



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-27-20-1
November 13, 2020

North Mountain [Village Planning Committee](#) Meeting Date: November 18, 2020

[Planning Commission](#) Hearing Date: December 3, 2020

Request From: C-O (Commercial Office) (3.82 acres)

Request To: R-3A (Multifamily Residence District) (3.82 acres)

Proposed Use: Multifamily Residential

Location: Southwest corner of 28th Drive and Sahuaro Drive

Owner: Matthew Luxenberg Family Trust

Applicant: Matthew Luxenberg Family Trust

Representative: Kris Losch, Trillium Residential LLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	28th Drive	Collector	Varies, 40 to 42 feet west half street
	30th Avenue	Local	25 feet east half street
	Sahuaro Drive	Local	30 feet south half street

CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.

The development is within close proximity to the North Mountain Village Core, a future light rail station, the Interstate 17 (I-17) corridor, and is located within the Interstate 17 Employment Center. The additional housing opportunities proposed in this project advances the core value by bringing new housing products to a low-occupancy commercial office site.

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 development will create new housing opportunities near the North Mountain Village Core, a future light rail station, and the North I-17 corridor. The addition of housing options at this location will further support the vitality of the North I-17 Employment Center.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The development, as stipulated, will feature bicycle parking and bicycle facilities as a central component of the project to facilitate bicycling as a way of life. Features include secure bicycle parking for residents, artistic or inverted-U racks for guests, and a bicycle repair station as a resident amenity.

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, will feature enhanced perimeter landscaping to provide both thermal comfort and a buffer to the surrounding residential areas. The shade incorporated into the development will reduce the urban heat island effect and increase thermal comfort which will consequentially make the area more walkable, bikeable, and sustainable.

Applicable Plans, Overlays, and Initiatives
<p><u>Maricopa Association of Governments (MAG) North I-17 Employment Corridor:</u> See Background Item No. 10.</p> <p><u>Tree and Shade Master Plan:</u> See Background Item No. 11.</p> <p><u>Complete Streets Guidelines:</u> Background Item No. 12.</p> <p><u>Comprehensive Bicycle Master Plan:</u> Background Item No. 13.</p> <p><u>Housing Phoenix:</u> Background Item No. 14.</p> <p><u>Reimagine Phoenix:</u> See Background Item No. 15.</p>

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Office	C-O
South	Bank	C-O
North (Across Sahuaro Drive)	Townhomes	PAD-10
East (Across 28th Drive)	Commercial Center	C-2
West (Across 30th Avenue)	Single-family Residential	R1-6

R-3A (Multifamily Residential) Development Standards (Planned Residential Development Option) <i>Evaluation applies to Phase 1 only.</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	3.82 acres
Maximum Density (dwelling units per acre)	Maximum 23.1 dwelling units per acre and 26.4 dwelling units per acre with bonus	78 units equals 20.42 dwelling units per acre (Met)
Maximum Lot Coverage	Maximum 45 percent	Not shown
Maximum Building Height	Maximum 3 stories or 40 feet for first 150 feet; then 1 foot in 5 foot increase to 48 foot high.	2 stories (Met)

R-3A (Multifamily Residential) Development Standards (Planned Residence District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
<p>Minimum Perimeter Building Setbacks</p> <p>28th Drive, 30th Avenue, and Sahuaro Drive</p> <p>South Site Boundary</p>	<p>20-foot minimum adjacent to a public street</p> <p>15-foot minimum adjacent to a property line</p>	<p>28th Drive: 20 feet (Met) 30th Drive: 58 feet (Met) Sahuaro Drive: 90 feet (Met)</p> <p>133 feet (Met)</p>
<p>Minimum Landscape Setbacks</p> <p>28th Drive, 30th Avenue, and Sahuaro Drive</p> <p>South Site Boundary</p>	<p>20-foot minimum adjacent to a public street</p> <p>5-foot minimum adjacent to a property line</p>	<p>28th Drive: 20 feet (Met) 30th Drive: 10 feet (Not Met) Sahuaro Drive: 10 feet (Not Met)</p> <p>Approximately 5 feet (Met)</p>
Minimum Open Space	Minimum 5 percent of gross	Not shown
Minimum Amenities Provided	Minimum 2	Not shown
<p>Minimum Parking</p> <p>Resident: 78 one and two bedroom units @ 1.5 spaces per = 117;</p> <p>Guest parking for 78 units @ 0.50 spaces per = 39</p>	Minimum 156 spaces	177 spaces (Met)
<p><i>*Variance / Site Plan Revision Required or may have existing legal nonconforming conditions</i></p>		

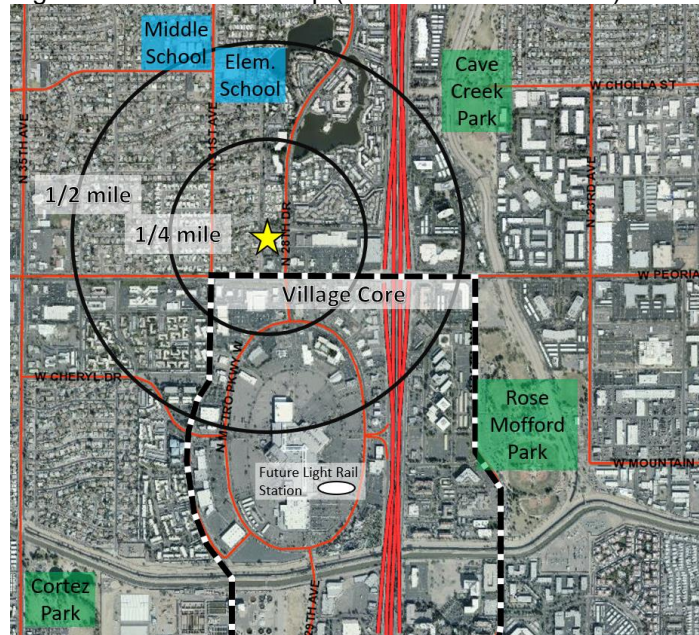
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.82 acres from C-O (Commercial Office) to R-3A (Multifamily Residential District) for the conversion of an office complex to multifamily residential.

The site is located at the southwest corner of 28th Drive and Sahuaro Drive. The site is within one-quarter mile of the Metrocenter Mall complex, which is both the designated North Mountain Village Core and will be the north terminus of the Northwest Phase II Light Rail Extension.

Figure A: Site Locator Map (1/2 and 1/4 mile radius)



Source: Planning and Development Department

SURROUNDING LAND USES, ZONING, AND ZONING HISTORY

2. The request is for the adaptive reuse of an existing office complex to multifamily residential without substantive changes to the footprint of the buildings. The subject site is zoned C-O (Commercial Office) which permits a maximum height of 48 feet; however, the site is developed to a height of two stories. The proposed zoning of R-3A (Multifamily Residential District) permits a maximum height of 48 feet. The surrounding uses, zones, and entitled heights follow:

- The parcel immediately to the south is developed as a single-story bank with C-O (Commercial Office, Restricted Commercial District) which, like the subject site, permits a maximum height of 48 feet.
- The commercial center east of the subject site across 28th Drive is developed as a commercial shopping center, zoned C-2 (Intermediate Commercial), which permits a maximum height of 30 feet.
- The residential neighborhood west of the subject site across 30th Drive is zoned R1-6 (Single-Family Residence District) which, while developed predominately as one-story homes, permits a maximum height of 30 feet.

