
CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning & Development Director

SUBJECT: BACKUP INFORMATION TO ITEM 75 PUBLIC
HEARING/ORDINANCE ADOPTION – (Z-67-16-5) ON THE FEBRUARY 1,
2017, FORMAL AGENDA – APPROXIMATELY 316 FEET EAST OF THE
SOUTHEAST CORNER OF 21ST AVENUE AND MORTEN AVENUE

This report provides backup information on ITEM 75 - Public Hearing/Ordinance Adoption to Z-67-16-5 located approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue on the February 1, 2017 Formal Agenda.

THE ISSUE

A rezoning application has been submitted for approval to the City Council for a parcel located approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue. The application is being made by Benjamin Graff, Withey Morris, PLC.

OTHER INFORMATION

Rezoning case Z-67-16-5 is a request to rezone 1.84 acres from R-3 (Multifamily Residence) to R-4A (Multifamily Residence) to multifamily residential.

The Alhambra Village Planning Committee heard the request on November 22, 2016, and it was approved with three (3) additional stipulations. Vote: 10-6.

The Planning Commission heard the request on December 1, 2016, and it was approved, as recommended by the Alhambra Village Planning Committee with a deletion of Stipulation 10 and modifications to Stipulations 9 and 11. Vote 5-0.

The applicant withdrew the request from the January 11, 2017 City Council agenda to allow time to provide a new site plan that addresses some neighborhood concerns.

Staff now recommends approval per the January 17, 2017 memo with modified stipulations that provide for additional on-site community areas, remove a parking space and an increased building set back provision along the east property line.

Exhibits:

- 1 – Staff Report Z-67-16-5
- 2 – Village Planning Committee Meeting Summary
- 3 – Planning Commission Summary



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-67-16-5
 November 9, 2016

Alhambra Village Planning Committee Meeting Date: November 22, 2016
Planning Commission Hearing Date: December 1, 2016
Request From: R-3 (1.84 acres)
Request To: R-4A (1.84 acres)
Proposed Use: Multifamily Residential
Location: Approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue
Owner: 2011 West Morten Ave, LLC
Applicant/Representative: UMOM New Day Centers Inc c/o Daniel Gottry; Benjamin Graff, Withey Morris, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10-15 du/acre	
Street Map Classification	Morten Avenue	Local	30-foot south half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</p> <p>The proposed development will provide additional housing options in a neighborhood close to the existing Metro Light Rail station located at the Northern Avenue and 19th Avenue intersection.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal encourages redevelopment of an underutilized parcel to be consistent with the adopted 2016 Transit Oriented Development (TOD) Strategic Policy Framework.

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.

The proposed development, as stipulated, will provide several design features to encourage walking and bicycling inclusive but not limited to: detached sidewalks, shade trees, bicycle parking, and an active frontage environment along Morten Avenue.

Policy Plan

The Transit Oriented Development (TOD) Strategic Policy Framework. See analysis items #4 - #8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3
North	School	R-3
South	Multi-Family Residential and vacant	R-4 and R-3
East	Multi-Family Residential	R-3
West	Multi-Family Residential	R-3

R-4A Multi-Family

**if variance required*

<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	1.84 acres
Total Number of Units	-	54 units

Density	43.5 du/acre (1,000 square feet lot area per dwelling unit)	Met – 29.34 du/acre
Lot Coverage	50%	Met – 29.2%
Building Height	48 feet	Met – 4 stories, 47.5 feet
Perimeter Setbacks		
Street (Front)	20'	Met - 20'
Property Line (rear)	Not less than 15'	Met – 99'
Property Line (side)	Not less than 5'	Met – 10' and 63'
Open Space	Minimum 5% gross	Met - 8%
Amenities		Indoor Community Lounge, Outdoor BBQ and Lounge, Playground area
Parking	1.5 spaces per 1 or 2-bedroom unit; 2.0 spaces per 3 or more-bedroom unit	1.5x36 = 54 2.0x18 = 36 1 space reduction for recycling per 702.E.7.b Met – 89 spaces provided

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 1.84 acres located approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue from R-3 to R-4A to allow multifamily residential.



SURROUNDING ZONING AND LAND USE

2. The subject site is currently vacant and underutilized. To the north are athletic fields and a parking lot for an elementary school. To the east and west are existing multifamily residential uses. To the southwest is an existing multifamily residential use with plans to expand on the vacant parcel directly east (south of the subject site).

