



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-83-17-4
January 12, 2018

Alhambra Village Planning Committee Meeting Date: January 23, 2018
Planning Commission Hearing Date: February 1, 2018
Request From: C-2 TOD-1 (0.99 acres)
Request To: WU code (Walkable Urban Code)
 T5:5 SL (0.99 acres)
Proposed Use: Multifamily housing
Location: Approximately 500 feet north of the northeast corner of 19th Avenue and Camelback Road
Owner: Newport Southwest, LLC
Applicant: Doug McCord, Architectural Resource Team
Representative: Jong Limb, Newport Southwest, LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	19th Avenue	Major Arterial with Light Rail	Approximately 60 to 65 feet east 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>The proposed development will redevelop a site developed to a suburban standard with low intensity by providing a new housing option. The site fronts 19th Avenue, a major arterial street, with the 19th Avenue and Camelback Road light rail transit station located approximately 530 feet to the south.</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 Solano Transit Oriented Development (TOD) District on 19th Avenue, approximately 530 feet from a light rail station and adjacent to and near numerous bus routes along 19th Avenue and Camelback Road.

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 compatible infill development on a site that is currently underutilized. It will be compatible with nearby uses. The proposed housing type contributes to the mix of housing types in the area. It is located close to employment centers and commercial areas.

Applicable Plans, Overlays and Initiatives

Transit Oriented Development Strategic Policy Framework – see analysis #s 4 and 7 below.

Solano Transit Oriented Development Policy Plan – see analysis #s 5, 6, and 7 below.

Complete Streets Guiding Principles – see analysis #10 below.

Bicycle Master Plan – see analysis #11 below.

Reimagine Phoenix Initiative – see analysis #15 below.

Surrounding Land Uses/Zoning

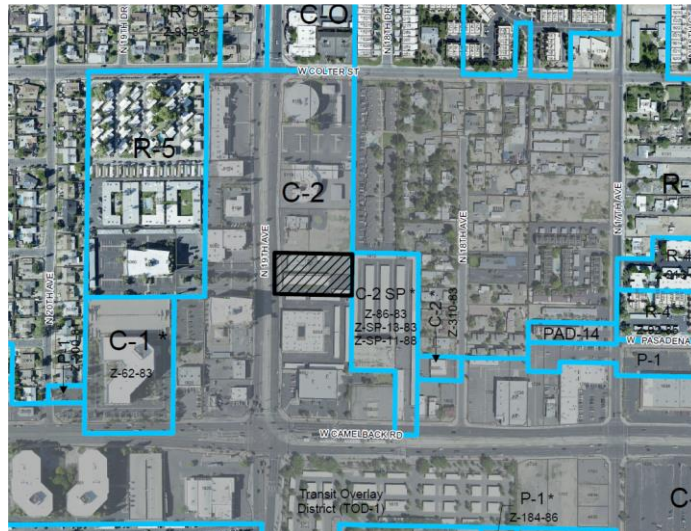
	<u>Land Use</u>	<u>Zoning</u>
On Site	Sports bar, retail and office	C-2 TOD-1
North	Animal hospital and boarding	C-2 TOD-1 (Pending WU code T5:5 SL)
South	Office	C-2 TOD-1
East	Self-service storage	C-2 SP TOD-1
West (across 19th Avenue)	Office park	C-2 TOD-1