- The site to the north consists of townhomes which are zoned PAD-10 (Planned Area Development), which permits a maximum height of 2 stories and 30 feet. However, these townhomes were developed as single-story units.

The existing development is consistent with the entitlements afforded to surrounding properties. As the applicant is considering future phases of development on the site and the proposed R-3A entitlement would permit a maximum height of 48 feet, staff is recommending Stipulation No. 1 which restricts the maximum height of all structures on the property to 30 feet.

GENERAL PLAN LAND USE MAP

3. The subject site is designated Commercial on the General Plan Land Use Map which extends to the south and east of the site.

The areas north and west of the subject site are designated as Residential 15+ dwelling units per acre.

The development proposal of multifamily is consistent with the Commercial General Plan Land Use Map Designation and compatible with the surrounding area.

Figure B: General Plan Land Use Map



Source: Planning and Development

4. The subject site is located 350 feet north of the North Mountain Village Core which has long been envisioned as the high-intensity, mixed-use, center for the area. The 15 Urban Villages and their respective Village Cores are a central element of the Phoenix General Plan and, while the proposed project is outside of the Village Core, it proposes to add additional housing options, an additional use, and additional intensity within walking distance from the Village Core. The importance of the North Mountain Village Core is reinforced by the future light rail extension that will terminate within one-half mile of the subject site.

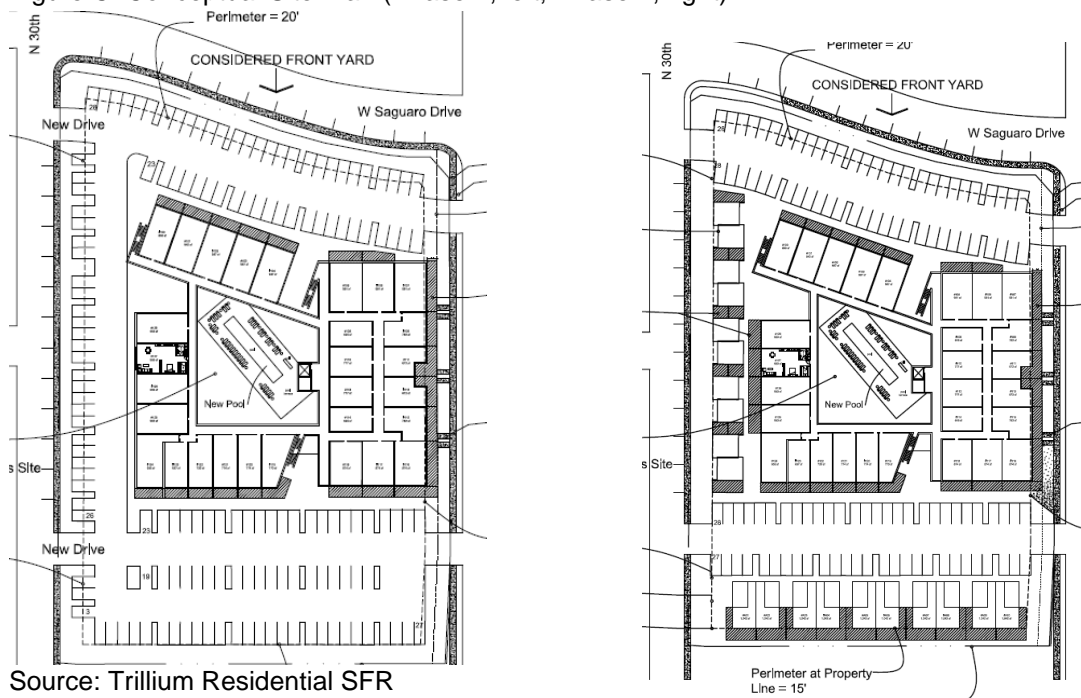
PROPOSAL

5. *Site Plan*

This request is to convert an existing office complex to multifamily use. The existing building is centered on the site with a courtyard that will be converted into a central amenity area. The Phase 1 conceptual site plan depicts 58 units on the site and the applicant may explore the viability of adding a second phase of dwellings near the southern site boundary.

6. As an adaptive reuse conversion with the potential for future phases, the applicant has proposed conceptual plans that will continue to evolve; to accommodate this flexibility, staff is recommending stipulations that apply broadly to the site including the first phase (adaptive reuse) and all subsequent phases that have yet to be planned. Below (left) is the conceptual site plan for Phase 1 (adaptive reuse) and below (right) is the conceptual site plan for Phase II (full build-out). The viability and development standards for Phase 2 have not been evaluated and will be governed by the R-3A standards in addition to the stipulations contained in this zoning case.

Figure C: Conceptual Site Plan (Phase 1, left; Phase 2, right)



Source: Trillium Residential SFR

7. To promote harmony with the surrounding area and to ensure that future redevelopment or any subsequent phases of development complement the area, staff is recommending Stipulation No. 2 which requires four-sided architecture and embellishments such as offsets, recesses, and other variations to provide

visual interest. This stipulation is recommended because, while the proposal is for adaptive reuse, the requirement would apply to any future changes to the site.

Figure D: Conceptual East Elevation, Existing Building



Source: Trillium Residential SFR

8. To promote pedestrian oriented design along 28th Drive in a manner that will facilitate safe and comfortable access between the subject site, the village core, and the future light rail station, staff is recommending two stipulations.
 - Stipulation No. 3 requires detached sidewalks along 28th Drive to improve pedestrian comfort through vegetative shade and increased separation from moving vehicular traffic.
 - Stipulation No. 4 requires that all ground level units oriented to a public street include a direct pedestrian pathway between each of those units to be connected to the public sidewalk to facilitate efficient movement for residents on-foot or on-bicycle.

9. To promote safety and security in the area, staff is recommending Stipulation No. 5 which prohibits solid perimeter walls greater than 40 inches in height in any building setback. The purpose of this stipulation is to promote visual access between the subject site and the surrounding community.

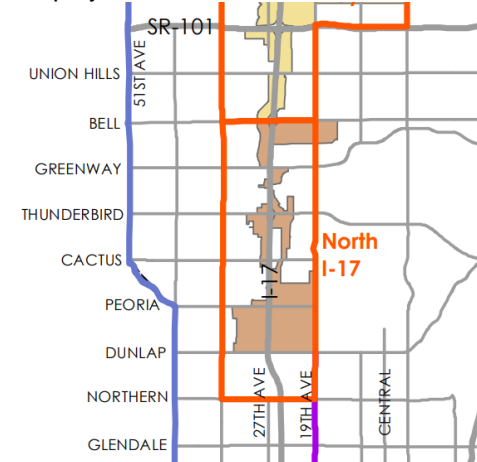
STUDIES AND POLICIES

10. [Maricopa Association of Governments \(MAG\) North I-17 Employment Center](#)

The site is also located within the North I-17 Major Employment Center. The profile highlights the presence of a substantial and well-educated workforce in addition to substantial number of employment opportunities across a diverse range of the economy. Attached to this report is the Employment Center Profile for the North I-17 area.

