



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-27-16-5**  
 July 7, 2016

**North Mountain Village Planning Committee Meeting Date:** July 20, 2016  
**Planning Commission Hearing Date:** August 4, 2016  
**Request From:** R-4 (1.64 acres)  
 R1-6 (3.70 acres)  
**Request To:** R-4 (5.34 acres)  
**Proposed Use:** Church, counseling office, and adult care for the developmentally disabled  
**Location:** Southwest corner of 19<sup>th</sup> Avenue and Alice Avenue  
**Owner/Applicant:** Faith United Methodist Church  
**Representative:** Don Campbell, Campbell Collaborative  
**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Public / Quasi-Public	
<b>Street Map Classification</b>	19 <sup>th</sup> Avenue	Major Arterial	65 foot west half
	Alice Avenue	Local	30 foot south half
<p><b>CONNECT PEOPLE AND PLACES; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Develop land use and design regulations governing land close to transit centers and light rail stations, to maximize the potential for ridership.</b></p> <p>The proposed rezoning is adjacent to the 19<sup>th</sup> Avenue light rail corridor and will provide shaded sidewalks for pedestrians and bicycle parking for cyclists. In addition, rezoning the site to R-4 (Multifamily Residential) will help to maximize the potential for ridership along the light rail corridor.</p> <p><b>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINITY AND 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.</b></p>			

The proposed rezoning is adjacent to a residential neighborhood, two schools, a church, and is compatible with the surrounding land use pattern.

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Provide neighborhood-based social services appropriate to the area's needs in convenient facilities compatible in scale and character with the surrounding neighborhood.***

The proposed use will allow for a counseling office and adult care for the developmentally disabled. These services located adjacent to the light rail will provide for a convenient and accessible location for the users.

***BUILDING A SUSTAINABLE CITY; TREE AND SHADE; LAND USE PRINCIPLE: Integrate trees and shade into the design of the new development and redevelopment projects throughout Phoenix.***

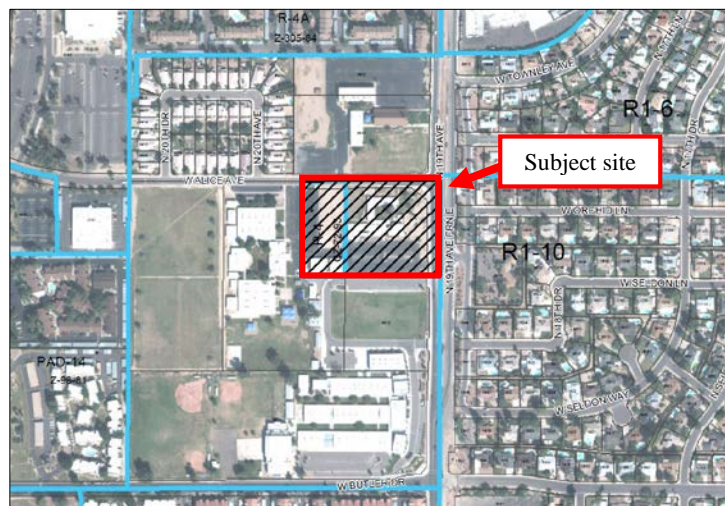
The proposal integrates trees and plants throughout the site. Trees are located adjacent to the sidewalks along Alice Avenue and 19th Avenue to provide shade for pedestrians and those coming to and from the light rail stop.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Church / vacant lot	R1-6 and R-4
<b>North</b>	Church	R1-6
<b>South</b>	Royal Palm Middle School	R1-6
<b>East</b>	Single family residential	R1-10
<b>West</b>	Richard E. Miller Elementary School	R1-6

