



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-32-18-8
 June 28, 2018

Central City [Village Planning Committee](#) Meeting Date: July 9, 2018
[Planning Commission](#) Hearing Date: August 2, 2018

Request From: [A-1](#) (Light Industrial District) (1.83 acres)
Request To: [WU Code T5:5 GWY](#) (Walkable Urban Code, Transect 5:5 District, Transit Gateway Character Area) (1.83 acres)
Proposed Use: Multifamily Residential
Location: Approximately 108 feet west of the northwest corner of 22nd Street and Washington Street
Owner/Applicant/Representative: Franklin A Jayasim, UPAQS, LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Washington Street	Arterial/ Light Rail	Varies, minimum 50-foot north half
<p><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></p> <p>Redevelopment of a vacant site with a multifamily residential use, that may develop with an affordable housing option will contribute to the mix of housing types in the Gateway Transit Oriented Development (TOD) District.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.

The site is located within the Gateway Transit Oriented Development (TOD) District on Washington Street, approximately one-half mile from the 24th Street light rail station. There is an existing bus stop located on the south of the site along Washington Street.

CONNECT PEOPLE AND PLACES CORE VALUE; INFILL DEVELOPMENT; LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

This proposal provides infill development compatible with nearby uses, on a site that is currently vacant. The proposed housing type contributes to the mix of housing types in the area. It is located close to employment and activity centers such as the St. Luke's Medical Center, the Gateway Core, Gateway Community College and downtown Phoenix.

Applicable Plans, Overlays and Initiatives

[Transit Oriented Development Strategic Policy Framework](#) – See Item #4 in the Background/Issues/Analysis Section.

[Gateway Transit Oriented Development Policy Plan](#) – See Items #5 and #6 in the Background/Issues/Analysis Section.

[Tree and Shade Master Plan](#) – See Item #7 in the Background/Issues/Analysis Section.

[Bicycle Master Plan](#) – See Item #8 in the Background/Issues/Analysis Section.

[Reimagine Phoenix](#) – See Item #15 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	A-1
North	Commercial Insulation Contractor and Office/Telecommunications	A-1
South	Plastering Company/Warehouse	A-1
East	Surface Parking Lot	A-1
West	Interstate 10	A-1

Walkable Urban Code T5:5		<i>*if variance or use permit required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	N/A	1.83
Total Number of Units	N/A	136
Density	No maximum	74.32 du/ac
Building Height	56 feet maximum	Met – 56 feet (4 stories)
Parking – Affordable Housing	0.5 per unit 68 spaces	Met – 88 spaces
Bicycle Parking (1307.H.6.d.)	0.25 space per residence = 34 spaces	To be determined
<i>Streetscape Standards (Section 1312.A.1.)</i>		
Arterial Street	Minimum sidewalk width of 6 feet	To be determined
Section 1303.2 TRANSECT T5		
<i>Main Building Setbacks</i>		
Primary Frontage (Washington Street)	12-feet maximum	Met – 0 feet
<i>Parking Setbacks</i>		
Primary Frontage	30-feett minimum or behind building	*Not Met – 28 feet
<i>Lot Requirements</i>		
Lot Coverage	80% maximum	To be determined
Primary Building Frontage	70% minimum	To be determined
<i>Frontage Types Allowed</i>		
Primary Frontage	All frontages or alternative frontages	To be determined

Background/Issues/Analysis

REQUEST

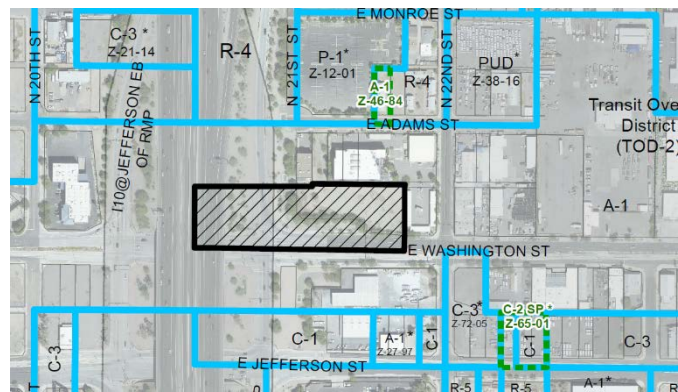
1. This request is to rezone a 1.83-acre site located approximately 108 feet west of the northwest corner of 22nd Street and Washington Street from A-1 (Light Industrial District) to WU Code T5:5 GWY (Walkable Urban Code, Transect 5:5 District, Transit Gateway Character Area) to allow multifamily residential.

GENERAL PLAN

2. The General Plan Land Use Map designation for the site is Commercial. Although the proposal is not consistent with the designation, an amendment is not required as the subject parcel is less than 10 acres.

SURROUNDING LAND USE AND ZONING

3. The subject site is currently vacant and is surrounded by A-1 zoning. Interstate 10 is located to the west of the site, and across Washington Street to the south is a plastering company. A surface parking lot is located to the east and a commercial insulation contractor, and offices and a communication switching facility is located to the north of the site.



Source: City of Phoenix Planning and Development Department

TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK

4. In the Transit Oriented Development Strategic Policy Framework, which was adopted in 2016, identifies policies and place types that are designed to shape walkable and mixed use environments and focus redevelopment within a half-mile of high capacity transit stations. The identified environment for the 24th Street and Washington Street/Jefferson Street light rail station area is Minor Urban

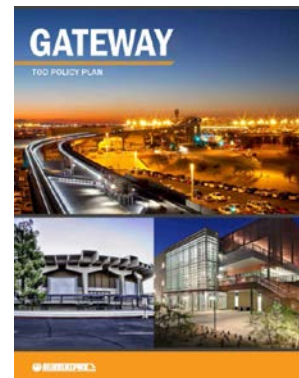


Source: City of Phoenix Planning & Development Department

Center. Minor Urban Center is a place type characterized by medium to low intensity with building heights typically from two to five stories, with incentive heights of up to seven stories. Land uses may include balanced commercial and residential, retail destination, entertainment destination, and some employment. The proposed project falls within the parameters of the Minor Urban Center place type at 56 feet and four stories.