Walkable Urban Code T5:5		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	N/A	0.99
Total Number of Units	N/A	80 32 – 1 bedroom 24 – 2 bedrooms 24 – 3 bedrooms
Density	No cap required	94.1 du/acre (total)
Building Height	56-foot maximum	Met – 5 stories (56 feet)
Parking – Affordable Housing	0.5 per x 80 unit = 40 required	Met – 54 provided (52 standard and 2 ADA)
Bicycle Parking (1307.H.6.d.)	0.25 per residential unit, with a maximum required spaces of 50.	Not Shown – see Stipulation 3 and 4
Streetscape Standards (Section 1312.D.1.)		
Arterial Streets – Light Rail Corridor (19th Avenue)	Sidewalk width – minimum 8 feet Landscape width – minimum 5 feet	Sidewalk width – minimum 8 feet Landscape width – minimum 5 feet Met – see Stipulation 2
Section 1303.2 TRANSECT T5		
<i>Main Building Setbacks</i>		
Primary Frontage (19th Avenue)	12-foot maximum	Met – 0 foot
Side (North)	0-foot minimum	Met – 10 foot
Side (South)	0-foot minimum	Met – 5 foot
Rear (West)	0-foot minimum	Met – 1 foot
<i>Parking Setbacks</i>		
Primary Frontage	30-foot minimum or behind building	Met – behind building
<i>Lot Requirements</i>		
Lot Coverage	80% maximum	Met – 79%
Primary Building Frontage	70% minimum	Met – 75%
<i>Frontage Types Allowed</i>		
Primary Frontage	All frontages or alternative frontages	Met – Patio – see Stipulation 1

Background/Issues/Analysis

1. This request is to rezone a 0.99-acre site located approximately 500 feet north of the northeast corner of 19th Avenue and Camelback Road from C-2 TOD-1 to WU code (Walkable Urban Code) T5:5 SL (Solano Transit Oriented Development Policy District) to allow multifamily housing.

2. The subject site is partially developed with an underutilized sports bar, retail and office. An existing animal hospital is to the north, and a self-service storage use is to the east. Across 19th Avenue, to the west is an underutilized office park. Office uses exist to the south.



Source: City of Phoenix Planning and Development Department

3. The General Plan Land Use Map designation 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.



4. The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The identified environment for the 19th Avenue and Camelback Road light rail station area is Medium Urban Center. Medium Urban Center is a place type characterized by medium intensity with building heights typically from three to six stories, with incentive heights of up to 10 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 Medium Urban Center place type.

5. The site is located within the Solano TOD (Transit Oriented Development) District, the boundaries for which are Campbell Avenue on the south, Rose Lane and Keim Drive on the north, 15th Avenue on the east and 23rd Avenue on the west. The policy plan adopted for the Solano 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 Solano TOD District, one key recommendation is the implementation of a form-based zoning code.



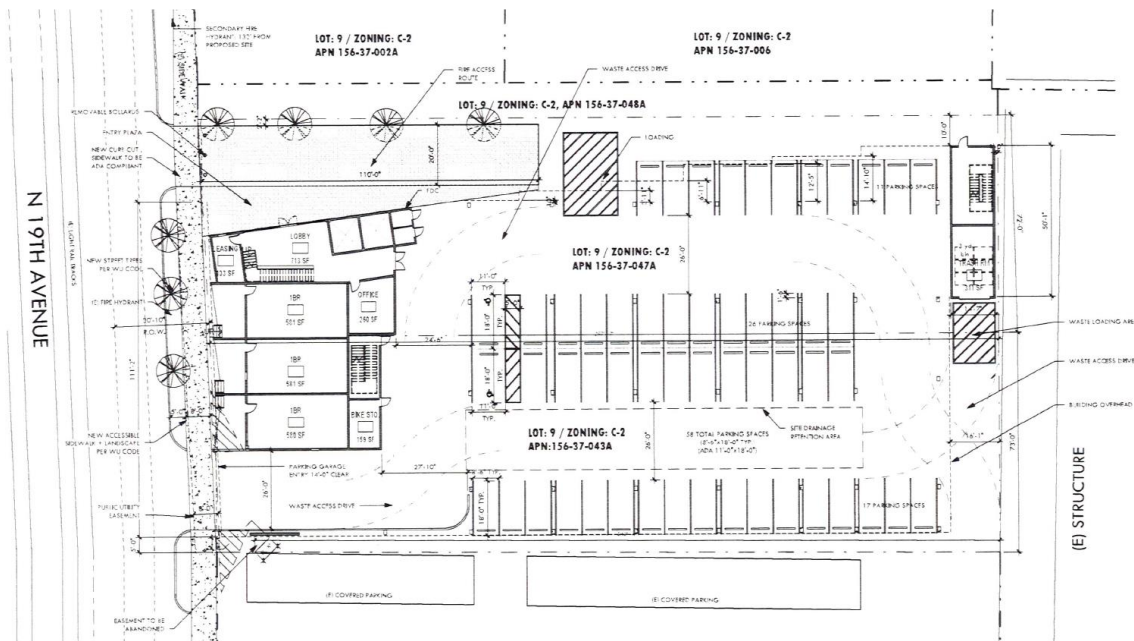
6. The Solano TOD Policy Plan utilized the Medium Urban Center place type to determine the recommended scale and character of the area around the 19th Avenue and Camelback Road light rail station, and this scale and character was illustrated in both the conceptual master plan and the conceptual zoning 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 transect of T5:5.