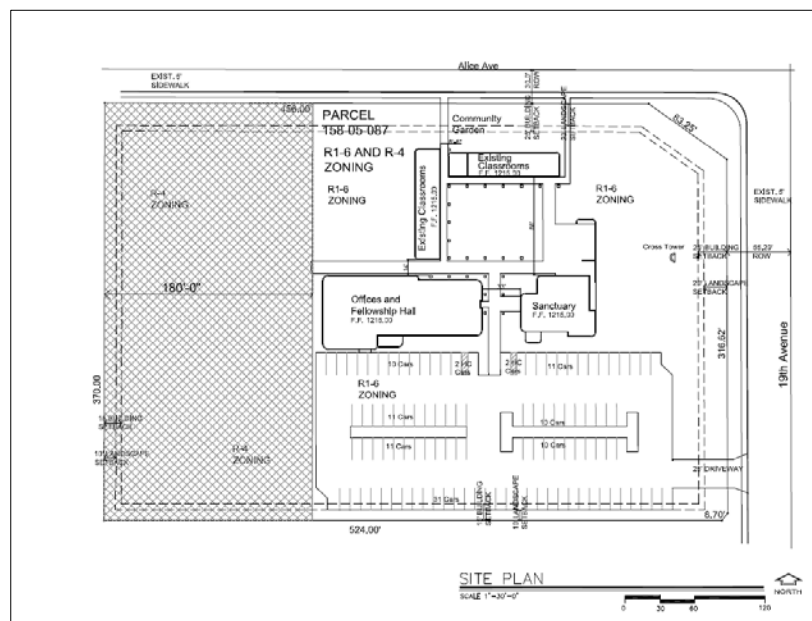
### **Background/Issues/Analysis**

1. This request is to rezone a 5.34 acre site located at the southwest corner of 19<sup>th</sup> Avenue and Alice Avenue from R-4 (Multifamily Residence District) and R1-6 (Single-Family Residence District) to R-4 (Multifamily Residence District) to allow for a church, counseling office, and adult care for the developmentally disabled. The request will utilize the existing buildings on the site.
2. The General Plan Land Use Map designation is Public / Quasi-Public. The request is not consistent with the General Plan designation, but is under 10 acres and therefore a General Plan amendment will not be required.

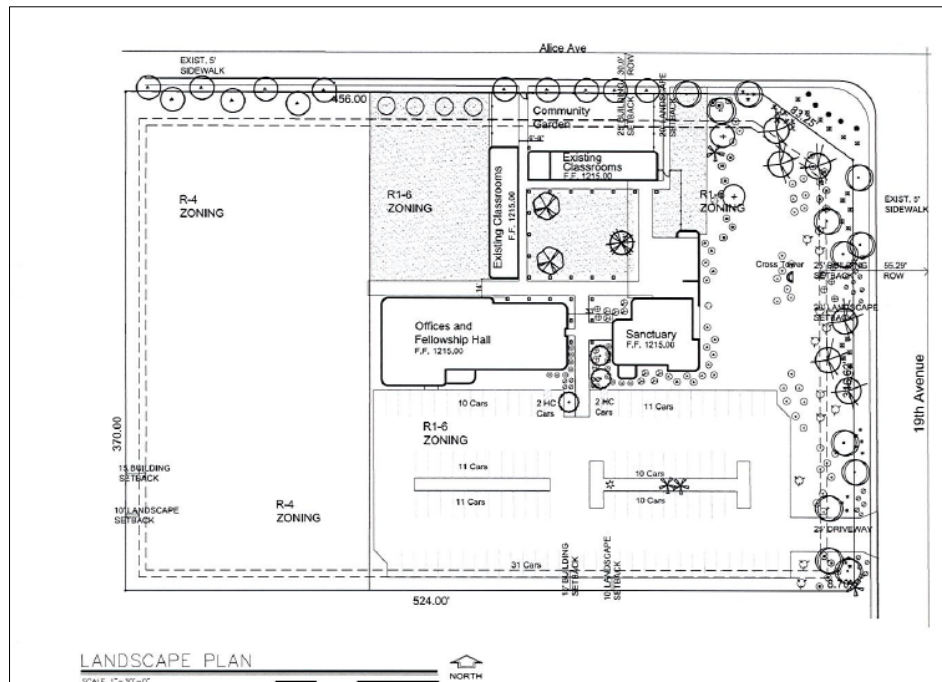
3. On the western portion of the subject site, there is a vacant lot that was previously rezoned from R1-6 to R-4 (Z-72-93) to allow 48 elderly care units. The development was never constructed and the site remains vacant.
4. Currently, the eastern portion of the site is developed with the Faith United Methodist Church and is zoned R1-6. The western portion of the site is a vacant lot zoned R-4. North of the site is a church that is zoned R1-6. A middle school and an elementary school that are zoned R1-6 are located to the south and west of the site. To the east, across 19<sup>th</sup> Avenue, there are single family residences that are zoned R1-10 and are a part of the Royal Palm Neighborhood.