GATEWAY TOD (TRANSIT ORIENTED DEVELOPMENT) DISTRICT POLICY PLAN

5. The site is located within the Gateway TOD District, the boundaries for which are the Union Pacific Railroad on the south, Loop 202 on the north, Interstate 10 on the west and State Route 143 on the east. The policy plan adopted for the Gateway TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Gateway TOD District, one key recommendation is the implementation of a form-based zoning code.



6. The Gateway TOD Policy Plan utilized the Minor Urban Center place type to determine the recommended scale and character of the area around the 24th Street and Washington/Jefferson Streets light rail stations, and this scale and character was illustrated in both the conceptual master plan and the conceptual zoning plan. The subject site has a suggested zoning designation of T5:5 with a maximum building height of 56 feet. The request is consistent with the conceptual master plan of Walkable Urban Code T5:5.



Source: Gateway TOD District Policy Plan, City of Phoenix Planning and Development Department

TREE AND SHADE MASTER PLAN

7. 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, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way to provide shade that is required within the Walkable Urban Code.

COMPREHENSIVE BICYCLE MASTER PLAN

8. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan does not address bicycle parking at this time. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests located near entrances to the building. The property is within one-half mile of a light rail transit station and adjacent to a bus route.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

Providing secured bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or in locked bicycle rooms. The applicant will work with Planning and Development staff through the site development review process to determine locations for both types of bicycle parking as well as the manner in which the secured parking will be provided. The short-term bicycle racks should be an inverted-u design where both ends of the "U" are affixed to the ground and installed per the requirements of the WU Code. These provisions are addressed in Stipulation #1.

COMMUNITY INPUT

9. At the time this staff report was written, staff had not received any correspondence from the public regarding the request.

INTERDEPARTMENTAL COMMENTS

10. The City of Phoenix Public Transit Department noted that the developer needs to include the existing bus stop along Washington Street on their site plan. If there are plans to move the bus stop, the developer will need to work with the City of Phoenix Public Transit Department on a suitable location replacement.
11. The City of Phoenix Floodplain Management division of the Street Transportation Department has 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) dated October 16, 2013.

12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. It is noted that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, 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.
13. The City of Phoenix Fire Department has reviewed this request and does not anticipate any issues with the request. 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.
14. The Aviation Department has provided the following comments regarding this request.
 - a) 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 #2.
 - b) The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration (FAA). This is addressed in Stipulation #3.

OTHER

15. 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. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is

recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Stipulations #4, #5, and #6.

17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the Transit Oriented Development Strategic Policy Framework and Gateway TOD (Transit Oriented Development) District Policy Plan.
2. This infill proposal provides a new housing option to contribute to the mix of housing types in the area.
3. The proposed increased scale and intensity is supported in proximity to the light rail corridor.

Stipulations

1. The developer shall install, as approved by the Planning and Development Department:
 - a. All required bicycle parking spaces shall be secured bicycle parking for the multifamily use, per Section 1307.H.6.d of the Zoning Ordinance.
 - b. A minimum of 4 inverted-U style bicycle racks for guests, placed near entrances to the building and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance.
2. 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 (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

3. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
4. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
5. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.
6. 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

