



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-56-17-5
October 6, 2017

Alhambra Village Planning Committee Meeting Date: October 24, 2017

Planning Commission Hearing Date: November 2, 2017

Request From: R1-6 (0.65 acres)

Request To: R-3 (0.65 acres)

Proposed Use: Group Home

Location: Approximately 200 feet north of the northwest corner of 27th Avenue and Ocotillo Road

Owner: Ruperto C. Veliz

Applicant: Dr. Verchot, Project Veterans Pride

Representative: William Lally, Tiffany & Bosco, PA

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10 to 15 du/acre	
Street Map Classification	27th Avenue	Arterial	40-foot west half street
<p><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></p> <p>The proposal encourages redevelopment of an underutilized parcel to be consistent with the adjacent neighborhood character.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Provide neighborhood-based social services (senior centers, Head Start Programs, job training, counseling) appropriate to the area’s needs in convenient facilities compatible in scale and character with the surrounding neighborhood.

The existing James Walton Home has been serving homeless veterans since November 2013. The organization has received donations and grants to allow them the opportunity to purchase and improve a permanent home which will allow more residents to access the services they provide. See background item 4 for more information.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; GOAL: Encourage communities and neighborhood to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs.

The proposal to purchase and permanently locate the James Walton Home on the subject property will provide additional housing that is suitable for residents with special needs.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R1-6
North	Single-family residential	R-2
South	Church	R1-6
East (across 27th Avenue)	Single-family residential	R-3
West	Single-family residential	R1-6

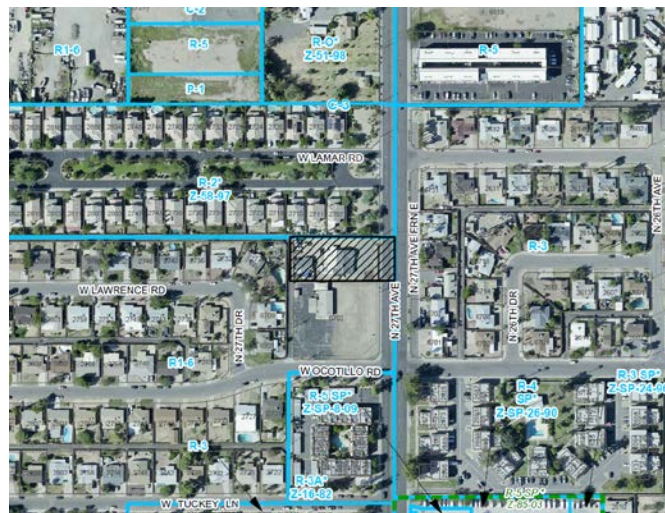
R-3 Single-family (Subdivision Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Development Option	Subdivision (Table B)	
Gross Acreage	-	0.65 acres
Total Number of Units	-	20 beds / 2 units
Density	14.5 du/acre	3.08 du/acre
Lot Coverage	45%	Met – Existing 19%
Building Height	2-stories or 30 feet	Met – Existing 1-story

Building Setbacks		
Front (27th Avenue)	25 feet	Met – Existing 65 feet
Side (north)	3 feet	Met – Existing 17 feet
Side (south)	10 feet	Met – Existing 23 feet
Rear (west)	15 feet	Met – Existing 75 feet
Parking	1 space per 2 resident beds 20 resident beds = 10 spaces required	Met – 20 spaces provided (8 will be removed per stipulation #1 below)

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 0.65 acres located approximately 200 feet north of the northwest corner of 27th Avenue and Ocotillo Road from R1-6 to R-3 to allow a group home. A Use permit is required in R-3 zoning to allow a Group Home per Section 615.C.3 of the Phoenix Zoning Ordinance.



SURROUNDING ZONING AND LAND USE

2. The subject site is currently an underutilized single-family residence. Single-family residences exist to the north, west, and east (across 27th Avenue). There is a Church to the south.

GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The proposal is consistent with the General Plan designation, therefore an amendment is not required.

