.
3. The trees planted adjacent to the rights-of-way shall have either an umbrella or rounded crown tree form as defined in Section 1207.H. of the City of Phoenix Zoning Ordinance.
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 Phoenix Sky Harbor International Airport to future owners or tenants of the property.
5. The developer shall dedicate right-of-way totaling 20 feet for the north half of Osborn Road, as well as a sidewalk easement to cover the detached sidewalk, if necessary, as approved by the Planning and Development Department.
6. The developer shall dedicate right-of-way totaling 25 feet for the west half of Longview Avenue, as well as an additional sidewalk easement to cover the detached sidewalk, if necessary, as approved by the Planning and Development Department.
7. The development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

### **Writer**

K. Coles

April 18, 2016

### **Team Leader**

Joshua Bednarek

### **Attachments**

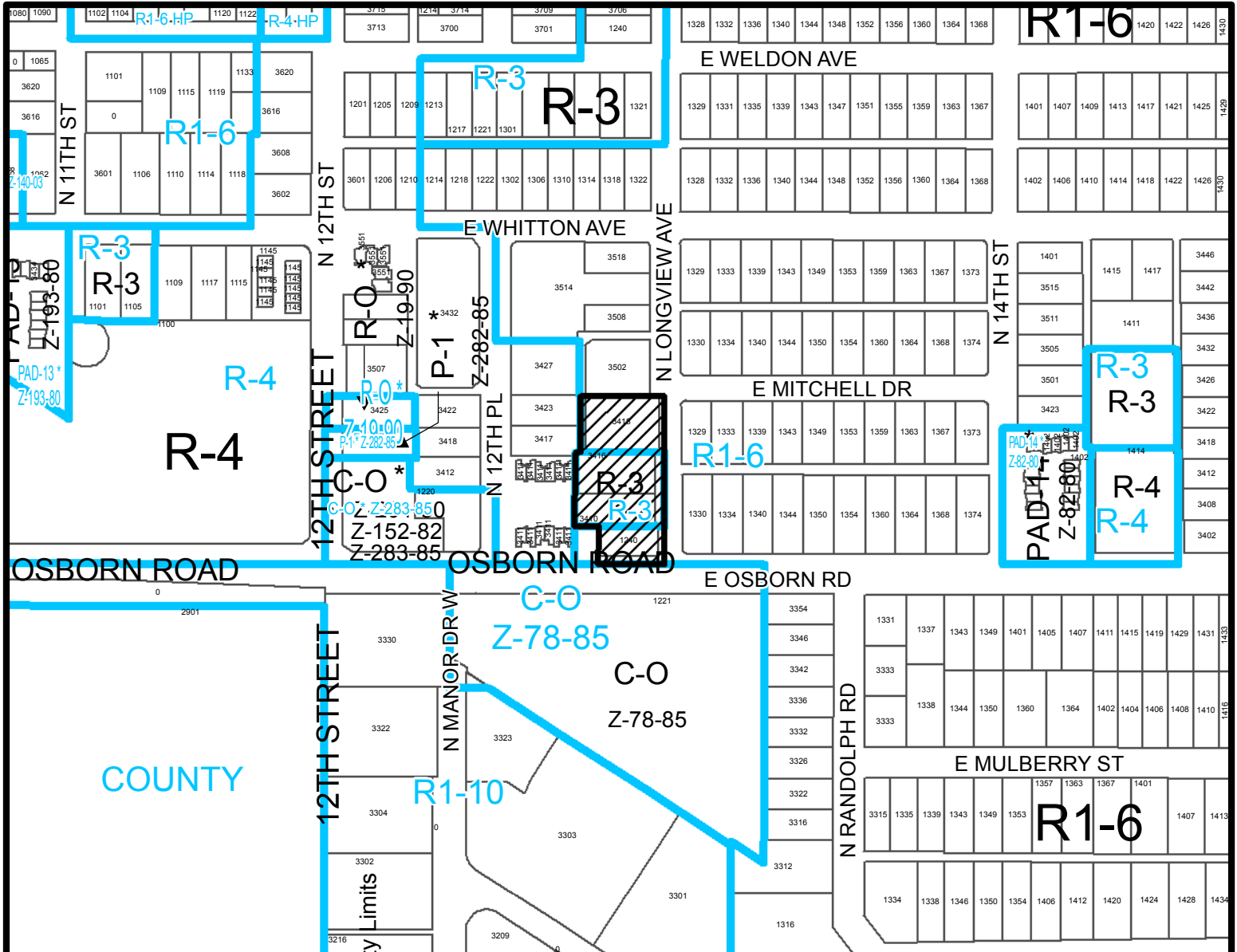
Sketch Map

Aerial

Site Plan date stamped April 1, 2016 (1 page)

