



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-73-15-4
December 4, 2015

Alhambra Village Planning Committee Meeting Date: December 15, 2015
Planning Commission Hearing Date: January 14, 2016
Request From: R-3 (1.04 acres)
Request To: R-4A (1.04 acres)
Proposed Use: Multifamily Residential
Location: Approximately 615 feet north of the northeast corner of 16th Avenue and Camelback Road.
Owner: Dunlap Center LLC
Applicant/Representative: Domus AZ LLC; Kevin Kellogg Architect
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10-15 du/acre (Primary Core)	
Street Map Classification	16th Avenue	Local	25 feet east 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 and veterans.</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 proposed high-density housing is located within 2000 feet of an existing light rail station, providing residents with access to an alternative mode of transportation.</p>			

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 improvement to the surrounding area with new high quality development and the improved appearance of the vacant property. The site is within the designated Infill Development District and is compatible with existing multifamily uses in the area.

Area Plan

Solano Transit Oriented Development (TOD) Policy Plan. The subject site falls within the Solano Transit Oriented Development (TOD) Policy Plan and is consistent with the established community vision and master plan identified throughout the document. This proposal provides additional housing options within the Solano TOD District area. See discussion in points 4 through 8 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3
North	Condominiums	R-3
South	Multi-Family Residential	R-3
East	Apartments	R-3
West	Mobile Home Park/Future Rosewood Court Multi-Family Residential	R-3

R-4A Multi-Family

**if variance required*

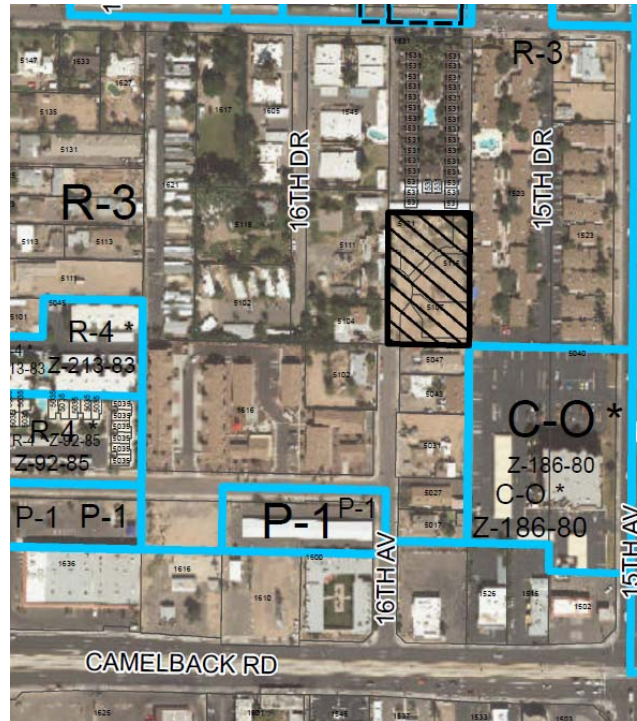
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	1.04 acres
Total Number of Units	-	35 units
Density	Lot area of not less than 1,000 square feet $45,302/1,000 =$ 45.30 du/acre	33.3 du/acre (met)
Lot Coverage	50%	35% (met)
BUILDING HEIGHT/STORIES	Shall not exceed 48 feet	3 stories/40 feet (met)

<i>Setbacks</i>		
Front	20 feet	20 feet (met)
Side	5 feet	15 feet (met)
Rear	15 feet	15 feet (met)
Open space	5% of gross area	5% (met)
Parking	1.5 spaces per unit 1.5 x 35 = 52.5 required	40* (not met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 1.04 acre site located approximately 615 feet north of the northeast corner of 16th Avenue and Camelback Road from R-3 to R-4A to allow a more intense multifamily Residential product.
2. The subject site is currently a vacant underutilized parcel. To the north is a condominium development; to the east is an apartment community; the south is developed as single family residential; and to the west is a mobile home park to be developed as a part of the Rosewood Court development which is also being developed by the applicant.



