



City of Phoenix
 Planning Department

Staff Report: Z-27-11-8
(Alwun House PUD)
 March 2, 2012

Central City Village Planning Committee Meeting Date March 12, 2012
Planning Commission Hearing Date April 11, 2012
Request From: R-3 RI, R-5 RI HP ACOD (1.01 Acre)
Request To: PUD HP (0.54 Acre) and PUD (0.47 Acre)
Proposed Use Mixed-Use Planned Unit Development
Location Northeast corner of 12th Street and Roosevelt Street
Owner Alwun House Foundation
Applicant/Representative Stephen Anderson, Gammage & Burnham, PLLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity		
General Plan Land Use Designation	Residential 3.5 to 5 du/acre	
Street Map Classification	Roosevelt Street – Minor Collector	33-foot north half
	12th Street – Minor Collector	33-foot east half
	Diamond Street - local	32-foot south half
<p><i>CONSERVATION, REHABILITATION AND REDEVELOPMENT, GOAL 5 – ELIMINATION OF DETERIORATION AND BLIGHT: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENTS AND REINVESTMENT.</i></p> <p>The Alwun House PUD will convert three blighted properties into surface parking and an art park in association with the adjacent Alwun House.</p>		
<p><i>NEIGHBORHOOD ELEMENT, GOAL 2: - COMPATIBLE NEIGHBORHOOD DEVELOPMENT: 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 Alwun House PUD will serve to allow the continued use of the Alwun House for artistic activities and allow expansion of those activities and surface parking to occur on adjacent parcels to the north. The proposal is compatible with the existing development pattern and historic use of the property.</p>		

NEIGHBORHOOD ELEMENT, GOAL 4: - CHARACTER AND IDENTITY: NEIGHBORHOOD CHARACTER AND IDENTITY SHOULD BE ENCOURAGED AND REINFORCED.

The Alwun House is an integral part of the Garfield Neighborhood's character and identity. The establishment of the PUD to allow continued use of the property as an arts destination supports this goal.

Area Plan

Garfield Redevelopment Plan – Consistent, see Background item #s 2 and 3 below.

BACKGROUND

1. This request is to rezone a combination of parcels comprising of 1.01 acres from R-3 RI and R-5 RI HP ACOD (Multi-family residential Residential Infill Historic Preservation Arts, Culture and Small Business overlay) to PUD HP (Planned Unit Development Historic Preservation) (0.54 acre) and PUD (0.47 acre). The Alwun House, through a previously approved Use Permit, has functioned as a multi-use art venue for many years. In the past few years, the addition of the Arts, Culture and Small Business Overlay District (ACOD) to the site provided for a further enhancement of uses on the site.



2. The Garfield Redevelopment Plan, adopted by City Council in 1999, identified long term development goals and devised mechanisms to reverse blighting influences and promote physical improvements in the area. Many goals were identified by the neighborhood for inclusion in the Plan including: preservation of existing historic structures; that new development be compatible with the residential character of the neighborhood; and that Garfield residents should feel a sense of community. The existing Alwun House and the proposed PUD meet these goals. The Historic Preservation overlay for the historic structure will remain in place; the proposed parking area and art park is compatible with the character of the area; and, as the site is the location of many neighborhood functions throughout the year, a sense of community will continue to be fostered.