5. The subject site has four existing buildings. The two existing classrooms on the northern portion of the site will be the location of the new adult care facilities. The two buildings on the southern portion of the site will remain as the sanctuary, offices and fellowship hall. There is a vacant lot, previously zoned R-4, on the west side of the site that will remain vacant. Staff is recommending a stipulation of general conformance to the site plan.



6. The site is located along the 19<sup>th</sup> Avenue light rail corridor with the nearest station is located at Dunlap Avenue and 19<sup>th</sup> Avenue, just north of the site. With the location near the light rail station, bike parking on site will accommodate those that utilize transportation options other than the automobile. Staff is recommending a stipulation to address bicycle parking.
7. The proposal will incorporate trees and plants throughout the site. Shade trees will be planted along 19<sup>th</sup> Avenue and Alice Avenue to provide shade for pedestrians and those coming to and from the light rail stop. A stipulation requiring general conformance to the landscape plan is included.



8. Following the rezoning, the applicant will need to obtain a use permit to allow for the care facilities for developmentally disabled adults. Dependent care facilities are a permitted use in the R-4 zoning district subject to obtaining a use permit per Section 307 of the zoning ordinance.
9. 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 1730 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
11. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

12. 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 compatible with the surrounding land uses patterns in the area.
2. The expansion of the uses on site will provide services for adults who are developmentally disabled.
3. The proposed landscaping will provide pedestrians with shaded sidewalks that connect to the light rail station.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped May 10, 2016, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the landscape plan date stamped May 10, 2016, as approved by the Planning and Development Department.
3. The development shall provide a minimum of 4 bicycle parking spaces, as approved by the Planning and Development Department.