3. The General Plan Land Use Map designation is Residential 10-15 du/acre and is within the designated Primary Core for the Alhambra Village. Although the proposal is not consistent with the General Plan designation of Residential 10-15 du/acre, an amendment is not required as the subject parcel is less than 10 acres.



Transit Oriented Development Strategic Policy Framework

4. The Transit Oriented Development Strategic Policy Framework was adopted in 2013 as an amendment to the City of Phoenix General Plan. The policy framework is intended to guide community investment around key nodes in the Phoenix transit network and encourage sustainable urban development to benefit all residents. Compact development, when focused near transit stations, helps increase public transit fare recovery and requires fewer roads, utility lines, parks, police stations and other infrastructure. Other benefits to compact development near transit include: improved public health and creating new markets for business formation.

5. The TOD policy framework mentioned in background item #4, established TOD place types for existing and planned light rail station areas to establish a city-wide framework to improve the linkage between land use and transportation. The place types help to describe urban environments by categorizing related characteristics to avoid a one-size-fits-all approach to planning. The place types are intended to accomplish these basic objectives: specify a general range of possibilities for new development near light rail stations; provide guidance for rezoning decisions; and guidance for transit system planning by coordinating land use intensity with regional transit accessibility.

Medium Urban Center



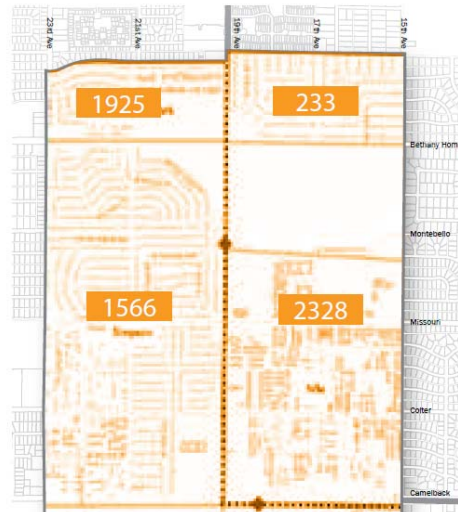
6. The place type policy established for 19th Avenue and Camelback Road station is the Medium Urban Center. The Medium Urban Center envisions a balanced commercial and residential retail destination with a large variety of housing types including apartments, row houses, live/work units and townhouses in the 3 to 6 story range.

7. The Solano Transit Oriented Development (TOD) Policy Plan is a community-based vision aimed at transforming the Solano TOD District into a walkable community by taking advantage of its location along the light rail system. The plan identifies policies aimed at supporting the introduction of a pedestrian-oriented zoning code, mixed-income neighborhoods, neighborhood compatibility, and infrastructure investment.

- The proposal is consistent with the Solano TOD Policy Plan. There are policies in the Housing Element that support the integration of affordable housing within areas targeted for major redevelopment and neighborhood improvement. Development of the site furthers many of the policies of the plan including the areas ability to attain the projected 2,328 new housing unit demand by the year 2035. The proposal also provides additional affordable housing choices for Solano District residents.

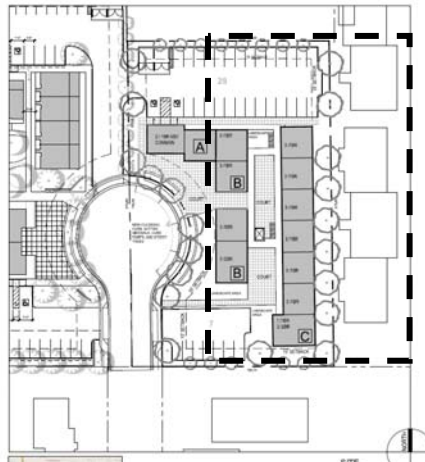
Unit Demand

Housing Units Needed by 2035



PROPOSAL

- The site plan depicts a 35 unit development with approximately 2000 square feet of common space. The development consists of 30 one bedroom units and 5 two bedroom units with a density of 33.3 du/acre. Primary ingress and egress will be provided from the 16th Avenue cul-de-sac. This proposal is part of the larger Rosewood Court Development site to the west.