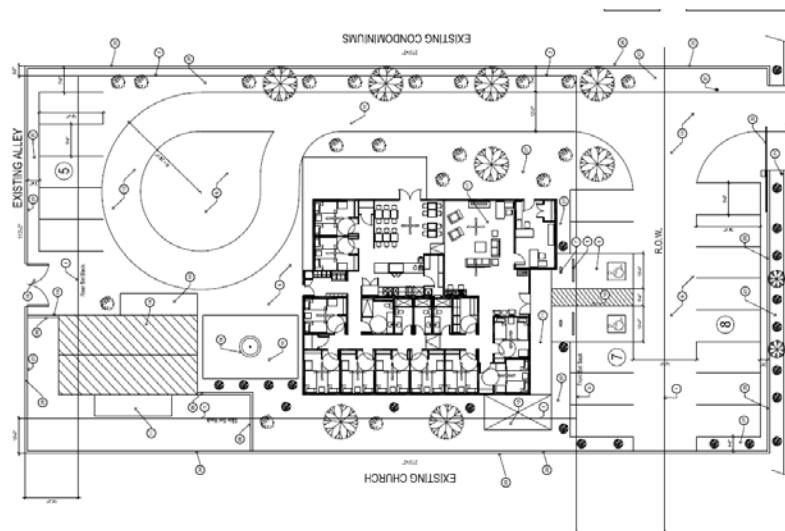
BACKGROUND (USE)

4. The James Walton Home opened November 11, 2013 (Veterans Day). This program is built on the premise of veterans for veterans. The program provides emergency transitional housing for 18-20 homeless male veterans at a time. The

goal of this 90-day program is to initially provide immediate shelter and safety to American homeless veterans. The long-term goal is to aid in restoration of Hope, Pride and Dignity accomplished by providing homeless individuals transitional housing with access to health-care, mental assessments/treatments, education, employment training and life skills to return participants to gainful employment within our communities. The existing James Walton Home has been serving homeless veterans since November 2013. Due to financial constraints, the home and services have been in a rental property for the past four years. Due to increased rents at the current location, the organization has received donations and grants to allow them the opportunity to purchase and improve a permanent home which will allow more residents to access the services they provide.

ANALYSIS OF PROPOSAL

5. The conceptual site plan depicts existing buildings, parking and other site conditions to remain. The site was developed under the R1-6 (Single-Family Residence) zoning district. The site plan proposes landscape improvements and a new entry gate.



6. The site plan currently depicts 20 proposed parking spaces, 8 of which are located within the required setback along the 27th Avenue frontage. The Phoenix Zoning Ordinance (Section 703.B.a) Landscaping standards states that “adjacent to public street right-of-way the required building setbacks are to be landscaped and maintained except for driveway entrances and sidewalks.” The building setback along the 27th Avenue frontage for the subject site per R-3 zoning is 25 feet, which will not allow the 8 parking spaces to be at this location.
7. The 2005 aerial imagery shows the subject property to have well established trees and shade to benefit the community. After 2005, loss and removal of trees and shade appear to have contributed to the blight and degradation of the character that currently exists.



8. To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the development shall utilize the C-2 streetscape landscape standards along the 27th Avenue frontage. Electric utility lines are adjacent to the 27th Avenue sidewalk. Trees selected for the frontage shall be selected to comply with requirements for planting near utility lines. This is addressed in Stipulation 1.
9. Similarly, to encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the development plant interior property lines with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings. This is addressed in Stipulation 2.

STREET

10. The Street Transportation Department has indicated that the developer shall dedicate a minimum 10-foot sidewalk easement along the west side of 27th Avenue. This is addressed in Stipulation 3.
11. The Street Transportation Department has indicated that the developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA standards. This is addressed in Stipulation 4.
12. The Street Transportation Department has indicated that all gates are to comply with the City's Gate Controlled Access requirements. The gate depicted on the site plan may not comply with the City's requirements. This is addressed in Stipulation 5.

FIRE

13. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

FLOOD

14. 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 1740 L

of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

WATER

15. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER

16. 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 Ordinances 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.
17. The site has not been identified as being archaeologically sensitive. 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 6.
18. 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 consistent with the adjacent neighborhood character.
2. The proposal is consistent with surrounding zoning pattern in the area.
3. The proposal will provide additional special needs housing options within the Alhambra Village.

Stipulations

1. The development shall utilize the C-2 streetscape landscape standards, including selection of trees appropriate for planting near electric utility lines, along the 27th Avenue frontage, as approved by the Planning and Development Department.
2. The required interior property landscape setbacks shall be planted with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

STREETS

3. The developer shall dedicate a minimum 10-foot sidewalk easement along the west side of 27th Avenue, as approved by Planning and Development Department.
4. 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. All improvements shall comply with all ADA accessibility standards.
5. All gates shall comply with City Gate Restricted Access requirements. Gates are permitted through the Phoenix Fire Department.