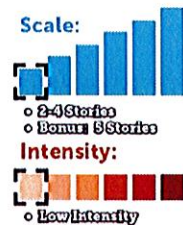
GENERAL PLAN

- 3. The General Plan Land Use Map designation for the subject site is Residential 10-15 du/acre. 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.



- 4. The Transit Oriented Development (TOD) Strategic Policy Framework was adopted in 2013 and revised in 2016 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. The Transit Oriented Development Strategic Policy Framework promotes more 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.

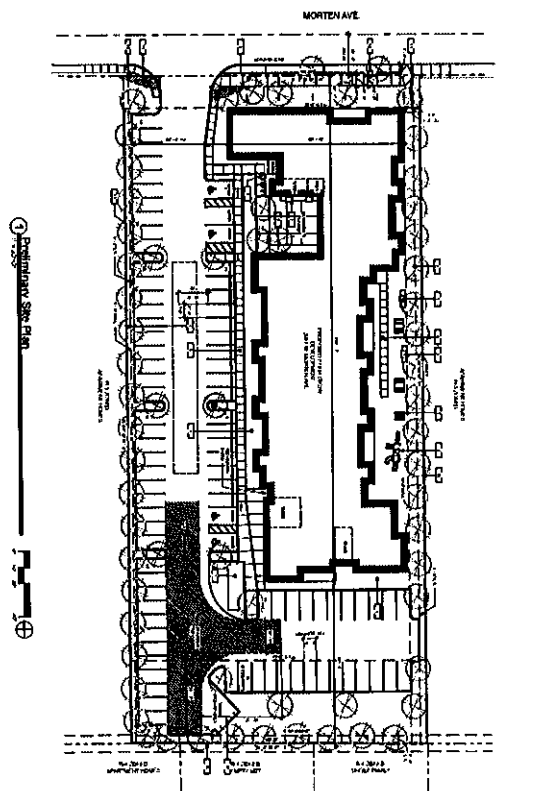
- 6. The place type policy established for 19th Avenue and Northern Avenue station is the Neighborhood Center. The Neighborhood Center envisions a primarily residential destination with a large variety of housing types including apartments, row houses, live/work units and townhouses in the 2 to 4 story range.



7. The TOD Policy Framework includes a provision (Policy E.2) which only permits the maximum height within the Place Type for properties that have the highest degree of neighborhood compatibility and station accessibility. More specifically, that heights should generally step down with distance from the station and with proximity to single family properties. The TOD Policy Framework also includes a provision (Policy E.4) allowing an increase in heights and intensities for proposals which include a minimum 30% housing units dedicated for long-term affordability for moderate income households, between 50% and 100% of the metro area median.
8. 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 Policy Framework policies and provides a rationale to support a project at the higher end of the height range identified for the Neighborhood Center place type.

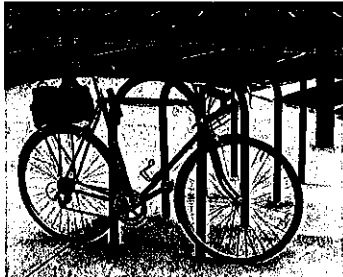
ANALYSIS OF PROPOSAL

9. The proposal provides additional housing options in close proximity to an existing Metro Light Rail station in the Alhambra Village.
10. The site plan proposes a 54-unit multifamily residential development with a mixture of two and three bedroom units at a proposed height of 4 stories or 47'-6". The site plan proposes 89 vehicular parking spaces, 8 bicycle parking spaces, and a total of 8% open space. Ingress and egress will be provided from Morten Avenue. Primary access to the building is provided from the northwest corner of the site adjacent to Morten Avenue. Staff is recommending a stipulation of general conformance to the site plan and elevations to ensure compatibility with the existing character of the area.



11. The site plan indicates that a 20-foot landscape setback shall be provided along Morten Avenue. To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings.
12. The site plan provides a 5-foot landscape setback along the west property line. To encourage screening for privacy of the existing property to the west and to encourage shade in the proposed parking lot, staff is recommending a stipulation that a minimum 5-foot landscape setback shall include 2-inch caliper trees planted a minimum of 20 feet on center along the west property line.
13. The site plan depicts a detached sidewalk along the north property line. To encourage walkability and shade, staff is recommending a stipulation that all sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk.