STREETS

- The Streets Transportation Department has indicated that the developer shall match curb, gutter and sidewalk to the south and provide 24 feet of paving leading into the cul-de-sac. A stipulation has been recommended to address this request.
- The Streets Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. A stipulation has been recommended to address this request.

Findings

1. The proposal is consistent with the Solano Transit Oriented Development Policy Plan.
2. The proposed development would redevelop a vacant, underutilized property into an asset for the community.
3. The proposal would provide additional housing options to area residents.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 4, 2015 and elevations date stamped November 24, 2015, as approved by the Planning and Development Department.
2. The developer shall match curb, gutter, and sidewalk to the south and provide 24 feet of paving leading into the cul-de-sac, as approved by the Planning and Development Department.
3. 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 30, 2015

Team Leader

Joshua Bednarek

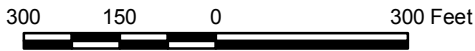
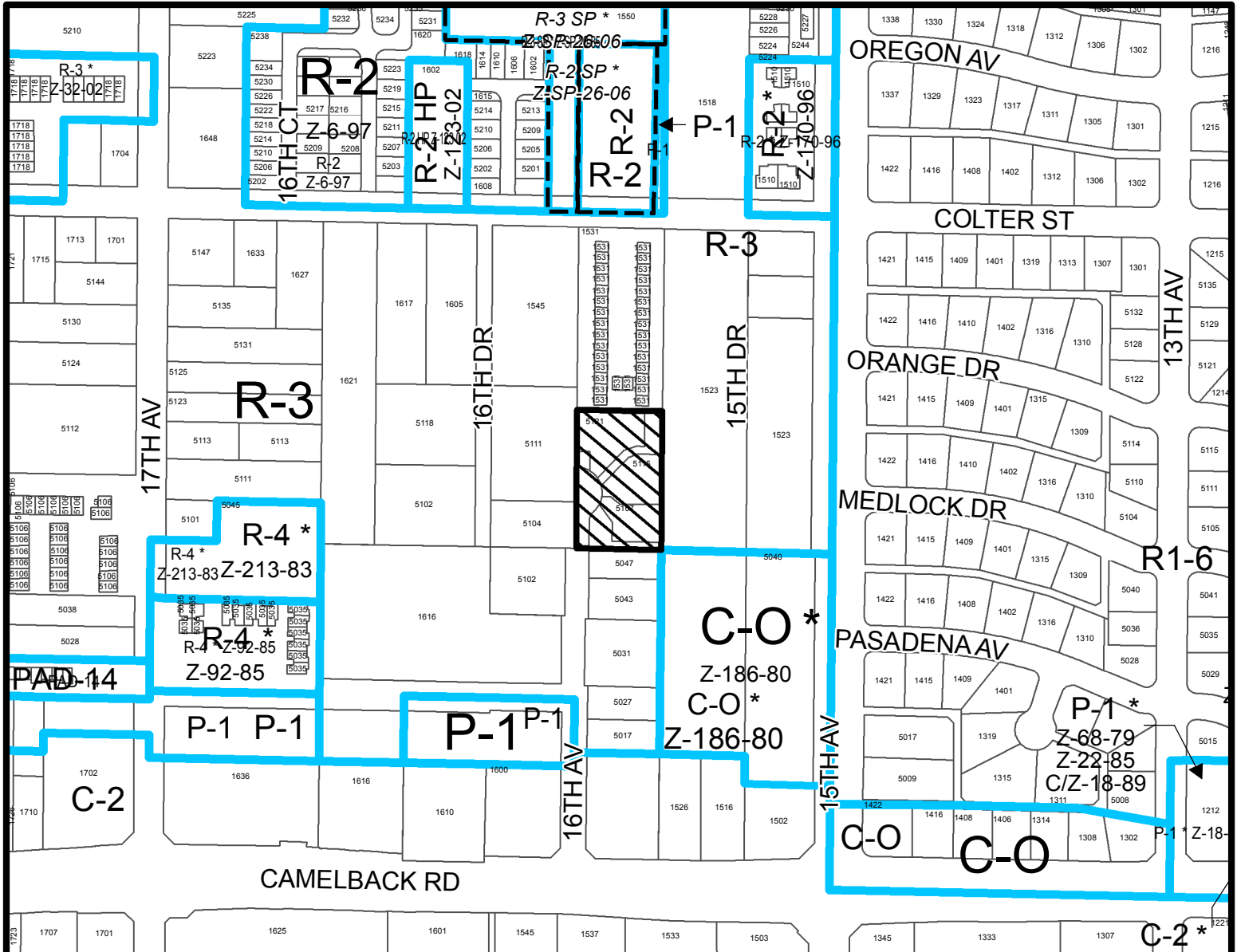
Attachments

