



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-71-15-5
 December 4, 2015

Alhambra Village Planning Committee Hearing Date	December 15, 2015
Planning Commission Hearing Date	January 14, 2016
Request From:	R-3A (4.44 acres) & R-O (1.03 acres)
Request To:	R-3A (5.47 acres)
Proposed Use	Multi-family Residential
Location	Approximately 200 feet east of the southeast corner of 23rd Avenue and Northern Avenue
Owner	Various Owners
Applicant's Representative	Zoning Strategies LLC Attn: Jenifer Corey
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Commercial		
Street Map Classification	Northern Avenue	Arterial	40-foot south half street
<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>The proposed development will provide a new housing option for aging seniors.</p>			
<p><i>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.</i></p> <p>This proposal is located within 2000 feet of a future light rail station, providing residents with access to an alternative mode of transportation.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Office / Multi-family residential / Day Care	R-O / R-3A
North	Office / Fitness Club	C-O / C-2
South	Single Family Residential	R-3
East	Single Family Residential	R-3
West	Office	C-O

R-3A Multi-Family		<i>*if variance required</i>
<u>Standards</u>	<u>PRD Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	5.47
Total Number of Units	-	143
Density	23.1; 26.4 with bonus	26.4 (met)
Lot Coverage	45%	34.2% (met)
<i>BUILDING HEIGHT/STORIES</i>	3 stories or 40' for 150'; 1' in 5' increase to 48', 4-story maximum	3 stories (met)
<i>Setbacks</i>		
Front	10 feet	10 feet (met)
PRD Perimeter Standards - Street	20 feet adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street	20 feet (met)
PRD Perimeter Standards - Interior	15 feet adjacent to property line	15 feet (met)
Open space	5% of gross area	20% (met)
Amenities	2 or more	2+ provided (met)
Parking	1.5 spaces per unit 1.5 x 143 = 216 required	70 * (not met)

Background/Issues/Analysis

1. City Council approved Z-124-14-5 in February 2014 to rezone 4.44 acres from C-O, R-3, and R-3 SP to R-3A to allow for a multi-family residential development. This application will extend the project boundaries to include an additional lot to the east.
2. This is a request to rezone 5.47 acres from R-O (1.03 acres) and R-3A (4.44 acres) to R-3A (Multi-family Residential) to allow for a multi-family residential development.

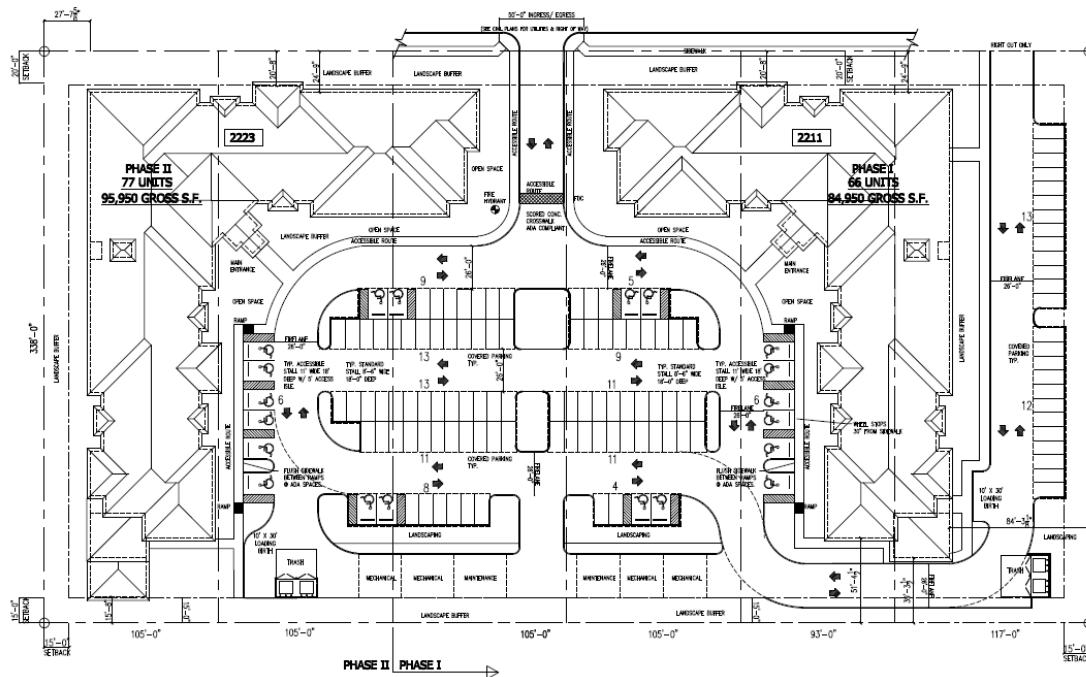
- The property is currently split into six separate lots. The western lot is occupied by a small office. The lot to the east of the western lot is occupied by a small multi-family development. The two lots to the east of the multi-family development are occupied by another small office and the next lot to the east is occupied by a day care. Finally the eastern most lot is occupied by a single family residence.



