



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-34-18-4**  
**July 17, 2018**

**Alhambra [Village Planning Committee](#)**  
**Meeting Date:** July 24, 2018

**[Planning Commission](#) Hearing Date:** August 2, 2018

**Request From:** [C-1](#) (1.70 acres)  
[C-2](#) (0.11 acres)

**Request To:** [R-5](#) (1.81 acres)

**Proposed Use:** Multifamily residential

**Location:** Approximately 455 feet west of the northwest corner of 32nd Avenue and Indian School Road

**Owner/Applicant:** Bill Horton, LLC

**Representative:** Rich Baxter

**Staff Recommendation:** Approval, subject to stipulations

<u><a href="#">General Plan Conformity</a></u>			
<u><a href="#">General Plan Land Use Map Designation</a></u>		Residential 15+ dwelling units per acre	
<u><a href="#">Street Map Classification</a></u>	Indian School Road	Major Arterial	50-foot north half
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY 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.</i></b></p> <p>The proposal encourages redevelopment of an underutilized parcel to be compatible with the existing land uses in the immediate area.</p>			

**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 proposed development will provide additional housing options in close proximity to several major bus routes along Indian School Road.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.**

The request proposes to develop a vacant parcel. The subject site is surrounded by commercial, multifamily, and some single-family residential to the northwest. The development is compatible with the adjacent neighborhood character.

**Applicable Plans, Overlays, and Initiatives**

- [Tree and Shade Master Plan](#) – see Analysis No. 6.
- [Comprehensive Bicycle Master Plan](#) – see Analysis No. 7.
- [Reimagine Phoenix Initiative](#) – see Analysis No. 10.

**Surrounding Land Uses/Zoning**

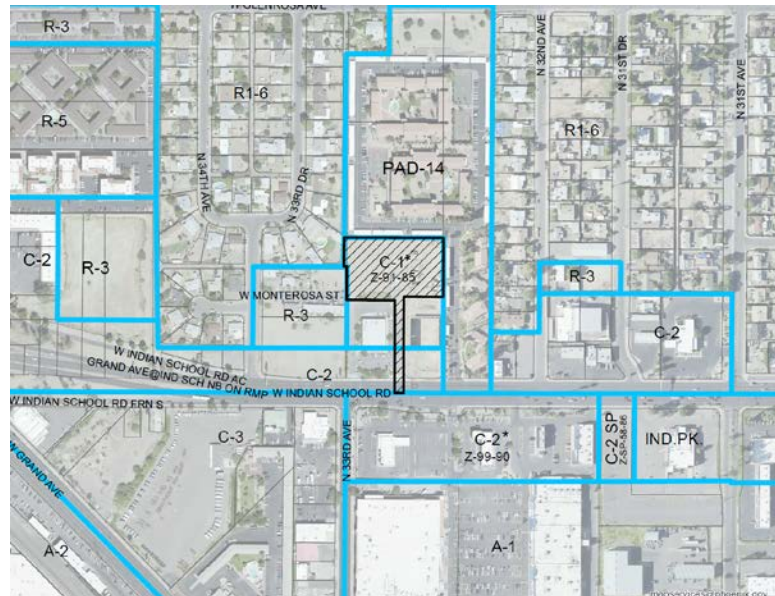
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	C-1 and C-2
<b>North</b>	Multifamily residential	PAD-14
<b>South (across Indian School Road)</b>	Retail and restaurants	C-2
<b>East</b>	Automotive parts retail, multifamily residential, and retail	PAD-14, C-1, C-2
<b>West</b>	Single-family and multifamily residential, and retail	R-3, C-1, C-2

<b>R-5 Multifamily (PRD Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Development Option	PRD (Table B)	
Gross Acreage	-	1.81
Total Number of Units	-	81
Dwelling Unit density (units/gross acre)	45.68; 52.20 with bonus	45.5
Lot Coverage	50%	35.8%
Building Height	4 stories and 48 feet (15-foot maximum height within ten feet of single-family zoned district, which height may be increased one foot for each additional one foot of building setback to maximum permitted height.)	Met – 4 stories and 48 feet
<b>Perimeter Standards</b>		
Adjacent to public street – Indian School Road	20 feet	Exceeds – Approximately 265 feet
Adjacent to property line – North	10 feet	Exceeds – 49 feet
South		Exceeds – 49 feet
East		Exceeds – 25 feet
West		Exceeds – 25 feet
Common Area	Minimum 5% of gross area	Met – 5%
Parking	1.5 spaces per 1-2 bedroom unit	Met – 122