The proposed development supports increased intensity by proposing multifamily residential in close proximity to Interstate 17, the North Mountain Village Core, and the Phoenix Light Rail.

Figure F: Maricopa Association of Governments (MAG) North Interstate Employment Center



Source: Maricopa Association of Governments

11. [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. Staff is recommending a series of stipulations to achieve the goals of the Tree and Shade Master Plan including Stipulation No. 3 which requires trees be planted between the curb and sidewalk to shade the sidewalk and a portion of the street.

12. [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. Staff is recommending two stipulations to promote alternative transportation as an option for residents:

- Stipulation No. 3 requires the sidewalk along 28th Drive be detached from the curb a minimum of 5 feet to create a more comfortable pedestrian environment that is separated from vehicular traffic.
- Stipulation No. 6 requires the installation and maintenance of a bicycle repair station as a quasi-public amenity to promote the use of bicycles for transportation and recreation. The stipulation also requires the installation of bike racks for residents and their guests to further promote the use of bicycles for transportation and recreation.

13. **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. With the presence of bike lanes on 28th Drive, the proximity to the North Mountain Village Core, and the arrival of light rail, staff is recommending Stipulation No. 6 to require enhanced bicycle parking and a repair station for residents and guests.

Figure G: Example of a Fix-It Station.



Source: Dero

14. **Housing Phoenix**

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 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 goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace.

15. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report, staff has not received any community correspondence on this request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department requested a detached sidewalk and 10 foot sidewalk easement along 28th Drive to implement the ultimate cross-section for the street contained in the Street Classification map; these items are addressed in Stipulation Nos. 3 and 7.

The Department further commented on the site's close proximity to the North Mountain Village Core, the future light rail station at Metrocenter, and immediate adjacency to a bike lane on 28th Drive and therefore requested enhanced bicycle facilities and a shaded sidewalk along 28th Drive; these items are addressed in Stipulation Nos. 3 and 6. Additionally, the Department provided Stipulation No. 8 requiring the developer be responsible for all improvements incidental to the development including items in the public right-of-way.

18. The Public Transit Department commented that the development should incorporate accessible pedestrian pathways constructed of alternative material, connecting all building entrances, exits and public sidewalks via the most direct route. It was also recommended that trees be placed in a manner that provides 75-percent shade to pedestrian paths and sidewalks. This is addressed in Stipulation No. 3 which requires 75 percent shade over the 28th Drive sidewalk and the remainder of comments will be addressed through the site plan review process.
19. The Fire Department commented that they do not anticipate any problem with the case but noting that the site must comply with the Phoenix Fire Code and that because water pressure is unknown, that additional water supply may be required to meet fire flow minimums.
20. The Public Works Department, Floodplain Management Division determined the parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1730 L of the Flood Insurance Rate Maps (FIRM) dated June 2, 2017.
21. The Water Services Department indicated that no zoning stipulations are required; however, commented that capacity is a dynamic condition that can change over time due to a variety of factors. The requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

OTHER

22. 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. 9.
23. 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 request is consistent with the General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, enables the adaptive reuse of an existing office building in a manner consistent with several core values from the Phoenix General Plan.
3. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses and the North Mountain Village Core.

Stipulations

1. The maximum building height shall be 30 feet.
2. All elevations of the buildings shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
3. The public sidewalk along 28th Drive shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings. Fifty percent of the required trees

shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper.

- b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
4. All ground level units with adjacency to a public street shall incorporate a direct pedestrian pathway from a unit entry to the public sidewalk, as approved by the Planning and Development Department.
5. No solid perimeter wall greater than 40 inches in height shall be situated in any required building setback adjacent to a public street, as approved by the Planning and Development Department.
6. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. "Secured/Covered Facilities" and/or "Outdoor/Covered Facilities" shall be provided for residents at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces
 - b. Inverted-U style bicycle racks with capacity for a minimum six bicycles for guests shall be located near the primary pedestrian entrance to the building.
 - c. A bicycle repair station ("fix it station") shall be provided in an area of high visibility, separated from vehicular maneuvering areas, and located within close proximity to 28th Drive. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
7. The developer shall dedicate a 10-foot wide sidewalk easement on the west side of 28th Drive, as approved by the Planning and Development Department.

8. 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.
9. 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

Nick Klimek

November 12, 2020

Team Leader

Samantha Keating

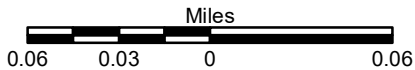
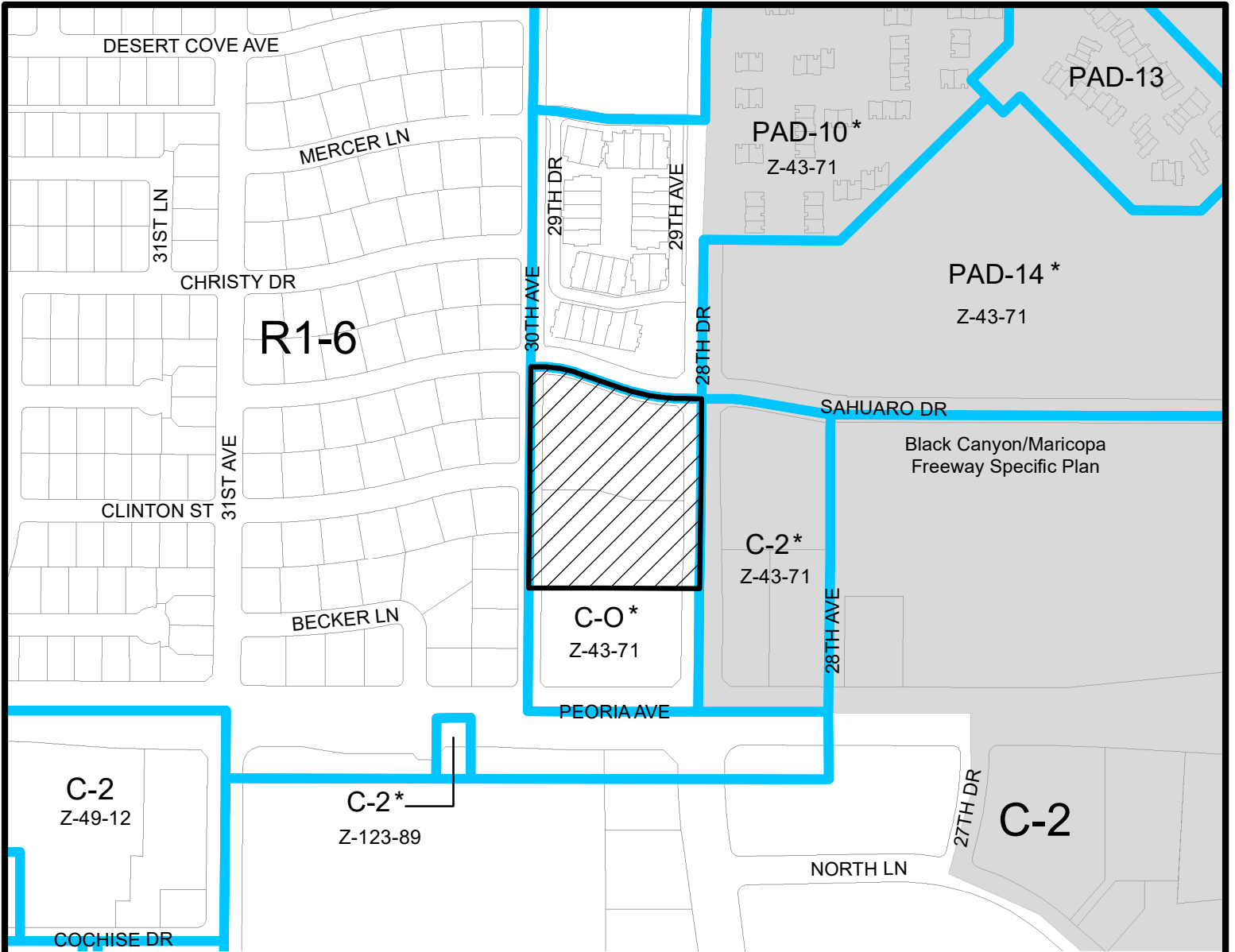
Exhibits