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

7. The applicant is applying for Low-income Housing Tax Credits (LIHTC's) from the Arizona Department of Housing, which requires properties to remain affordable for at least 30 years. The inclusion of affordable housing units in this proposal supports the TOD Strategic Policy Framework and the Solano TOD Policy Plan.

8. The conceptual site plan proposes a four-story wood framed multifamily residence over concrete podium. Ground level will include parking, a lobby, and three ground level units with patio frontages along 19th Avenue. The conceptual site plan also shows one common entry located off of a proposed entry plaza adjacent to the 19th Avenue frontage. Upper levels include two community rooms and an interior courtyard/outdoor gathering area surrounded by a mixture of one, two, and three bedroom units.



Source: Architectural Resource Team

9. Multiple utility conflicts have been identified running parallel with the proposed sidewalk along the 19th Avenue frontage reducing the ability to plant shade trees in the required minimum five-foot-wide landscape strip between the sidewalk and back of curb. These utility conflicts will require the applicant to consider structural shade elements, trellises, or covered walkways attached to the primary building in order to meet the minimum building and shade requirements of the WU Code Section 1304.F. Projections in the right-of-way are permitted with a minimum 16-foot height clearance within six feet of public water/sewer lines, unless shade is retractable or an encroachment permit is secured as administered by the City of Phoenix. Additional Frontage Standards can be found in the WU Code Section 1305. The applicant is encouraged to continue working with staff to update their proposal as it proceeds through the site development review process. This is addressed in Stipulation 1.
10. Sidewalks are shown to be eight feet in width and detached from the curb providing a more comfortable environment for pedestrians. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is

addressed in Stipulation 2.

11. 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 proposes a 159-square foot bicycle storage area at the ground floor to meet the provisions of the WU Code. 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 near a light rail transit station and several major bus routes. Providing secure 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 WU Code. These provisions are addressed in Stipulations 3 and 4.



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

INTERDEPARTMENTAL COMMENTS

12. The City of Phoenix Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, curb ramps and other incidentals and all improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation 5.
13. 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.
14. 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 a 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

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 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 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 surrounding entitlements, and approved policy plans.
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 work with the Planning and Development Department to determine a frontage type appropriate for the 19th Avenue street frontage which will also provide the shade required by the Walkable Urban Code.
2. The developer shall (re)construct sidewalk and landscape improvements to comply with Section 1312.E. of the Zoning Ordinance, as approved by the Planning and Development Department.
3. The required minimum bicycle parking spaces shall be secured and provided on site, as approved by the Planning and Development Department.

4. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the ground floor lobby, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
5. 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.
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