## Background/Issues/Analysis

### SUBJECT SITE

1. This request is to rezone 1.81 acres located approximately 455 feet west of the northwest corner of 32nd Avenue and Indian School Road from C-1 (Neighborhood Retail) (1.70 acres) and C-2 (Intermediate Commercial) (0.11 acres) to R-5 (Multifamily Residence District) (1.81 acres) to allow multifamily residential.



Source: City of Phoenix Planning and Development Department

### SURROUNDING ZONING AND LAND USE

2. The subject site is currently undeveloped. Multifamily residential exists to the north and east. Single-family and multifamily residential exists to the northwest and west. An automotive parts retail and a dollar store are located adjacent to Indian School Road on the east and west sides of the south portion of the subject site.

### GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.

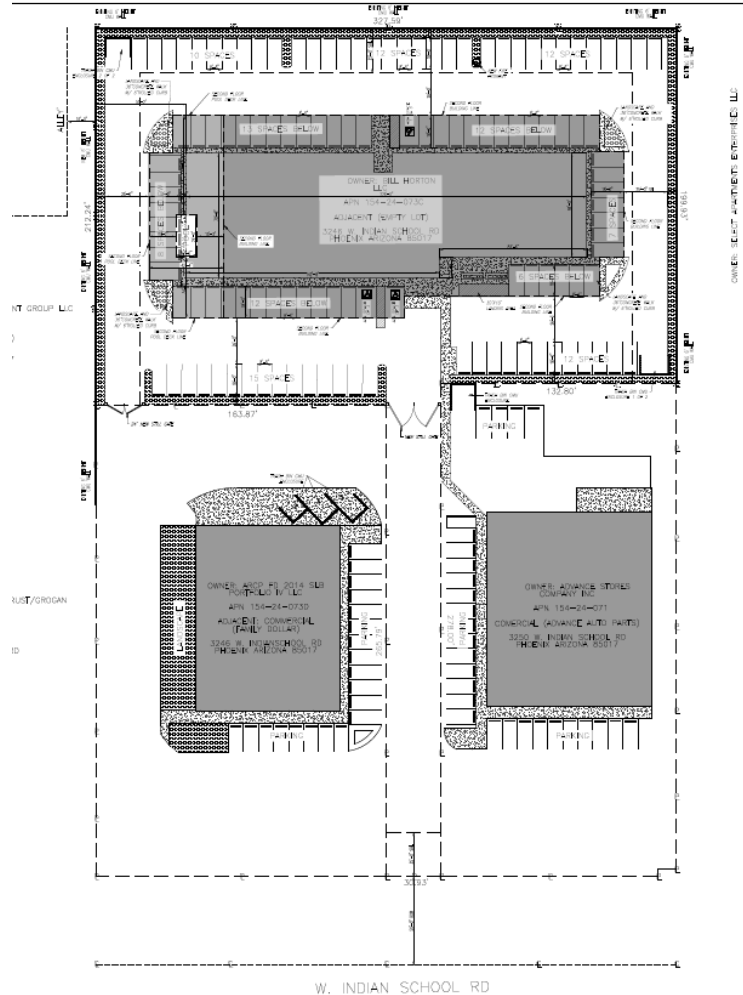


Source: City of Phoenix Planning and Development Department

Source: City of Phoenix Planning and Development Department

## ANALYSIS OF PROPOSAL

4. The conceptual site plan depicts an 81-unit multifamily residential building with a primary gated entryway at the southern portion of the site. The subject property is uniquely shaped as a flag lot behind existing commercial land uses. A secondary gated access point is provided at the southwest corner of the flag portion of the lot. Parking is provided along the entire perimeter of the site. The site plan also depicts perimeter landscape setbacks at 5 feet. Staff is recommending a stipulation that all required interior property lines shall be landscaped with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings. This is addressed in Stipulation No. 1.