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

PROPOSAL

- The property owner is proposing two, three story L-shaped multi-family residential buildings for senior housing. One building will be constructed along the west and north sides of the property, and another along the north and east sides of the property. The buildings are designed with architectural details such as brick and pitched roofs to help blend in with the surrounding neighborhood. The proposed height of both buildings decreases to one story along the south property line to be sensitive to the adjacent single family neighborhood. Vehicle access to the site is provided through a driveway between the two buildings and in the middle of the north frontage on Northern Avenue. The primary parking is provided in the interior of the site with additional parking provided along the east property line. Landscaping provides a buffer around the perimeter of the property. A stipulation has been added regarding general conformance to the site plan and elevations.



6. Although the properties to the south of the subject property have a multi-family zoning designation, they are developed as single family residential. The applicant has agreed to match the stepback provision for a multi-family residential development adjacent to a single family zoning district for this portion of the property. A stipulation has been added to address this requirement.

STREETS

7. The Streets Transportation Department has indicated that the developer shall dedicate a minimum 10 foot sidewalk easement along the south half of Northern Avenue for the length of the project and provide a detached sidewalk with a 5 foot wide landscaped strip between sidewalk and back of curb. Stipulations are recommended to address these requests.
8. The Streets Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation is recommended to address this request.
9. 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.

OTHER

10. 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 abandonment may be required.

Findings

1. As stipulated, the proposal would be appropriately buffered from the single family residential to the south.
2. The development would consolidate several smaller parcels along an arterial and close to light rail into a larger comprehensive redevelopment.
3. The increase in traffic to the property would not be excessive and diversity in housing types would be a benefit to the surrounding community.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped November 3, 2015, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. The building height shall be limited to 15-feet within ten feet of the south property line, which may be increased one foot for each additional one foot of building setback to the maximum permitted height.
2. The developer shall dedicate a 10 foot sidewalk easement on Northern Avenue for the length of the project, as approved by the Planning and Development Department.
3. The sidewalk along the Northern Avenue frontage shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb 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 City. All improvements shall comply with all ADA accessibility standards.