ARCHAEOLOGY

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

Joél Carrasco

October 6, 2017

Team Leader

Joshua Bednarek

Exhibits

Zoning sketch

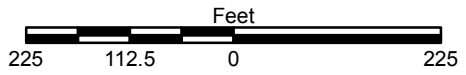
Aerial

Conceptual Site plan dated stamped August 29, 2017

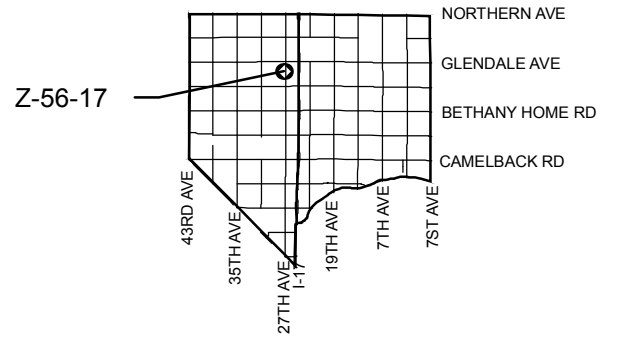
Conceptual Landscape plan dated stamped August 29, 2017

Conceptual Floor plan dated stamped August 29, 2017

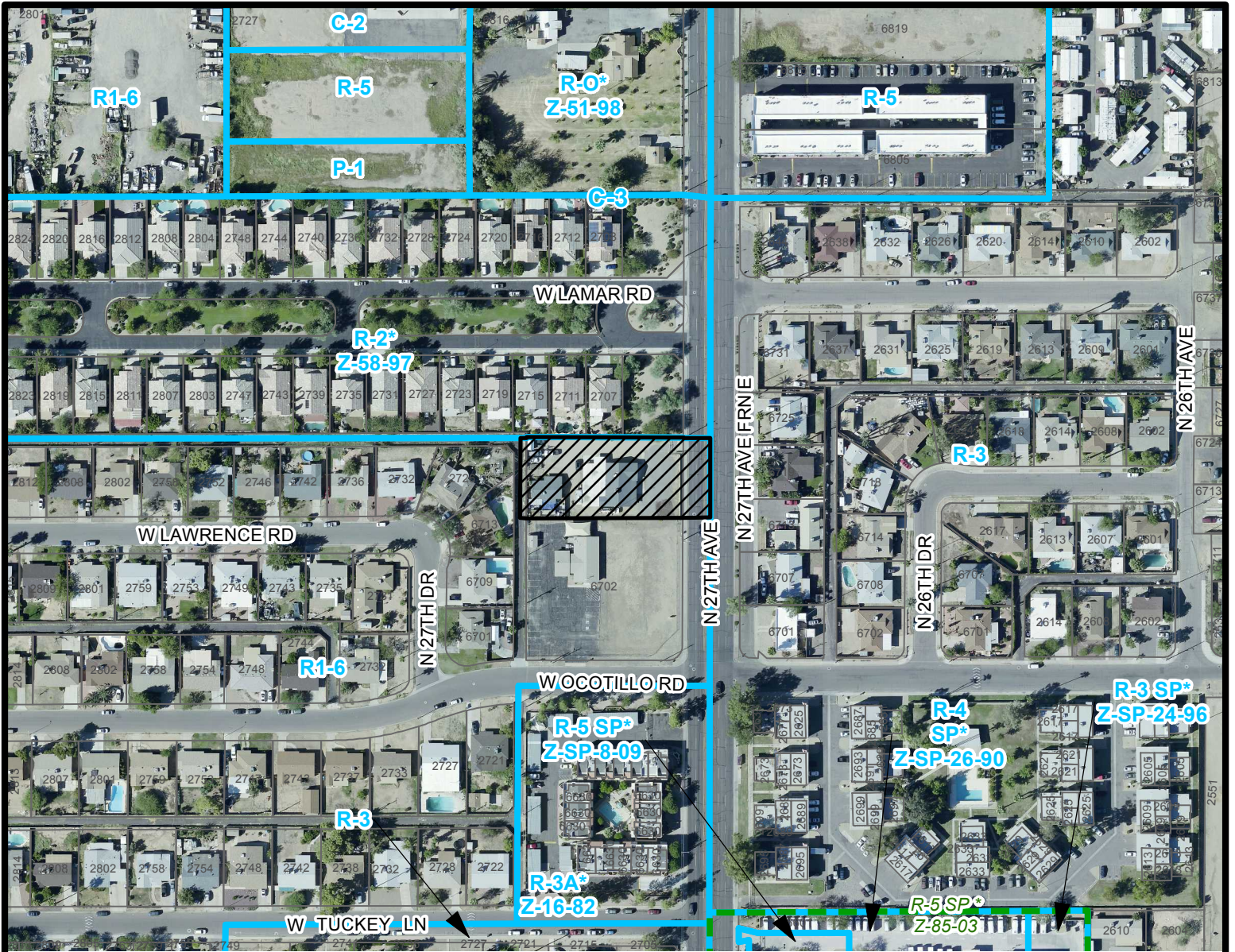
Conceptual Elevations dated stamped August 29, 2017



