



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-21-17-8
May 26, 2017

Central City Village Planning Committee Meeting Date: June 12, 2017
Planning Commission Hearing Date: August 3, 2017
Request From: R-3 (Multifamily Residence District)
RI (Residential Infill District)
(0.37 acres)
Request To: R1-6 (Single-Family Residence District) (0.37 acres)
Proposed Use: Single-Family Residential
Location: Northwest corner of 11th Street and Pierce Street
Owner/Applicant/Representative: Dan Pierce, Trellis
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	11th Street	Collector	37.5-foot west half
	Pierce Street	Local	30-foot north half
<i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINITY 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> The site is located within an existing single-family residential neighborhood. The single-family residential request is compatible with the character of the neighborhood and consistent with adopted plans.			

CONNECT PEOPLE AND PLACES CORE VALUE; INFILL; 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.

The site is within the Eastlake-Garfield Transit Oriented Development (TOD) District and is just outside of the 1/2 mile walkshed from the light rail stop. The addition of single-family residential homes on a vacant lot will provide access to the light rail and transportation alternatives that connect to employment centers and commercial areas.

Applicable Plan and Principles

Garfield Redevelopment Plan – see #3 and #4 below.

Eastlake-Garfield Transit Oriented Development Policy Plan – see #5, #6, #7 below.

Tree and Shade Master Plan – see #9 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3 RI
North	Single-Family Residential	R-3 RI
South	Single-Family Residential	R-3 RI
East	Multifamily Residential	R-3 RI
West	Single-Family Residential	R-3 RI

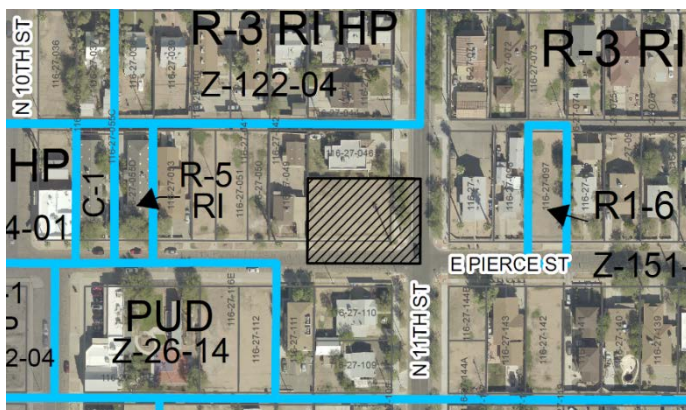
R1-6 (Single-Family Residence District)

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Development Option	Conventional	Conventional
Lot Standards	55 feet minimum	Met on corner lot – 61.2 feet Not Met on interior lot – 51.3 feet
Lot Coverage	40% not including attached shade structures; Total: 50%	Met – 43%
Maximum Building Height	2 stories and 30 feet	Met – 15.7 feet

Maximum Density	5.0 du/acre	Not Met – 5.4 du/acre
<i>Perimeter Setbacks</i>		
Front	15 feet	Met – 24 feet average
Side	10 feet (1-story)	Met – 17.5 feet average
<i>Interior Building Setback</i>		
Front	10 feet	Met – 24 feet average
Street Side	10 feet	Met – 20 feet
Interior Side	13 feet total (3 feet minimum, unless 0 feet)	Met – 15 feet
Rear	10 feet	Met – 15 feet

Background/Issues/Analysis

1. This request is to rezone a 0.37 acre site located at the northwest corner of 11th Street and Pierce Street from R-3 (Multifamily Residence District) RI (Residential Infill District) to R1-6 (Single-Family Residence District) to allow single-family residential. The site is vacant. Single-family residential, zoned R-3 RI, is located to the north, south and west of the site. To the east, is a multifamily use zoned R-3 RI.



Source: City of Phoenix Planning & Development Department, 2017

2. The General Plan Land Use Map designation is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the use of residential, but has slightly more density than the designation. Although the proposal is not consistent with this designation, a general plan amendment is not required because both 3.5 to 5 and 5.4 dwelling units per acre fall under the same general plan residential product type of Traditional Lot Residential.
3. The site is located within the Garfield Redevelopment Area, the boundaries for which are east from 7th Street to 16th Street and south from the Interstate 10 (Papago Freeway) to Van Buren Street. It includes most of the lots on the south side of Van Buren Street as well as those on the east side of 16th Street. In addition, the proposal is consistent with many of goals in the Garfield

Redevelopment Plan to help make improvements and investments in the redevelopment area.