Elevations date stamped January 6, 2016 (1 page)

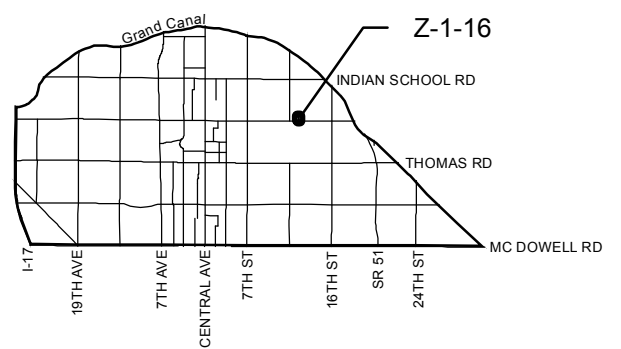




**ENCANTO VILLAGE**  
CITY COUNCIL DISTRICT: 4

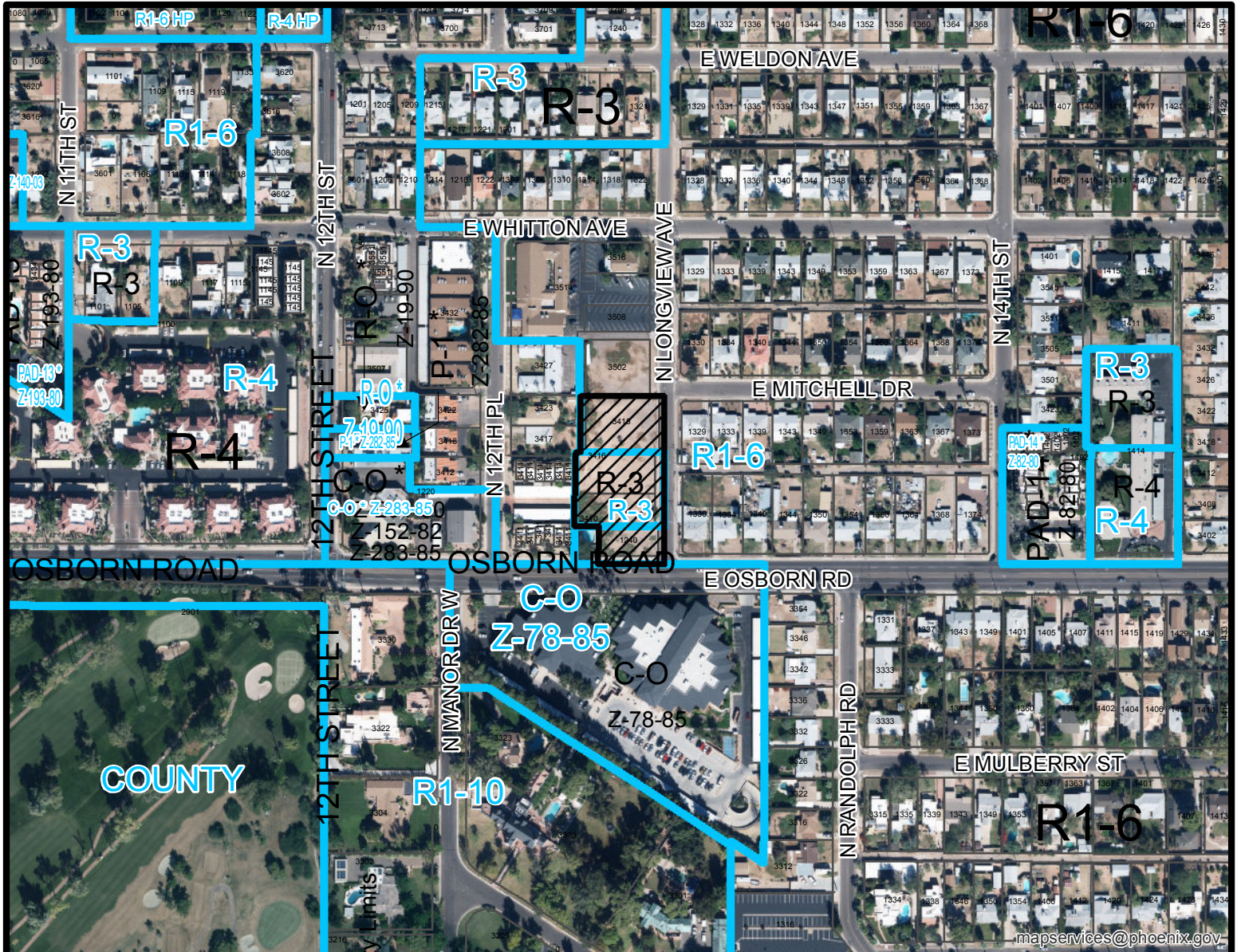


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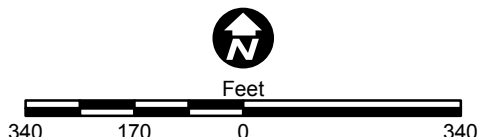


<b>APPLICANT'S NAME:</b> Law Office of David Cisiewski		<b>REQUESTED CHANGE:</b> FROM: R1-6 (0.64 a.c.) R-3 (0.58 a.c.)  TO: R-3A (1.22 a.c.)	
<b>APPLICATION NO.</b> Z-1-16	<b>DATE:</b> 2/11/16 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  1.22 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 16-30	<b>ZONING MAP</b> H-9	
<b>MULTIPLES PERMITTED</b> R1-6, R-3 R-3A	<b>CONVENTIONAL OPTION</b> 3, 8 27	<b>* UNITS P.R.D. OPTION</b> 4, 10 32	

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



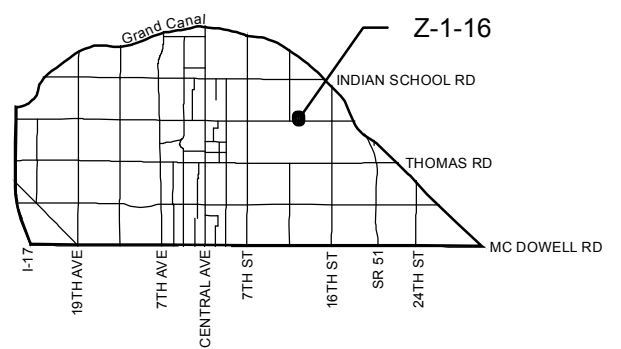
mapservices@phoenix.gov



**ENCANTO VILLAGE**  
CITY COUNCIL DISTRICT: 4



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> Law Office of David Cisiewski	