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Dr. Christeen Verchot		REQUESTED CHANGE: FROM: R1-6 (0.65 a.c.) TO: R-3 (0.65 a.c.)	
APPLICATION NO. Z-56-17	DATE: 09/08/2017 REVISION DATES:	* UNITS P.R.D. OPTION _____ 4 _____ 11	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.65 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 22-22		
MULTIPLES PERMITTED R1-6 R-3		CONVENTIONAL OPTION _____ 3 _____ 9	
* Maximum Units Allowed with P.R.D. Bonus			

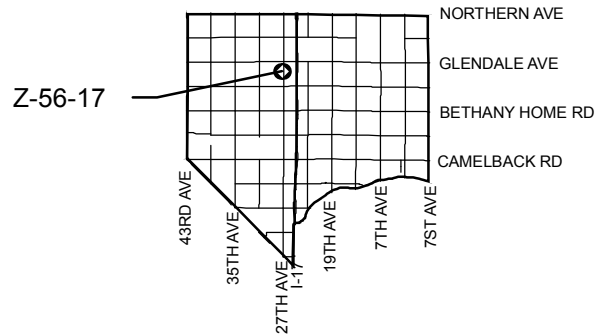


Feet

225 112.5 0 225

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: **Dr. Christeen Verchot**

APPLICATION NO. **Z-56-17**

DATE: **09/08/2017**

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

0.65 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 22-22

ZONING MAP
I-7

REQUESTED CHANGE:

FROM: **R1-6 (0.65 a.c.)**

TO: **R-3 (0.65 a.c.)**

MULTIPLES PERMITTED

R1-6

R-3

CONVENTIONAL OPTION

3

9

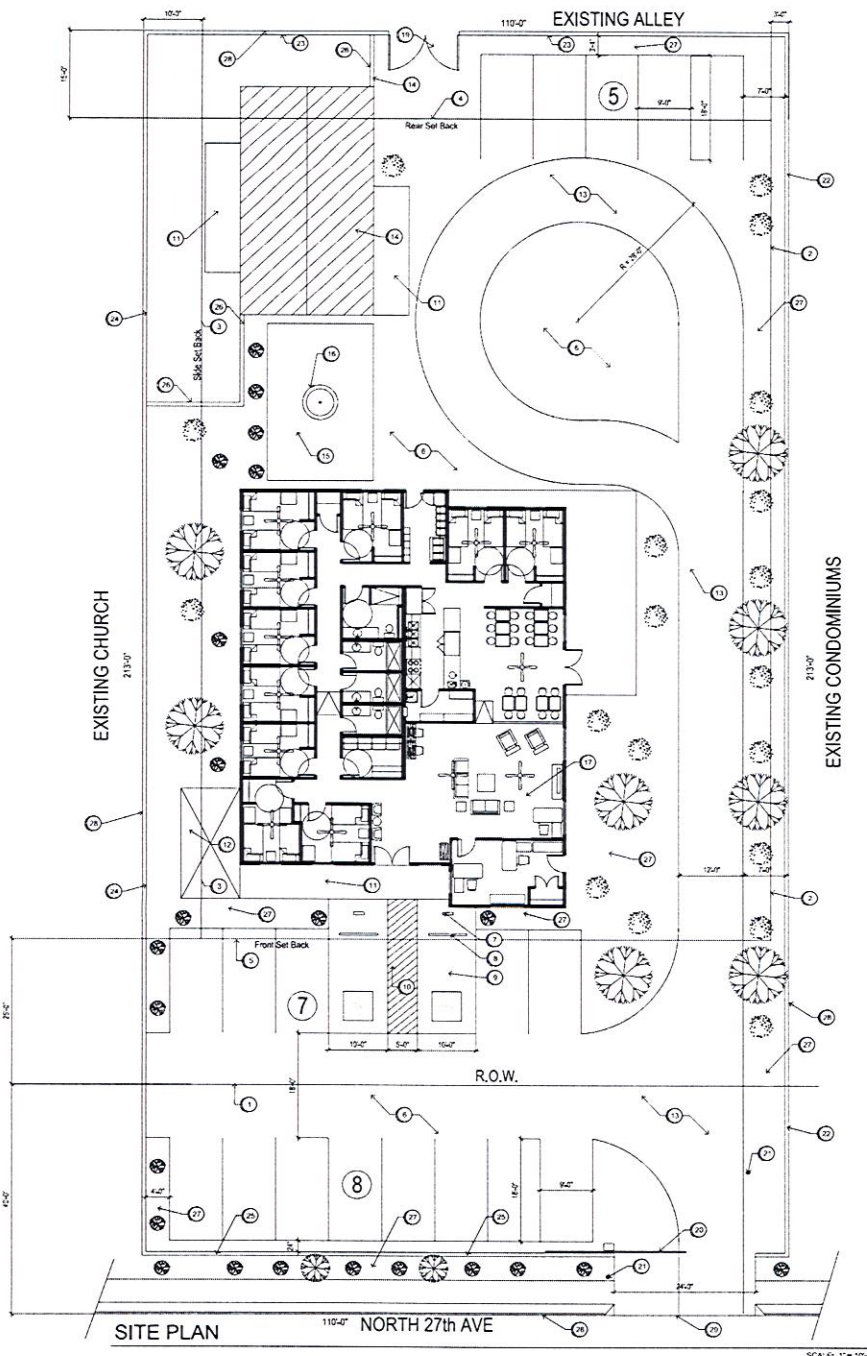
*** UNITS P.R.D. OPTION**

4

11

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

Drawing made by: [unreadable] Date: [unreadable] Scale: 1" = 10'-0"



SCALE: 1" = 10'-0"

- ### KEY NOTES
- 1 40' R.O.W.
 - 2 NORTH SIDE SET BACK (30')
 - 3 SOUTH SIDE SET BACK (10'-0")
 - 4 REAR SET BACK (15'-0")
 - 5 FRONT SET BACK (25'-0")
 - 6 14" MINUS DECOMPOSED GRANITE PARKING LOT WITH DOT STRIPING
 - 7 C.O.P./POLE MOUNTED ADA AND VAN PARKING SIGNAGE
 - 8 CONCRETE WHEEL STOP
 - 9 4" THICK CONCRETE PARKING PAD FOR ADA PARKING SPACES WITH ADA PAINTED SIGNAGE
 - 10 60" PAINTED STRIPE
 - 11 EXISTING COVERED PATIO
 - 12 NEW CONCRETE SMOKING PATIO (NOT COVERED)
 - 13 14" MINUS DECOMPOSED GRANITE DRIVEWAY AND TURNAROUNDS
 - 14 EXISTING ONE BEDROOM HOME TO REMAIN
 - 15 EXISTING NEW CONCRETE PAD (MEMORIAL COURTYARD)
 - 16 NEW FLAG POLE
 - 17 EXISTING BUILDING TO REMAIN
 - 18 EXISTING CITY SIDEWALK
 - 19 EXISTING MANUAL DOUBLE SWING ALLEY GATE
 - 20 NEW ELECTRIC DRIVEWAY ENTRY GATE
 - 21 NEW GATE KEYPAD ON POLE WITH FD KNOX BOX
 - 22 EXISTING 72" BLOCK AND STUCCO (PAINTED) SIDE WALL
 - 23 EXISTING 72" BLOCK AND STUCCO (PAINTED) REAR WALL
 - 24 NEW 72" BLOCK AND STUCCO (PAINTED) SIDE WALL
 - 25 EXISTING 36" BLOCK AND STUCCO (PAINTED) PNG WALL
 - 26 EXISTING 72" BLOCK WALL
 - 27 3/4" SIZED GRANITE IN ALL LANDSCAPE AREAS
 - 28 EXISTING PROPERTY LINES
 - 29 EXISTING DRIVEWAY CUT