Writer

Joél Carrasco

November 23, 2015

Team Leader

Joshua Bednarek

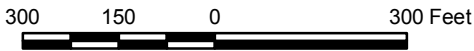
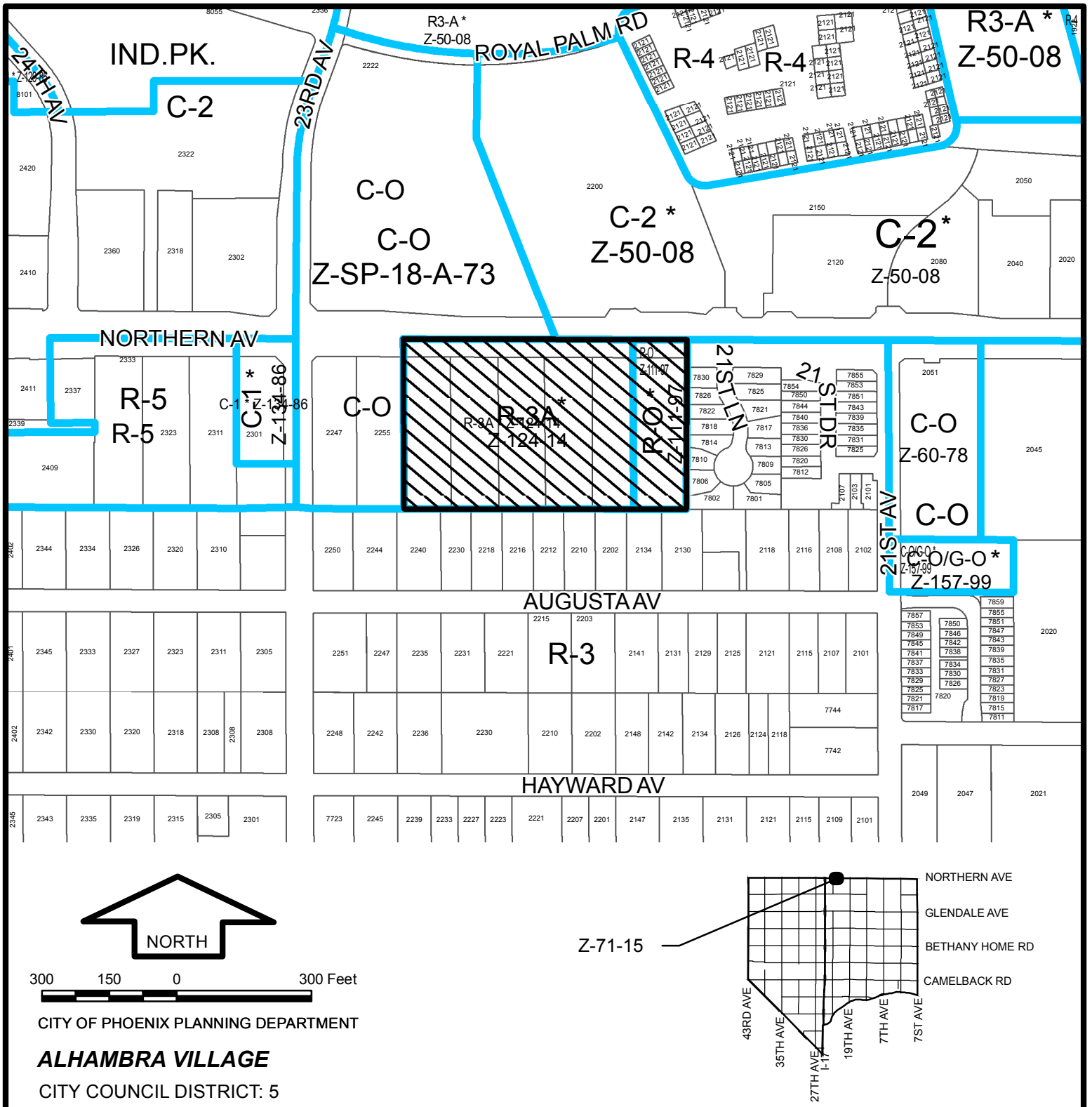
Attachments

Sketch Map

Aerial

Site Plan date stamped November 3, 2015 (1 page)

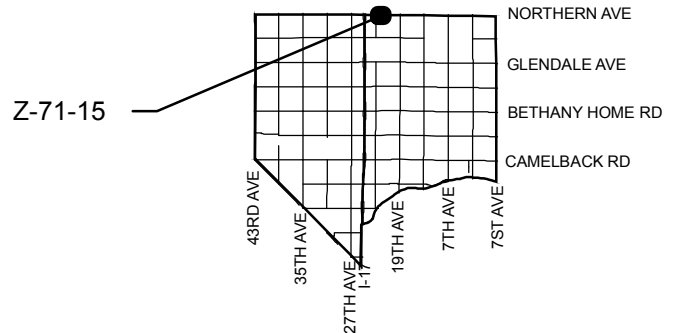
Elevations date stamped November 3, 2015 (2 pages)