14. 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 plan shows eight bicycle parking however it is anticipated to be located at the building entry. It is recommended that two types of parking be provided on the property: secured parking for employees, and short-term rack parking for guests located near entrances to the property. The property is near a light rail transit station and several major bus routes. Providing secure bicycle parking for employees 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 review process to determine locations for both types of bicycle parking as well as for 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 Walkable Urban Code. These provisions are addressed in Stipulations 5 and 6.



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

15. The development proposes a secondary building entry along the Morten Avenue. To encourage an active frontage designed with elements that help prevent crime by enabling additional surveillance of sidewalks and other public areas, staff is recommending a stipulation that a building entry shall be incorporated into the north elevation facing Morten Avenue.

STREETS

16. The Street Transportation Department has indicated that the developer shall update all existing off-street improvement to current ADA guidelines. A stipulation has been recommended to address this request.

FLOODPLAIN

17. 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.

WATER

18. 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 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.

FIRE

19. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

ARCHAEOLOGY

20. 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.

OTHER

21. 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 improves a vacant and underutilized lot.
2. The proposal is consistent with the adopted area plan and place type.
3. The proposal will provide additional housing options within the Alhambra Village.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 8, 2016 and elevations date stamped November 10, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
3. A minimum 5-foot landscape setback shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center along the west property, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A minimum of 13 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
7. A building entry shall be incorporated into the north elevation facing Morten Avenue, as approved by Planning and Development Department.

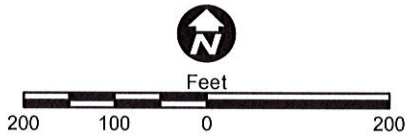
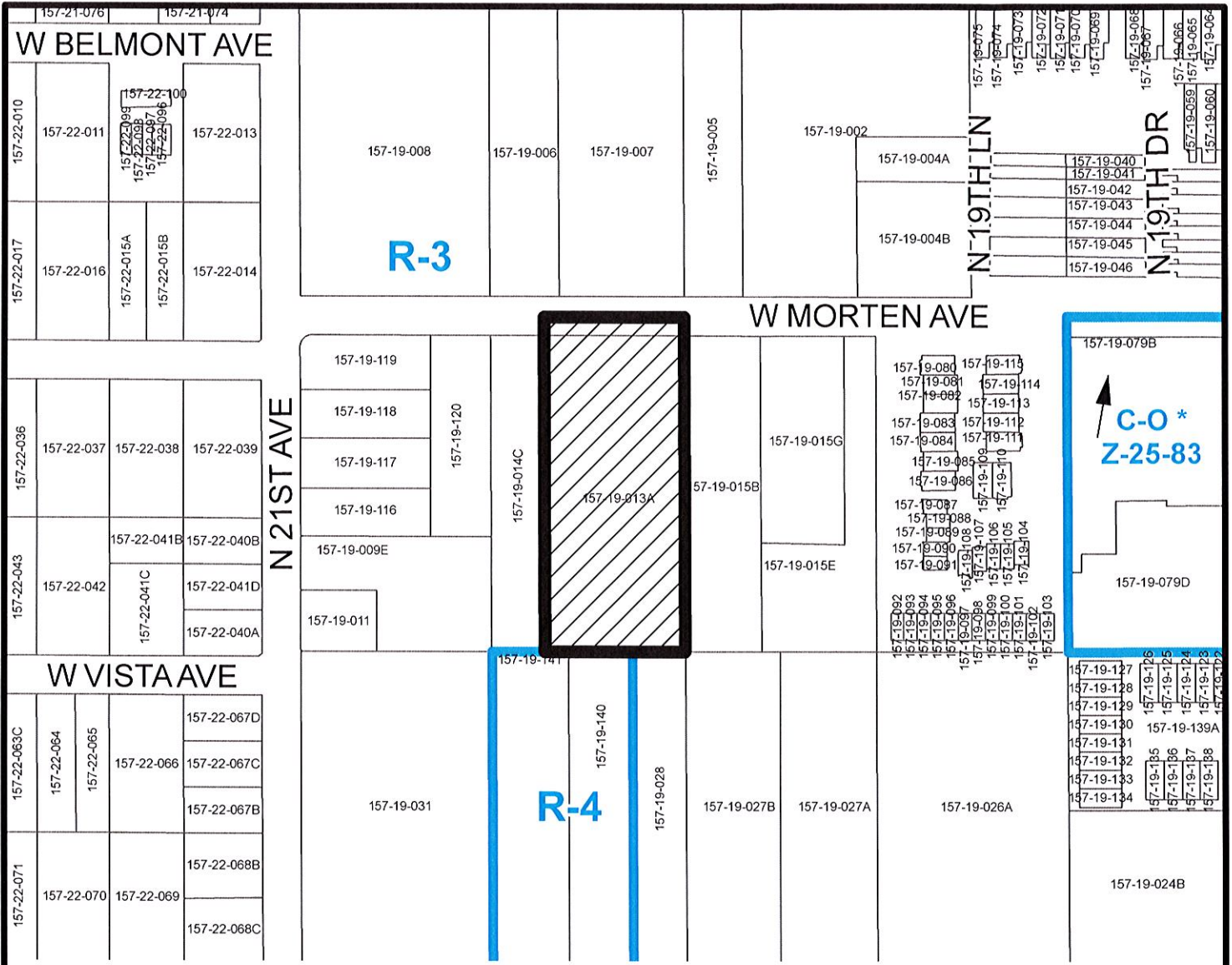
8. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.