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AUG 29 2017

**Planning & Development
Department**



PARKING

RESIDENT BUILDING ROOMS	10 BED ROOMS - DBL OCC
EXISTING REAR HOUSE	1 BED ROOM HOME
TOTAL PARKING PROVIDED	20 SPACES

AREA CALCULATIONS

PROPOSED RESIDENT BUILDING	3,679 SF
EXISTING REAR HOUSE	878 SF
TOTAL BUILDING AREA	4,557 SF
TOTAL LOT AREA	23,430 SF
GROSS FLOOR AREA RATIO (F.A.R.)	20%

SCALE: 1" = 10'-0"
 DRAWN BY: [unreadable]
 DATE: [unreadable]
 BASE FILE: [unreadable]
 PROJECT NUMBER: 17-10
 # DATE DESCRIPTION

PROJECT: **PROPOSED JAMES WALTON HOUSE**
 6720 NORTH 27TH AVE
 PHOENIX, AZ
 SHEET TITLE: [unreadable]

ideation
 DESIGN GROUP
 PHOENIX, ARIZONA 85014
 445 EAST WASHINGTON STREET
 PHOENIX, ARIZONA 85014
 INTERIOR DESIGN | POSSESSION DESIGN | ARCHITECTURE

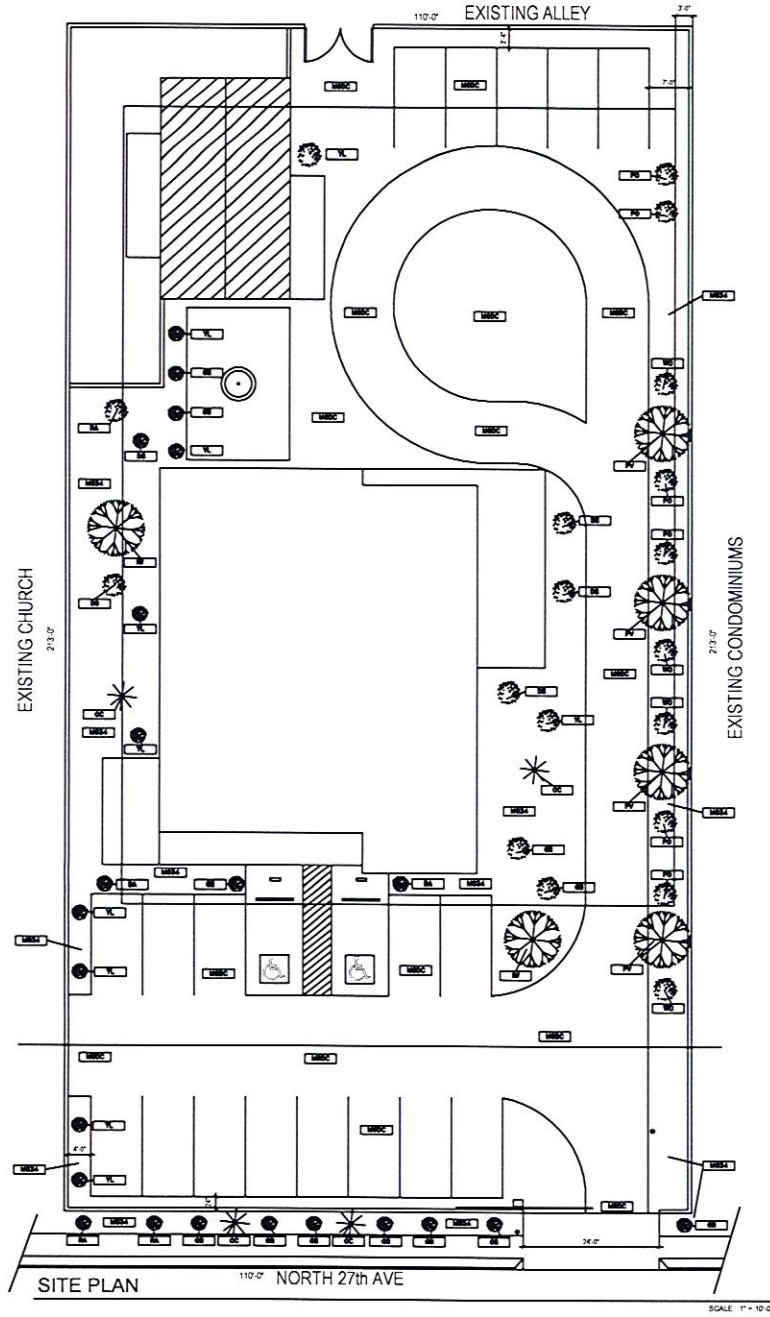
PRELIMINARY PRESENTATION - 08.28.2017



SHEET NO: **SP1**

All material quantities are based on the information provided and are subject to change without notice. The quantities shown are for information only and do not constitute a contract. The contractor shall be responsible for verifying the quantities shown on the drawings.

Drawing name: C:\Users\jgoff\OneDrive\Documents\Projects\17-100\17-100\17-100\17-100 Landscape Plan 2.dwg, Printed on: Aug 28, 2017, 10:49am



LANDSCAPE SCHEDULE			
MARK	TREES	SIZE	QUANTITY
	SONDORAN PALM VERDE	24" BOX	QTY - 4