Hannah Bleam

June 28, 2018

Team Leader

Samantha Keating

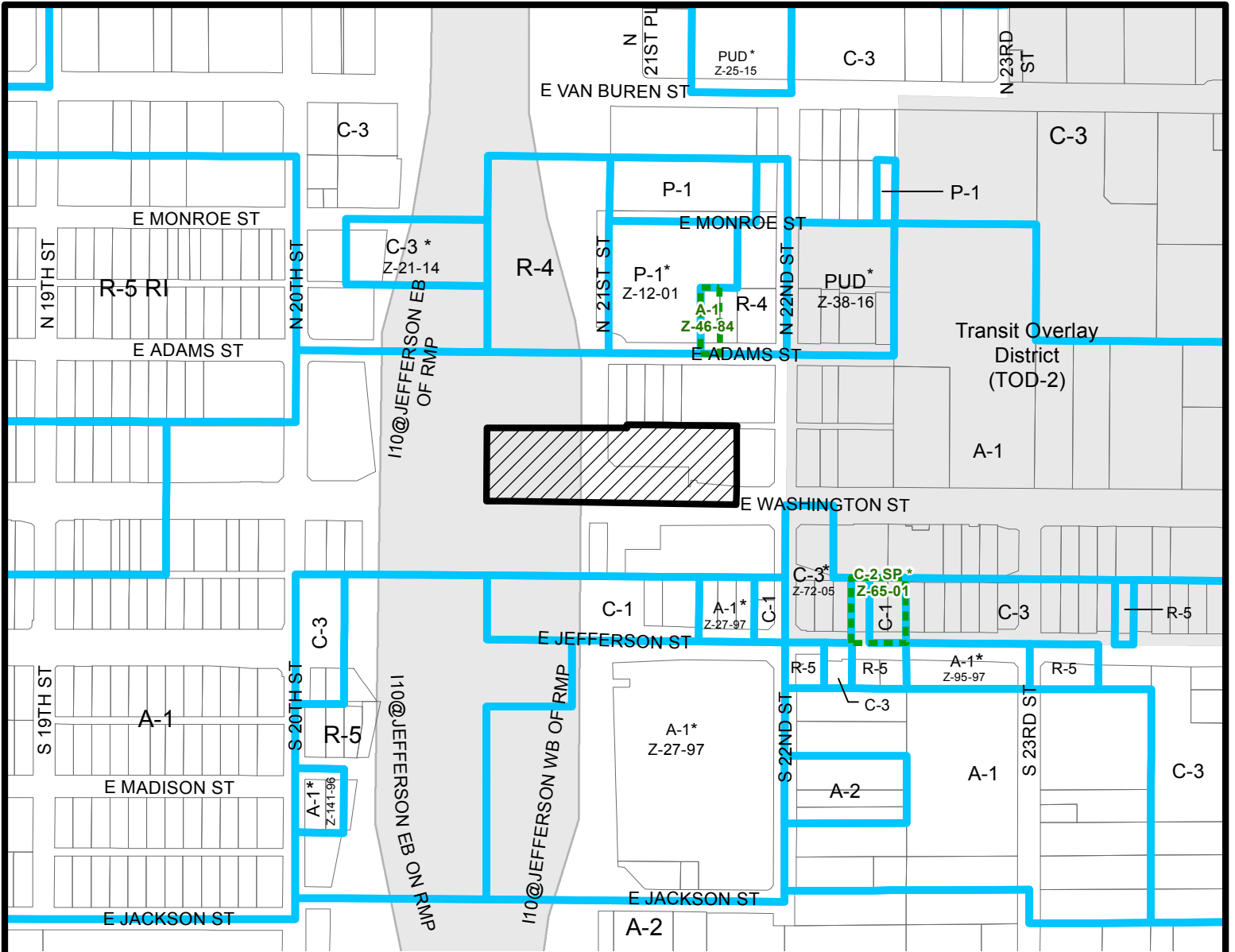
Attachments

Sketch Map

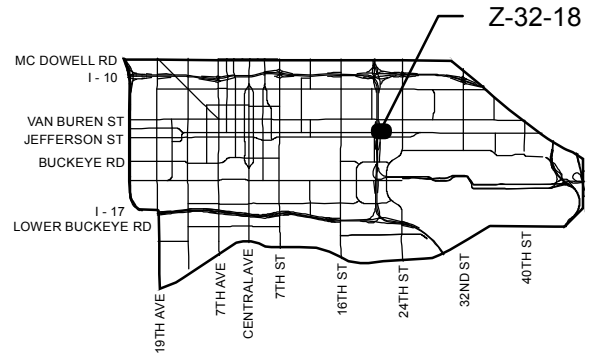
Aerial

Site Plan date stamped May 3, 2018 (4 pages)

Elevations date stamped May 3, 2018

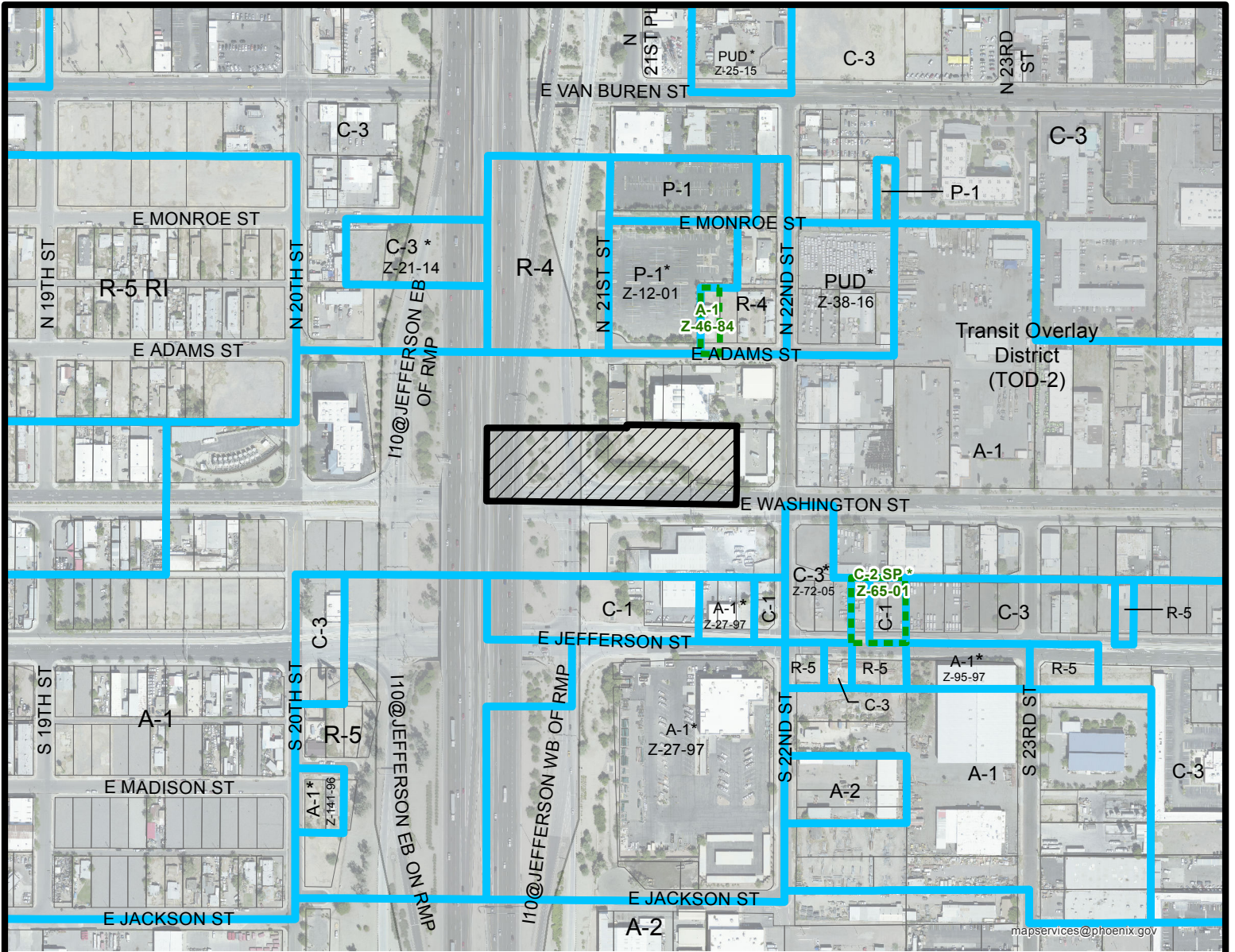


CENTRAL CITY VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Franklin A Jayasim, UPAQS, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-32-18		FROM: A-1 (1.83 a.c.)	
DATE: 5/14/2018 <small>REVISION DATES:</small>		TO: WU Code T5:5 GWY (1.83 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.83 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 10-32		<small>ZONING MAP</small> F9	
MULTIPLES PERMITTED A-1 WU Code T5:5 GWY		CONVENTIONAL OPTION 0 No Maximum	
		* UNITS P.R.D. OPTION N/A N/A	