Writer

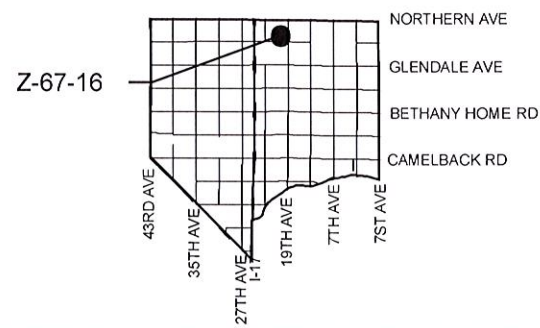
Joél Carrasco
November 9, 2016
Joshua Bednarek

Exhibits

Zoning sketch
Aerial
Site plan dated November 8, 2016 (1 pages)
Elevations dated November 10, 2016 (2 pages)



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: UMOM New Day Centers Inc c/o Daniel Gott		REQUESTED CHANGE: FROM: R-3 (1.84 a.c.)	
APPLICATION NO.: Z-67-16		DATE: 10/25/2016	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.84 Acres		REVISION DATES: 11/15/2016	
AERIAL PHOTO & QUARTER SEC. NO. QS 24-24		ZONING MAP: J-7	
MULTIPLES PERMITTED R-3 R4-A		CONVENTIONAL OPTION 26 80	
* UNITS P.R.D. OPTION 32 N/A		TO: R4-A, (1.84 a.c.)	

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



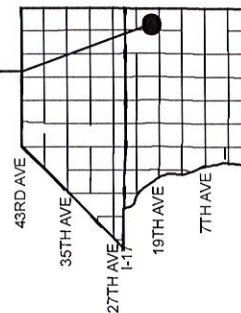
Feet

200 100 0 200

ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



Z-67-16



NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD

APPLICANT'S NAME:
UMOM New Day Centers Inc c/o Daniel Gott

REQUESTED CHANGE:

FROM: R-3 (1.84 a.c.)

APPLICATION NO. **Z-67-16**

DATE: 10/25/2016
REVISION DATES:

11/15/2016		
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GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

1.84 Acres

AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 24-24	J-7

TO: R4-A, (1.84 a.c.)

MULTIPLES PERMITTED

R-3

R4-A

CONVENTIONAL OPTION

26

80

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

32

N/A

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



Village Planning Committee Meeting Summary Z-67-16-5

Date of VPC Meeting	November 22, 2016
Request From	R-3 (1.84 acres)
Request To	R-4A (1.84 acres)
Proposed Use	Multifamily Residential
Location	Approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue
VPC Recommendation	Approval, as recommended by staff with three additional stipulations
VPC Vote	10-6

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Staff provided an overview of the request and summarized the staff report regarding the proposal, findings, and recommended stipulations. Staff further discussed the existing context, zoning and entitlements, as well as how the proposal, as stipulated, provides a transition that is consistent with the development pattern and character of the area.

Mr. Ben Graff, Withey Morris PLC, provided an overview presentation acknowledging the previous rezoning request, providing more detailed elevations and construction quality information as well as the additional information regarding UMOM's goals and operational characteristics. Mr. Graff concluded by sharing an example of an existing UMOM complex.