	DESERT IRONWOOD	24" BOX	QTY - 2
CACTUS			
	Ocotillo	15 GAL	QTY - 4
	GOLDEN BARREL CACTUS	5 GAL	QTY - 10
SHRUB / GROUND CVR			
	RED HESPER ALDE	5 GAL	QTY - 5
	DESERT SPOON	5 GAL	QTY - 4
	WHITE OLEANDER	5 GAL	QTY - 4
	PINK OLEANDER	5 GAL	QTY - 6
	BLUE AGAVE	15 GAL	QTY - 2
	YELLOW LANTANA	5 GAL	QTY - 11
GRANITE MADISON GOLD			
	1/4" MINUS - DECOMPOSED GRANITE		
	3/4" SIZED GRANITE		

SCALE:	1" = 10'-0"	
DRAWN BY:	CJS	
DATE:	08/28/17	
BASE FILE:		
PROJECT NUMBER:	17-100	
#	DATE	DESCRIPTION

PROJECT: **PROPOSED JAMES WALTON HOUSE**
 6720 NORTH 27TH AVE
 PHOENIX, AZ
 SHEET TITLE: **LANDSCAPE PLAN**

CITY OF PHOENIX
 AUG 29 2017
 Planning & Development
 Department



PRELIMINARY PRESENTATION - 08.28.2017
 SHEET NO. **LP1**

A. HOUSE NUMBER IN THE ZONING MAP SHALL BE THE HOUSE NUMBER IN THE ZONING MAP AND NOT THE HOUSE NUMBER IN THE ZONING MAP.

DRAWN BY: A. WATSON/ARCHITECTURE INC. DATE: 08/28/2017



FLOOR PLAN

SCALE: 1/4" = 1'-0"

CITY OF PHOENIX

AUG 29 2017

Planning & Development
Department



SCALE:	1/4" = 1'-0"	
DRAWN BY:	CFS	
DATE:	08/28/17	
BASE FILE:		
PROJECT NUMBER:	17-10	
#	DATE	DESCRIPTION

PROJECT: **PROPOSED JAMES WALTON HOUSE**
6720 NORTH 27TH AVE
PHOENIX, AZ

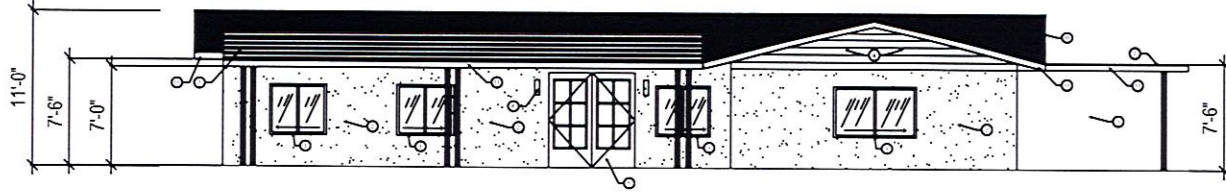
ideation
DESIGN GROUP
PHOENIX, ARIZONA 85004
1001 EAST WASHINGTON STREET
INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