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



Feet

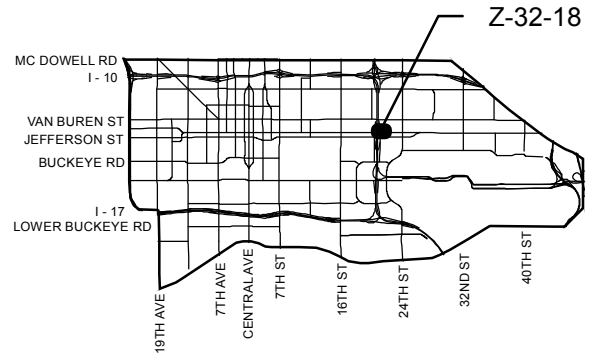
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CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Franklin A Jayasim UPAQS LLC

REQUESTED CHANGE:

FROM: A-1 (1.83 a.c.)

APPLICATION NO. Z-32-18

DATE: 5/14/2018
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.83 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 10-32

ZONING MAP
F9

TO: WU Code T5:5 GWY (1.83 a.c.)

MULTIPLES PERMITTED

A-1

WU Code T5:5 GWY

CONVENTIONAL OPTION

N/A

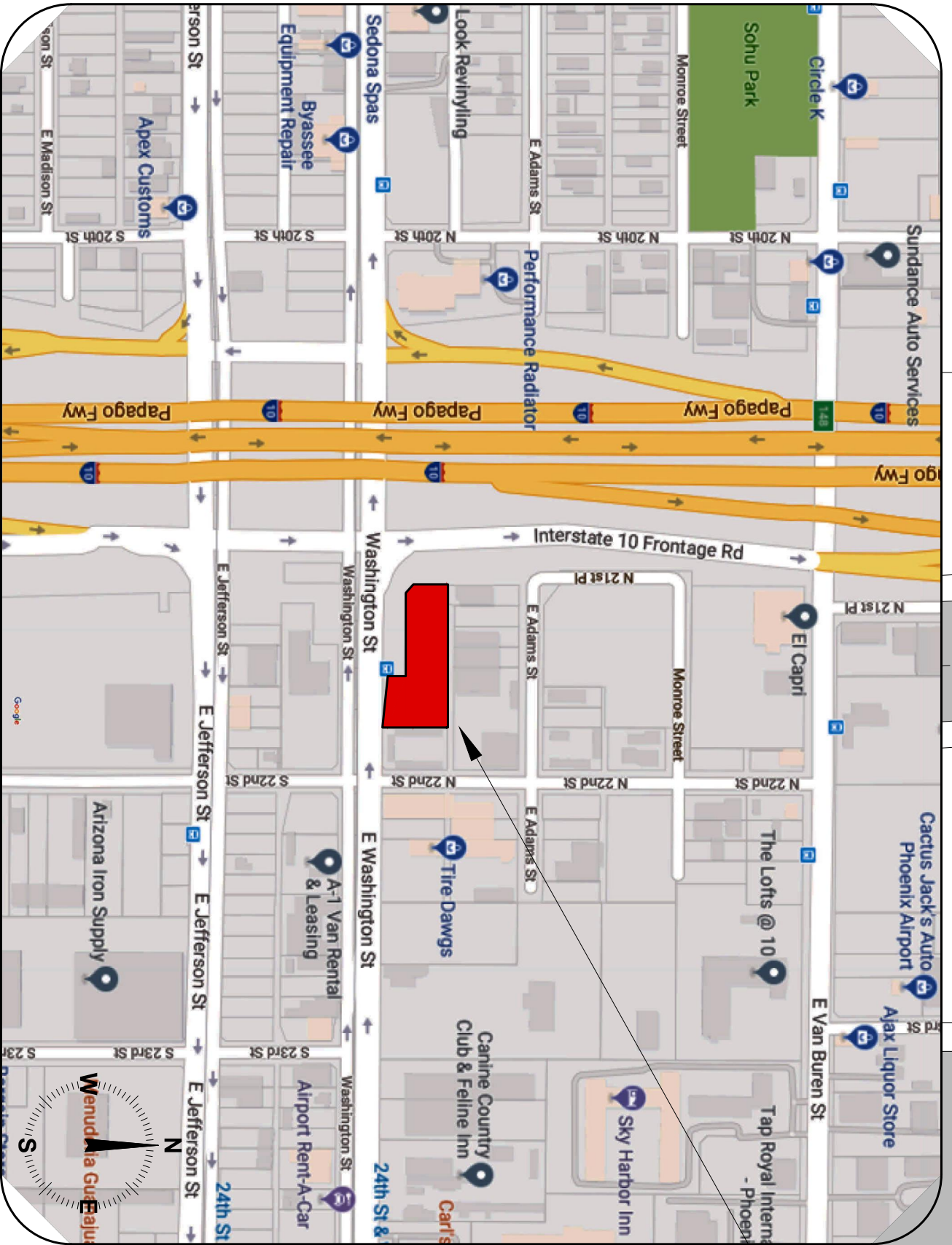
No Maximum

* UNITS P.R.D. OPTION

N/A

N/A

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



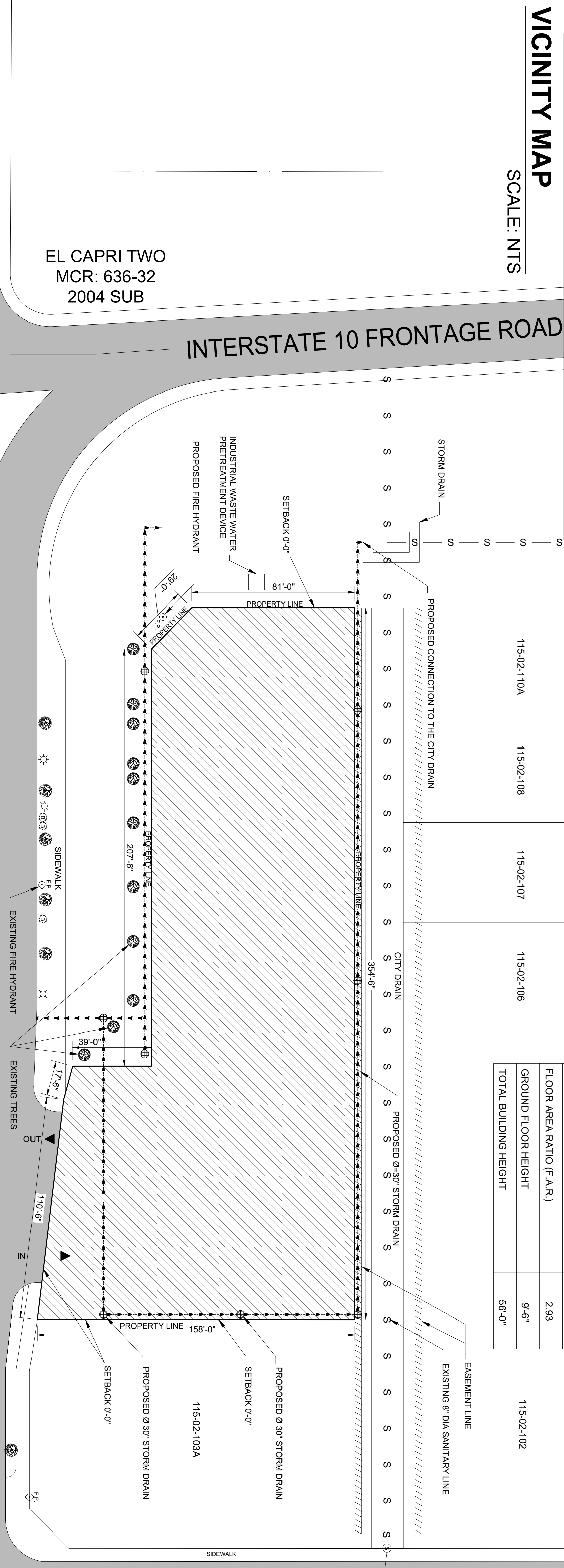
VICINITY MAP