CITY OF PHOENIX PLANNING DEPARTMENT

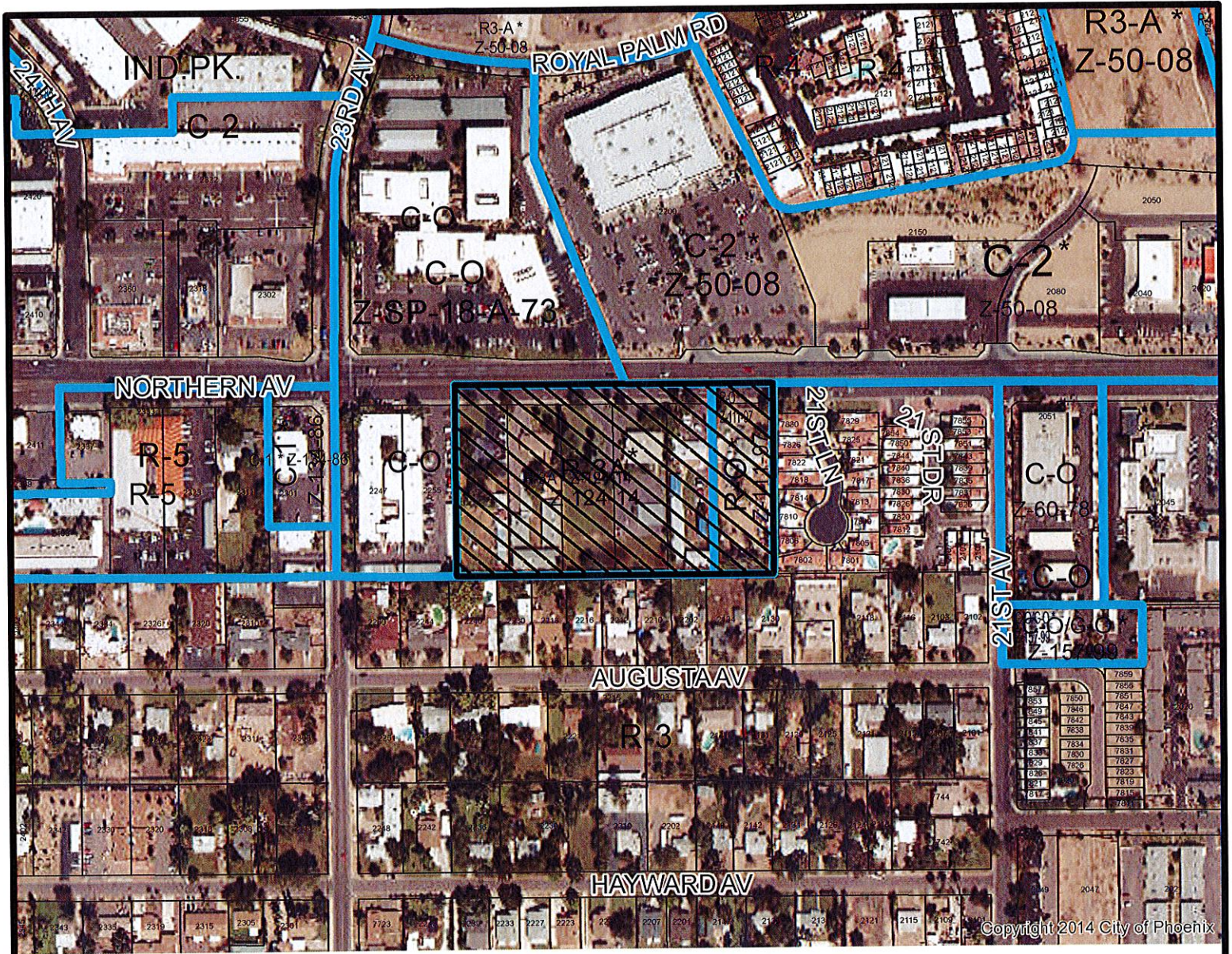
ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 5