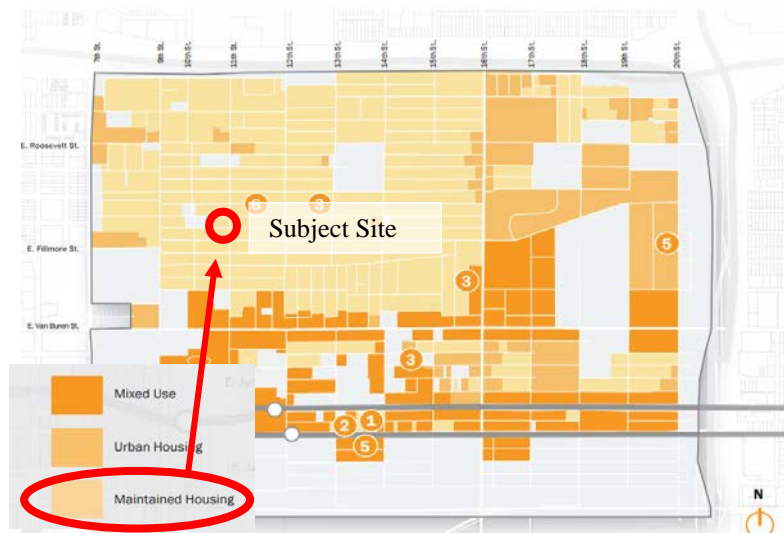
4. The Garfield Redevelopment Area Plan key goals include residential stabilization, blight elimination, reinvestment, and new development. In addition, promoting the development of single-family residential homes on vacant lots is stated as an important objective of the Plan.
5. The site is located within the Eastlake-Garfield TOD (Transit Oriented Development) District, the boundaries for which are the Union Pacific Railroad on the south, Interstate 10 on the north and east, and 7th Street on the west. The policy plan adopted for the Eastlake-Garfield 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.



Source: Eastlake-Garfield TOD Policy Plan, page 2

6. The proposed development is consistent with the opportunities maps related to the Housing Elements in the Eastlake-Garfield TOD Policy Plan. The Housing Element

Opportunities map shows the site as being appropriate for maintained housing, which in that location refers to single-family residential. The proposed development of single-family residential is consistent with the Housing Element of the TOD Policy Plan.



Source: Eastlake-Garfield TOD Policy Plan, page 50

7. The proposal is also consistent with the Eastlake-Garfield TOD Policy Plan Vision and Master Plan. The Vision and Master Plan map identifies the subject site as single-family residential.



8. The site is adjacent to the location of the 11th Street Pedestrian and Transit Improvement Project. This project was completed in 2014 and improvements included wider sidewalks, pedestrian street lights, shade trees, and bicycle lanes. The improvements helped to create a more walkable corridor that supports alternative transportation options. Due to the investments and to maintain a walkable environment on 11th Street, staff has included a stipulation to ensure that driveway access only occurs on Pierce Street and not on 11th Street. This is addressed in Stipulation #1.
9. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way. The sidewalks on the subject site are already detached from the curb, which allows trees to be planted to shade and separate pedestrians from vehicles on the street. This is addressed in Stipulation #2.
10. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
11. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.

12. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters 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 #3.
14. The Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #4.
15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The proposal is consistent with many of the goals and policies in the General Plan.
2. The proposed development of a vacant lot to single-family residential homes is compatible with the surrounding land uses in the Garfield neighborhood.
3. The proposal is consistent with the intent of the Garfield Redevelopment Plan and the Eastlake-Garfield TOD Policy Plan.

Stipulations

1. The driveway access onto Pierce Street shall be in specific conformance to the site plan date stamped April 4, 2017, as approved by Planning and Development Department.
2. Trees that are a minimum 3-inch caliper shall be placed 20 feet on center or in equivalent groupings in the right-of-way between the curb and the sidewalk along Pierce Street, as approved by the Planning and Development Department.

3. 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.
4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