Sketch Map

Aerial

Site Plan date stamped November 4, 2015 (1 page)

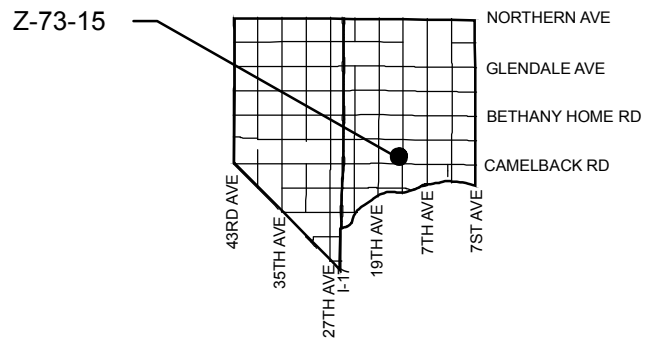
Elevations date stamped November 24, 2015 (1 page)



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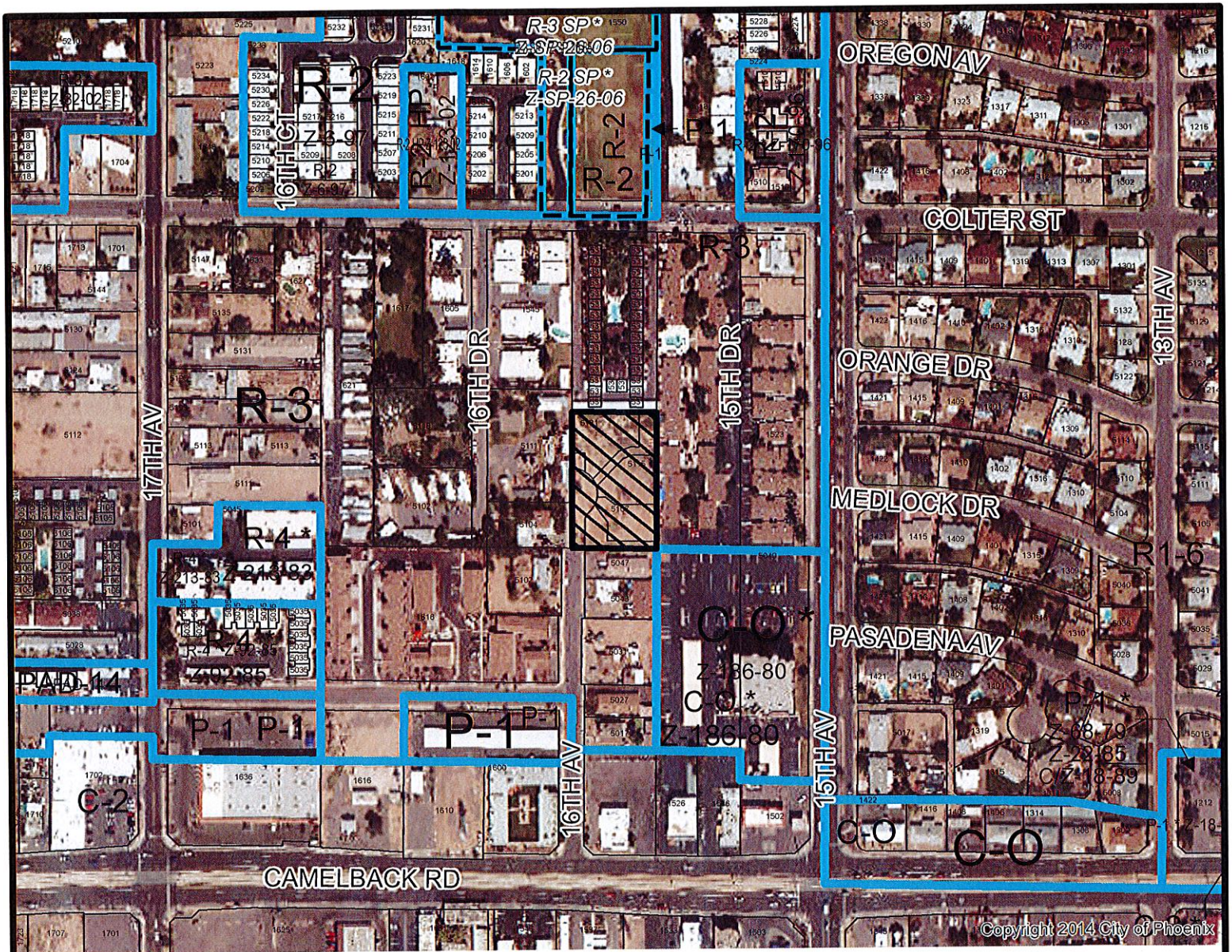
ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4

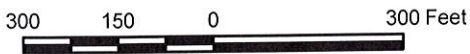


APPLICANT'S NAME: Domus AZ LLC		REQUESTED CHANGE: FROM: R-3 (1.04 a.c.) TO: R4-A (1.04 a.c.)	
APPLICATION NO. Z-73-15	DATE: 11/6/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.04 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-25	ZONING MAP H-7	
MULTIPLES PERMITTED R-3 R4-A	CONVENTIONAL OPTION 15 45		* UNITS P.R.D. OPTION 18 N/A

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



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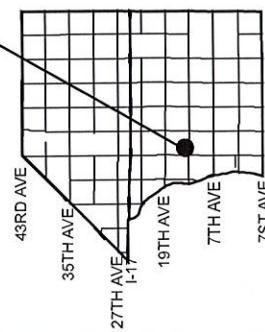


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ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4