### **Writer**

Hannah Oliver

July 7, 2016

### **Team Leader**

Marc Thornton

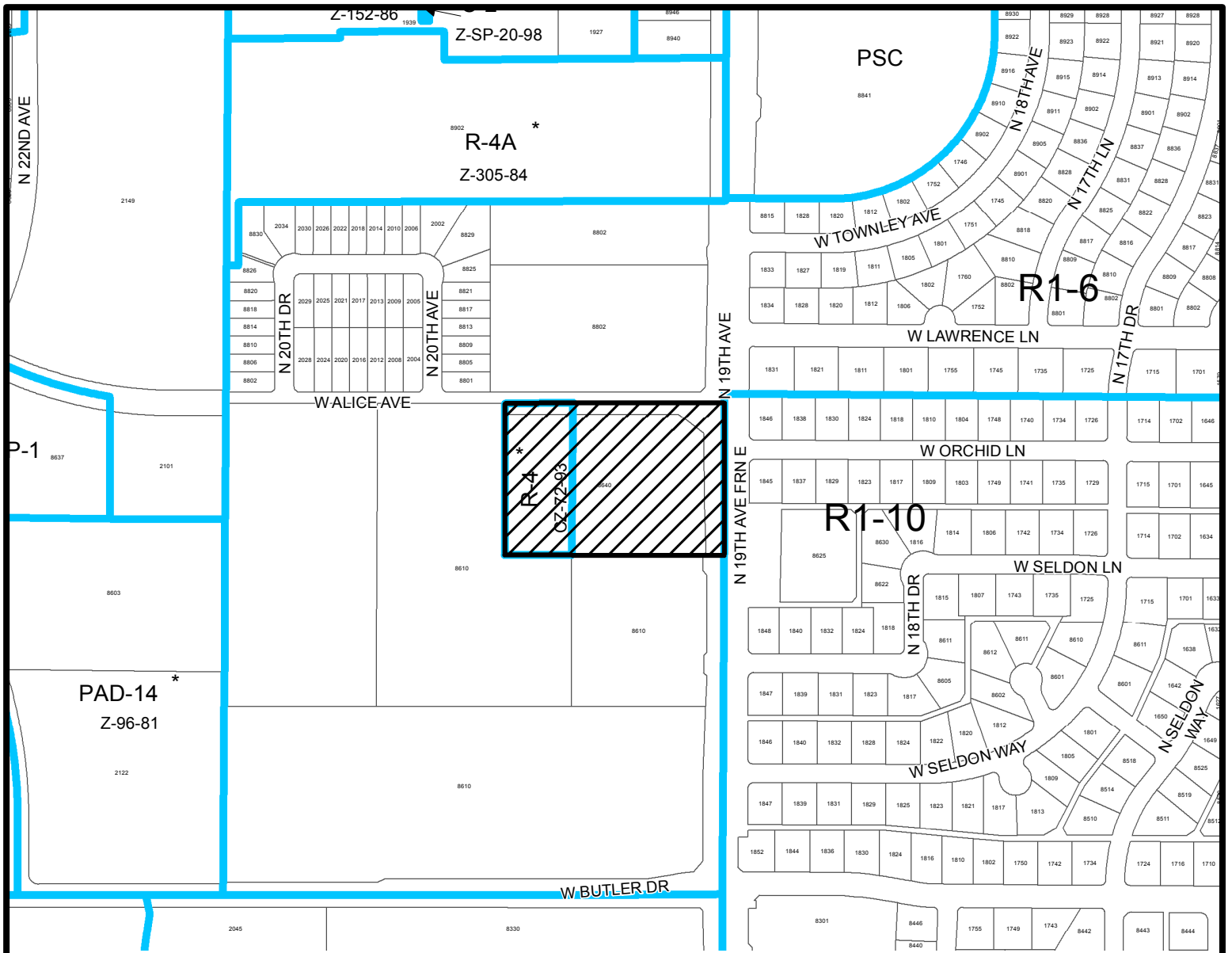
### **Attachments**

Sketch Map

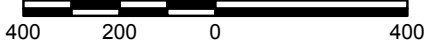
Aerial

Site Plan

Landscape Plan



Feet

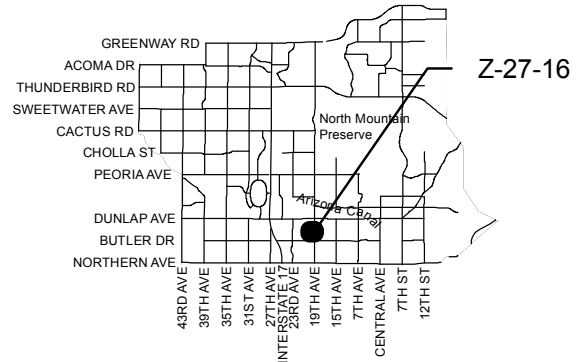


**NORTH MOUNTAIN VILLAGE**  
CITY COUNCIL DISTRICT: 5



**City of Phoenix**

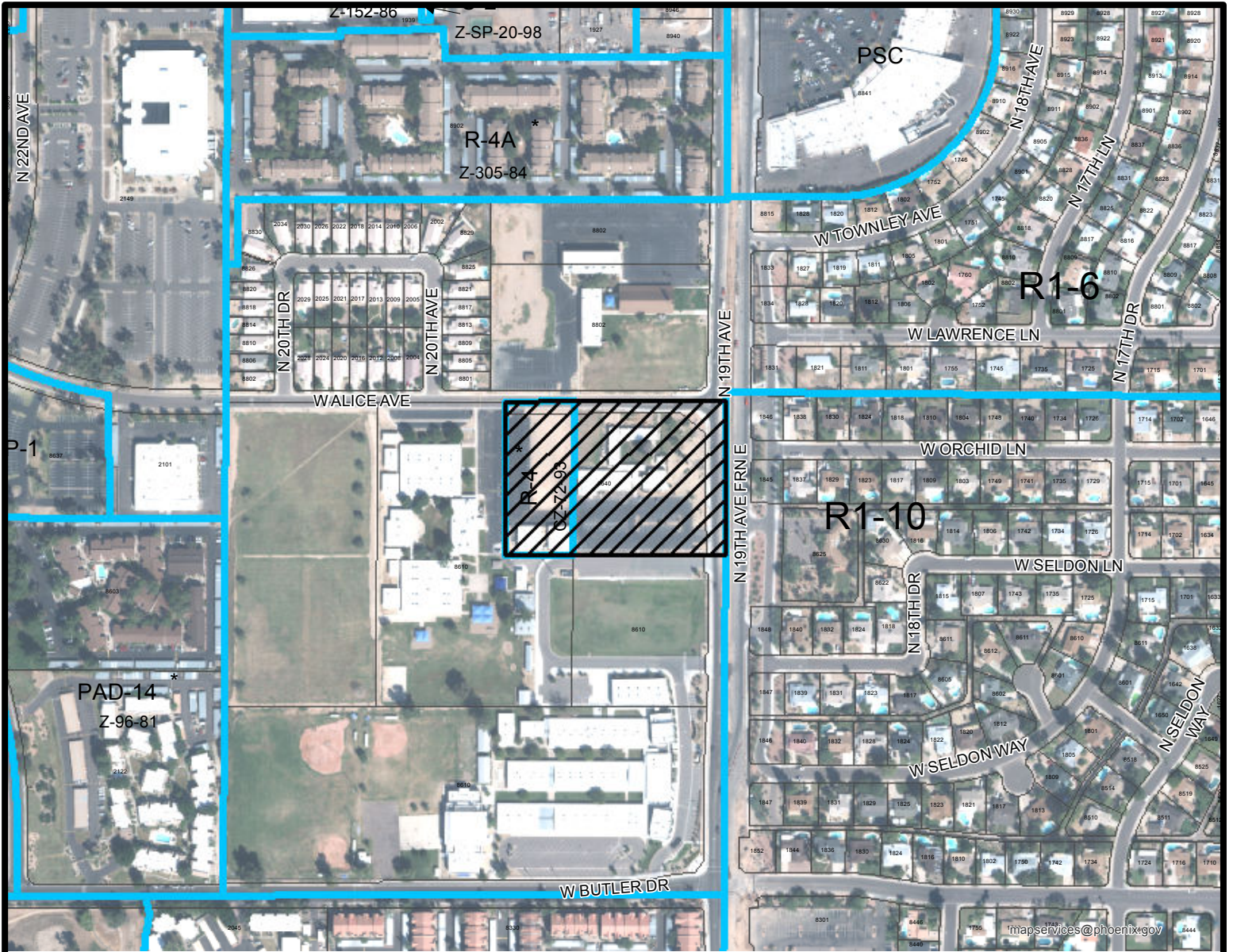
PLANNING & DEVELOPMENT DEPARTMENT





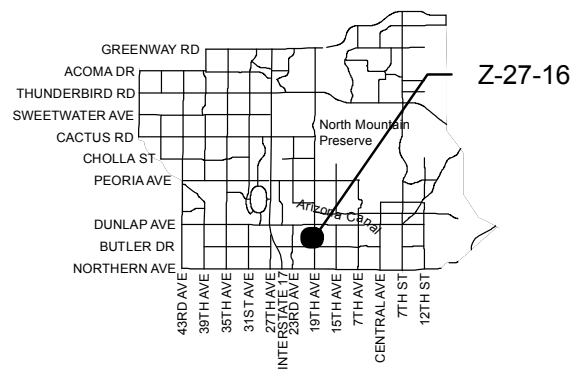
<b>APPLICANT'S NAME:</b> Faith United Methodist Church		<b>REQUESTED CHANGE:</b> FROM: R-4, (1.64 a.c.) R1-6, (3.70 a.c.)	
<b>APPLICATION NO.</b> Z-27-16	<b>DATE:</b> 6/1/16	TO: R-4, (5.34 a.c.)	
<b>REVISION DATES:</b>			
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 5.34 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 26-24	<b>ZONING MAP</b> J-7	