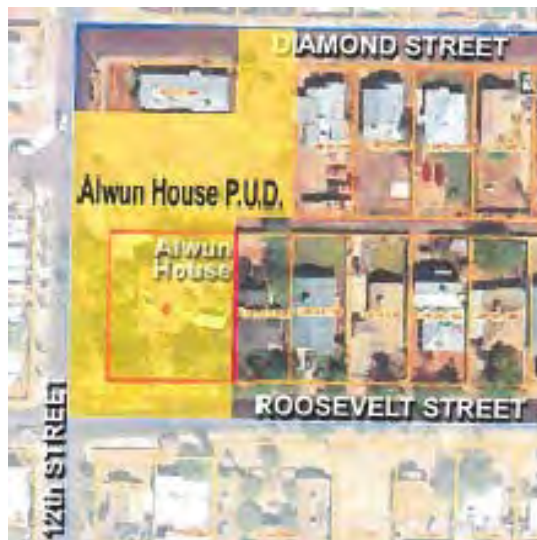
3. Many areas of the Garfield Neighborhood have the Residential Infill (RI) designation added to the underlying multi-family zoning districts and the sites that are part of this PUD are no exception. The RI district permits greater densities and heights not permitted by the underlying district alone. For at least a decade, the policy direction for the Garfield Neighborhood has encouraged the elimination of the RI designation as properties have rezoned. This has been accomplished most often when there has been City of Phoenix involvement in rezoning of properties for rehabilitation. Non-governmental applicants are always encouraged to consider removing the RI as it is seen to be contrary with the goals of the Garfield Redevelopment Plan which calls for low-profile single family residential for most of the interior of the neighborhood. The Alwun House PUD proposes new standards for height and density for its parcels consistent with the underlying zoning of R-3 and R-5. The increases in height and density from RI are not included, and therefore, the PUD remains consistent with the goals of the Garfield Redevelopment Plan.

4. The applicant has acquired three blighted parcels to the north of the Alwun House and proposes to incorporate the use of those parcels into the operation of the activities associated with the Alwun House. The existing zoning on the northern parcels is R-3 RI, a category which, when combined with the ACOD, does not provide for additional uses or enhanced development standards afforded the Alwun House which is zoned R-5 RI HP. Therefore, extending the ACOD district to the north was not seen as an appropriate solution. In addition, the applicant expressed a desire to expand upon the existing allowed uses on the site of the Alwun House and proposed an art park use in association with surface parking on the northern parcels. Although the surface parking P-1 district could have worked for the proposed parking, it would not have allowed the art park function. The PUD is an appropriate zoning district to accommodate the expanded uses proposed for the entire site.



SUBJECT SITE

5. The area that is the subject of this rezoning request is comprised of several parcels. The first parcel contains the historic Alwun House at the northeast corner of 12th and Roosevelt Streets. The other three parcels are located to the north, across the residential alley; two parcels have frontage on 12th Street and the other parcel has frontage on Diamond Street. The proposed development standards and allowed mix of uses will facilitate continued operation of the Alwun House as well as provide for additional surface parking and an art park. The residential alley is utilized by residents of both



Roosevelt and Diamond Streets and access to/from the alley will remain in place.

PROPOSED PLANNED UNIT DEVELOPMENT

6. The PUD zoning category allows an applicant to propose uses, development standards and design guidelines for the site. The PUD category allows an applicant to develop standards that respond to the surrounding environment better than conventional zoning districts allow. PUD parcels are zoned with standards specifically crafted and tailored for those sites. The PUD zoning category specifically defines such things as height, uses, setbacks and boundaries. Any later deviation from the approved PUD standard is considered to be a major amendment and, as such, will follow the rezoning and public hearing approval process for a rezoning request.

This proposal is for enhancements to a highly regarded existing arts venue in the Garfield neighborhood. Use of the site will be enhanced beyond the land uses and standards of the existing zoning districts which include the Arts, Culture and Small Business overlay district. The PUD is therefore an appropriate zoning category for this project.

VISION

7. The vision for the Alwun House PUD is to continue its use as a cultural center for the Garfield Neighborhood by hosting artistic events and gatherings to serve both the central Phoenix artistic community as well as the broader Garfield and central Phoenix neighborhoods. The Alwun House is also utilized for a variety of private gatherings. The PUD will provide the same level of lush landscape it has developed around the Alwun House and combat the heat island effect of an underlandscaped parking facility. The proposed development standards and design guidelines support this vision as outlined in the Alwun House PUD.

CONCEPT PLAN

8. The proposed development consists of an existing two story historic home that face Roosevelt Street and three parcels on the north side of the adjacent alley which face 12th Street and Diamond Street. The historic structure will remain. The three parcels north of the residential alley are depicted as an L-shaped surface parking area with generous landscape and access from 12th Street.

DEVELOPMENT STANDARDS

9. Below is a summary of the proposed standards for the subject site, as described in the PUD hearing draft narrative date stamped February 29, 2012.