Committee member Ms. Sweetland requested clarification on the number of units, and raised concerns regarding the lack of outdoor amenities for children. Mr. Graff commented that the proposal has community space inside and on the east side of the building. Ms. Sweetland commented that this is too high of a density.

Committee member Ms. Snyder requested more information regarding lease restrictions. Mr. Graff commented on the lease restrictions. Ms. Snyder commented that affordable housing is in high demand and greatly needed in Phoenix.

Committee member Heck requested more information on UMOM's involvement in the project. Mr. Graff provided additional background on UMOM and their commitment.

Committee member Mr. Keyser commented that the building footprint is significantly smaller from the previous proposal and that UMOM has been in existence for a long time in the valley. Mr. Keyser commented on the area's designation as a food desert and how more residents might impact the food desert situation.

Committee member Ms. Edstrom commented that she is in favor of the request, she has worked with UMOM in the past however is concerned regarding the play area and activities for children.

Committee member Mr. Farina requested clarification on whether families need to have children to live here. Mr. Graff clarified that children are not required and that affordable housing is for working individuals and families.

Committee member Mr. Krietor requested more information regarding the Low Income Housing Tax Credits (LIHTC) funding that the applicant is seeking and the timeline for that process. Mr. Graff provided additional information regarding the LIHTC funding and timeline, Mr. Graff also suggested that UMOM is able to apply year after year if funding is not awarded this round.

Committee member Mr. Oglesby requested clarification regarding the placetype policies and intensity. Staff provided clarification. Committee member Oglesby also raised concerns regarding children's activities.

Committee member Mr. Leblanc complemented the group for considering child specific amenities such as the community space and tot lot.

Committee member Ms. Edstrom commented that the existing multifamily housing in the area are old and deteriorating and that new development and construction will be a good thing.

Chairman Malkoon opened the floor to public comment.

Mr. Jeff Taylor, The Salvation Army, commented that there are some safety concerns that exist in the neighborhood he has personally helped with, however UMOM provides a very high quality controlled access quality of housing and his experience in working with UMOM and Darlene suggests they will be have a positive impact on this community.

Vice Chair Jones commented that Ms. Shannon McBride, 19 North, had to leave prior to speaking however submitted a card in favor of the project.

Mr. Cecil Ross, area resident requested clarification on whether the subject site is currently in a TOD overlay, what the parking requirements are, and what the material being used is. Staff clarified that the site is not within the Interim TOD Overlay and that this station was not constructed at the time the Interim TOD

Overlay was established. Staff also provided the parking requirements and applicants proposed parking information.

Ms. Darlene Newsome, UMOM, commented that she lives in the neighborhood and clarified that this proposal is not for section 8 housing, this is a proposal for high quality affordable housing.

Mr. Cesar Garay, area resident raised concerns about transients, drug use, and crime in the area that should be fixed prior to children being brought into the area.

Mr. Warner Meyer, area resident commented that R-4 in the middle of R-3 neighborhood is not consistent, and he objects to the height of 50 feet. Mr. Meyer commented that more units, and less parking is not appropriate.

Mr. Ralph Frobe, Orangewood Home Owners Association, commented that he never heard about the request until he received notification letters and he was told that this process wouldn't occur until May. Mr. Frobe commented that the process is moving to fast and has concerns regarding the school access to the north. Mr. Frobe also shared that there is not shade or walkable access from the site to the light rail and that parking is not adequate for this much density.

Ms. Terry Jamtgaard, area resident, commented that there are no apartments over 2 stories in the area and the kids bus stop is behind her house. Ms. Jamtgaard commented this proposes too many people for the neighborhood.

Ms. Connie Elting, area resident, commented that she has been in the neighborhood since the 40's and nothing is 4 stories or this intense, except some recent townhouses north on 21st avenue.

Ms. Linda Colino, Augusta Avenue Block Watch, is opposed to the 4 stories and this is not consistent with the rural character of the neighborhood. Ms. Colino provided committee members a petitions with signatures, and letter from an adjacent property owner, and crime statistics for the area.

Ms. Michelle Perkins, Hayward Block Watch, commented that she understands that change will occur, however is concerned that this request will set precedent and is not interested in this drastic of change.