January 12, 2018

Team Leader

Joshua Bednarek

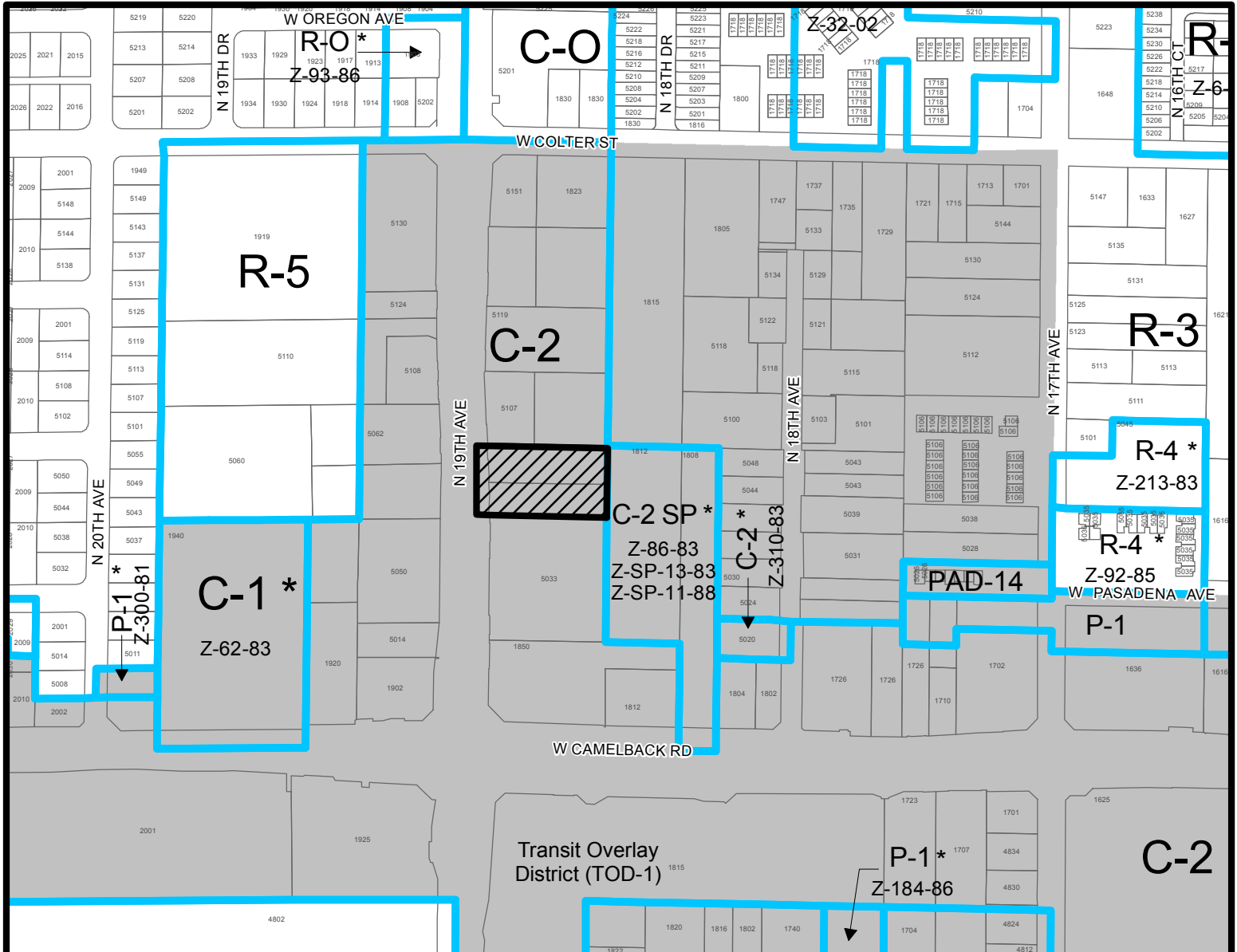
Attachments

Sketch Map

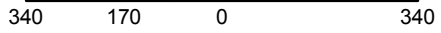
Aerial

Site Plan date stamped November 30, 2017

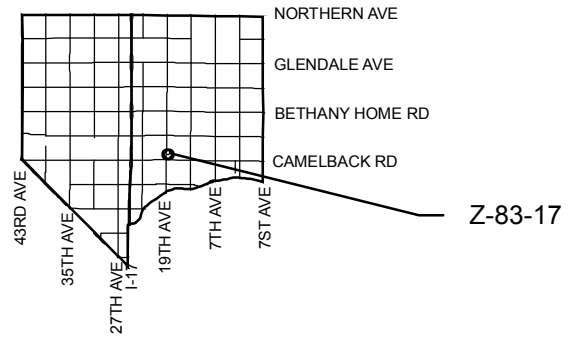
Elevations date stamped November 30, 2017