<b>MULTIPLES PERMITTED</b> R-4, R1-6 R-4	<b>CONVENTIONAL OPTION</b> 47, 20 155		<b>* UNITS P.R.D. OPTION</b> 57, 24 186

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





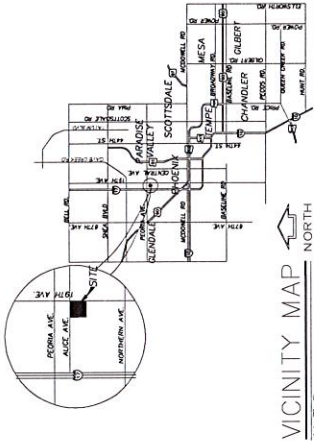
  
 Feet  
  
**NORTH MOUNTAIN VILLAGE**  
 CITY COUNCIL DISTRICT: 5  
  
**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> Faith United Methodist Church		<b>REQUESTED CHANGE:</b> FROM: R-4, (1.64 a.c.) R1-6, (3.70 a.c.)	
<b>APPLICATION NO.:</b> Z-27-16		<b>DATE:</b> 6/1/16 REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>5.34 Acres</b>		AERIAL PHOTO & QUARTER SEC. NO. <b>QS 26-24</b>	
<b>MULTIPLES PERMITTED</b> R-4, R1-6 R-4		<b>CONVENTIONAL OPTION</b> 47, 20 155	
<b>* UNITS P.R.D. OPTION</b> 57, 24 186			