Z-73-15



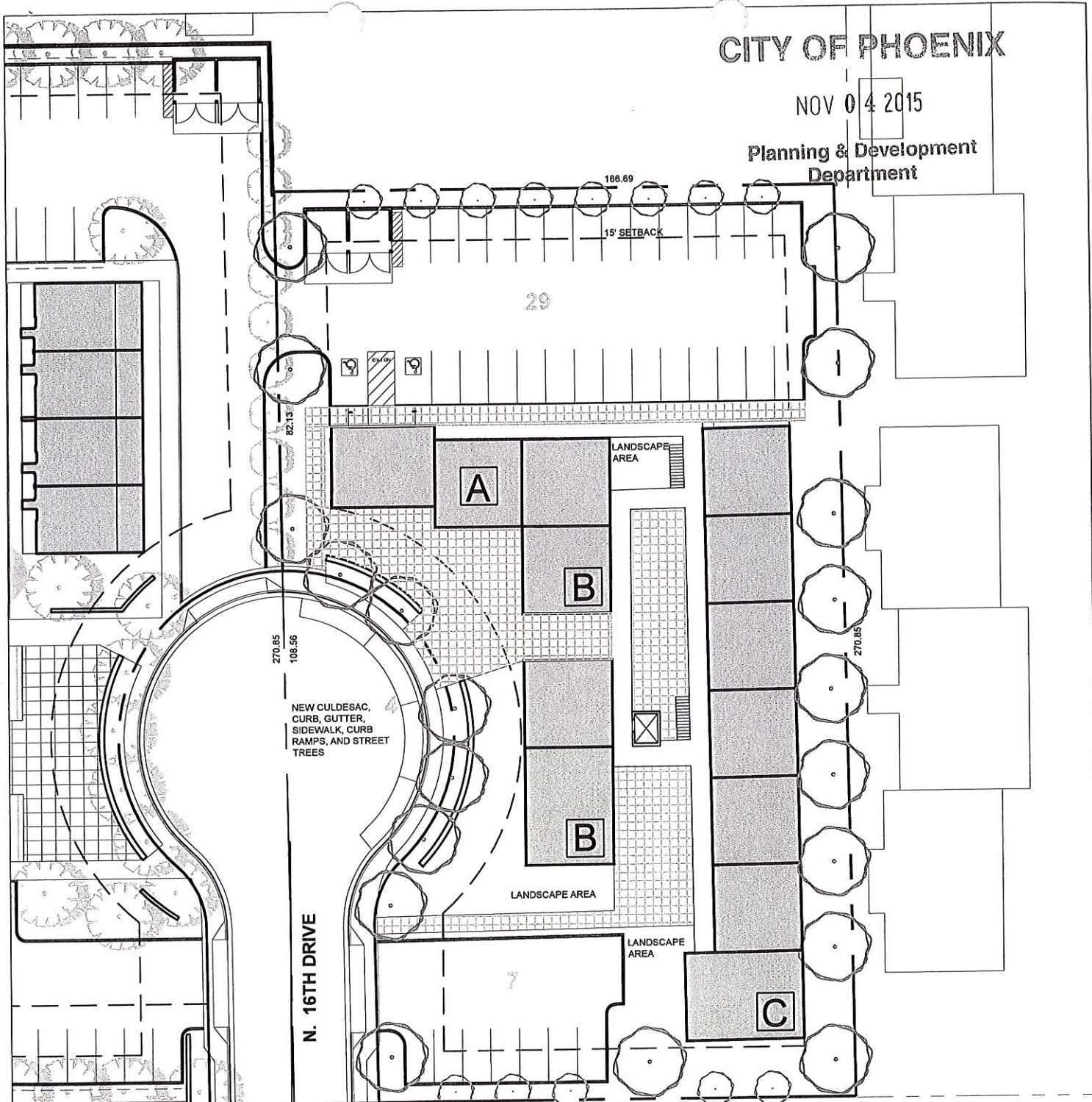
NORTHERN AVE
 GLENDALE AVE
 BETHANY HOME RD
 CAMELBACK RD

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NOV 04 2015

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SITE AND LANDSCAPE PLAN

1"=40'-0"

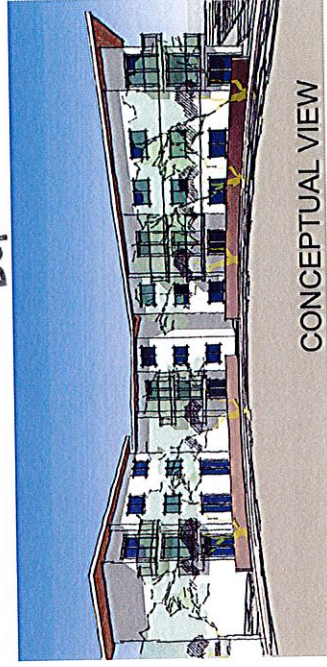
PROJECT DESCRIPTION
35 UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT CONSISTING OF 30/1 BR, 5/2 BR, APPROX 2000 SF OF COMMON SPACE AND 55 PARKING SPACES. CURRENT USE IS A VACANT UNIMPROVED SUBDIVISION WITH 3 BUILDABLE PARCELS