SCALE: NTS

2130 E WASHINGTON ST.
EL CAPRI TWO
MCR: 636-32
2004 SUB

E ADAMS ST

N 22ND ST

TOTAL AREA	41,777.00 SQF
ACREAGE	0.96
TOTAL NUMBER OF DWELLING UNITS	136
TOTAL NUMBER OF PARKING SPACES	88
FLOOR AREA RATIO (F.A.R.)	2.93
GROUND FLOOR HEIGHT	9'-6"
TOTAL BUILDING HEIGHT	59'-0"



SITE PLAN
15-07-036
SCALE: 1/32" = 1'-0"

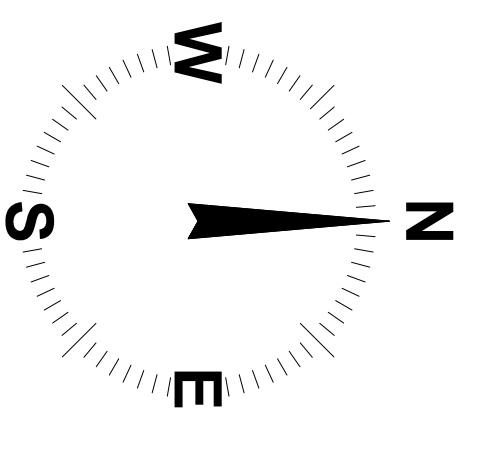
E WASHINGTON ST

N 22ND ST

HOLLYWOOD HEIGHTS 2
MCR: 518-15, 2001 SUB

PROJECT DESCRIPTION

- LOT SIZE: 41,777 SQF
- NUMBER OF PARKING SPACES: 88
- NUMBER OF APARTMENTS IN GROUND FLOOR: 5
- NUMBER OF APARTMENTS IN FIRST FLOOR: 5
- APT/FLOOR IN SECOND, THIRD, AND FOURTH FLOOR: 42 APT/FLOOR.
- TOTAL NUMBER OF APARTMENTS: 136
- ROOF TOP TO BE USED AS A MULTIPLE PURPOSE AREA.