Writer

Hannah Oliver

May 26, 2017

Team Leader

Joshua Bednarek

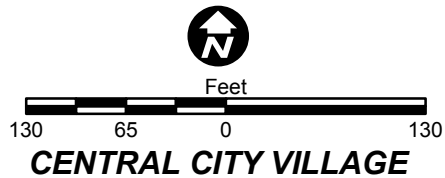
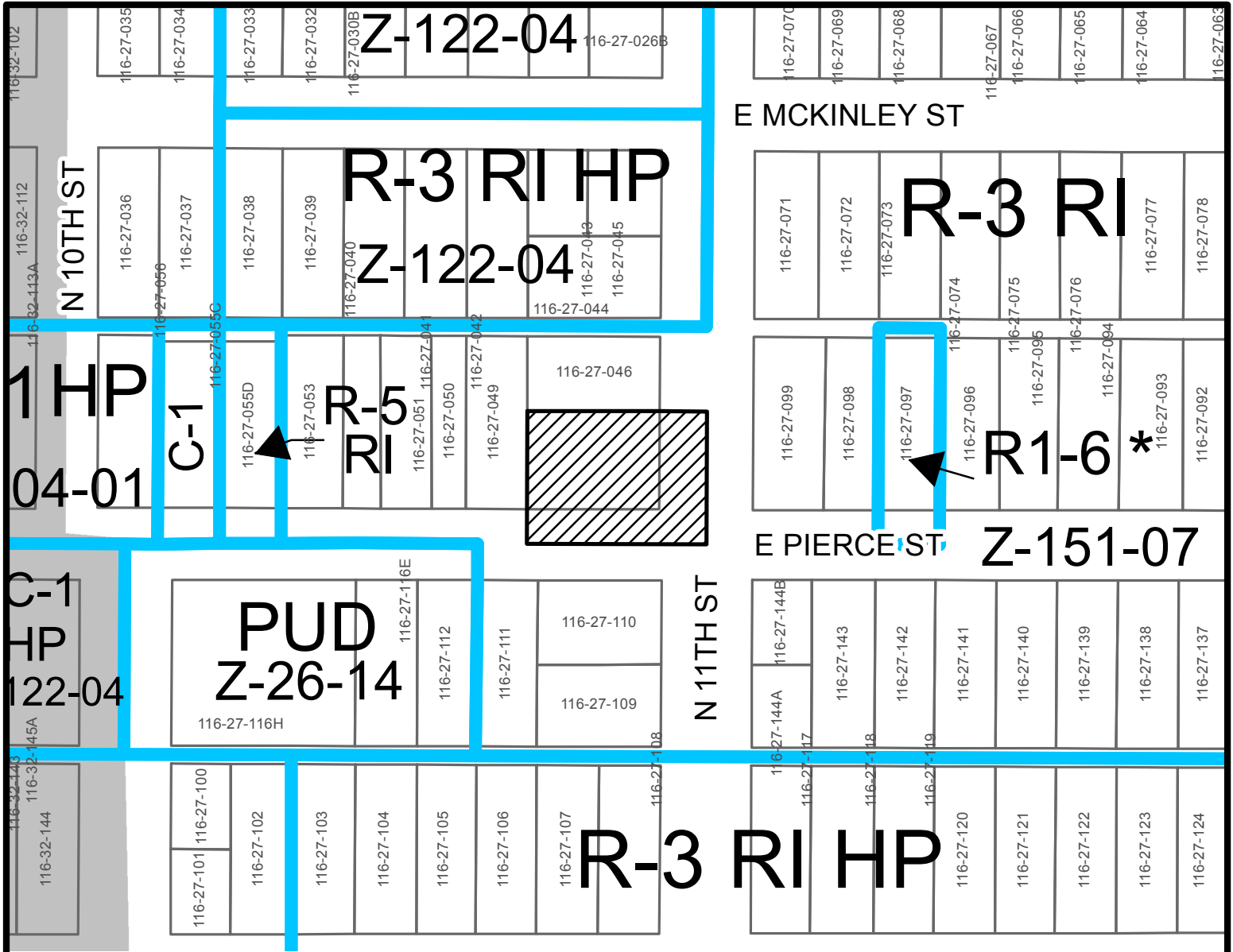
Exhibits

Sketch Map

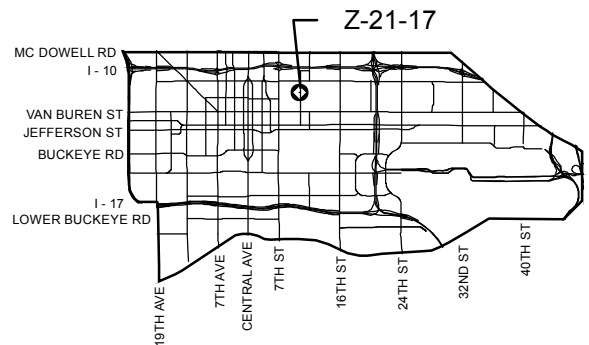
Aerial

Site Plan date stamped April 4, 2017 (1 page)

Elevations date stamped March 20, 2017 (3 pages)