Zoning sketch map

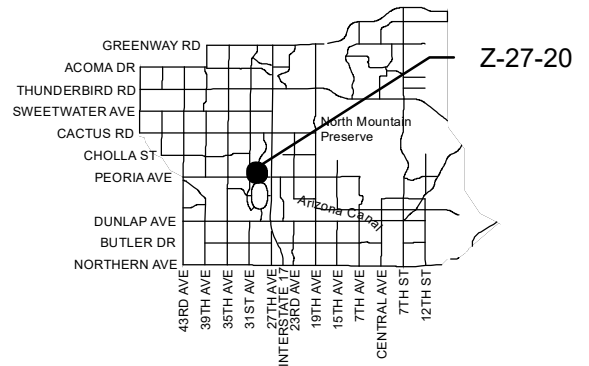
Aerial sketch map

Conceptual Site Plan date stamped October 30, 2020

City of Phoenix Employment Center Profile for North I-17 (2 pages)

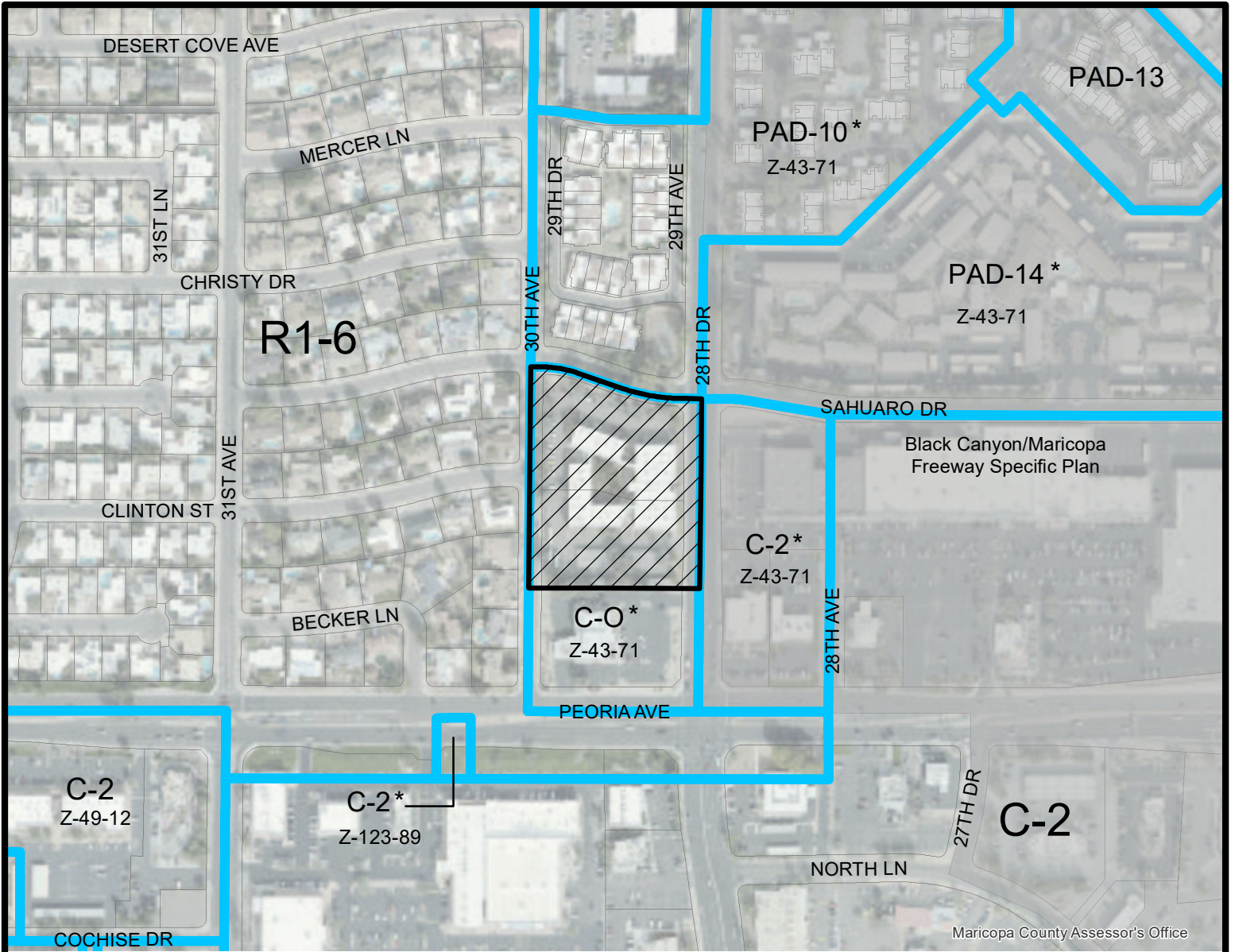


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Matthew Luxenberg Family Trust		REQUESTED CHANGE:	
APPLICATION NO. Z-27-20		FROM: C-O (3.82 a.c.)	
DATE: 8/19/2020 <small>REVISION DATES:</small>		TO: R-3A (3.82 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.82 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 29-22	<small>ZONING MAP</small> K-7
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-O		N/A	
R-3A		101	