Feet

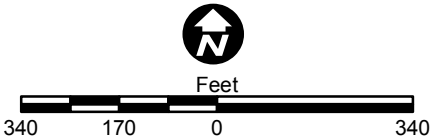
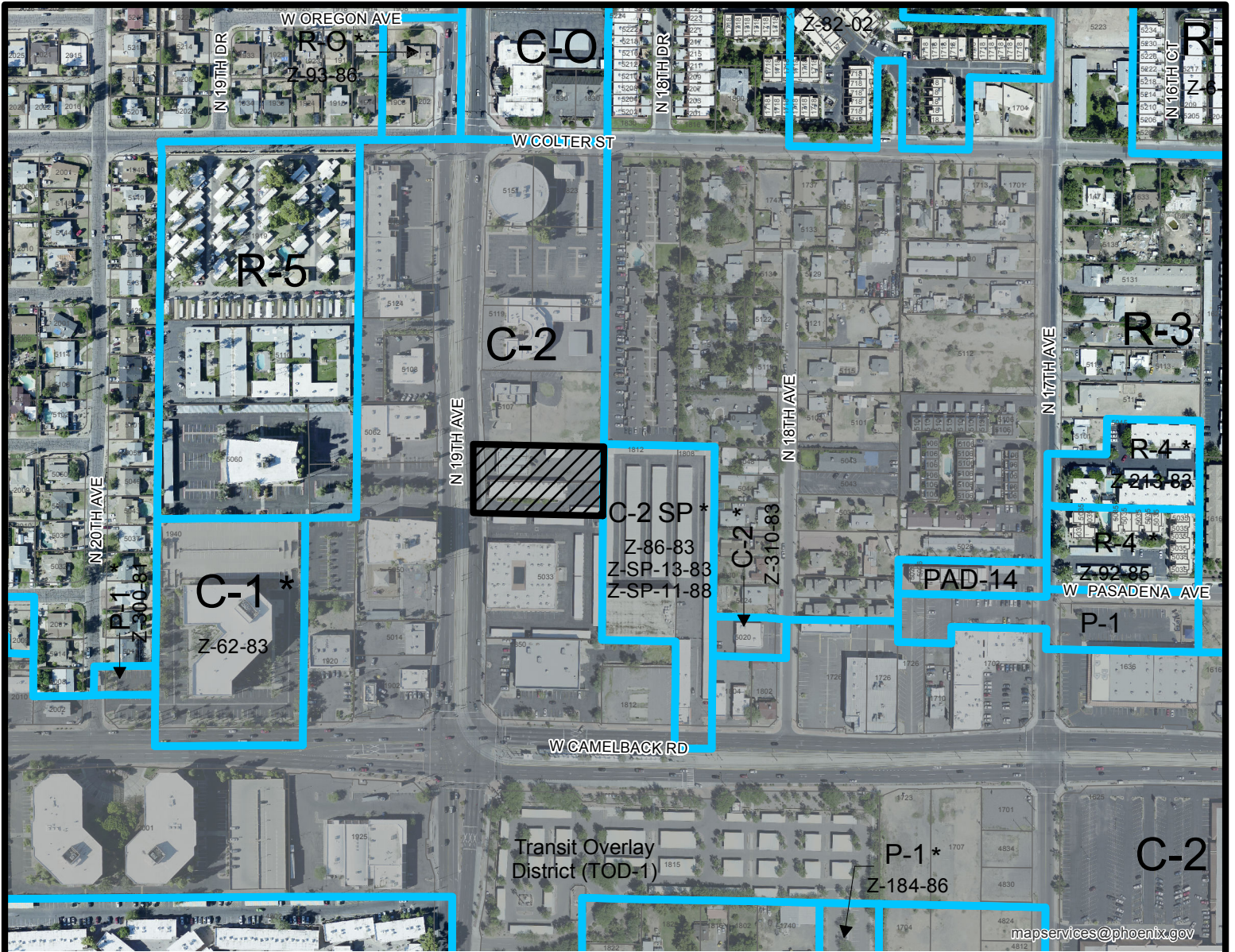