115-08-015B

115-08-097 A

115-01-013A 115-01-013A 115-01-012A

Notes:

CITY OF PHOENIX
MAY 03 2018
Planning & Development Department

UPAQ'S LLC PROJECT

OWNER: FRANKLIN JAYASIMA
11955 WEST VERNON AVENUE,
AVONDALE, ARIZONA 85392, USA.
TELEPHONE: 4806265048

ARCHITECT: [Blank]

DRAWN: JN CHECKED: EJ DATE: 03-31-18 REGION: 00

ADDRESS: 2130 E WASHINGTON ST, PHOENIX, AZ 85034, USA

DRAWING TITLE: SITE PLAN

SCALE: 1/32" = 1'-0" SHEET SIZE: 24X36" SHEET NO: 02

PROJECT NO: [Blank] STATUS: [Blank]

DRAWING NO: 2130EMVA-A-002

REV.	DESCRIPTION	BY	DATE

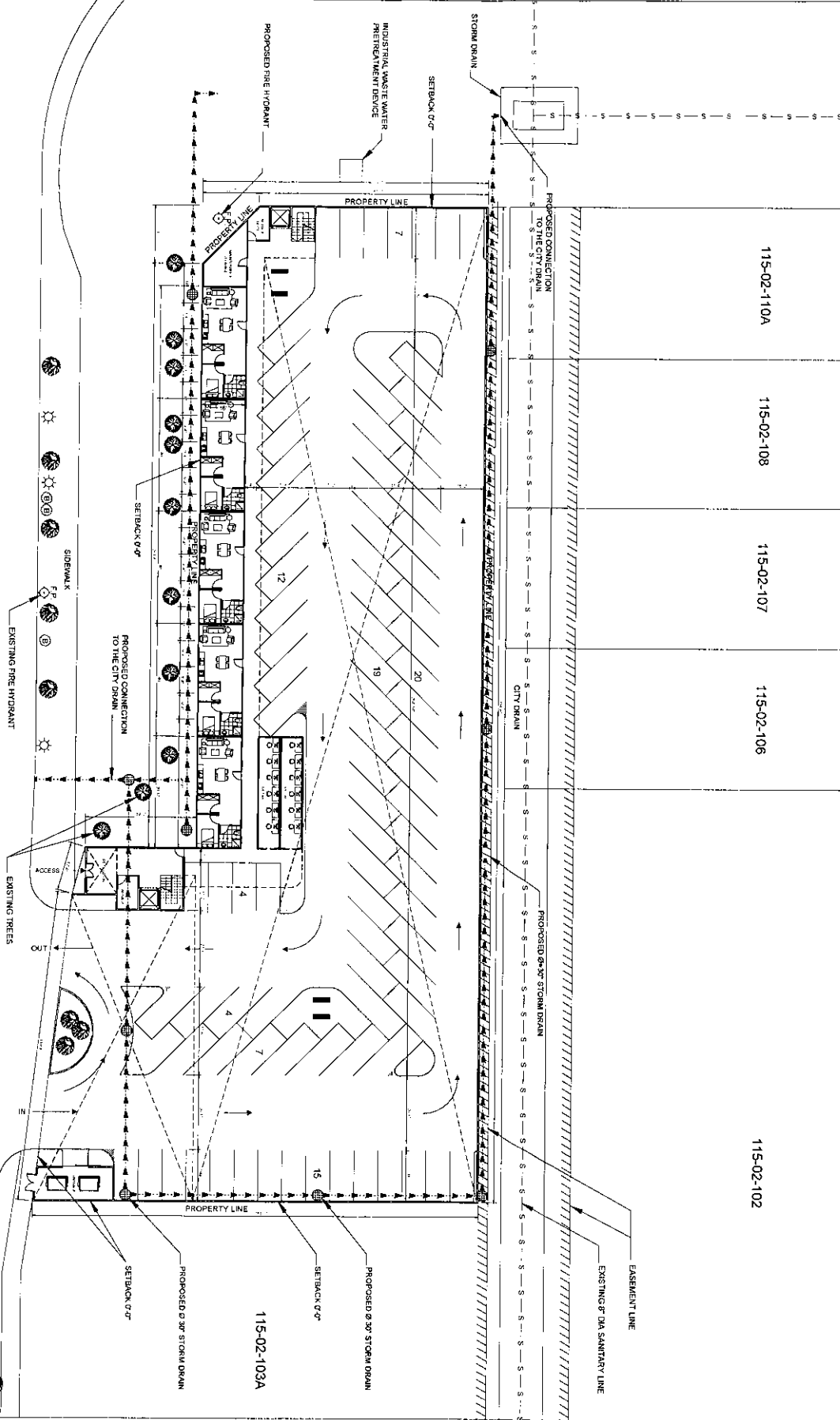
GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"