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



Miles

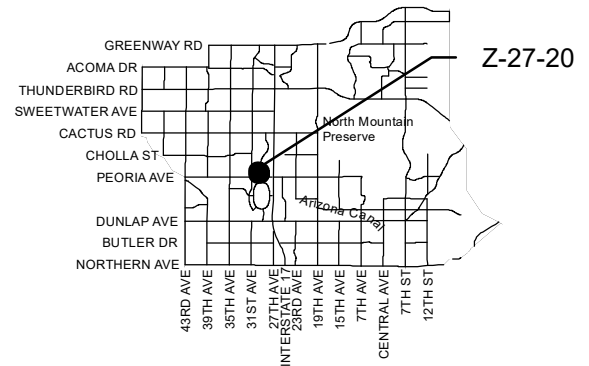
0.06 0.03 0 0.06

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 1

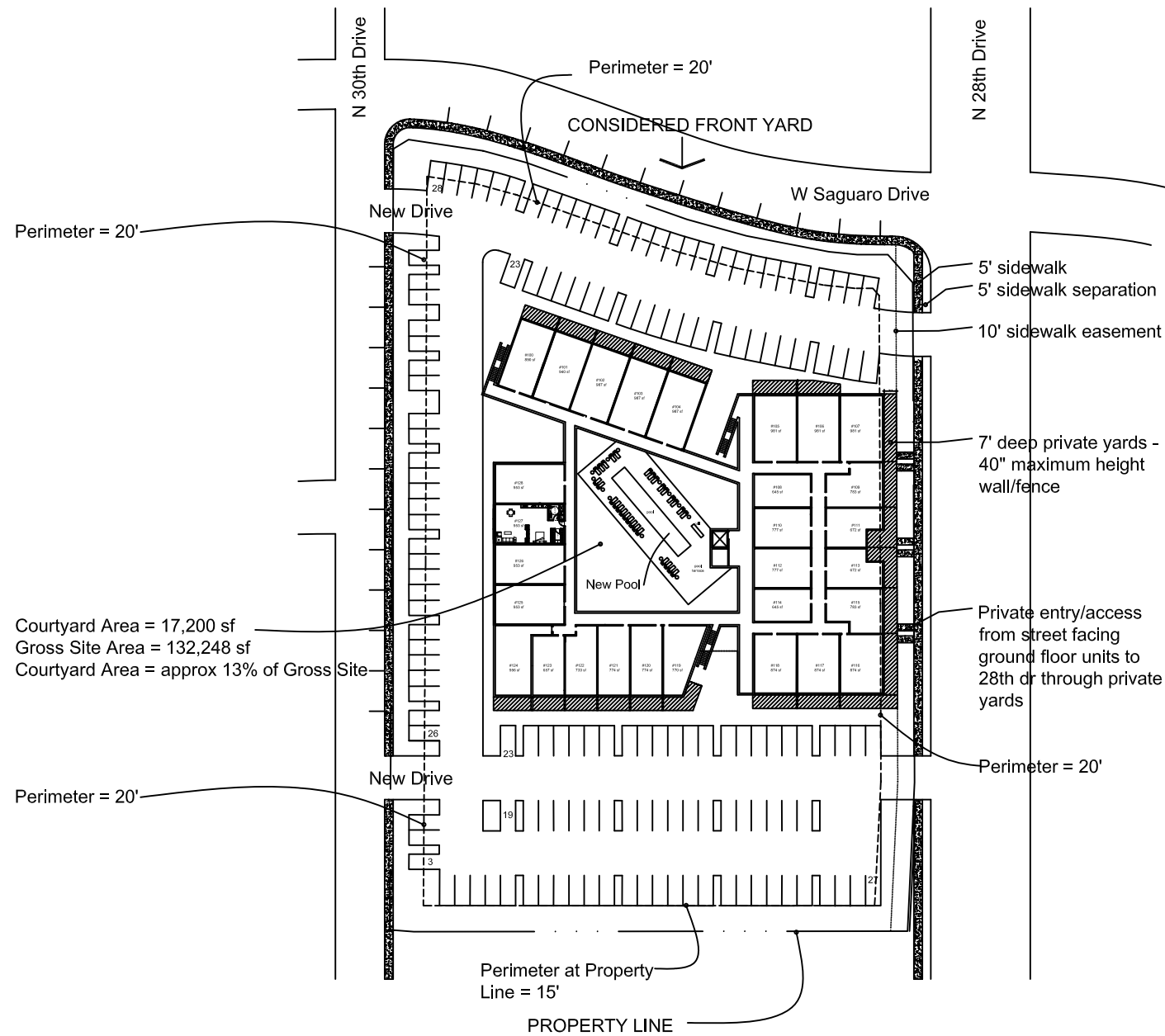


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Matthew Luxenberg Family Trust		REQUESTED CHANGE:	
APPLICATION NO. Z-27-20		FROM: C-O (3.82 a.c.)	
DATE: 8/19/2020 <small>REVISION DATES:</small>		TO: R-3A (3.82 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.82 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 29-22	<small>ZONING MAP</small> K-7
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-O		N/A	
R-3A		101	
* Maximum Units Allowed with P.R.D. Bonus			

Proposed Rezoning Request for Adaptive Reuse - Phase 1



Courtyard Area = 17,200 sf
 Gross Site Area = 132,248 sf
 Courtyard Area = approx 13% of Gross Site

Existing Office Building:	NW Bldg.	E Bldg.	SW Bldg.
1st Floor = 28,019 SF	5,036.9 SF	13,722.8 SF	9,259.5 SF
2nd Floor = 28,019 SF	5,036.9 SF	13,722.8 SF	9,259.5 SF
Total GSF = 56,038 SF			

Existing Parking:
 Surface Parking = 177 Stalls

Site Area:
 3.036 AC
 132,248 SF

Existing FAR = $\frac{56,038 \text{ SF}}{132,248 \text{ SF}} = .42$

Current Use: C-O Commercial Office
 Proposed Use: R3A Multi-family

Proposed Project

Required Parking:
 Lofts:
 Resident: (32) x 2 bedroom x 1.5 stalls per 2 BD = 48 stalls
 (26) x 1 bedroom x 1.0 stalls per 1 BD = 26 stalls
 Guest: (58) x 0.5 stalls per 1 & 2 BD = 29 stalls
 Total Required Loft Parking = 103 stalls

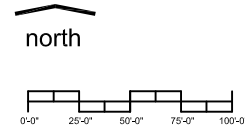
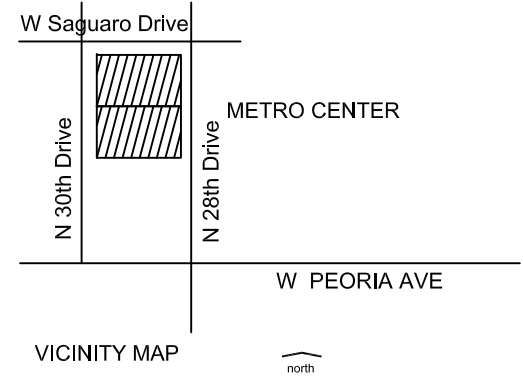
Total Parking Provided = 149 stalls