Source: Bill Horton, LLC

5. The conceptual renderings depict a 4-story multifamily residential development with cantilevering units providing shade over parking spaces below. Balconies are shown on the northern and southern elevations and a pool deck is located on the second story of the western elevation.



Source: Bill Horton, LLC

The proposal is exceeding the height step back provision that there shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height. The site plan depicts a second floor to occur at approximately 72 feet from the west property line. To further protect the existing single-family residential to the northwest of the subject property, staff is recommending a stipulation that building height shall be limited to 15-foot maximum within 10 feet of the west property line, which height may be increased one foot for each additional one foot of building setback to a maximum of 30 feet within 50 feet of the west property line. This is addressed in Stipulation No. 2

6. 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 provisions of trees along the perimeter. To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that all required interior property lines shall be landscaped with minimum two-inch caliper trees placed 20 feet on center or in equivalent groupings. This is addressed in Stipulation No 1.

7. The Comprehensive Bicycle Master Plan also supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. 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 property. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. 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 Walkable Urban Code. This is addressed in Stipulation No. 3.



*Inverted-U bicycle rack, where both ends of the "U"*

*Source: City of Phoenix, Planning and Development Department*

#### COMMUNITY INPUT SUMMARY

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

#### INTERDEPARTMENTAL COMMENTS

9. The Street Transportation Department has indicated that the developer shall construct all streets 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. This is addressed in Stipulation No. 4.

#### OTHER

10. 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.
11. 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. 5.
12. 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 encourages redevelopment of an underutilized parcel to be compatible with the existing land uses in the immediate area.
2. The proposal is consistent with General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
3. The proposal will provide additional housing options within the Alhambra Village.

#### **Stipulations**

1. Required interior property line landscape areas shall be landscaped with minimum two-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

2. Height shall be limited to 15-foot maximum within 10 feet of the west property line, which height may be increased one foot for each additional one foot of building setback to a maximum of 30 feet within 50 feet of the west property line, as approved by the Planning and Development Department.
3. A minimum of four inverted-U bicycle racks (8 spaces) for guests shall be provided on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
4. 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.
5. 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**