E WASHINGTON ST

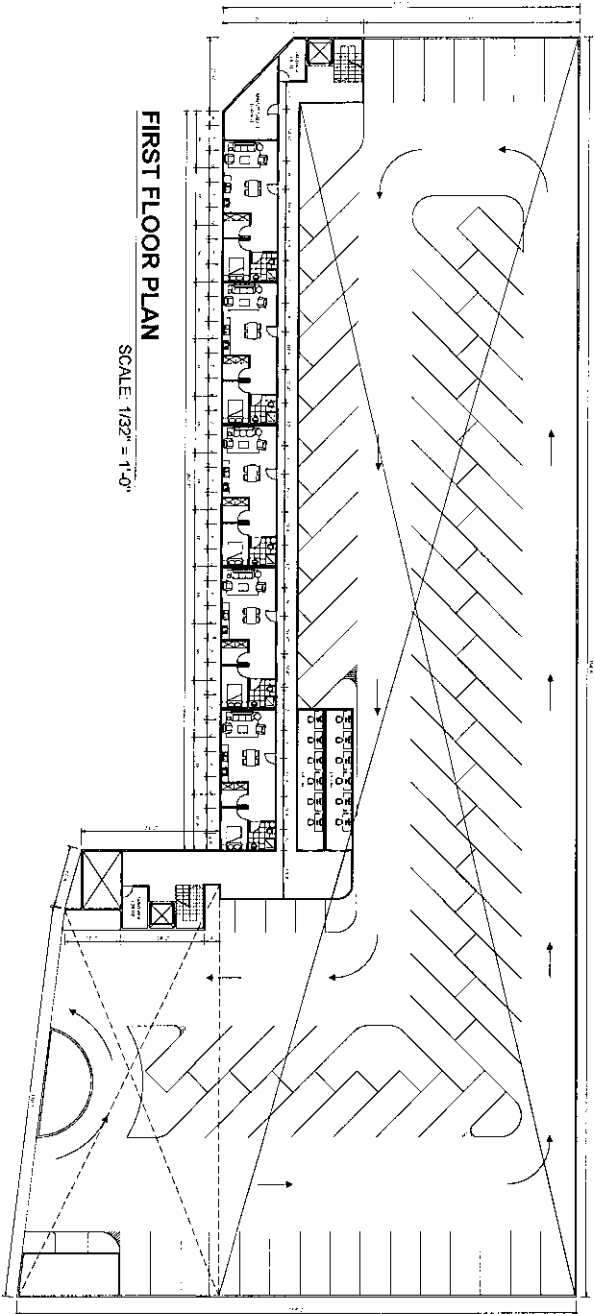
CITY OF PHOENIX

MAY 03 2018

**Planning & Development
Department**

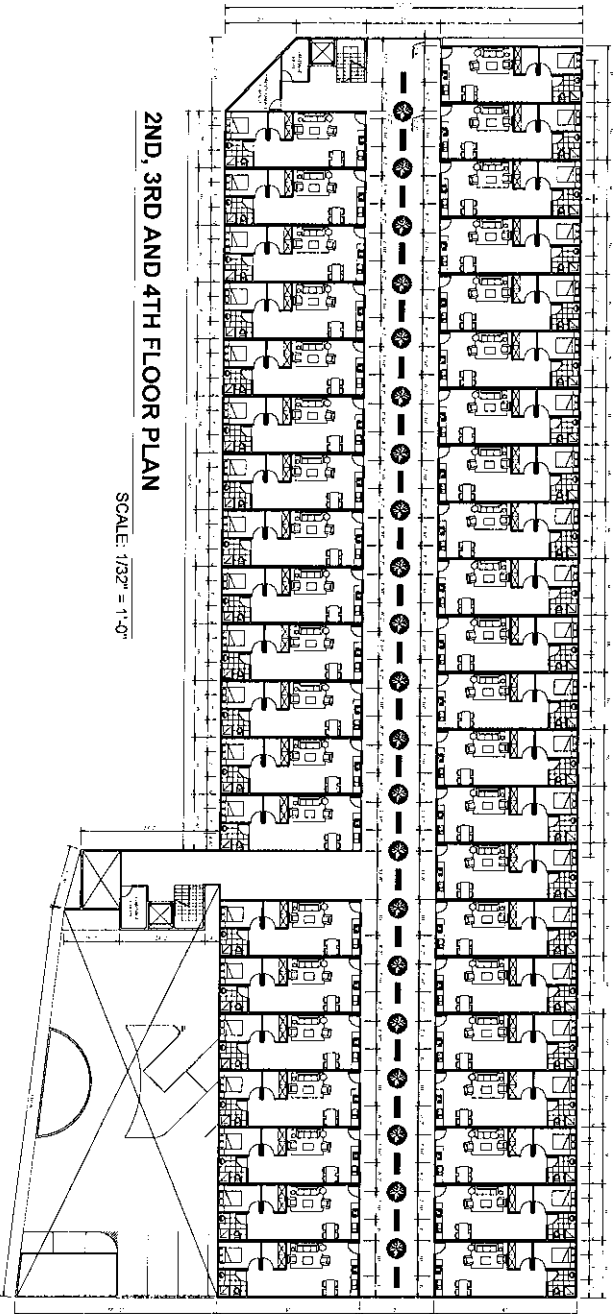


<p>UPACS, LLC PROJECT</p> <p>IRANLILU JAYASRI 11855 WEST VERNON AVENUE AVONDALE, ARIZONA 85392, USA TELEPHONE: 480.265.5048</p>	<p>PROJECT NO. 2108EWA-A-004</p> <p>DATE 05/03/18</p> <p>SCALE 1/32" = 1'-0"</p> <p>TITLE GROUND FLOOR PLAN</p>
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FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"



2ND, 3RD AND 4TH FLOOR PLAN

SCALE: 1/32" = 1'-0"