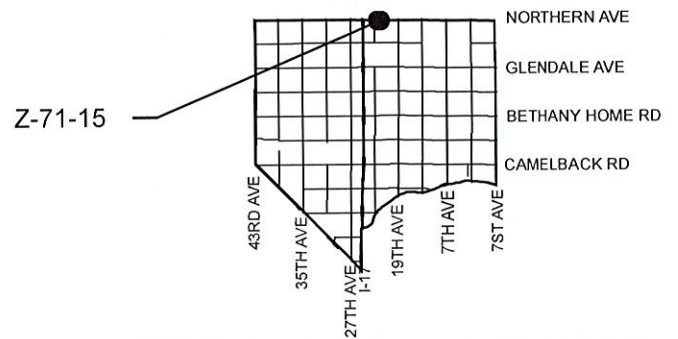
APPLICANT'S NAME: WESCAP Investments Inc.		REQUESTED CHANGE: FROM: R-3A (4.44 a.c.) R-O (1.03 a.c.) TO: R-3A (5.47 a.c.)	
APPLICATION NO. Z-71-15	DATE: 11/23/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.47 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 24-24	ZONING MAP J-7	
MULTIPLES PERMITTED R-3A, R-O R-3A	CONVENTIONAL OPTION 97, 1 120	* UNITS P.R.D. OPTION 117, 1 144	

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



CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: WESCAP Investments Inc.		REQUESTED CHANGE: FROM: R-3A (4.44 a.c.) R-O (1.03 a.c.)	
APPLICATION NO. Z-71-15	DATE: 11/23/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.47 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 24-24	ZONING MAP J-7	TO: R-3A (5.47 a.c.)
MULTIPLES PERMITTED R-3A, R-O R-3A	CONVENTIONAL OPTION 97, 1 120		* UNITS P.R.D. OPTION 117, 1 144