Joél Carrasco

July 17, 2018

**Team Leader**

Samantha Keating

**Exhibits**

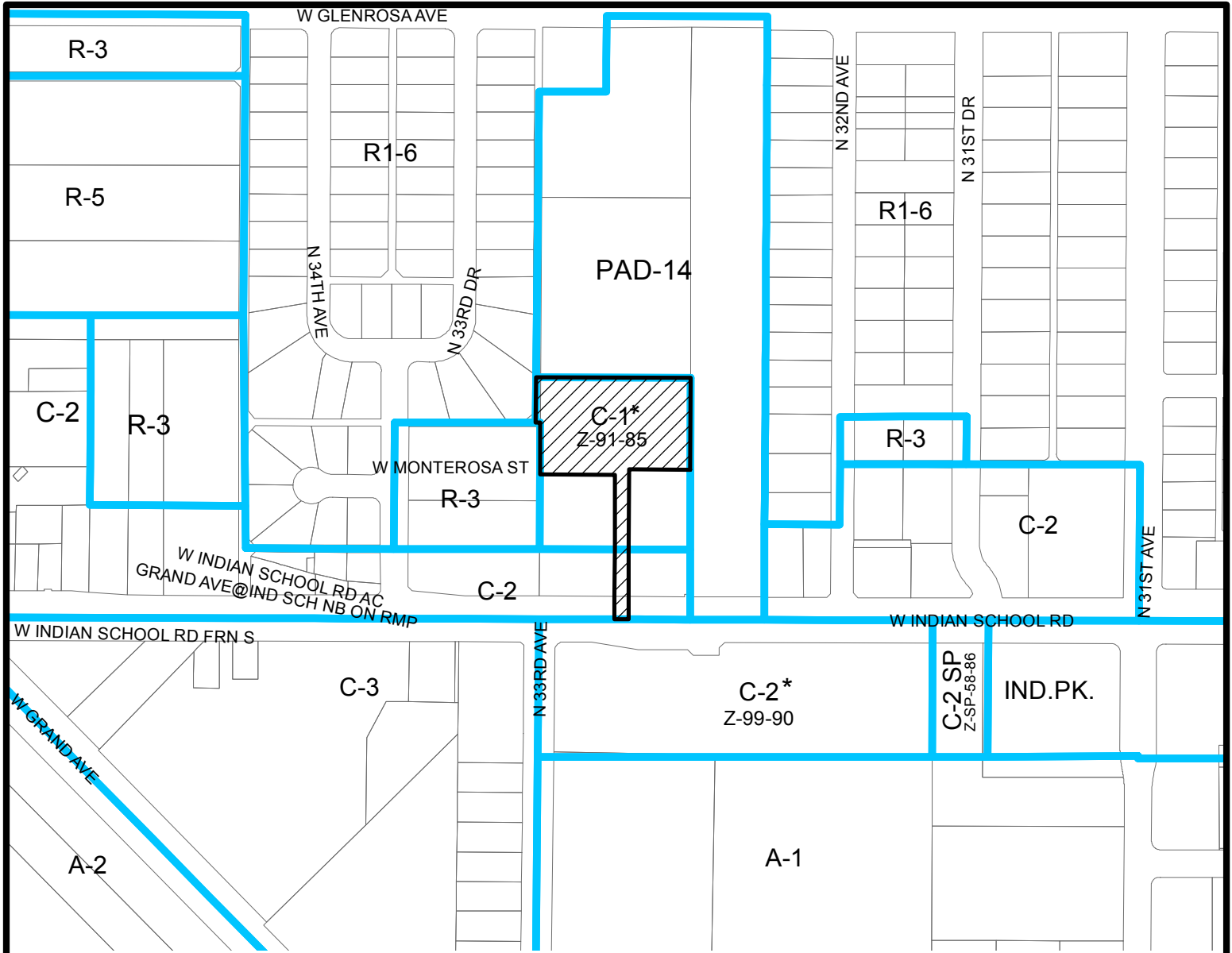
Zoning sketch

Aerial

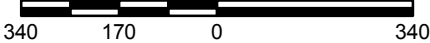
Conceptual Site plan date stamped May 11, 2018

Conceptual Renderings date stamped May 11, 2018 (2 pages)