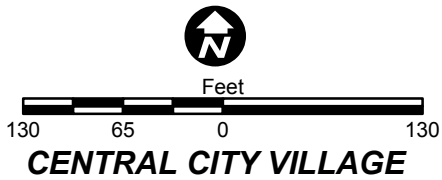
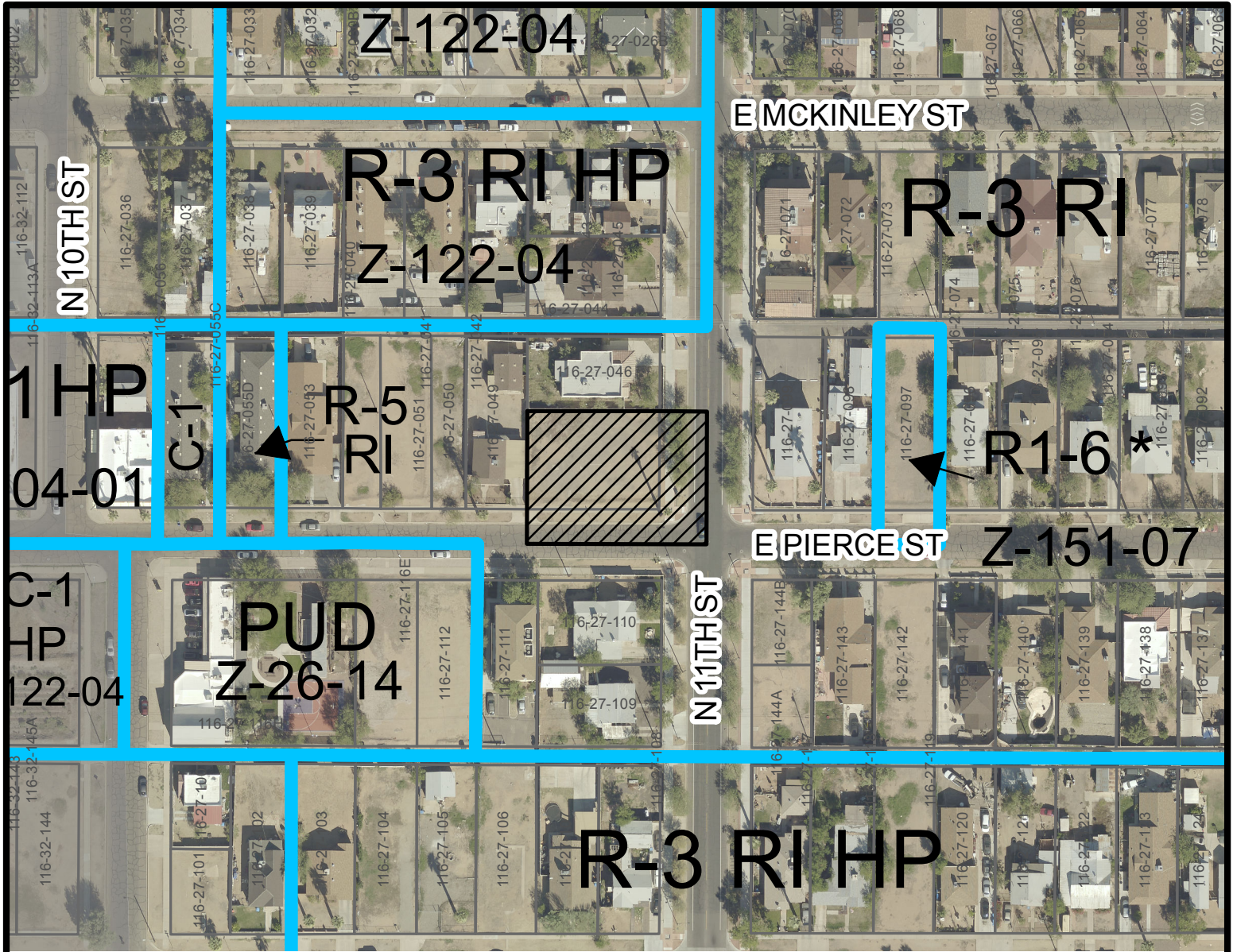


CITY COUNCIL DISTRICT: 8

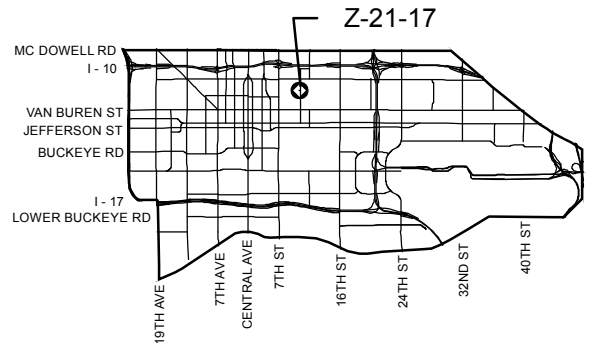


APPLICANT'S NAME: TRELLIS			REQUESTED CHANGE:		
APPLICATION NO. Z-21-17			FROM: R-3 RI, (0.37 a.c.)		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <div style="text-align: center; font-size: 1.2em;">0.37 Acres</div>			TO: R1-6, (0.37 a.c.)		
MULTIPLES PERMITTED			CONVENTIONAL OPTION		
R-3 RI			8		
R1-6			2		
* UNITS P.R.D. OPTION			8		
2			2		