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





VICINITY MAP  
N.T.S.

**GENERAL SITE INFORMATION**

PROJECT AND OWNER: FAITH UNITED METHODIST CHURCH  
 ADDRESS: 8640 NORTH 19TH AVENUE, PHOENIX, ARIZONA, 85021, 602-943-3466, OFFICE@UMCFATHHX.ORG  
 PARCEL: 158-05-087  
 ZONING: R4 AND R1-6  
 OCCUPANCY: ASSEMBLY, GROUP 1  
 SITE GROSS AREA: 5.32 ACRES (231,600 S.F.)  
 SITE NET AREA: 4.47 ACRES (194,713.2 S.F.)  
 LOT COVERAGE: 8%  
 CURRENT OCCUPANCY FOR EXISTING AREA: E  
 NEW OCCUPANCY FOR THE AREA OF REMODEL: L4  
 BUILDING AREA - EXIST: 12,595.38 SQ FT  
 REMODELED AREA: 1,627.75 SQ FT  
 TOTAL AREA: 14,223.11 SQ FT  
 HEIGHTS IN STORIES: SINGLE STORY (14 OFFICES AND CLASSROOMS TO 1F AT THE SANCTUARY)  
 TYPE OF CONSTRUCTION: IIIA  
 AGE OF BUILDINGS: BUILT 1973  
 ALARMS, AND EMERGENCY LIGHTING IN THE REMODELED AREA: INSTALLED 2015