Land Use Standards –The proposal is for a variety of uses that would typically be associated with an artistic venue. An example of proposed uses include antiques, craft and collectibles sales, book store, day spa, florist, cultural events, parking, restaurants, and general retail. Sales of alcoholic beverages are allowed as an accessory use to an established primary use.

Development Standards – The Alwun House development standards are consistent with the vision proposed for the development. A previously approved variance to reduce required parking for the site will be codified through the PUD standards and a specific requirement for parking associated with any restaurant use on the site is provided.

Landscape Standards Landscape setbacks are proposed to be measured from the back of curb. At least 75% of new trees are required to be at least 2-inch caliper. The average landscape setback of properties in Diamond Street will be utilized to establish the landscape setback for the portion of the PUD with Diamond Street frontage.

Sustainability Standards – The standards outlined in the PUD narrative note that the use of permeable pavement is encouraged to promote natural drainage and reduce run off. Pervious paving, combined with the required landscape for the surface parking/art park area, are intended to reduce the “heat island” effect of traditional surface parking areas. The re-use of the infill properties as a multi-use space for supportive and independent uses also represents sustainability.

Parking Standards – A previously approved variance to lower the required parking on the site to six (6) spaces is incorporated into the standards of the PUD. Further, if a restaurant use is established on the property, the restaurant shall provide an additional parking space for every 50 square feet of restaurant area.

Signs – Two signs exist on the Alwun House property. These signs were permitted through Zoning Adjustment Variance action and continue to be allowed as part of the PUD. In addition, the PUD incorporates the signage provisions of the R-5 section of Section 669, Arts, Culture and Small Business Overlay (ACOD) district.

GENERAL COMMENTS

10. The Planned Unit Development zoning district allows applicants to create development standards but cannot alter city processes or modify regulations governed by the zoning ordinance. The Alwun House PUD submittal follows City of Phoenix processes.

Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The request is not consistent with the General Plan land use designation of Residential 3.5 – 5 dwelling units per acre. However, a General Plan amendment is not required because the site is less than 10 acres.
2. This proposal will enhance the use of the historic Alwun House as an arts destination through the provision of additional arts uses and additional parking.
3. This proposal is consistent with and will further the goals of the Garfield Redevelopment Plan.

Stipulations

1. An updated Development Narrative for the Alwun House PUD that reflects the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped February 29, 2012, as modified by the following stipulations.
2. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. The below language shall be added as a preamble statement on a blank page prior to the Table of Contents within the Development Narrative. This additional language and any modifications to the narrative made through the public hearing process shall be completed and a final written PUD Development Narrative and electronic PUD Development Narrative shall be submitted within 30 days of final City Council approval.