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



CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: **TRELLIS**

APPLICATION NO. **Z-21-17**

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

0.37 Acres

DATE: **04/07/2017**
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO. **QS 11-29**
ZONING MAP **F-8**

REQUESTED CHANGE:

FROM: **R-3 RI, (0.37 a.c.)**

TO: **R1-6, (0.37 a.c.)**

MULTIPLES PERMITTED

R-3 RI

R1-6

CONVENTIONAL OPTION

8

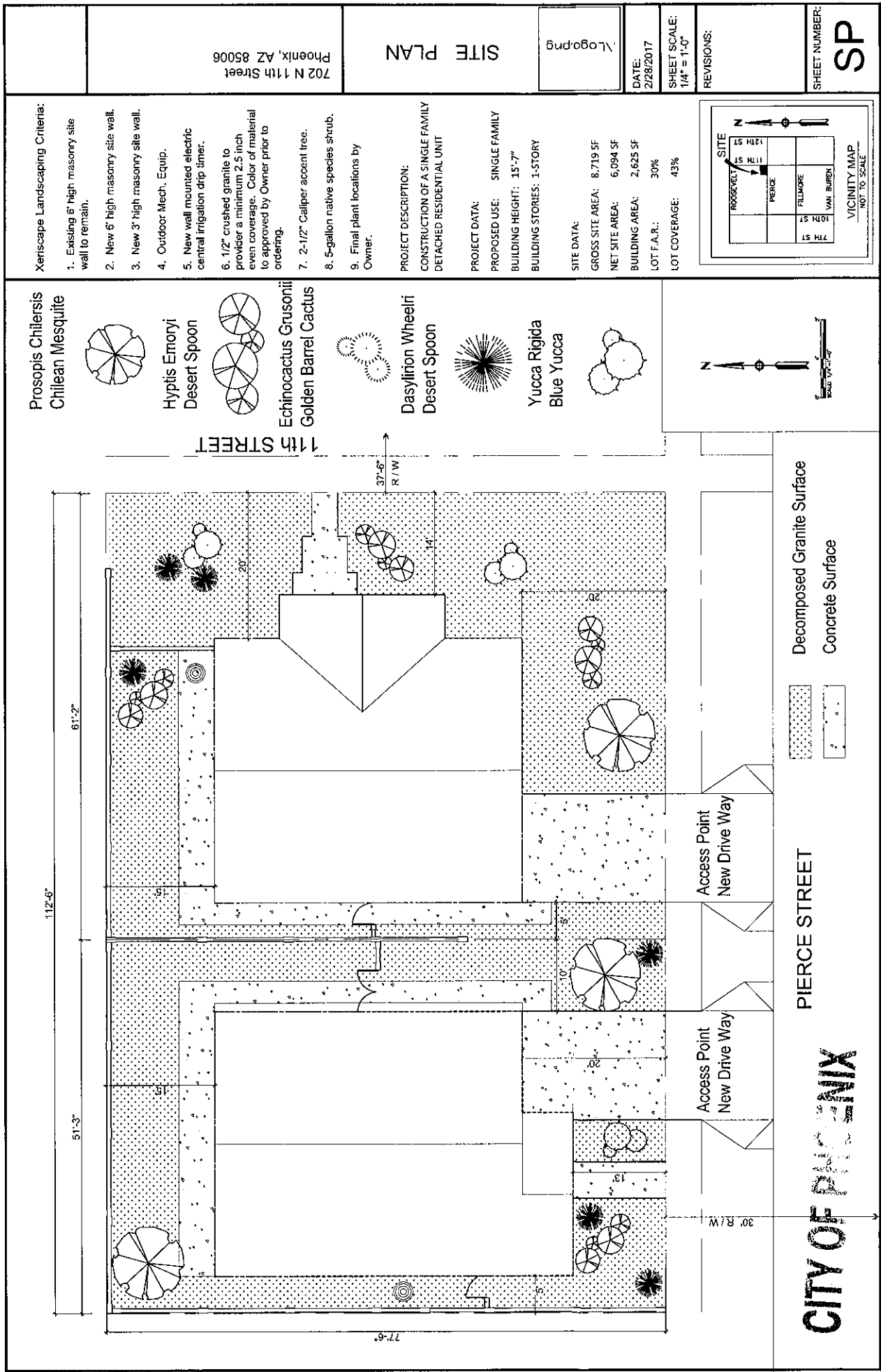
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*** UNITS P.R.D. OPTION**

8

2

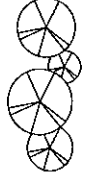
* Maximum Units Allowed with P.R.D. Bonus



Prosopis Chileris
Chilean Mesquite



Hyptis Emoryi
Desert Spoon



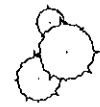
Echinocactus Grusonii
Golden Barrel Cactus