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4

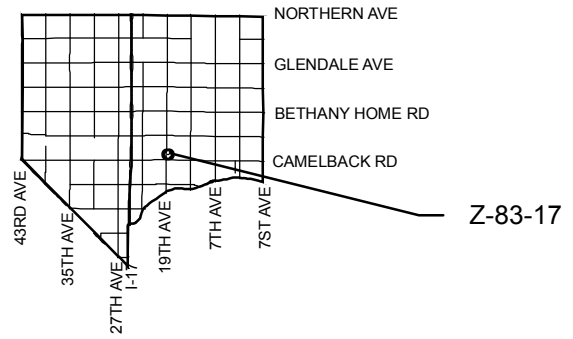


APPLICANT'S NAME: Architectural Resource Team/Doug McCord		REQUESTED CHANGE: FROM: C-2 TOD-1 (0.99 a.c.) TO: WU-T5:5 SL (0.99 a.c.)	
APPLICATION NO. Z-83-17	DATE: 12/6/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.99 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-25	ZONING MAP H-7	
MULTIPLES PERMITTED C-2 TOD-1 WU-T5:5 SL	CONVENTIONAL OPTION 14 No Maximum	* UNITS P.R.D. OPTION 17 N/A	

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

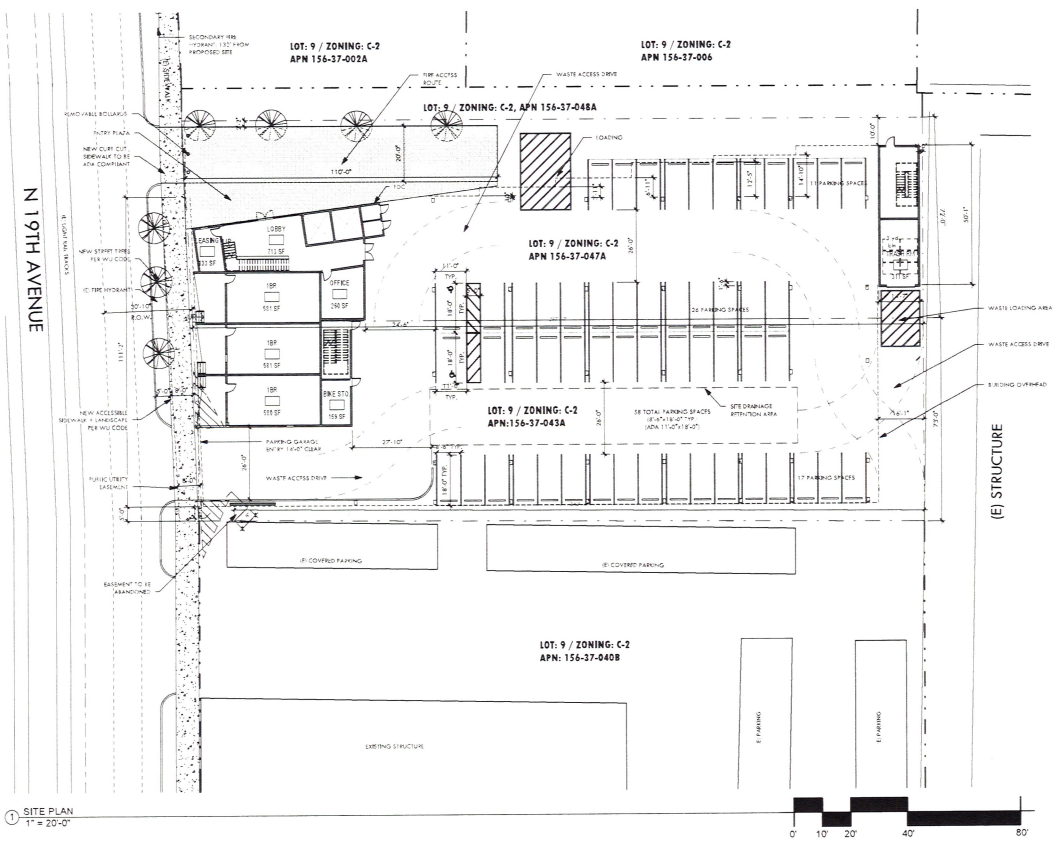


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4

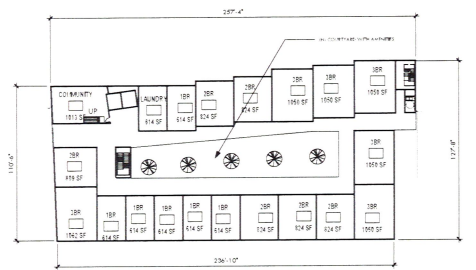


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		<small>* UNITS P.R.D. OPTION</small> 17 N/A	

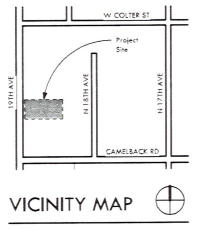
* Maximum Units Allowed with P.R.D. Bonus



1 SITE PLAN
1" = 20'-0"



2 Typical Upper Level
1" = 40'-0"



VICINITY MAP

PROJECT DESIGN TEAM

ARCHITECT
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Phoenix, AZ 85004
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V | 602.282.2498
C | 602.282.2498
E | dsmccard@art-team.com

SURVEY / CIVIL
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C | 602.958.8088
E | dshumacher@cypresscivil.com

LANDSCAPE ARCHITECTURE
CIVIL/ARC
820 N 3rd St
Phoenix, AZ 85004
P | 602.958.8088
C | 602.958.8088
E | c@blwdesign.com

SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
 - All new or relocated utilities will be placed underground.
 - Structure and landscaping within a triangle measured 10' back from the property line and 20' along the property line on each side of the driveway entrances will be maintained to a maximum height of 2'.
 - Structure and landscaping within a triangle measuring 32.133' along the property lines will be maintained to a maximum height of 3'.
 - All signage requires engineer, architect, and permit. No signs are approved per this plan.