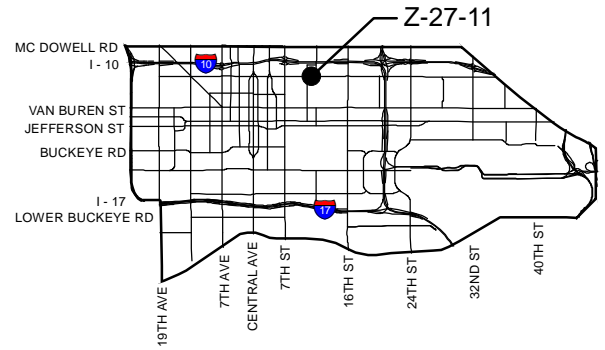
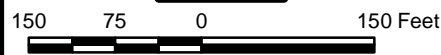
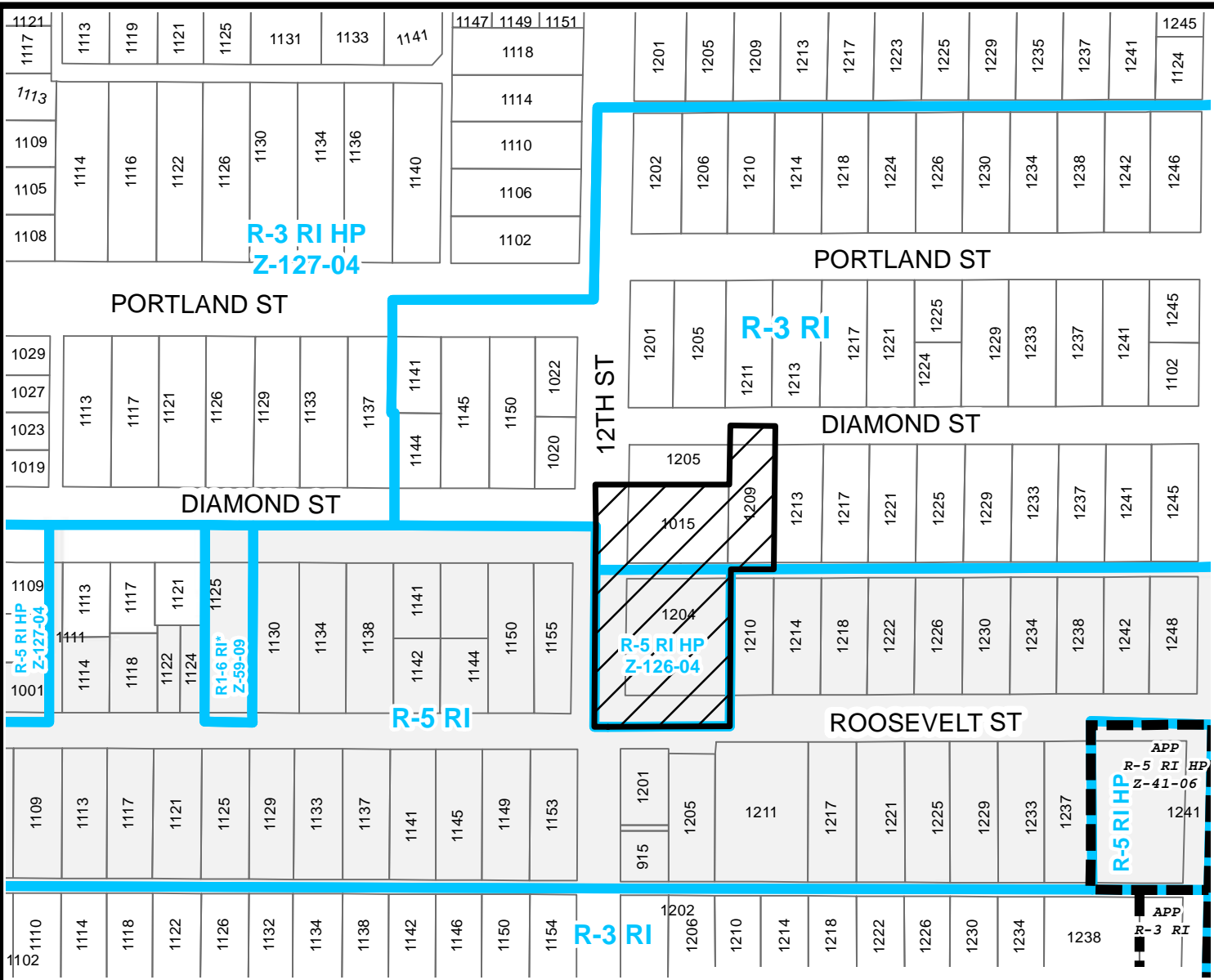
- a. A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as but not limited to right-of-way abandonments.