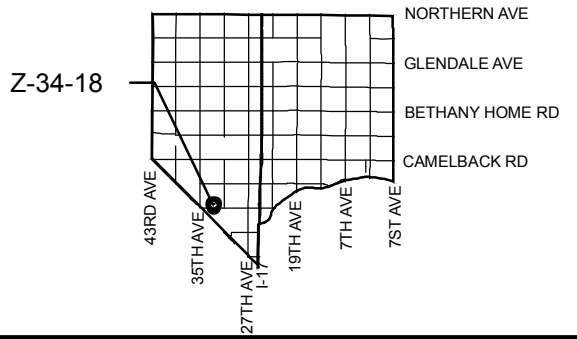




Feet

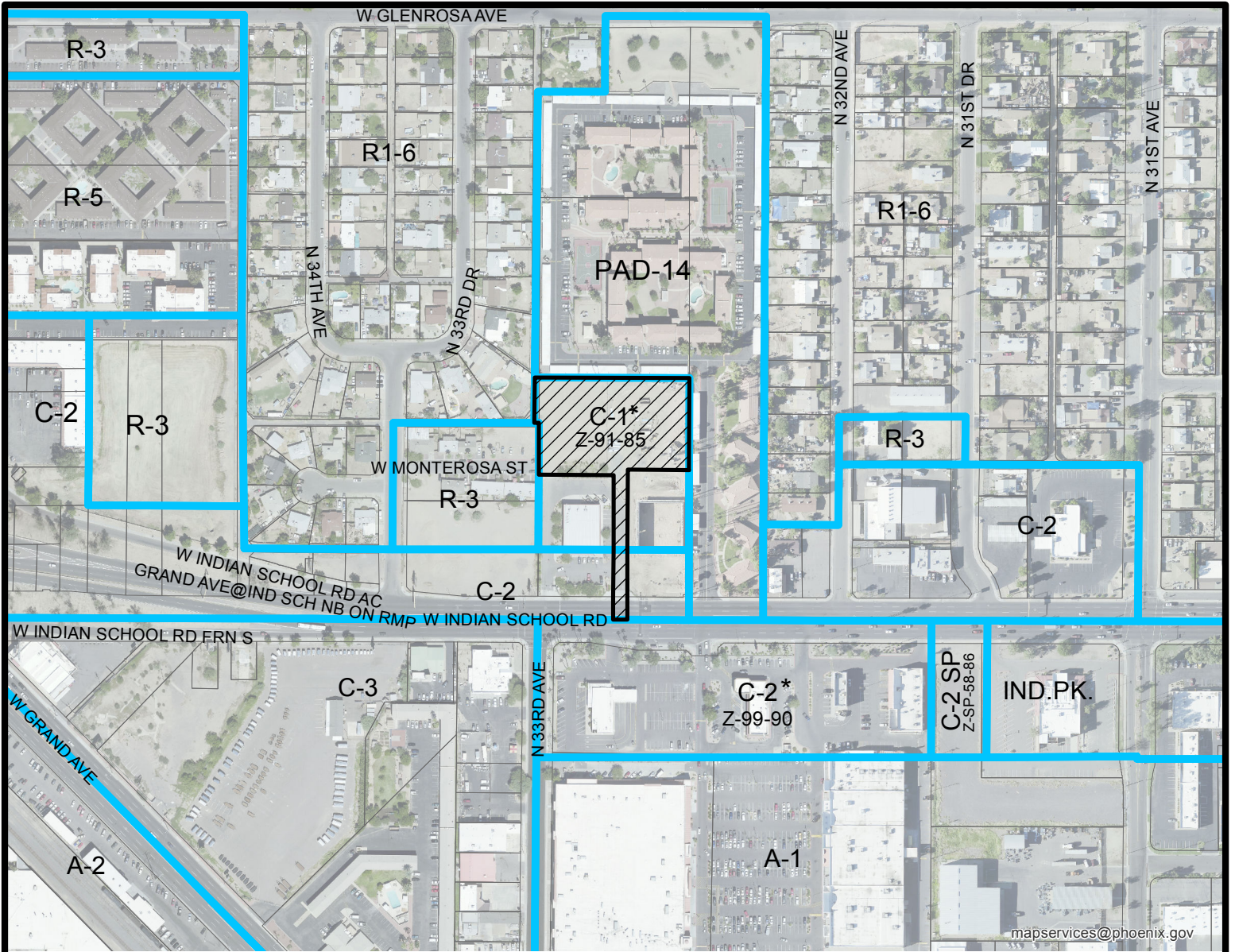


**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 4



<b>APPLICANT'S NAME:</b> Bill Horton, LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-34-18	<b>DATE:</b> 5/18/2018 <small>REVISION DATES:</small>	<b>FROM:</b> C-1 (1.70 a.c.) C-2 (0.11 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.81 Acres</b>	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 17-21	<small>ZONING MAP</small> H-6	<b>TO:</b> R-5 (1.81 a.c.)
<b>MULTIPLES PERMITTED</b> C-1, C-2 R-5	<b>CONVENTIONAL OPTION</b> 24, 1 78		<b>* UNITS P.R.D. OPTION</b> 29, 2 94

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



mapservices@phoenix.gov



Feet

340 170 0 340

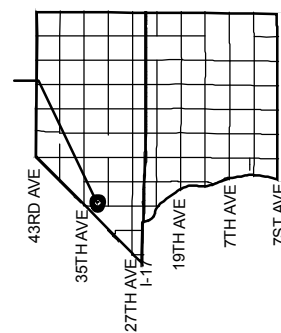
**ALHAMBRA VILLAGE**

CITY COUNCIL DISTRICT: 4



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-34-18



NORTHERN AVE  
GLENDALE AVE  
BETHANY HOME RD  
CAMELBACK RD

APPLICANT'S NAME: **Bill Horton, LLC**

**REQUESTED CHANGE:**

FROM: **C-1 (1.70 a.c.)  
C-2 (0.11 a.c.)**

APPLICATION NO. **Z-34-18**

DATE: **5/18/2018**  
REVISION DATES:

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

**1.81 Acres**

AERIAL PHOTO &  
QUARTER SEC. NO.  
**QS 17-21**

ZONING MAP  
**H-6**

TO: **R-5 (1.81 a.c.)**

**MULTIPLES PERMITTED**

**C-1, C-2  
R-5**

**CONVENTIONAL OPTION**

**24, 1  
78**

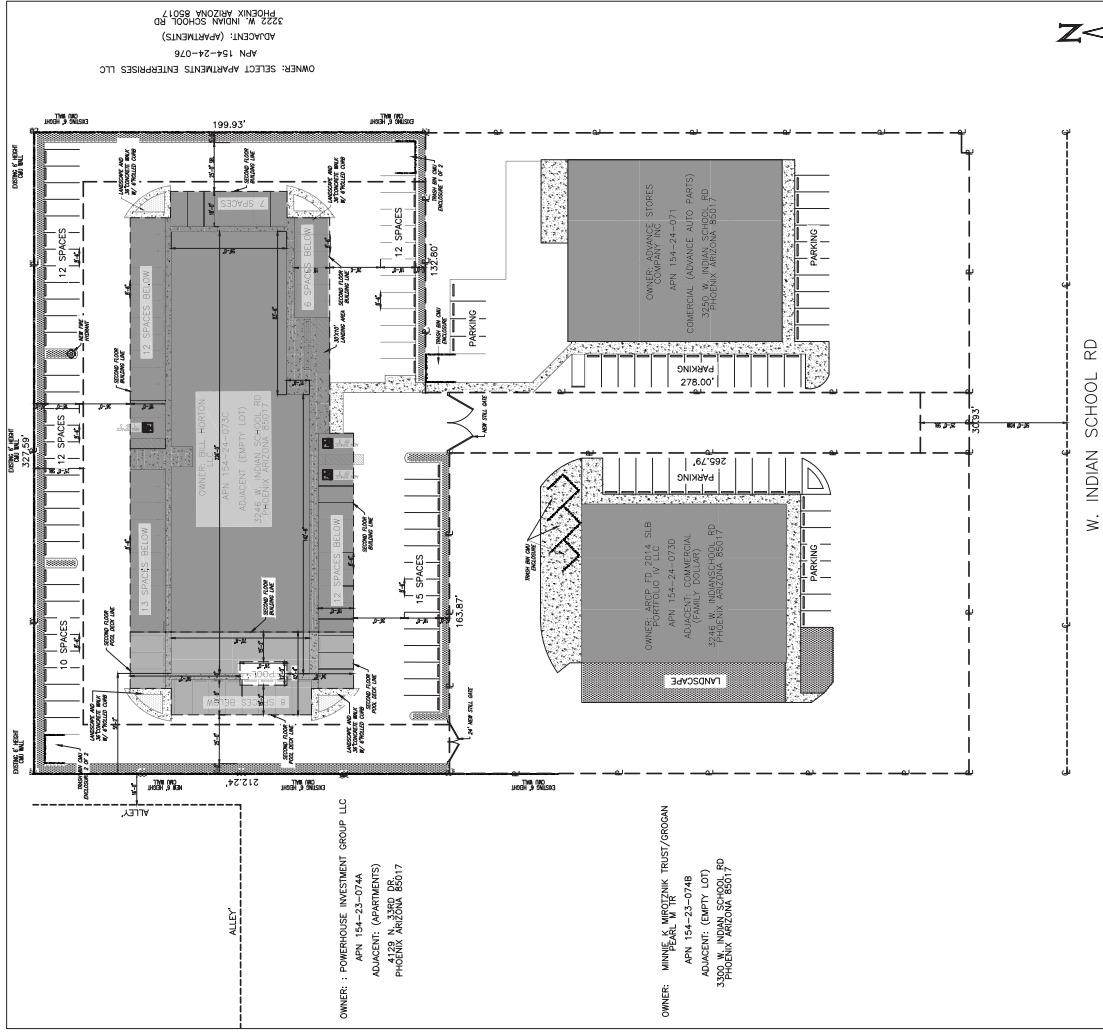
**\* UNITS P.R.D. OPTION**

**29, 2  
94**

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

# INDIAN SCHOOL COMMERCIAL

3250 W INDIAN SCHOOL RD PHOENIX AZ 85017



**SITE PLAN**  
SCALE: 1"=30'



## City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

### LEGEND

- - - - - PROPERTY LINE.
- - - - - SET BACK LINE.
- - - - - CENTRAL LINE
- [Solid Grey] BUILDING
- [Hatched] POOL DECK
- [Dotted] LANDSCAPE AREAS
- [Stippled] CONCRETE AREAS

### BUILDING CODES

- 2012 INTERNATIONAL BUILDING CODES (IBC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC)
- 2012 INTERNATIONAL PLUMBING CODE (IPC)
- 2011 NATIONAL ELECTRICAL CODE (NEC)
- 2011 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72)
- CITY OF PHOENIX CODES AND AMENDMENTS

### SQUARE FOOTAGE FOR EACH FLOOR

- 3.3 West Lot Coverage
- 1st Floor = 4,926.5
- 83.5 x 59 = 4,926.5
- 142.67 x 70.67 = 10,082.5
- TOTAL 1st FLOOR = 15,009'
- 2nd Floor = 10,082.5
- Common Area (Pool, Spa) = 4,769
- less 67' x 42.33' = 2,835
- 21' x 21' x 2 = 882 (corners)
- 3,887' COMMON AREA provided (3,883' required)
- 121.33 x 112.67 = 13,670
- 104.5 x 101 = 10,554
- less 21' x 21' x 2 = 882 (corners)
- 3,887' Total Exterior (Common Area)
- 23,342' Total Interior
- TOTAL 2nd FLOOR = 27,229'
- 3rd Floor
- TOTAL 3rd FLOOR 23,342'