 - Any lighting will be placed so as to direct light away from the adjacent residential district and will not exceed one foot candle on the property line. No noise, odor or vibration will be emitted so that it exceeds the general level of noise, odor or vibration emitted by use outside of the site.
 - Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping within the right-of-way in accordance with approved plans.
 - All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
 - Berms, ramps, or concrete walls (or similar) shall be used on this site where visible from public streets or adjacent residential areas.
- Date: 08/09/2017
- I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the architect who make such changes assume full responsibility and liability for the plan.
- D.M.C.*
Signature of Registered Professional Engineer
Printed Name of copyright owner: Doug McCord

PROJECT INFORMATION

PROJECT: Mesquite Terrace
5039 E. 5045th 1/2th Avenue
Phoenix, AZ 85015

OWNER REPRESENTATIVE: Catholic Charities Community Services of Arizona
4747 North 76th Avenue
Phoenix, AZ 85018
V | 602-440-8807
C | Steve Caspires, Vice President of Business Development
E | SCaspires@ccaz.org

AFFILIANT: Architectural Resource Team, Inc.
99 E. Virginia, Ste 120
Phoenix, AZ 85004
P | 602.307.5399
C | Doug McCord, Doug McCord
E | dsmccard@art-team.com

PROJECT DESCRIPTION: 4 Story wood-framed multi-family residence over concrete podium (TYPE 4) / 2B. Work is in support of a UICTE application developed to be submitted by 2018. Ground Level will include parking, a lobby, and a ground floor unit. The upper levels will include 2 community rooms and outdoor gathering area.

PARCEL NUMBERS AND SITE AREAS: APN: 156-37-043A, 18,446 Square feet, or 0.42 Ac. APN: 156-37-047A, 18,472 Square feet, or 0.42 Ac. ADA NUMBER: 17-2847

EXISTING AND PROPOSED ZONING: C-2 (Existing) / WU-5.5 (Proposed)

BUILDING HEIGHT: REQUIRED: 54'-0" / PROPOSED: 54'-0"

BUILDING FOOTPRINT: EXISTING: Building: 23,304 s.f. Courtyard: 7,449 s.f. Total: 30,753 s.f.