Dasylirion Wheeli
Desert Spoon



Yucca Rigida
Blue Yucca



11th STREET

37'-6" R/W

Access Point
New Drive Way

Access Point
New Drive Way

Decomposed Granite Surface
Concrete Surface

PIERCE STREET

CITY OF PHOENIX

APR 04 2017

Planning & Development
Department

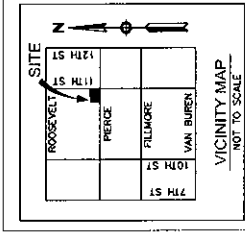
Xeriscape Landscaping Criteria:

1. Existing 6' high masonry site wall to remain.
2. New 6' high masonry site wall.
3. New 3' high masonry site wall.
4. Outdoor Mech. Equip.
5. New wall mounted electric central irrigation drip timer.
6. 1/2" crushed granite to provide a minimum 2.5 inch even coverage. Color of material to approved by Owner prior to ordering.
7. 2-1/2" Caliper accent tree.
8. 5-gallon native species shrub.
9. Final plant locations by Owner.

PROJECT DESCRIPTION:
CONSTRUCTION OF A SINGLE FAMILY
DETACHED RESIDENTIAL UNIT

PROJECT DATA:
PROPOSED USE: SINGLE FAMILY
BUILDING HEIGHT: 15'-7"
BUILDING STORIES: 1-STORY

SITE DATA:
GROSS SITE AREA: 8,719 SF
NET SITE AREA: 6,094 SF
BUILDING AREA: 2,625 SF
LOT F.A.R.: 30%
LOT COVERAGE: 43%



SITE PLAN

Logoing

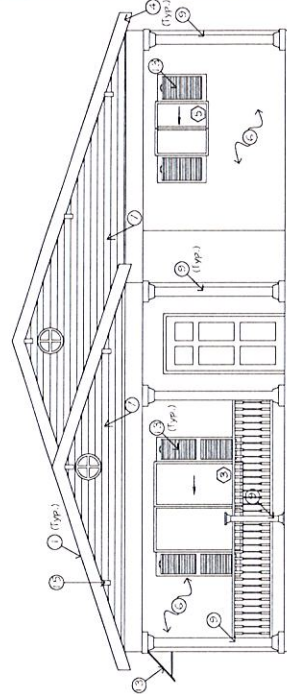
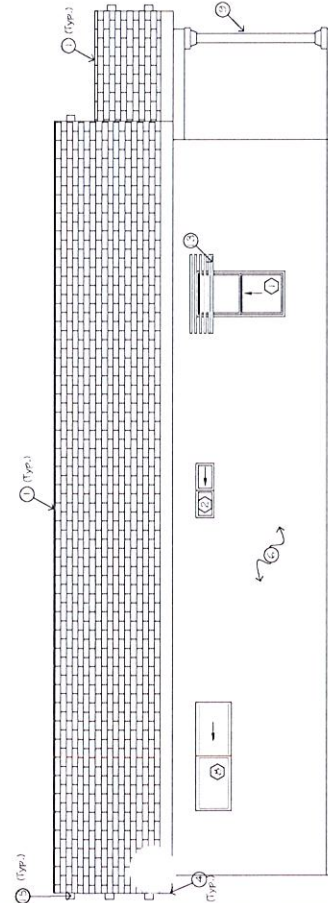
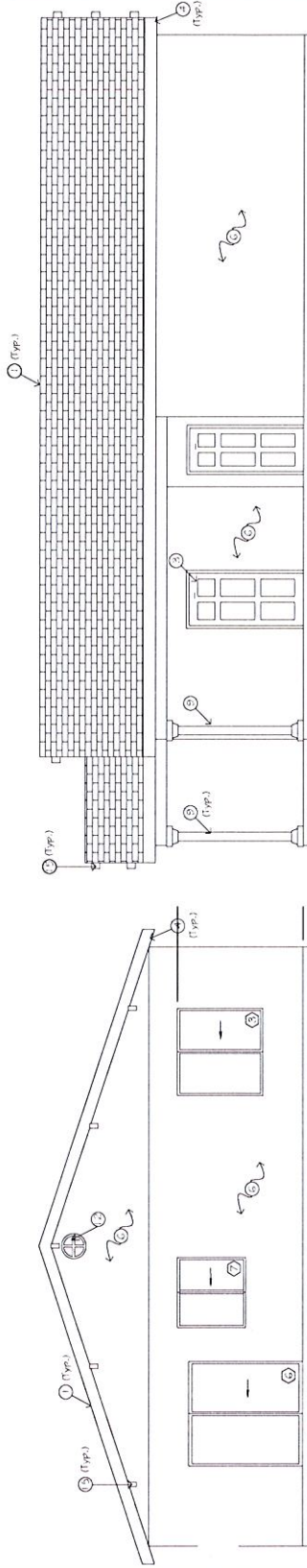
DATE:
2/28/2017