SITE DATA	
SITE AREA	1.05 ACRE
MULTIFAMILY	1BR 30 2BR 5
TOTAL UNITS	35
DENSITY	33.3 DU/A
HEIGHT	BLDG A 2 ST. 30' BLDG B 3 ST. 40' BLDG C 3 ST. 40'

PARKING REQ'D	
35 DU X 1.5/ DU	= 52.5
LOADING	1.0
TOTAL	54.0
PROPOSED	
1 SPACE/1 BR	30.0
2 SPACE/2BR	10.0
TOTAL	40.0

NOV 24 2015

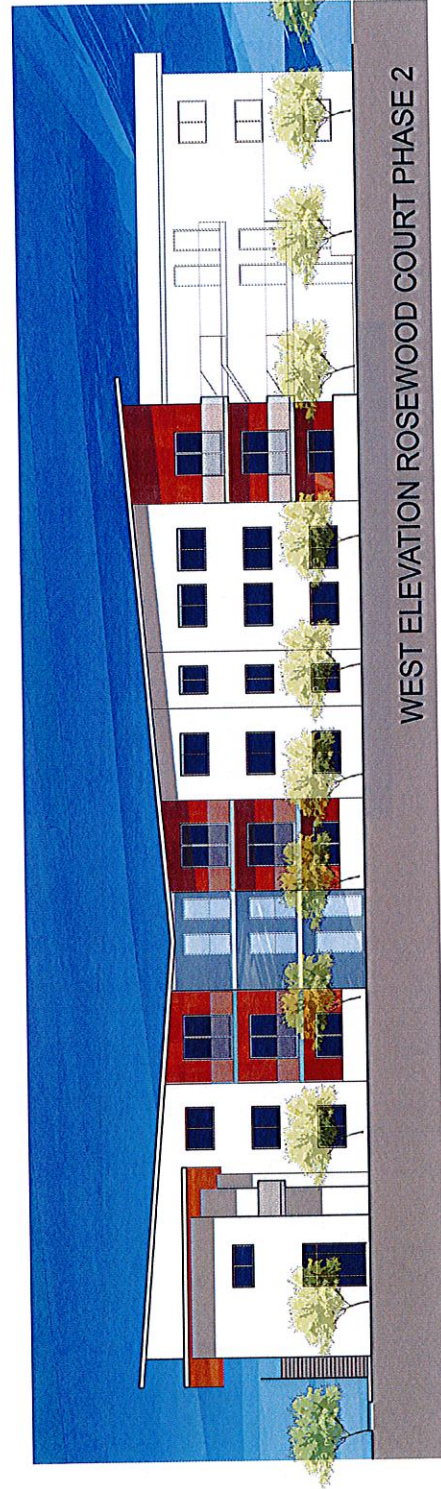
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CONCEPTUAL VIEW

**ELEVATIONS OF ROSEWOOD COURT PHASE 1
COMMUNITY SERVICES BUILDING
(SHOWN FOR ARCHITECTURAL CONSISTENCY)**

- MATERIAL SCHEDULE**
- CP: CEMENT PLASTER
 - CM: CORTEN FINISH
 - AR: PERFORATED RAIL
 - WS: WOOD SOFFIT
 - AW: ALUMI WINDOW
 - SA: STEEL AWNING
 - SL: STEEL LOUVERS
 - WS: WOOD SOFFIT



WEST ELEVATION ROSEWOOD COURT PHASE 2