PRELIMINARY PRESENTATION - 08.28.2017

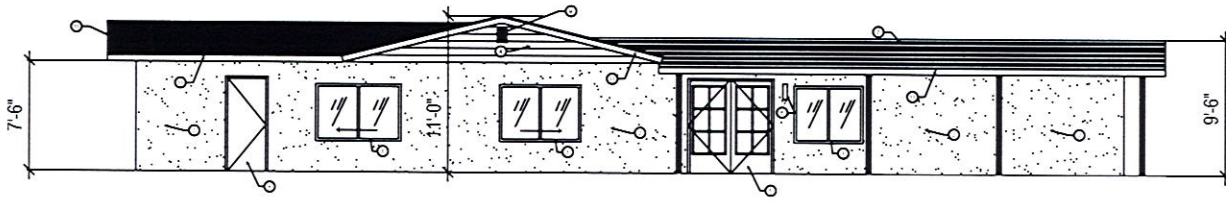
SHEET NO. **A1.C**

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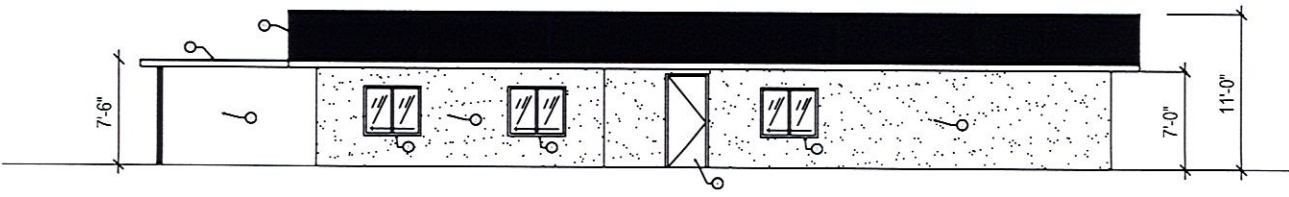
WEST ELEVATION

SCALE: 1/4" = 1'-0"



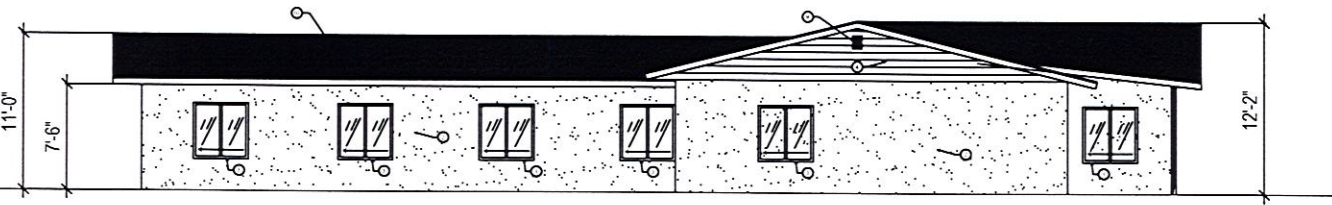
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES	
○	OPEN COVERED PATIO
○	PAINTED STUCCO
○	NEW DUAL PANE WINDOW - SLIDER
○	REPAIRED AND PAINTED WOOD EAVE
○	NEW PAIR - FRENCH DOORS AND FRAME
○	NEW EXTERIOR WALL SCANCES
○	NEW ROOFING ON FLAT ROOF
○	NEW SOLID CORE SERVICE DOORS AND FRAME
○	EXISTING GABLE END ROOF VENT RE-FINISHED
○	EXISTING GABLE ROOFING
○	REFINISH EXISTING FASCIA BOARDS

SCALE	1/4" = 1'-0"	
DRAWN BY	CFS	
DATE	08.28.17	
BASE FILE		
PROJECT NUMBER	17-100	
#	DATE	DESCRIPTION

CITY OF PHOENIX

AUG 29 2017

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Department

PROJECT
PROPOSED JAMES WALTON HOUSE
 6720 NORTH 27TH AVE
 PHOENIX, AZ
 SHEET FILE
 BUILDING ELEVATIONS

ideation
 DESIGN GROUP
 PHOENIX, ARIZONA, USA
 140 EAST WASHINGTON STREET
 PHOENIX, AZ 85012, USA
 INTERIOR DESIGN | FOODSERVICE DESIGN | ARCHITECTURE



PRELIMINARY PRESENTATION - 08.28.2017

SHEET NO
A2.0