<b>APPLICATION NO.</b> Z-1-16	<b>DATE:</b> 2/11/16
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.22 Acres</b>	<small>REVISION DATES:</small>
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 16-30	<small>ZONING MAP</small> H-9

<b>REQUESTED CHANGE:</b>
FROM: R-1-6 (0.64 a.c.) R-3 (0.58 a.c.)
TO: R-3A (1.22 a.c.)

MULTIPLES PERMITTED
R-1-6, R-3 R-3A

CONVENTIONAL OPTION
3, 8 27

* UNITS P.R.D. OPTION
4, 10 32

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

**PROJECT DATA**

PROJECT NAME: OSBORN TOWNHOMES  
 PROJECT ADDRESS: N.W.C OSBORN & LONGVIEW  
 PHOENIX, AZ  
 3416 NORTH LONGVIEW  
 3410 NORTH LONGVIEW  
 3402 NORTH LONGVIEW  
 PROPOSED USE: DEVELOPMENT OF 22 NEW SINGLE FAMILY ATTACHED TOWNHOMES  
 LOT SALES: YES  
 PROPERTY OWNER: RICH HAZELWOOD  
 DEVELOPER: RICH HAZELWOOD  
 ARCHITECT: GILLIAM ARCHITECTURE  
 4425 E. AGAVE, JOHN GLENN  
 PHOENIX, AZ 85044  
 480.236.1228  
 JOHN@GILLIAMPHX.COM