LOT COVERAGE: REQUIRED: 80% maximum / PROPOSED: 79%

DWELLING UNIT DENSITY: 80 proposed units / 0.85 net to 94.1 dwls/m2

AMENITY OPEN SPACE: 7,449 s.f. amenity open space - 37,118 Site Area = 20% amenity open space

SETBACK: Front Required: 12' min, Proposed: 0' Side (North) Required: 0' min, Proposed: 10' Side (South) Required: 0' min, Proposed: 5' Rear Required: 0' min, Proposed: 11'

PARKING: Front: 0'-0" Min, 12'-0" Max
REQUIRED: Equivalent Space: 40 Spaces required for 80 proposed units per WU Code @ 0.8 Spaces per unit
Total: 40 (including 2 ADA Required)
PROVIDED: 54 Car Spaces (incl. 2 ADA)

PROPOSED UNIT MIX

UNIT TYPE	# BED	%	2nd FLR	3rd FLR	4th FLR	5th FLR	TOTAL UNITS	% OF UNITS
TYPE 1	1 BED	3	4	8	8	7	32	40%
TYPE 2	2 BED	0	6	6	6	6	24	30%
TYPE 3	3 BED	0	6	6	6	6	24	30%
UNIT FLOOR TOTALS		3	18	20	20	19	80	100%



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Catholic Charities
Mesquite Terrace
5039 E. 5045 N 19th Avenue
Phoenix, AZ 85015

Concept Design

No.	Date	Description
		Revision Schedule

17021
09NOV2017
JC
DMC

THE ISSUING OF THIS PERMIT IS LIMITED TO THE PROJECT AND THE EXACT LOCATION AND PLANNING AND NOT BE EXTENDED TO ANY OTHER PROJECTS UNLESS SPECIFICALLY NOTED ON THE PERMIT.

Expires 09/30/2019

Site Plan

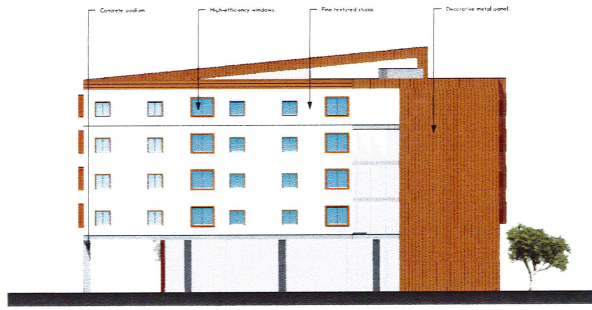
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Planning & Development
Department

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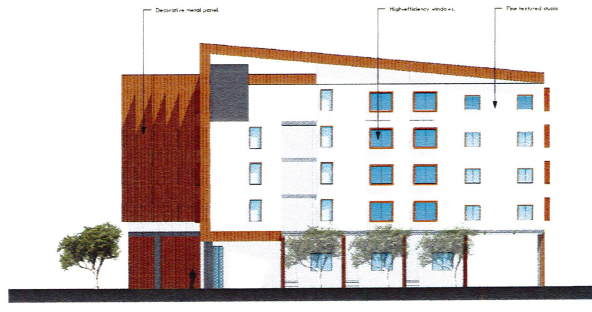
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TEAM

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phoenix, az 85004
602-307-5399 | v
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1 North Elevation
NTS

2 East Elevation
NTS



3 South Elevation
NTS

4 West Elevation
NTS

CITY OF PHOENIX

NOV 5 9 2017

Planning & Development
Department



5 Northwest Perspective
NTS



6 Northeast Perspective
NTS

Catholic Charities
Mesquite Terrace
5039 & 5045 N 19th Avenue
Phoenix, AZ 85015

Concept Design

Revision Schedule		
No.	Date	Description

17021		
29NOV2017	JC	

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Building Elevations

A1.3