Writer

K. Coles
2/29/12
KK

Attachments

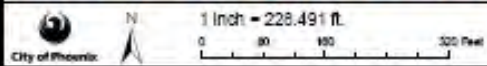
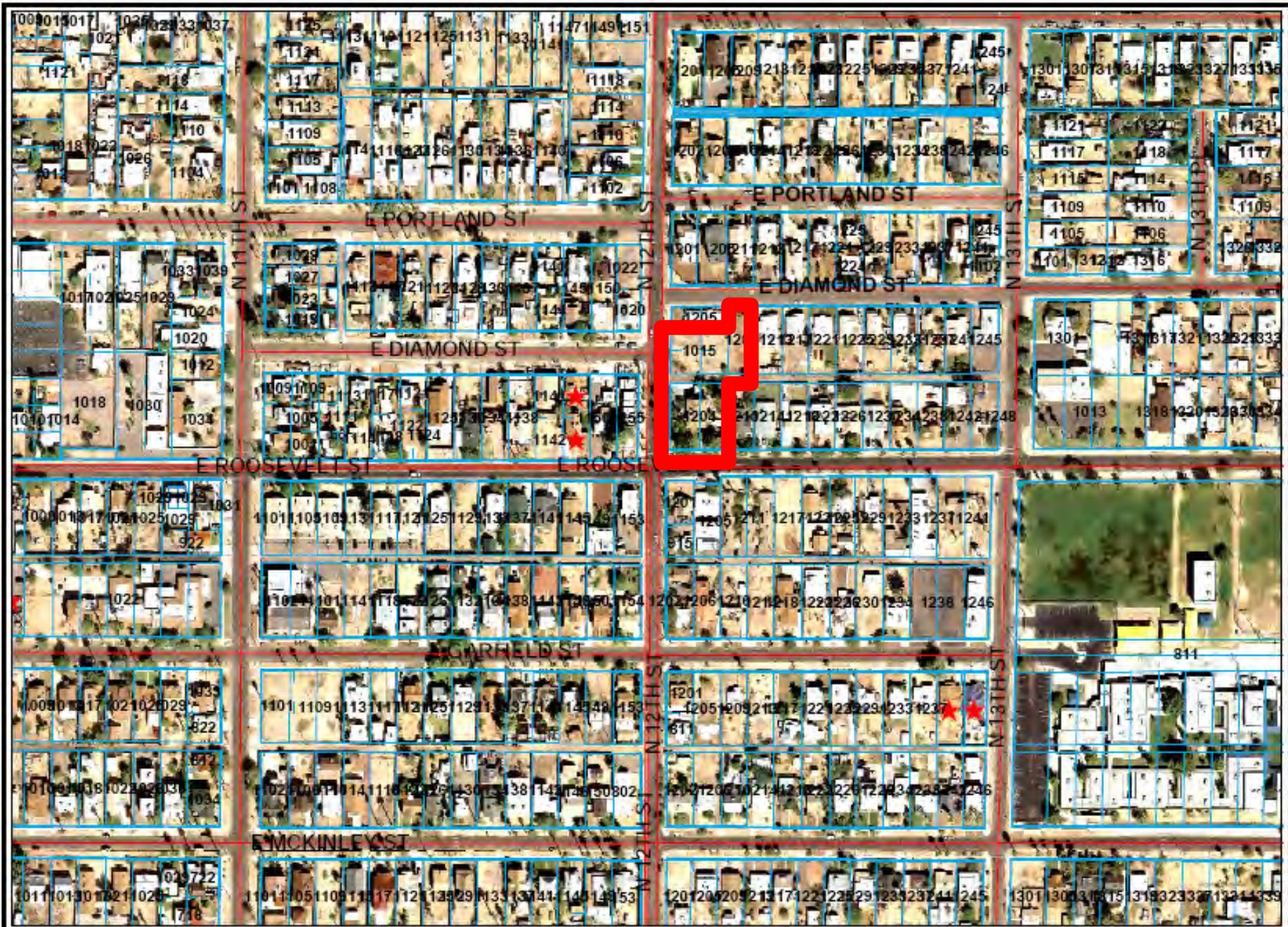
Sketch Map
Aerial



CITY OF PHOENIX PLANNING DEPARTMENT
CENTRAL CITY VILLAGE
 CITY COUNCIL DISTRICT: 8

APPLICANT'S NAME: Alwun House Foundation		REQUESTED CHANGE: FROM: R-5 HP RI ACOD, (0.54 a. c.) R-3 RI, (0.47 a. c.) TO: PUD HP, (0.54 a. c.) PUD, (0.47 a. c.)	
APPLICATION NO. Z-27-11	DATE: 12/13/11	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.01 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q12-30	<small>ZONING MAP</small> G-9	
MULTIPLES PERMITTED R-5 RI, R3 RI PUD	CONVENTIONAL OPTION 23, 7 53		* UNITS P.R.D. OPTION 28, 8 53

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



Development Services

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.