- 4th Floor
- TOTAL 4th FLOOR 23,342'
- 35.85 Lot Coverage provided (50% allowed)

### OWNER

BILL HORTON LLC

### PROJECT INFORMATION

Project Description: Rezones from C-1 (C-2 to R-5 PRD New 4-stories Multifamily with parking and utilities Construction Type: VA

Owner: Bill Horton, LLC, PO Box 107777, Phoenix AZ 85064  
Project Manager: Rich Baxter, 602-292-2500, [richbaxter@bhat.com](mailto:richbaxter@bhat.com)

APN: 154-24-073-C  
3250 W Indian School Rd, Phoenix, AZ 85017

Section/Town/Ranges: 23/2N/2E  
Census Tract: 109102  
Census Block: 5005  
Latitude: 33.49604619576  
Longitude: -112.129409439845  
Tax Area: 681300  
Jurisdiction: Phoenix  
Lot Size: 76,111' Net + 1,547' ROW = 77,657' Gross = 1.78 acres  
Access: Indian School Rd  
Density: 45.68/acre allowed, 45.5 provided - 81 units (1BR & 2BR)

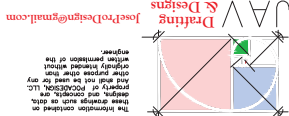
Parking Required and Provided: 122 spaces, including 3 ADA (119 standard 8.5' x 18'; 3 ADA 11' x 18' + 5' clear space)  
Utilities: Water, sewer, gas, & electric in new PUE  
Waste Removal: Commercial Service, 20.25 cubic yards required, 24 provided

Building Height: 4 Stories, 48' to top of truss, 58' top of equipment (elevator shaft), 52' top of parapet.

### VICINITY MAP



**CITY OF PHOENIX**  
MAY 11 2018  
Planning & Development Department



No.	Revisions	Date

INDIAN SCHOOL COMMERCIAL  
3250 W. INDIAN SCHOOL RD  
PHOENIX, AZ. 85017

DRAWN BY: JOSE A VILLALOBOS.  
CONTACT # (602) 621-6993  
Email: [javillalobos@gmail.com](mailto:javillalobos@gmail.com)  
DATE: May 07/18  
SCALE:  
SHEET: **A0**