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

REVISIONS:

SHEET NUMBER:
SP

702 N 11th Street
Phoenix, AZ 85006

CITY OF
DORCHESTER
MASSACHUSETTS
ALL WINDS
WINDS

MAR 20 2017
Planning & Development
Department

NOTES:

- [illegible]

GENERAL PLAN NOTES:

1. ALL INTERIOR DOORS TO BE FOLLOW CONE 1-3/8" TYP. U.N.O.
2. ALL GARAGE SERVICE DOORS TO BE 16' X 8' TYP. U.N.O. GRAB (REFER TO PLAN FOR SIZE)
3. ALL WOODS TO GARAGE DOORS TO BE SOLID POLYMER, NOT LESS THAN 1 3/8" THICK. ALL DOORS TO BE 16' X 8' TYP. FITTINGS (REFER TO PLAN FOR SIZE), OR 20 MINUTE FIRE-RATED DOOR.
4. HAVE 750-STEP THERMAL BARRIERS TO EXTERIOR.
5. ALL FLOOR MATERIALS CHANGES TO OCCUR AT CENTER OF DOOR. U.N.O. (SEE SECTION 4705.3.1 AND PER 2012 I.C.C. SECTION 4705.3.1)
6. THIS RESIDENCE IS DESIGNED TO CARRY FOR A HOME ENERGY RATING OF 10.0. SEE SECTION 4705.3.1 FOR SPECIFICATIONS OF WORK HEREIN
7. REQUIRE PROGRESSIVE FIELD INSPECTIONS AND VERIFICATION BY TWO INDEPENDENT RESIDENT HOME ENERGY RATERS.

WINDOW SCHEDULE			TYPE
W#	QTY	SIZE	
1	1	2550 SINGLE HUNG, LOW-E, TINTED GLASS 9.30K 4.2K OR APPROVED EQUAL	
2	1	3010 SLIDER, LOW-E, TINTED GLASS 9.30K 4.2K	
3	2	5050 SLIDER, LOW-E, TINTED GLASS 9.30K 4.2K	
4	0	1650 SIDE LITE, LOW-E, TINTED GLASS 9.30K 4.2K OR APPROVED EQUAL	
5	1	3030 XO SLIDER, LOW-E, TINTED GLASS 9.30K 4.2K OR APPROVED EQUAL	
6	1	6030 XO SLIDER DOOR, LOW-E, TINTED GLASS 9.30K 4.2K OR APPROVED EQUAL	
7	1	4040 XO SLIDER DOOR, LOW-E, TINTED GLASS 9.30K 4.2K OR APPROVED EQUAL	
8	6	6020 XO SLIDER DOOR, LOW-E, TINTED GLASS 9.30K 4.2K OR APPROVED EQUAL	

ALL WINDOWS TO BE DUAL-GLAZED, LOW-E
VINYL FRAME ENERGY CORE WINDOWS
WITH LESS THAN:
0.40 U-FACTOR & 0.25 SHGC RATINGS
INSTALLED PER AAMA Standard 2400-02

SOUTH ELEVATION "B" 5/16" = 1'

WEST ELEVATION "B"
5/16" = 1'-0"

EAST ELEVATION "B"

NORTH ELEVATION "B"

ELEVATION
PLAN "B"

STANDARD PLAN 1053
Trellis
1405 E. McDowell Road
Phoenix, AZ 85006 (602)



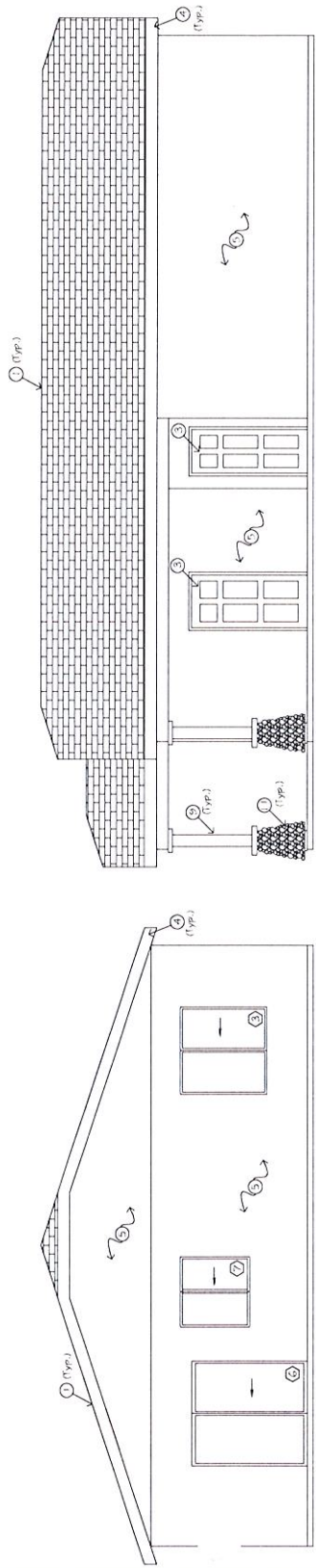
DATE: 2/28/17

SHEET SCALE
5/16" = 1'-0"