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

APN: 157-21-003
EXISTING ADDRESS: 2229

APN: 157-21-004
EXISTING ADDRESS: 2223

APN: 157-21-005
EXISTING ADDRESS: 2211

APN: 157-21-006
EXISTING ADDRESS: 2211

APN: 157-21-007
EXISTING ADDRESS: 2145

APN: 157-21-008
EXISTING ADDRESS: 2139

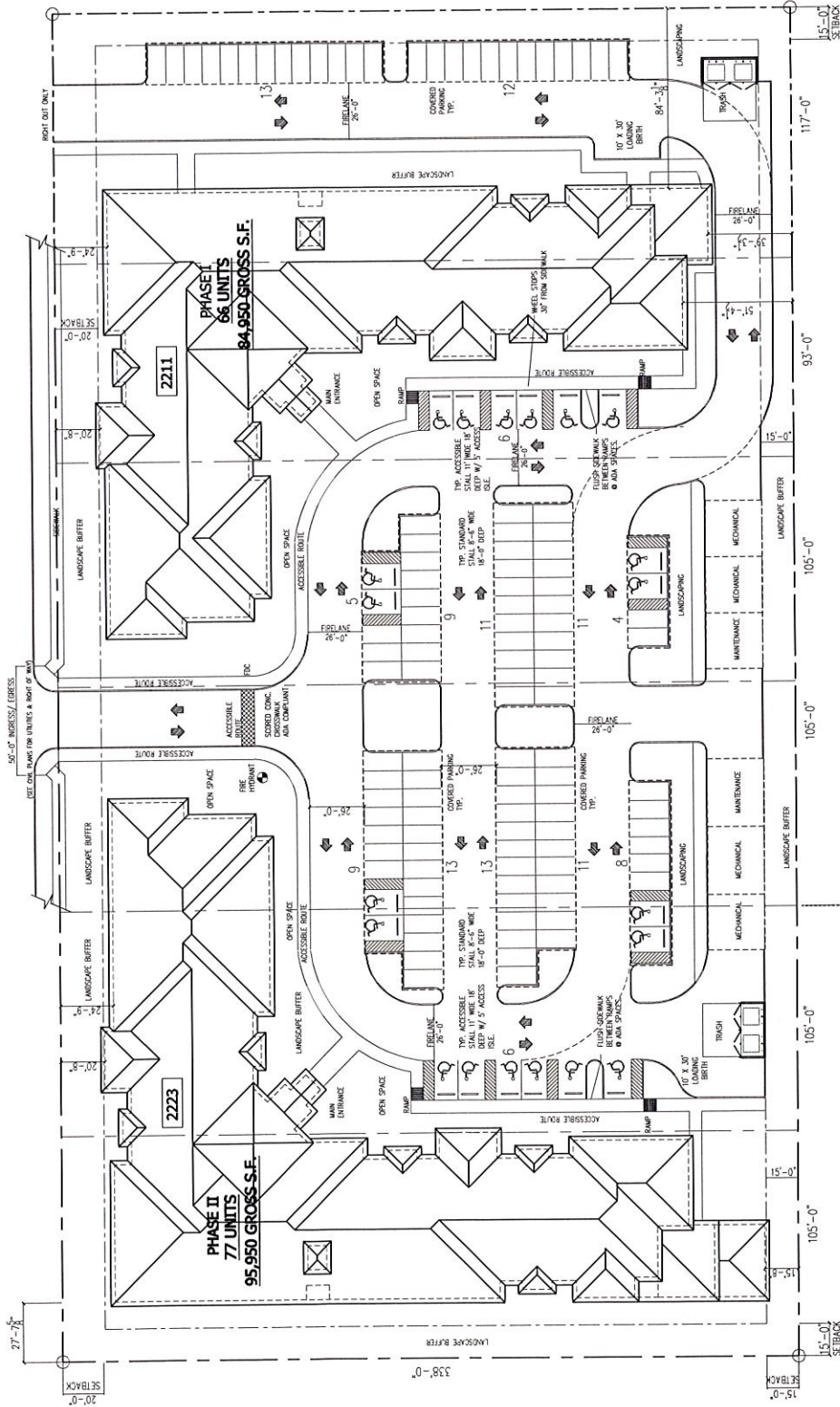
FERRIS AND ASSOCIATES, INC.
7222 N. 16th ST. #212
PHOENIX, AZ 85020
(602) 279-1693 FAX (602) 264-2383

NORTHERN GARDENS
NORTHERN & 22ND AVE.
PHOENIX, AZ

PHASE I & II

REVISIONS:
DATE: OCTOBER 26, 2015
PROJECT: PRELIMINARY SITE PHASE I & II

SHEET: PS



ARCHITECTURAL SITE PLAN N

CITY OF PHOENIX

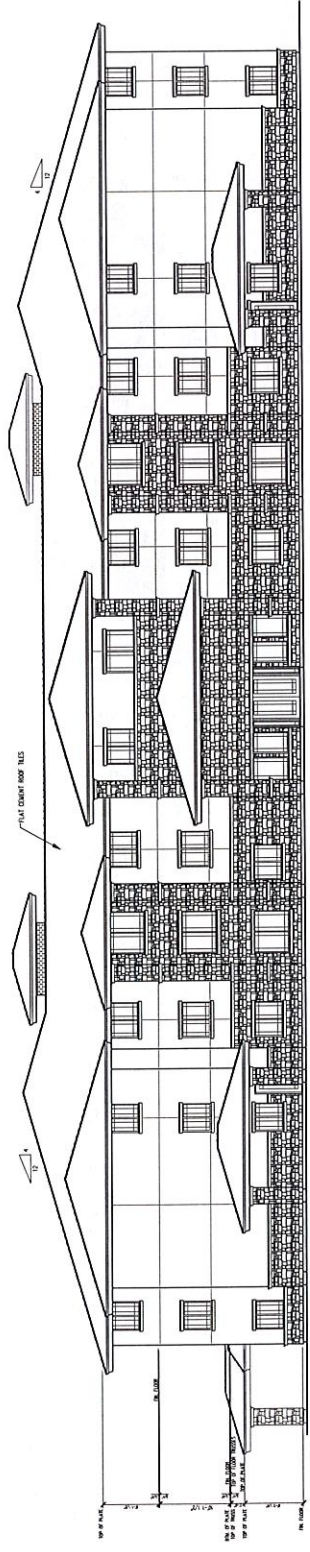
NOV 03 2015
Planning & Development
Department