Mr. Wardell Holder, area resident, commented that he is concerned about the development extending south toward Orangewood Avenue and does not want this in the neighborhood.

Mr. James Perkins, area resident, commented that height is an issue and the city needs to clean the light rail before promoting more ridership. Mr. Perkins also commented that this proposal will add to the existing traffic issues in the neighborhood.

Ms. Lois De La Huerta, area resident, commented that traffic is horrific, traffic cuts through our neighborhood, and the crime rate has gotten worse with the light rail.

Chairman Malkoon closed the floor to public comment.

Mr. Graff, in rebuttal, commented on issues raised by the public with specific regard to parking, building materials, setbacks, outreach and traffic. Mr. Graff commented that crime and traffic are existing issues, however that this proposal is to bring in a professionally managed and quality affordable housing.

Chairman Malkoon asked if a traffic study has been provided to the city. Staff commented that a traffic study and statement were not required as part of the review of this application. Committee members and the public suggested that a prior traffic study had been done in the area to establish the new signals at a nearby intersection.

Chairman Malkoon asked if the current owner would be able to build to the R-4a standards. Mr. Graff commented that any future development would be able to develop to the R-4a standards as long as they conform to the stipulations of approval if this request is approved.

MOTION:

Ms. Ardyce Edstrom motioned to approve the Z-67-16-5 as recommended by staff. Mr. Frank Farina seconded the motion.

Committee member Mr. Keyser raised concerns regarding the crime statistics. Committee member Ms. Edstrom commented that construction attracts burglars and the citizens need to work to help reduce crime.

Committee member Mr. Oglesby commented that the Bethany Home Road and Central Avenue case which came to this committee for information had similar signatures and community presence where this committee allowed the voices to be heard prior to a recommendation and vote. Mr. Oglesby urged the committee to consider giving these residents the same time. Staff clarified that the previous case was a PUD request which required the applicant provide the committee an information only presentation.

Committee member Ms. Sweetland commented that the committee needs to make a recommendation tonight.

Mr. Krietor recommended a friendly amendment to the motion to include the following two additional stipulations:

1. A TRAFFIC STUDY OR TRAFFIC STATEMENT SHALL BE PROVIDED.
2. THE PROPERTY OWNER SHALL CONTINUE WORKING WITH STAFF TO EXPLORE METHODS TO ENSURE STABILITY OF AFFORDABLE HOUSING IN THE EVENT THAT UMOM DOESN'T GET LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDING.

Vice Chair Jones recommended an additional stipulation to be included in the friendly amendment as follows:

1. A traffic study or traffic statement shall be provided.
2. The property owner continue working with staff to explore methods to ensure stability of affordable housing in the event that UMOM doesn't get

Low Income Housing Tax Credit (LIHTC) funding.

3. **THE PROPERTY OWNER SHALL CONTINUE MEETING WITH RESIDENTS TO RESOLVE ANY OUTSTANDING ISSUES AND CONCERNS.**

Committee member Ms. Edstrom approved the friendly amendments with modification to the first additional stipulation as follows:

1. A traffic study or traffic statement shall be provided **BY THE STREET TRANSPORTATION DEPARTMENT.**
2. The property owner shall continue working with staff to explore methods to ensure stability of affordable housing in the event that UMOM doesn't get Low Income Housing Tax Credit (LIHTC) funding.
3. The property owner shall continue meeting with residents to resolve any outstanding issues and concerns.

Committee member Mr. Hal Becker commented that he is not supportive of the request.

Committee member Ms. Sheryl Frank commented that the height is not appropriate.

Committee member Mr. Jak Keyser commented that a development with the existing R-3 standards can be a much worse quality development than what is proposed today.

Committee member Ms. Kirsten Snyder commented that UMOM should share the leasing contracts with the community so they have a better understanding of the restrictions they place on residents in their communities.

Staff took a roll call vote for the motion to approve as recommended by staff with 3 additional stipulations as follows:

1. The development shall be in general conformance with the site plan date stamped November 8, 2016 and elevations date stamped November 10, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
3. A minimum 5-foot landscape setback shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center along the west property, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot wide landscaped

strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A minimum of 13 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
7. A building entry shall be incorporated into the north elevation facing Morten Avenue, as approved by Planning and Development Department.
8. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.
9. A TRAFFIC STUDY OR TRAFFIC STATEMENT SHALL BE PROVIDED BY THE STREET TRANSPORTATION DEPARTMENT.
10. THE APPLICANT CONTINUES WORKING WITH STAFF TO EXPLORE METHODS TO ENSURE STABILITY OF AFFORDABLE HOUSING IN THE EVENT THAT UMOM DOESN'T GET LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDING.
11. THE APPLICANT CONTINUE MEETING WITH RESIDENTS TO RESOLVE ANY OUTSTANDING ISSUES AND CONCERNS.