REVISIONS:

SHEET NUMBER

A4.0



NORTH ELEVATION "C"
5/16" = 1'-0"


EAST ELEVATION "C" 5/16" = 1'-0"

- NOTES:**
1. ROOF MATERIAL - 3 TAB SHINGLE, ICC ESR-1077, OR APPROVED EQUAL.
 2. INSULATION - 2" MIN. R-19, OR APPROVED EQUAL.
 3. ALL EXT. CORRS. OR APPROVED EQUAL.
 4. EXTERIOR DOORS - INSULATED FIBERGLASS, THERMA-TRU 500-22, OR APPROVED.
 5. PAINTED WOOD FASCIA BOARD: (NYP) 1-HOUR FIRE RESISTIVE GAVE OVERHANGING PER ICC E302.1 (1).
 6. BRICK VENER WRAPPED POST BASE, JAMES HARDIE PANE, SIDING, OR APPROVED EQUAL.
 7. BRICK VENER WRAPPED POST BASE #
 8. PAINTED WOOD OR STUCCO COLUMN.
 9. PAINTED WOOD HANDRAILS.
 10. STONE VENER WRAPPED POST BASE.
 11. VINYL SHUTTERS.
 12. VINYL SILLING.
 13. METAL AWNINGS.
 14. WEATHERIZED LOOK-OUTS.

GENERAL PLAN NOTES:

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1-3/8" THICK, U.N.O.
2. ALL EXTERIOR DOORS TO BE SOLID CORE 1-3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE).
3. ALL DOORS TO GARAGE DOORS TO BE ALL WOODS TO MATCH EXISTING THICK, WITH SELF-CLOSER AND TIGHT FITTINGS (REFER TO PLAN FOR SIZE), OR HARDWARE TO MATCH EXISTING.
4. HAVT ZERO-SWEEP THRESHOLDS.
5. ALL FLOOR MATERIAL CHANGES TO BE INDICATED BY DIMENSIONAL LINES.
6. ALL L.O.P.'S TO BE APPLIED PER 2012 I.R.C. SECTION R702.3.1.
7. THIS RESPONSE IS DESIGNED TO MEET THE MINIMUM REQUIREMENTS FOR THE SCORE, 11800 (0.64 OR LESS). SPECIFICATIONS OF WORK HEREIN REQUIRE PROGRESSIVE FIELD JOINTS TO BE LOCATED AT LEAST 10' FROM ANY TWO JOINTS.

INDEPENDENT FLOOR JOINTS ENERGY RATED:

WINDOW SCHEDULE				TYPE
W#	QTY	SIZE		
1	1	2650	SINGLE LING, LOW-E, TAMPERED GLASS, R306, 4, OR APPROVED EQUAL	
2	1	3010	SLIDER, LOW-E, TEMPERED GLASS, R306, 4, 2 OR APPROVED EQUAL	
3	2	5050	GLASS, LOW-E, TEMPERED GLASS, R306, 4, 2 OR APPROVED EQUAL	
4	0	1650	SIDE LITE, LOW-E, TEMPERED GLASS, R306, 4, 2 OR APPROVED EQUAL	
5	1	3030	YO SLIDER, LOW-E, TAMPERED GLASS, R306, 4, OR APPROVED EQUAL	
6	1	6060	YO SLIDER DOOR, LOW-E, TAMPERED GLASS, R306, 4, OR APPROVED EQUAL	
7	1	4040	SLIDER DOOR, LOW-E, TAMPERED GLASS, R306, 4, OR APPROVED EQUAL	
8	1	6020	YO SLIDER DOOR, LOW-E, TAMPERED GLASS, R306, 4, OR APPROVED EQUAL	

ALL WINDOWS TO BE DUAL-GLAZED, LOW-E VINYL FRAME ENERGY CORE WINDOWS WITH LESS THAN:
0.40 U-FACTOR & 0.25 SHGC RATINGS
INSTALLED PER AAMA Standard 2400-02

SOUTH ELEVATION "C"

MAR 20 2017

A4.0

STANDARD PLAN 1053
Trellis
1405 E. McDowell Road
Phoenix, AZ 85006 (602) 259-1659

ELEVATION
PLAN "C"



DATE: 2/28/17	SHEET SCALE: 5/16" = 1'-0"	REVISIONS:
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