FEROS AND ASSOCIATES, INC.
 7227 N. 16TH ST. #212
 PHOENIX, AZ 85020
 (602) 279-1693 FAX (602) 264-2383

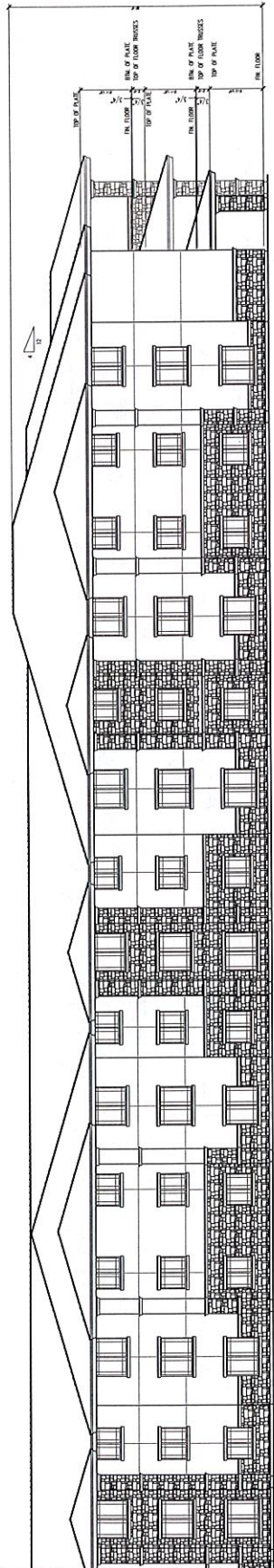
NORTHERN GARDENS
 PHOENIX, AZ
 NORTHERN & 2ND AVE.

PHASE I

COMPLETION DATE: 2015
 REVISIONS:
 TITLE: EXTERIOR ELEVATIONS
 PROJECT: JANUARY 06, 2015
 SHEET: EE1

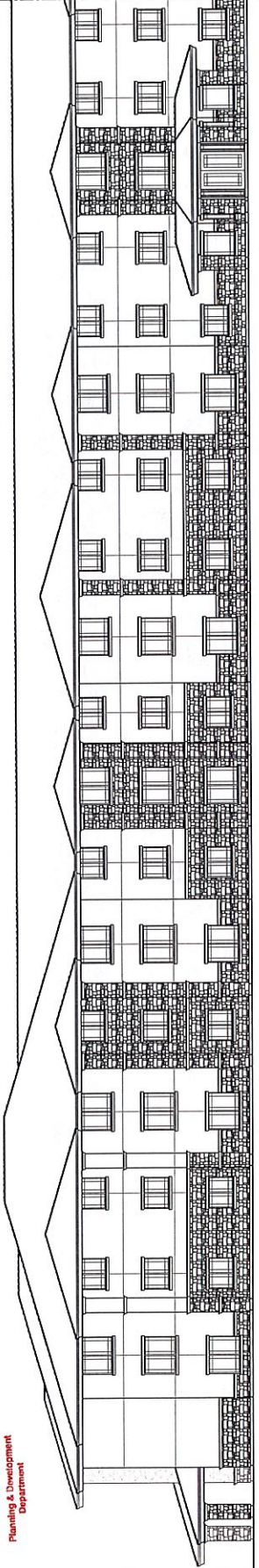


SOUTH ELEVATION ^(A)
 NORTH SIM.



PARTIAL WEST ELEVATION ^(C)
 EAST SIM.

CITY OF PHOENIX
 NOV 0 3 2015
 Planning & Development
 Department



PARTIAL WEST ELEVATION ^(C)
 EAST SIM.