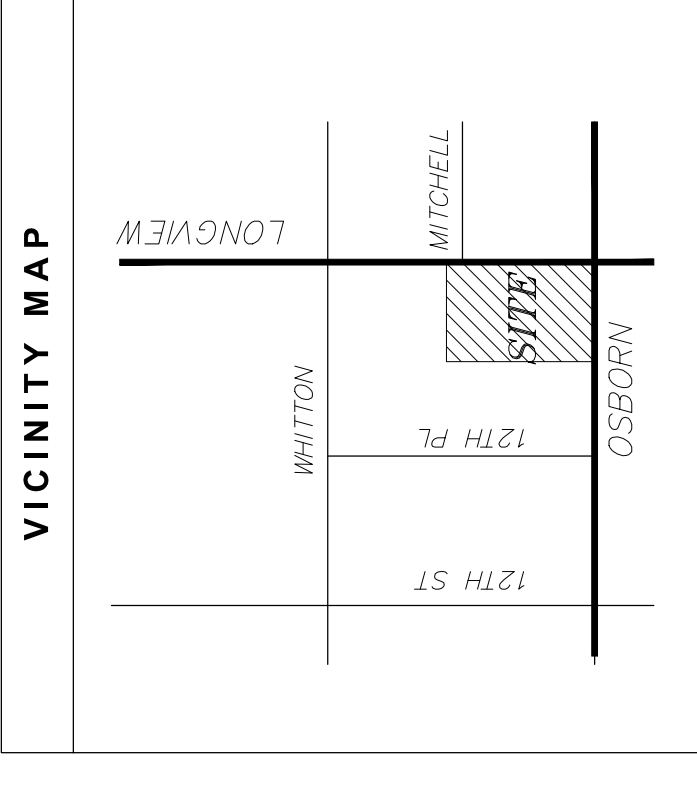
**SITE DATA**  
 APN: 116-06-155, 116-06-154, 116-06-148, 116-06-149A  
 SITE NET AREA: 45,406 SF, 1.04ac  
 GROSS AREA: 57,923 SF

CURRENT ZONING: R-3 & R 1-6  
 PROPOSED ZONING: R3A  
 USE PERMIT: SINGLE FAMILY ATTACHED

GUEST PARKING: VARIANCE  
 RECD COMMON AREA PER SFA: 5% RECD OF GROSS OR 2,896 SF

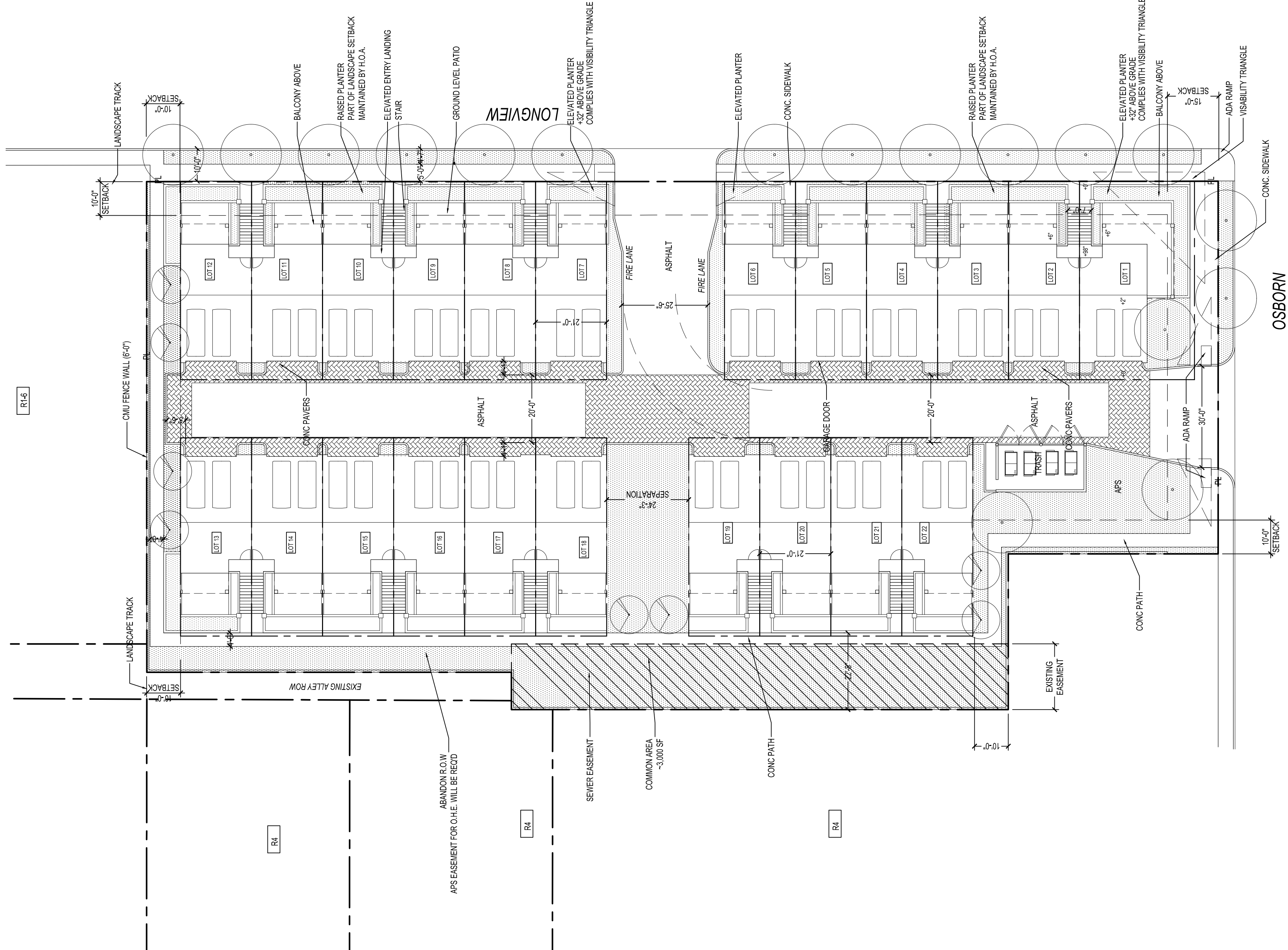
PROPOSED DENSITY: 16.6 DU/AC  
 LOT COVERAGE: 930SF/UNIT x 22 UNITS = 20,460 ~45% COVERAGE  
 HEIGHT: 3 STORIES  
 UTILITIES: ON SITE PRIVATE MASTER WATER METER WILL BE INSTALLED  
 TRASH: 22 UNITS @ 1/2 PER UNIT = 5.5 CU YARDS TRASH, 5.5 CU YARDS RECYCLING  
 6 YARDS PROVIDED FOR EACH  
 UNIT SIZE: 3 STORY, 3 BED ROOM, ~1950 SF NET, 2390 SF GROSS  
 TYP LOT DEPTH: 21'-0"

