



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-15-22-4 January 6, 2023

Application No. Z-15-22-4: Amendment to the Neighborhood Conservation Plan for the Coronado Neighborhood (the “Coronado Neighborhood Conservation Plan”) for approximately 4.05 acres at the northwest corner of 11th Street and McDowell Road to exempt the subject site from the multifamily development standards in the plan.

Staff recommendation: Staff recommends approval of Z-15-22-4 as shown in the recommended text in Exhibit A.

BACKGROUND

In 1986, the Phoenix City Council approved the Coronado Neighborhood Conservation Plan, which is a regulatory plan for the area bounded by 7th Street to the west, McDowell Road to the south, 16th Street to the east, and Virginia Avenue to the north. The plan includes regulations for new multifamily development, including a height limit of 48 feet, a setback from single-family properties of 30 feet, and a minimum of two parking spaces per dwelling unit.

The applicant proposes a new mixed-use development with multifamily residential and retail uses for the site at the northwest corner of 11th Street and McDowell Road, through a Planned Unit Development (PUD) that is being processed concurrently with this application (Rezoning Case No. Z-2-22-4). Because the proposed development would not comply with the multifamily regulations of the Coronado Neighborhood Conservation Plan, this request is to amend the plan by adding a site-specific exemption, stating that the subject site is exempt from the height, setback, and parking regulations of the plan. Therefore, the standards in the PUD will govern the new development.

CONCLUSION

The proposed amendment to the Coronado Neighborhood Conservation Plan would allow multifamily residential development, pursuant to a proposed PUD, to be exempt from the height, setback, and parking rules of the plan. Staff recommends approval of the amendment as proposed in Exhibit A.

Writer

Joshua Bednarek
January 6, 2023

Exhibit A: Proposed Language

Exhibit B: Coronado Neighborhood Conservation Plan Map

Exhibit C: Aerial Map

Exhibit A
Z-15-22-4: Amendment to the
Neighborhood Conservation Plan for the Coronado Neighborhood

Proposed Language:

Amend Chapter 5, Plan Regulations (Page 30) to read as follows:

11. Nonconforming Additions

- Residential additions which conform to the existing building side and rear yard setback line will be allowed through blanket use permit approval. This will allow side and rear yards to be reduced for nonconforming structures (which are common in this neighborhood with many substandard size lots).
- o The small nonconforming homes commonly found in the rear of single-family lots shall not be expanded.

SITE SPECIFIC EXEMPTIONS FROM DEVELOPMENT STANDARDS

12. NORTHWEST CORNER OF 11TH STREET AND MCDOWELL ROAD

- o THE PROPERTY AT THE NORTHWEST CORNER OF 11TH STREET AND MCDOWELL ROAD, BOUND BY CORONADO ROAD TO THE NORTH, MCDOWELL ROAD TO THE SOUTH, DAYTON STREET TO THE WEST, AND 11TH STREET TO THE EAST, EXCLUDING THE PROPERTIES WITHIN THE CORONADO HISTORIC DISTRICT, SHALL BE EXEMPT FROM THE HEIGHT, SETBACK, AND PARKING DEVELOPMENT REGULATIONS (PLAN REGULATIONS 4, 6, AND 7) CONTAINED IN THIS PLAN, PURSUANT TO THE APPROVED PLANNED UNIT DEVELOPMENT CASE NO. Z-2-22-4.

Exhibit B
Coronado Neighborhood Conservation Plan Map

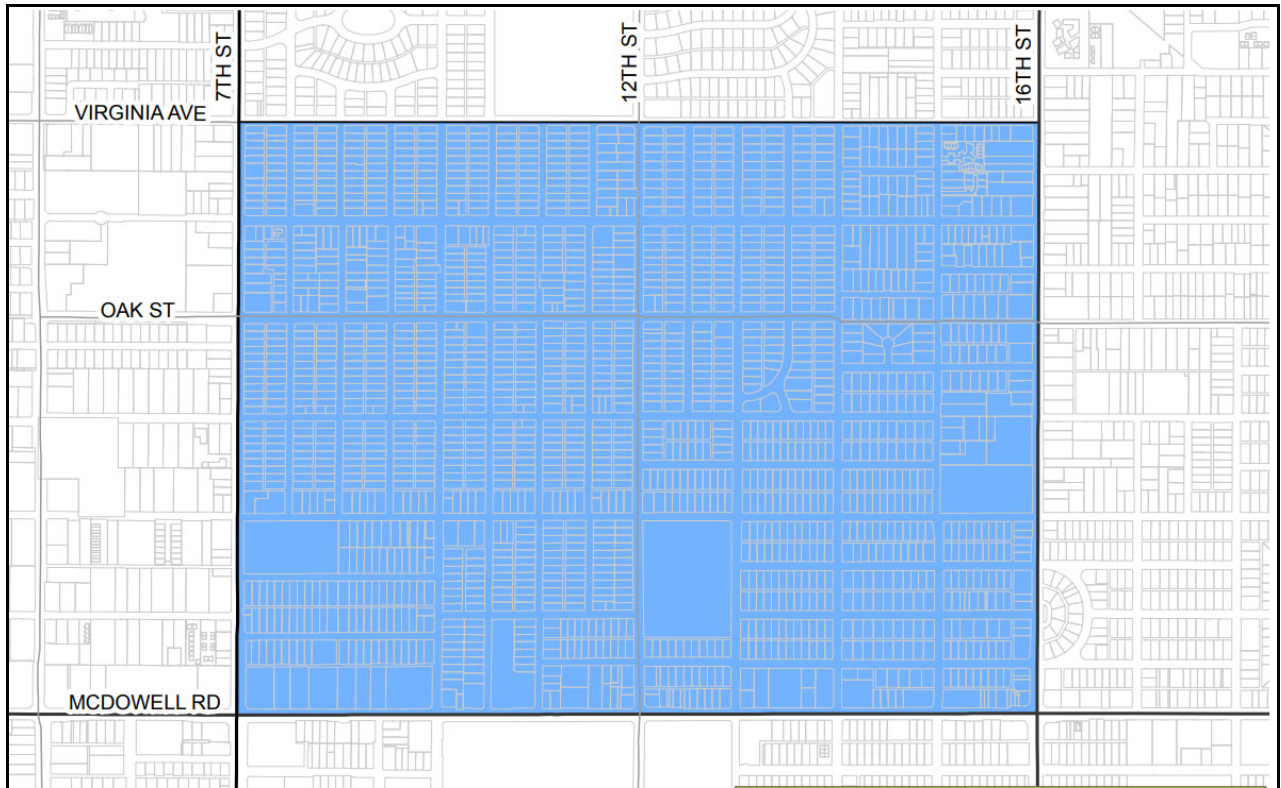


Exhibit C
Aerial Map