- NAME, ADDRESS, TELEPHONE NUMBER, EMAIL ADDRESS OF PROPERTY OWNER:
 Luxenberg, Mathew B TR
 3801 Katella Ave STE 101, Los Alamitos, CA 90720
- PROPERTY ADDRESS:
 10640 N 28TH DRIVE, Phoenix, AZ 85029
- ASSESSOR PARCEL NUMBER:
 149-17-154B & 149-17-154A
- SITE ACREAGE: GROSS: +/- 3.0 ACRES NET:
- ZONING, REZONING CASE NUMBERS:
 CURRENT ZONING: C-O
- LOT SALES: NO
- FINISH FLOOR ELEVATIONS:

CITY OF PHOENIX

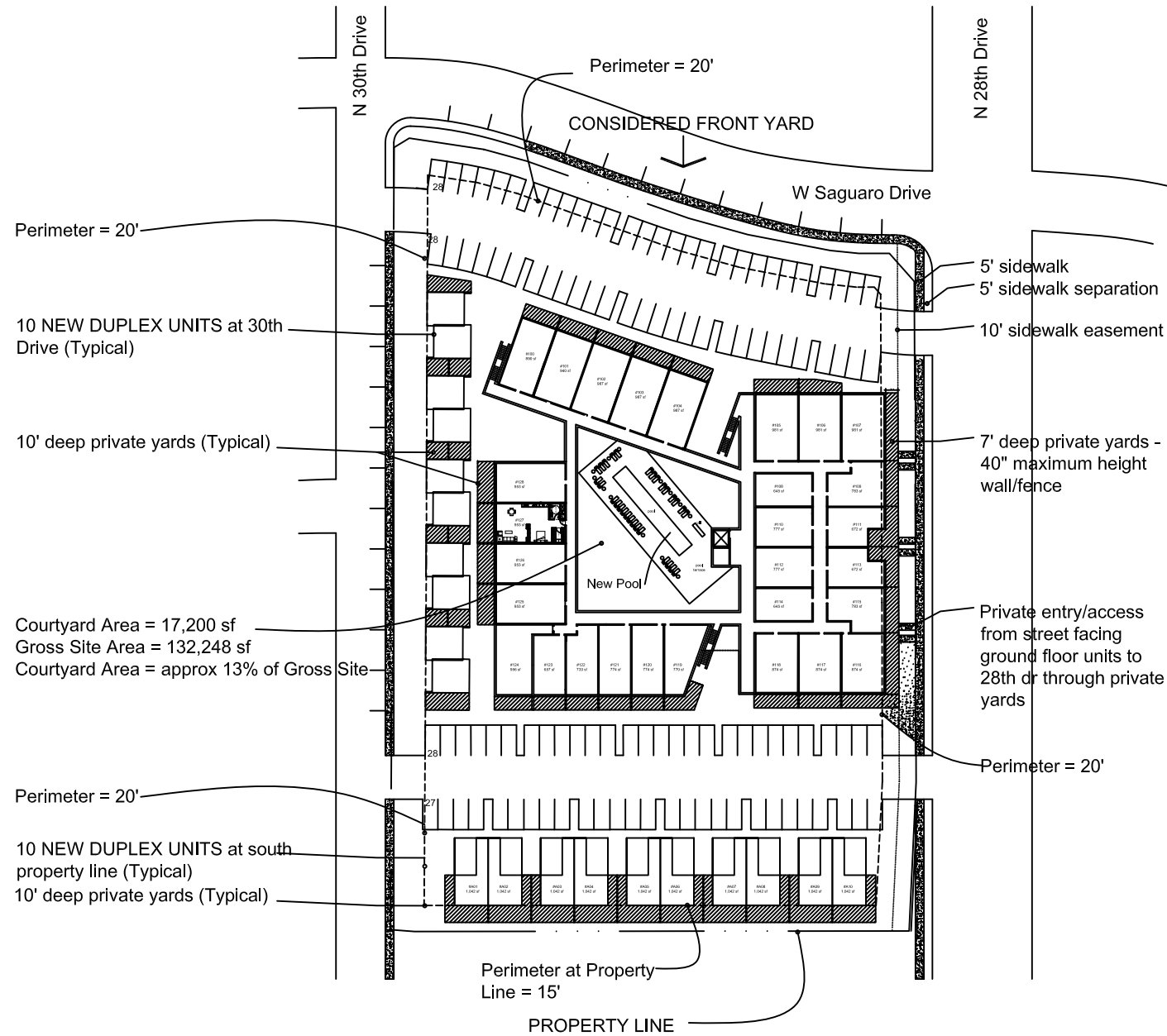
OCT 30 2020

**Planning & Development
 Department**



METROCENTER

Proposed Rezoning Request for Adaptive Reuse - Phase 2



Existing Office Building:	NW Bldg.	E Bldg.	SW Bldg.
1st Floor = 28,019 SF	5,036.9 SF	13,722.8 SF	9,259.5 SF
2nd Floor = 28,019 SF	5,036.9 SF	13,722.8 SF	9,259.5 SF
Total GSF = 56,038 SF			

Existing Parking:
Surface Parking = 177 Stalls

Site Area:
3.036 AC
132,248 SF

Existing FAR = $\frac{56,038 \text{ SF}}{132,248 \text{ SF}} = .42$

Current Use: C-O Commercial Office
Proposed Use: R3A Multi-family

Proposed Project

Required Parking:
Lofts:
Resident: (32) x 2 bedroom x 1.5 stalls per 2 BD = 48 stalls
(26) x 1 bedroom x 1.0 stalls per 1 BD = 26 stalls
Guest: (58) x 0.5 stalls per 1 & 2 BD = 29 stalls
Total Required Loft Parking = 103 stalls

New Duplex Bldgs:
(10) x 2 bedroom x 1.5 stalls per 2 BD = 15 stalls
(10) x 1 bedroom x 1.0 stalls per 1 BD = 10 stalls

Guest: (21) x 0.5 stalls per 1 & 2 BD = 11 stalls
Total Required Duplex Parking = 36 stalls
Total Required Duplex Parking = 139 stalls

Proposed Parking:
Surface Parking = 111 stalls
Garage Spaces (Tandem) = 10 stalls
Total Provided = 121 stalls

Therefore 18 stall deficit

1. NAME, ADDRESS, TELEPHONE NUMBER, EMAIL ADDRESS OF PROPERTY OWNER:

Luxenberg, Mathew B TR
3801 Katella Ave STE 101, Los Alamitos, CA 90720

2. PROPERTY ADDRESS:

10640 N 28TH DRIVE, Phoenix, AZ 85029

3. ASSESSOR PARCEL NUMBER:

149-17-154B & 149-17-154A

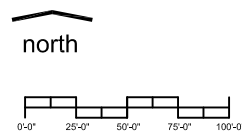
4. SITE ACREAGE: GROSS: +/- 3.0 ACRES NET:

5. ZONING, REZONING CASE NUMBERS:

CURRENT ZONING: C-O

6. LOT SALES: NO

7. FINISH FLOOR ELEVATIONS:



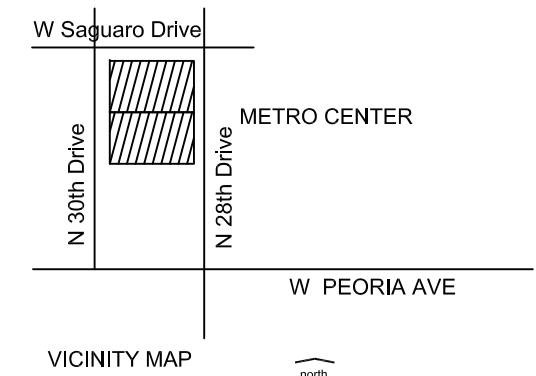
METROCENTER

2020.10.30 | Trillium Residential SFR

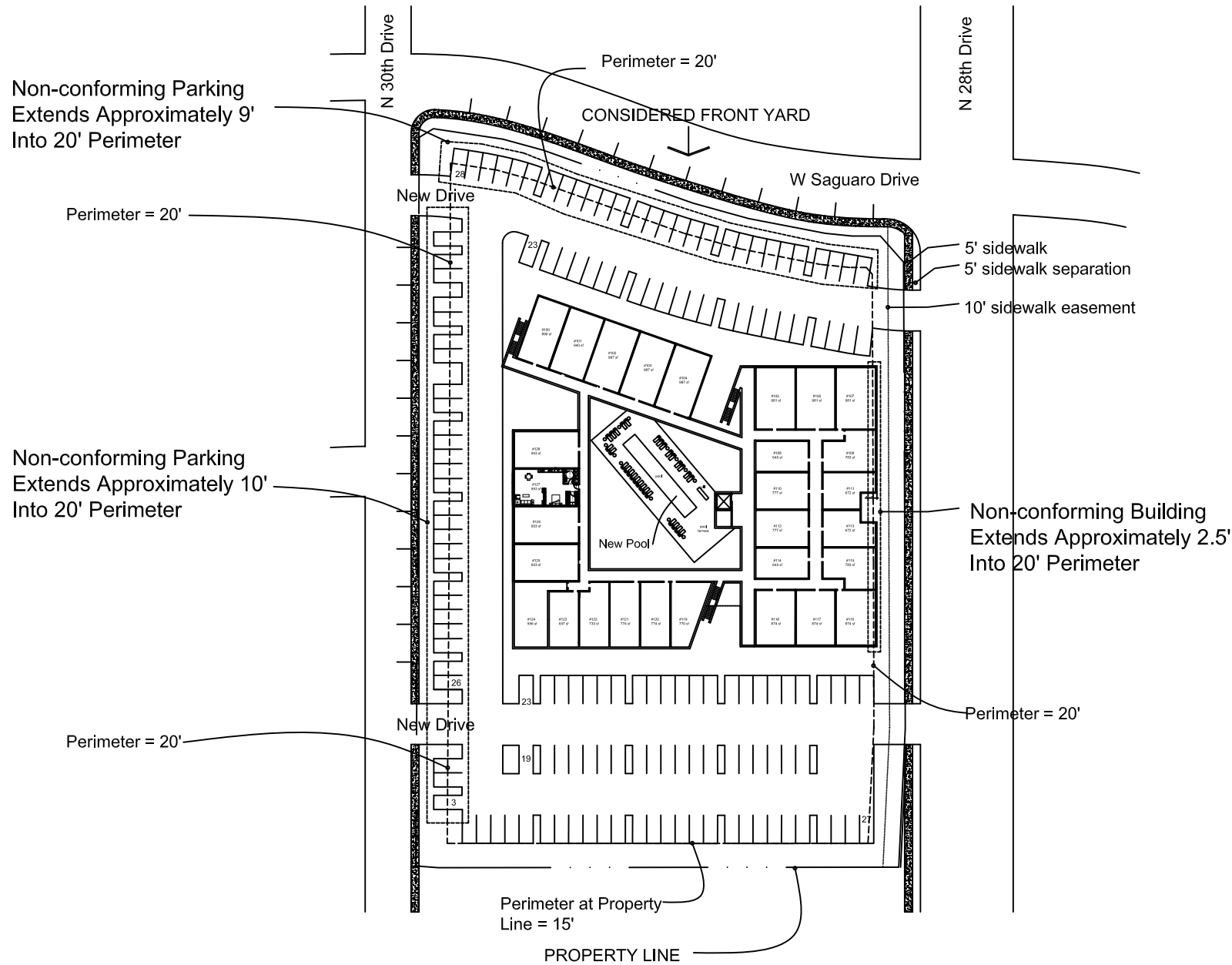
CITY OF PHOENIX

OCT 30 2020

**Planning & Development
Department**



Proposed Rezoning Request for Adaptive Reuse - NON-CONFORMING ITEMS



CITY OF PHOENIX

OCT 30 2020

**Planning & Development
Department**

1. NAME, ADDRESS, TELEPHONE NUMBER, EMAIL ADDRESS OF PROPERTY OWNER:

Luxenberg, Mathew B TR
 3801 Katella Ave STE 101, Los Alamitos, CA 90720

2. PROPERTY ADDRESS:

10640 N 28TH DRIVE, Phoenix, AZ 85029

3. ASSESSOR PARCEL NUMBER:

149-17-154B & 149-17-154A

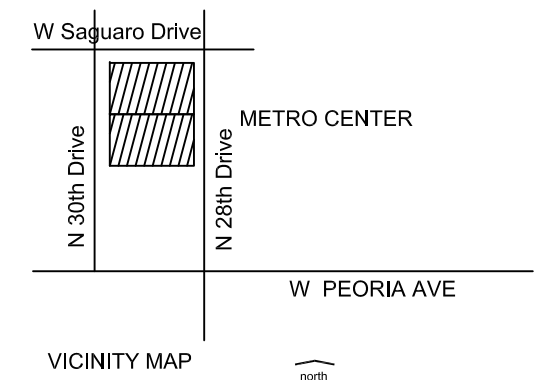
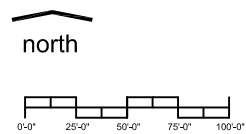
4. SITE ACREAGE: GROSS: +/- 3.0 ACRES NET:

5. ZONING, REZONING CASE NUMBERS:

CURRENT ZONING: C-O

6. LOT SALES: NO

7. FINISH FLOOR ELEVATIONS:



METROCENTER

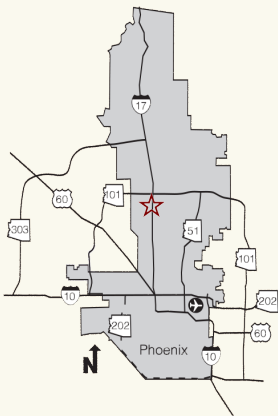
2020.10.30 | Trillium Residential SFR



NORTH I-17

The North I-17 corridor provides a diverse mix of industrial, high-tech commercial and office development.

The North I-17 employment center extends north to Union Hills Drive and south to Northern Avenue between 19th Avenue and 35th Avenue.