**LEGAL:**  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,  
 TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER  
 MERIDIAN, MARICOPA COUNTY, ARIZONA

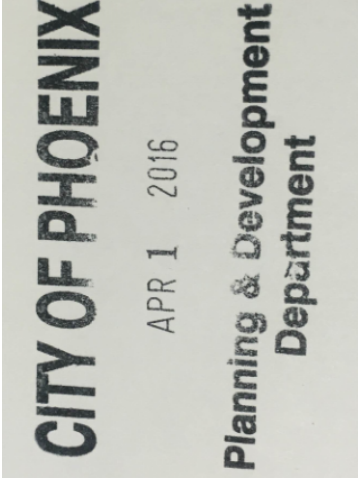


**CITY OF PHOENIX LANDSCAPE NOTES:**

- The City of Phoenix General Notes are the only notes approved on this plan. Additional general notes generated by the sealant and placed on the plans are not approved as part of this plan and are noted as such on the plans.
- The Design on these plans is only approved by the City in scope and not in detail. Construction quantities on these plans are not verified by the City. Approval of these plans are for permit purposes only and shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law, ordinance, health, safety, or other design issues.
- Construction within the right-of-way shall conform to the latest applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details and the latest City of Phoenix Supplement to the MAG Uniform Standard Specifications and Details.
- Final building permit cannot be obtained until bonding or approved assurances are provided for the landscaping within the right-of-way.
- All plant material and specifications shall conform to the Arizona Nurseryman Association standards.
- All Right-Of-Way and City required (perimeter, retention, and parking) plant material shall be in compliance with the Department of Water Resources low water use plant list.
- Contact the Parks & Recreation Department, Forestry Supervisor, at 602-262-8862, to verify ownership of any plant material in the public R.O.W. prior to any plant re-locations or removals. Obtain written permission from the Parks and Recreation Department prior to the re-location or removal of any City plant material or equipment.
- Contact the Street Transportation Department, Horticulturist, at 602-262-6284, prior to the re-location or removal of existing plant material in the A.D.O.T. R.O.W. that is on the City's side of the sound wall. Obtain written permission from the Street Transportation Department prior to the re-location or removal of any plant material or equipment.
- All existing trees and shrubs in right-of-way designated to remain but are damaged or destroyed will be replaced in like size and kind by the contractor.
- The proposed irrigation system shall include any modifications required to tie the existing City of Phoenix irrigation system in Right-Of-Way to the proposed system. All through irrigation systems in the Right-Of-Way shall be maintained. The contractor shall be responsible for capping and/or abandoning existing irrigation to plant materials and providing new irrigation to the existing plant material, in Right-Of-Way, per the approved plan.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of six feet eight inches (6'8") per section 507 Tab A.II.A.3.1.10 of the City of Phoenix Zoning Ordinance.
- P.V.C. pipe laterals are required. A maximum of five feet (5') of poly tubing off of the P.V.C. pipe lateral is allowed. No poly tubing laterals are allowed.
- Plant quantities and caliper sizes, per the specific zoning requirements for this site, provided in the legend on the approved plans are required to be installed in the field.