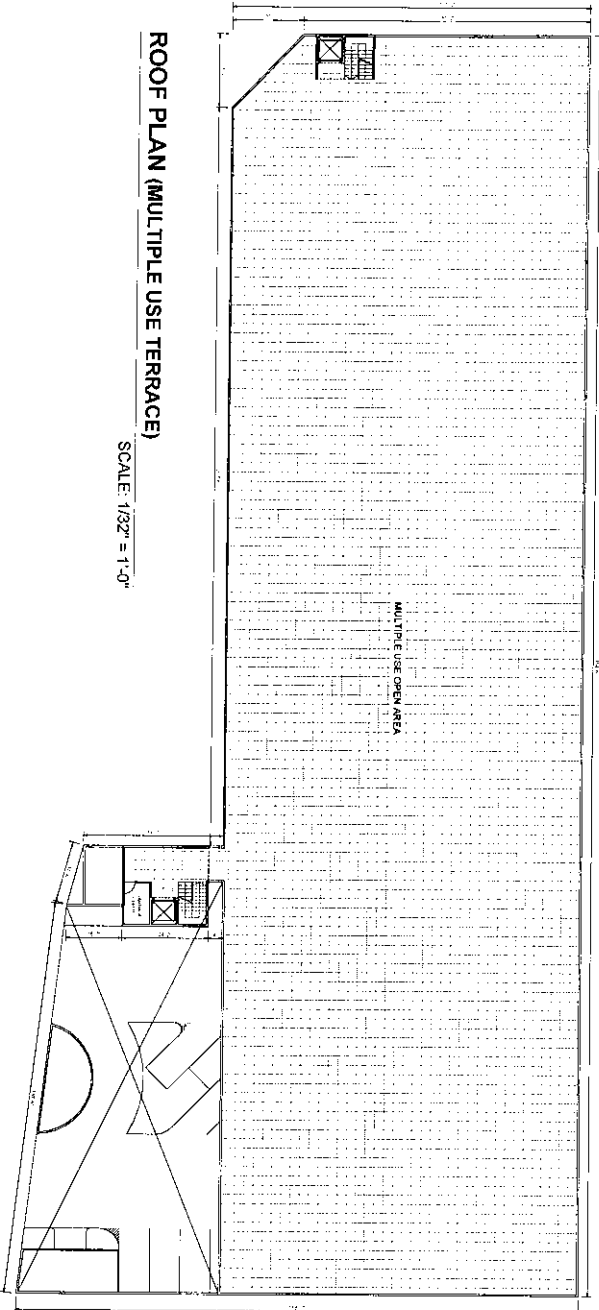


CITY OF PHOENIX

MAY 03 2018

Planning & Development
Department

PROJECT NO.	11555 WEST VERNON AVENUE, AVONDALE, ARIZONA 85393, USA
CLIENT	UPAD'S LLC PROJECT
DESIGNER	2100 E WASHINGTON ST, PHOENIX, AZ 85034, USA
DATE	11/6 - 1/17
SCALE	1/32" = 1'-0"
PROJECT NO.	2100EWA A-005



ROOF PLAN (MULTIPLE USE TERRACE)

SCALE: 1/32" = 1'-0"

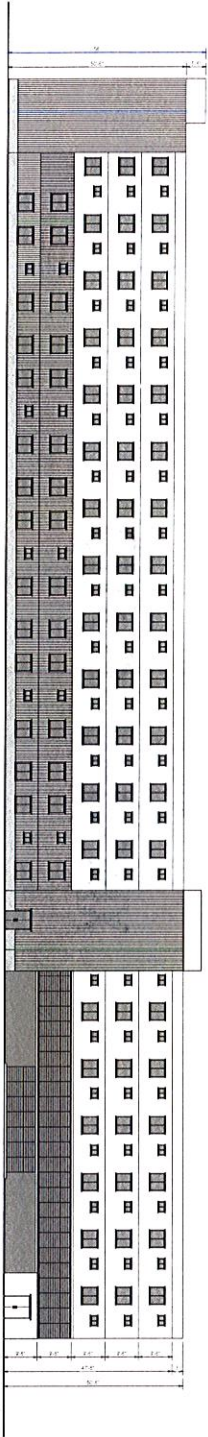
CITY OF PHOENIX

MAY 03 2018

**Planning & Development
Department**

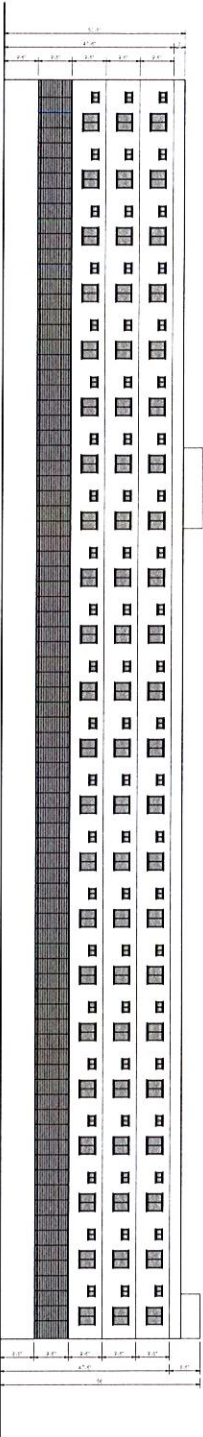


SHEET NO. _____ OF _____ PROJECT NO. 218RTVA-006	DATE: _____ SCALE: 1/32" = 1'-0" PROJECT NO. 218RTVA-006	PROJECT NO. 218RTVA-006 SHEET NO. _____ OF _____	UPAQ'S LLC PROJECT TRANTIN AVISMA 1155 WEST PHOENIX AVENUE AVONDALE, ARIZONA 85326 USA TELEPHONE: 480-550-0416	DRAWN BY: _____ CHECKED BY: _____ DATE: _____	PROJECT NO. 218RTVA-006 SHEET NO. _____ OF _____
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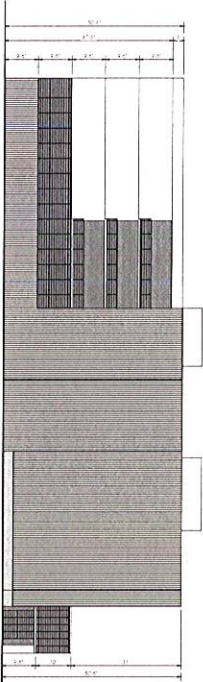
SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



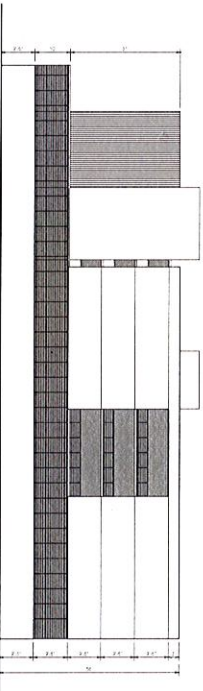
NORTH ELEVATION

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"



EAST ELEVATION

SCALE: 1/32" = 1'-0"

CITY OF PHOENIX

MAY 03 2018

**Planning & Development
Department**

<p>CITY OF PHOENIX MAY 03 2018 Planning & Development Department</p>	
<p>UPAOS LLC PROJECT</p>	
<p>FRANKLIN JAYVAM 11925 WEST VERNON AVENUE AVONDALE, ARIZONA 85392, USA TELEPHONE: 480.525.0048</p>	
<p>DATE: 05/03/18</p>	<p>BY: [Signature]</p>
<p>PROJECT NO: 218287</p>	<p>SCALE: 1/32" = 1'-0"</p>
<p>ELEVATIONS</p>	
<p>218287</p>	