VOTE:

10-6, motion to approve passes.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Traffic studies and traffic statements are typically requested by staff and provided by the applicant. Staff is recommending stipulation #9 be revised to request the applicant provide a traffic statement to be approved by the Street Transportation Department.

Staff is recommending stipulation #10 be removed as a stipulation and be noted as a direction for staff to continue to explore this issue.

Staff is recommending stipulation #11 be revised to require documentation of any additional meetings be submitted prior to preliminary site plan approval. The addition of this language will improve the stipulation to be enforceable by staff.

The stipulations have been revised below:

1. The development shall be in general conformance with the site plan date stamped November 8, 2016 and elevations date stamped November 10, 2016, as modified by the following stipulations and approved by the

Planning and Development Department.

2. The landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
3. A minimum 5-foot landscape setback shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center along the west property, as approved by the Planning and Development Department.
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5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A minimum of 13 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
7. A building entry shall be incorporated into the north elevation facing Morten Avenue, as approved by Planning and Development Department.
8. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.
9. **A TRAFFIC STUDY OR TRAFFIC STATEMENT SHALL BE PROVIDED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.**
- ~~10. THE PROPERTY OWNER SHALL CONTINUE WORKING WITH STAFF TO EXPLORE METHODS TO ENSURE STABILITY OF AFFORDABLE HOUSING IN THE EVENT THAT UMOM DOESN'T GET LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDING.~~
10. **THE PROPERTY OWNER SHALL CONTINUE MEETING WITH RESIDENTS TO RESOLVE ANY OUTSTANDING ISSUES AND CONCERNS AND DOCUMENTATION OF THE ADDITIONAL MEETING(S) SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL.**

REPORT OF PLANNING COMMISSION ACTION
December 1, 2016

ITEM NO: 5	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-67-16-5
Location:	Approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue
Request:	R-3 To: R-4A Acreage: 1.84
Proposal:	Multi-family residential
Applicant:	UMOM New Day Centers Inc c/o Daniel Gott
Owner:	2011 West Morten Ave, LLC
Representative:	Withey Morris, PLC - Benjamin Graff

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Alhambra 11/22/2016 Approved, per staff stipulations and three additional stipulations

Vote: 10-6

Planning Commission Recommendation: Approved, as recommended by the Alhambra Village Planning Committee with a deletion of Stipulation 10 and modifications to Stipulations 9 and 11.

Motion discussion: N/A

Motion details – Commissioner Shank made a MOTION to approve Z-67-16-5 as recommended by the Alhambra Village Planning Committee with a deletion of Stipulation 10 and modifications to Stipulations 9 and 11.

Maker: Shank

Second: Glenn

Vote: 5-0

Absent: Davis, Katsenes, Whitaker and Winger

Opposition Present: Yes

Findings:

1. The proposal improves a vacant and underutilized lot.
2. The proposal is consistent with the adopted area plan and place type.
3. The proposal will provide additional housing options within the Alhambra Village.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped November 8, 2016 and elevations date stamped November 10, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
3. A minimum 5-foot landscape setback shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center along the west property, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A minimum of 13 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
7. A building entry shall be incorporated into the north elevation facing Morten Avenue, as approved by Planning and Development Department.
8. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.
9. **A TRAFFIC STUDY OR TRAFFIC STATEMENT SHALL BE PROVIDED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.**
- ~~10. THE APPLICANT CONTINUES WORKING WITH STAFF TO EXPLORE METHODS TO ENSURE STABILITY OF AFFORDABLE HOUSING IN THE EVENT THAT UMOM DOESN'T GET LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDING.~~
- ~~11.10. THE APPLICANT PROPERTY OWNER SHALL CONTINUE MEETING WITH RESIDENTS TO RESOLVE ANY OUTSTANDING ISSUES AND CONCERNS AND DOCUMENTATION OF THE ADDITIONAL MEETING(S) SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL.~~