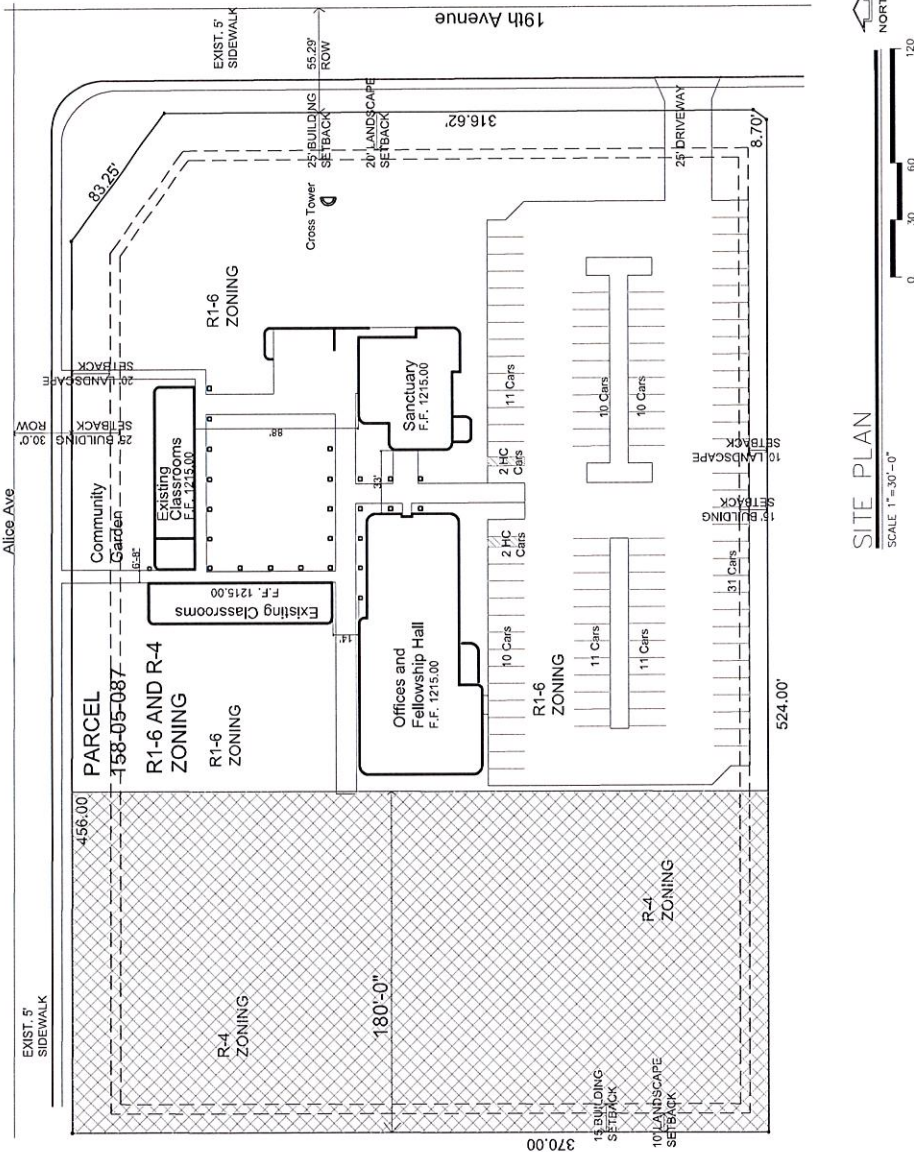
**LEGAL DESCRIPTION**

THE EAST 578 FEET OF THE NORTH 400 FEET OF THE SOUTH 1,209 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, T2N, R12E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**SCOPE OF PROJECT**

THE OWNER IS REQUESTING A ZONING CHANGE FROM R4 TO R1-6 FOR THE EASTERN TWO-THIRDS OF THE SITE TO MATCH THE R4 WESTERN-THIRD OF THE SITE. THERE WILL BE NO NEW CONSTRUCTION AT THIS POINT IN TIME, SO THE LOT COVERAGE WILL NOT BE CHANGED. THE REASON TO REQUEST THIS CHANGE IS TO ALLOW THE OWNER TO REDEVELOP THE EASTERN TWO-THIRDS AND NEEDS OF THE COMMUNITY THAT ARE NOT ALLOWED UNDER THE CURRENT ZONING. THIS ZONING CHANGE ALONG WITH A USE PERMIT WILL ALLOW CHURCH TO SERVE THE COMMUNITY IN SOME DIFFERENT WAYS.  
 THE OWNER HAS THE OPPORTUNITY TO HOUSE AN ADULT DAY PROGRAM FOR THE MENTALLY AND PHYSICALLY CHALLENGED ADULTS. THIS PROGRAM WILL BE HOUSED IN THE EXISTING OFFICE CLASSROOM BUILDING. THE EAST END OF THE EXISTING OFFICE CLASSROOM BUILDING AND THE WEST END WILL BE FOR CLASSROOMS FOR THE ADULTS DAY PROGRAM.  
 THE HOPE IS THAT THE BEST CLASSROOM BUILDING CAN ALSO HOUSE SIMILAR SERVICES FOR THE COMMUNITY.

Faith United Methodist Church  
 8640 N. 19th Ave.  
 Phoenix, Arizona  
 Site Plan  
 Job No.: FUMC  
 File: LTRP  
 Drawn: DRG  
 Scale: PER PLAN  
 Date: 04.23.15  
 Sheet Number: 1.0