Labor Force Accessibility and Skills

Employers located within the North Interstate 17 corridor have access to a sizeable and diverse workforce. Within a 20 minute drive time, employers along Interstate 17 have access to about 480,000 workers, and within the 30 minute drive time the number of workers increases to more than 950,000.¹ These workers are well educated and highly skilled. Among population 25 and older within the 20 minute drive time, 32 percent have some college education and 24 percent have a bachelor's or advanced degree.² There are high concentrations of service, management and administrative support workers within a 20 to 30 minute drive.

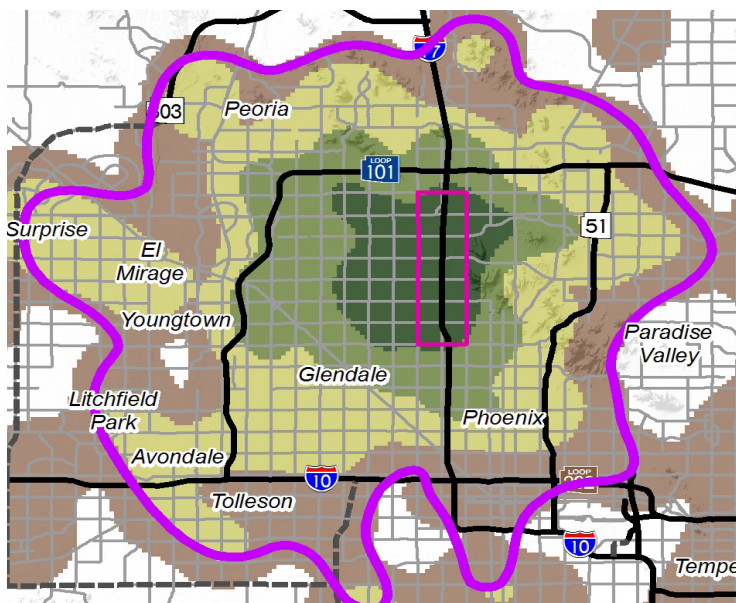
By the year 2020, the population is expected to increase by 154,000 people within a 30 minute drive of the North I-17 area, providing a growing labor pool for the area.³

1, 2, 3 Claritas, 2015.

Employment by Occupation						
Workforce	10 Min. Drive		20 Min. Drive		30 Min. Drive	
	Number	%	Number	%	Number	%
Management	10,637	8	51,895	9	112,119	9
Engineering & Science	2,331	2	11,730	2	27,111	2
Healthcare & Education	14,989	11	69,751	12	142,844	12
Service	18,429	14	83,335	14	166,479	14
Sales	15,210	11	69,520	12	142,126	12
Clerical & Admin. Support	22,922	17	92,797	15	181,814	15
Construction	8,934	7	36,898	6	61,684	5
Production	5,975	4	29,734	5	53,977	5
Trans./Material Mover	7,032	5	33,496	6	66,322	6
Total	106,459		479,156		954,476	

Source: Claritas, 2015.

Commute Shed



Commuters who travel to Employment Corridor per Square Mile

- 3 to 10
- 10 to 25
- 25 to 50
- More than 50
- Phoenix North I-17 Job Center
- Phoenix North I-17 Job Center Catchment Area

Source: Maricopa Association of Governments, TRP Reduction Database, 2013

- Access to large service and administrative workforce
- Excellent interstate and urban freeway access
- Significant concentration of private higher education providers
- Large inventory of office space with competitive lease rates

Sites and Buildings

The North I-17 employment center has about **7.7 million square feet** of existing office inventory.⁴ This employment center also has approximately **4.0 million square feet** of existing industrial inventory and about 2.0 million square feet of flex space.⁵

The North I-17 corridor is also home to **MetroCenter**, a regional mall with surrounding retail, hotel and office uses located at the southwest corner of I-17 and Peoria Avenue. The MetroCenter area includes more than 2 million square feet of retail, entertainment and commercial uses to serve both residents and employers in the area.

The map to the right highlights the type of community real estate in the North I-17. Our team can provide more detail, custom information based on your requirements.

4, 5 Costar Realty Information Inc., 2015.

Infrastructure

The North I-17 center offers **excellent interstate and regional freeway access**. Interstate 17 runs north-south through this employment corridor and connects with the Loop 101 freeway. Interstates 17 and 10 intersect to the south, providing direct access to downtown and Phoenix Sky Harbor International Airport. Light rail access will be available by 2016 when the line is extended from the existing terminus at 19th Ave. and Montebello to 19th Ave. and Dunlap Ave.

Businesses that require air service have access to **Phoenix Sky Harbor International Airport** within 30 minutes of the North I-17 area. Sky Harbor is one of the country's busiest airports, with nearly 41 million passengers and over 300,000 tons of cargo passing through the facility annually. The airport is served by some **17 airlines** and offers service to more than 100 cities in the U.S. and around the world. There are more than **830 daily domestic non-stop flights** from Phoenix, as well as over 30 international non-stop flights to destinations in Mexico, Canada and Europe.⁶

The North I-17 employment center features **modern, reliable telecommunications infrastructure** that is supported by multiple providers. These providers are able to offer specialized capabilities such as complete digital infrastructure, T-1 (DS1) lines, T-3 (DS3) lines, self-healing fiber ring architecture and high-speed data communications. Local exchange carriers with service in the North I-17 area include CenturyLink and Cox Communications.

Arizona Public Service offers the highest possible level of **electric reliability** by investing in an advanced network system to provide multiple redundant feeds from various substations. In addition to ensuring reliable power service, investments in generation facilities have been made to provide adequate capacity for future growth.

6 Phoenix Sky Harbor International Airport, 2015.

Existing and Planned Development

- 1. Metro North Corporate Park**
350,000 sq. ft.
Office
- 2. Metro North Business Park**
302,507 sq. ft.
Office
- 3. Metrocenter Mall**
156,000 sq. ft.
Retail
- 4. Desert Canyon/300**
148,605 sq. ft.
Office
- 5. Metro Office Center**
124,251 sq. ft.
Office
- 6. The Corporate Center**
300,733 sq. ft.
Office
- 7. I-17 Office Center**
105,107 sq. ft.
Office
- 8. Desert Canyon/100**
102,606 sq. ft.
Office
- 9. 2250 Peoria Ave**
72,072 sq. ft.
Office/Flex

Source: CoStar Realty Information Inc., 2015



Major Area Employers

- Karsten Manufacturing (Ping Golf)**
Golf Equipment - HQ
- Suntron Corporation**
Electronics - Corp HQ
- Cognizant**
Information Technology Services
- Vangent**
Information Management
- Liberty Mutual**
Financial Services
- The Hartford**
Customer Service Center
- Wells Fargo Bank**
Financial Services
- Allied International Credit Corporation**
Financial Services
- Bull HN Information Systems**
Operations Center
- Blue Cross/Blue Shield of Arizona**
Health Insurance Carrier

Source: Maricopa Association of Governments, 2013



City of Phoenix
Community and Economic Development Department
200 W. Washington St., 20th Floor | Phoenix, AZ 85003
www.phoenix.gov/econdev | 602-262-5040