KIVA: 15-2459  
 SDEV: 1500455  
 PAPP: 1503749  
 QS: 16-30



**OSBORN  
 TOWNHOMES**

**N.W.C. OSBORN &  
 LONGVIEW**

**GILLIAM  
 ARCHITECTURE, LLC**  
 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 ILLUSTRATION  
 4425 E. AGAVE, # 106  
 PHOENIX, AZ 85044  
 P: 480.236.1228  
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 www.gilliamarchitecture.com



GA Project # GA15013  
**ZONING APP SITE PLAN**

SITE PLAN 3/7/16



**OSBORN  
 TOWNHOMES**

**N.W.C. OSBORN &  
 LONGVIEW**

**CITY OF PHOENIX**  
 JAN 06 2016  
 Planning & Development  
 Department

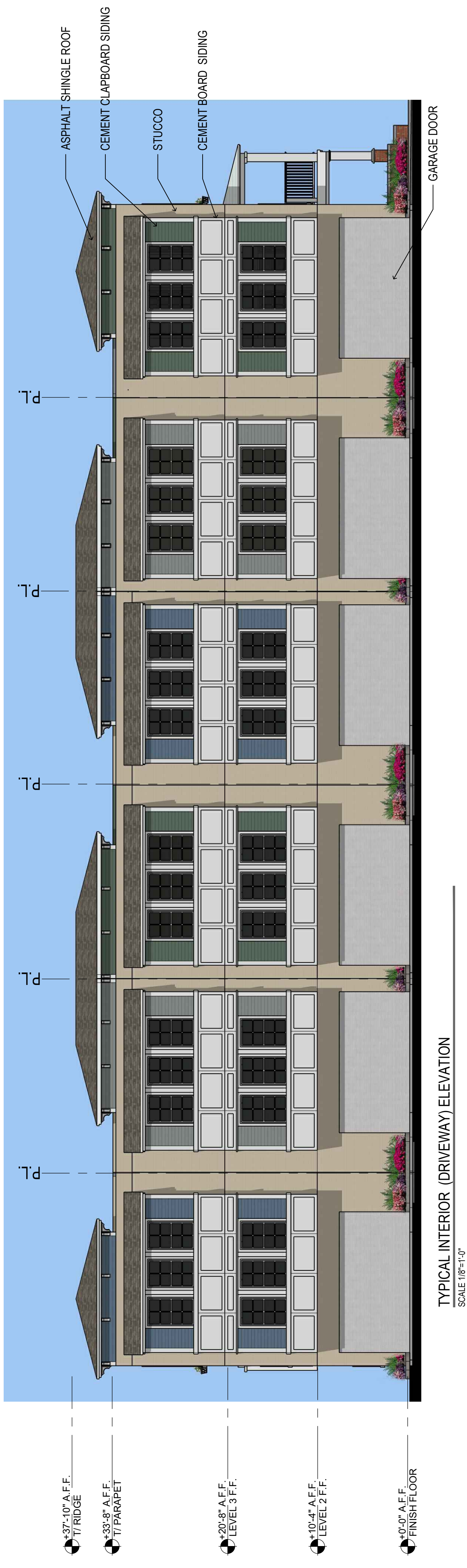
SITE PLAN 8/10/15

GA Project # GA15013

**CONCEPTUAL ELEVATIONS**



TYPICAL PERIMETER (STREET) ELEVATION  
 SCALE 1/8"=1'-0"



TYPICAL INTERIOR (DRIVEWAY) ELEVATION  
 SCALE 1/8"=1'-0"



TYPICAL SIDE ELEVATION  
 SCALE 1/8"=1'-0"



TYPICAL SIDE ELEVATION  
 SCALE 1/8"=1'-0"