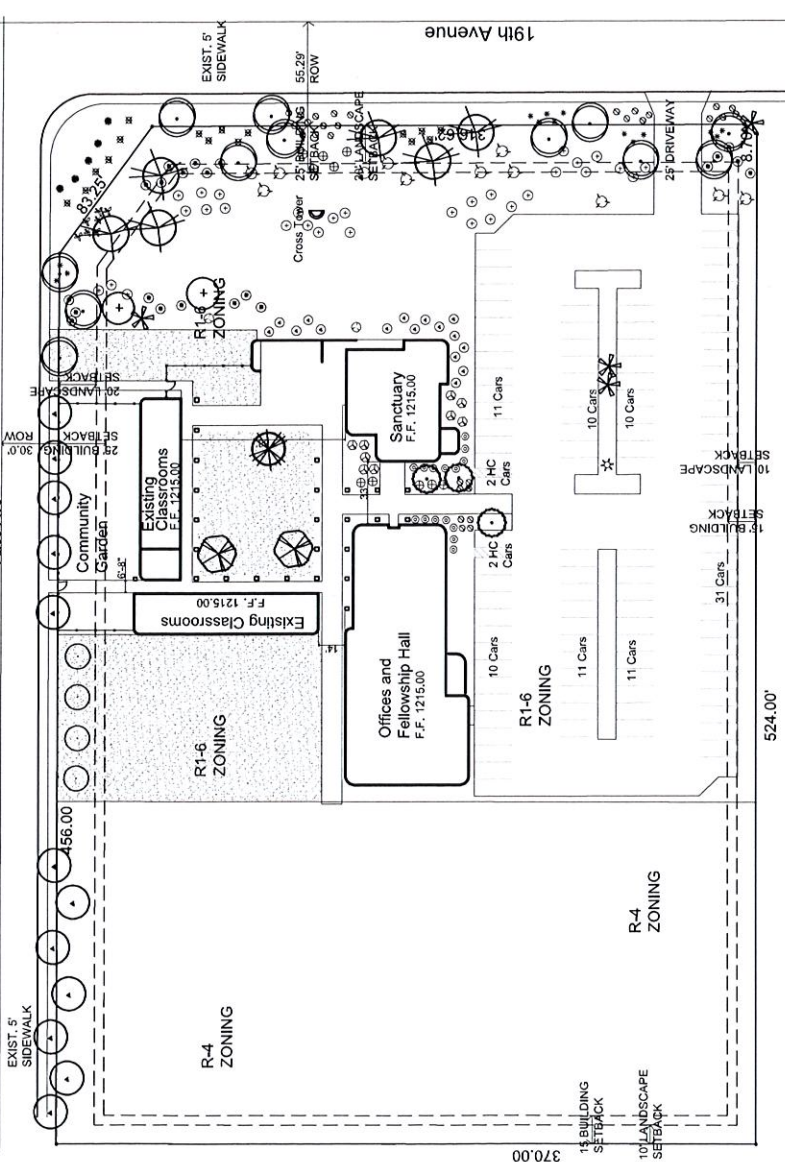


SITE PLAN  
SCALE 1"=30'-0"



# PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/Common Name	SIZE	Preparations/Comments
(A)	Arise Spurge Arise Spurge	Existing to remain	
(B)	Flora-Morona Flora-Morona	Existing to remain	
(C)	Clivia	Existing to remain	
(D)	Macaranga Macaranga	Existing to remain	
(E)	NEW TREES		
(1)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(2)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(3)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(4)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(5)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(6)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(7)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(8)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(9)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(10)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(11)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(12)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(13)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(14)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(15)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(16)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(17)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(18)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(19)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(20)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(21)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(22)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(23)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(24)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(25)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(26)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(27)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(28)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(29)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(30)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(31)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(32)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(33)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(34)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(35)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(36)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(37)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(38)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(39)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(40)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(41)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(42)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(43)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(44)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(45)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(46)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(47)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(48)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.
(49)	Flora-Morona Flora-Morona	36" Blm, 17' H, 2.35' DBH	Double-Staked Typ.
(50)	Flora-Morona Flora-Morona	24" Blm, 12' H, 1.25' DBH	Double-Staked Typ.



City of Phoenix  
Department of Public Works  
Engineering Division  
602-261-1100

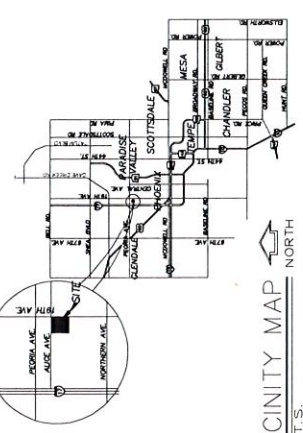
**Faith United Methodist Church**  
8640 N. 19th Ave.  
PHOENIX, ARIZONA

Landscape Plan

Job No.: FUMC  
File: LTHFP  
Drawn: DRG  
Checked: DRG  
Scale: PER PLAN  
Date: 04/28/16  
Sheet Number  
L1.0

LANDSCAPE PLAN

SCALE 1" = 30'-0"



CITY OF PHOENIX

MAY 10 2016

Planning & Development  
Department