
CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning & Development Director

SUBJECT: BACKUP INFORMATION TO ITEM 86 PUBLIC
HEARING/ORDINANCE ADOPTION – (Z-89-16-4) ON THE FEBRUARY
15, 2017, FORMAL AGENDA – NORTHEAST CORNER OF 27TH
AVENUE AND HAZELWOOD STREET

This report provides backup information on ITEM 86 - Public Hearing/Ordinance Adoption to Z-89-16-4 located at the northeast corner of 27th Avenue and Hazelwood Street on the February 15, 2017 Formal Agenda.

THE ISSUE

A rezoning application has been submitted for approval to the City Council for a parcel located at the northeast corner of 27th Avenue and Hazelwood Street. The application is being made by Peter Swingle, Athena Studio.

OTHER INFORMATION

Rezoning case Z-89-16-4 is a request to rezone 2.73 acres from R1-6 (Single Family Residence) to R-4 (Multifamily Residence) to allow multifamily residential.

The Alhambra Village Planning Committee heard the request on January 24, 2017, and it was approved as recommended by staff. Vote: 9-0.

The Planning Commission heard the request on February 2, 2017, and it was approved as recommended by the Alhambra Village Planning Committee. Vote: 7-0.

Exhibits:

- 1 – Staff Report Z-89-16-4
- 2 – Village Planning Committee Meeting Summary
- 3 – Planning Commission Summary



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-89-16-4
January 13, 2016

Alhambra Village Planning Committee Meeting Date:	January 24, 2017
Planning Commission Hearing Date:	February 2, 2017
Request From:	R1-6 (2.73 acres)
Request To:	R-4 (2.73 acres)
Proposed Use:	Multifamily Residential
Location:	Northeast corner of 27th Avenue and Hazelwood Street
Owner:	Rehoboth CDC
Applicant/Representative:	Brian Swanton, Gorman & Company; Peter Swingle, Athena Studio
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ du / acre	
Street Map Classification	27th Avenue	Arterial	40-foot east half street
	Hazelwood Street	Local	25-foot north half street
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.			
The proposed development will provide additional housing options in a neighborhood adjacent to the preferred West Phoenix/Glendale Metro Light Rail extension located along Camelback Road between 19 th Avenue and 43 rd Avenue. The proposal is also in close proximity to several major bus routes along Camelback Road and 27th Avenue.			

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 the adjacent neighborhood character. More specifically the proposal is an extension of the existing development to the east and will share the existing playground amenity as well as utilize an existing shared access easement.

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 both 27th Avenue and Hazelwood Street.

Area Plan

Black Canyon/Maricopa Freeway Specific Plan (1998) study area is 32 miles long extending between Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. The Plan covers the following elements: Existing Zoning and Land Use, Circulation, Noise, Neighborhood Safety and Stabilization, Landscape Enhancement, Neighborhood Enhancement, and Bicycle Paths and Recreational Trails. The Black Canyon/Maricopa Freeway Specific Plan designates the subject site as General Commercial Zoning and Vacant land use. See discussion in number 4 for additional analysis.

Surrounding Land Uses/Zoning

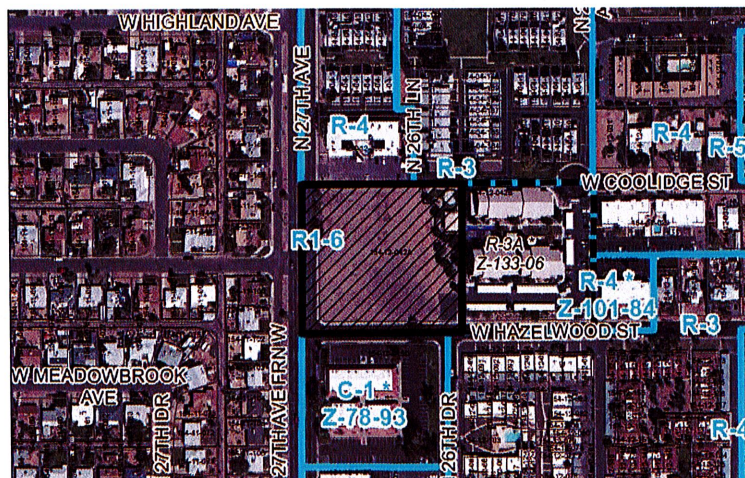
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-6
North	Multi-Family Residential	R-4 and R-3
South	Church	C-1
East	Multi-Family Residential	R-3A
West (across 27th Avenue)	Single Family Residential	R1-6

R-4 Multi-Family		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Development Option	Subdivision (Table B)	Subdivision (Table B)
Gross Acreage	-	2.73 acres
Total Number of Units	-	56 units
Density	29 du/acre	Met – 20.51 du/acre
Lot Coverage	50%	Met - 29.5%
Building Height	3 stories or 40 feet	Met – 3 stories, 40 feet
Building Setbacks		
Front (27 th Avenue)	20 feet	Met – 20 feet
Side (Hazelwood Street)	10 feet	Met – 10 feet
Property Line (east/rear)	15 feet	Met – 59 feet
Property Line (north/side)	3 feet	Met – 50 feet
Open Space	Minimum 5% gross (5,946 square feet)	Met - 7% (9,381 square feet)
Amenities		Shared Playground
Parking	1.5 spaces per 1 or 2- bedroom unit; 2.0 spaces per 3 or more- bedroom unit	1.5 x 20 (1 bed) = 30 1.5 x 18 (2 bed) = 27 2.0 x 18 (3 bed) = 36 93 spaces required *Not Met – 62 spaces provided

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 2.73 acres located at the northeast corner of 27th Avenue and Hazelwood Street from R1-6 to R-4 to allow multifamily residential.



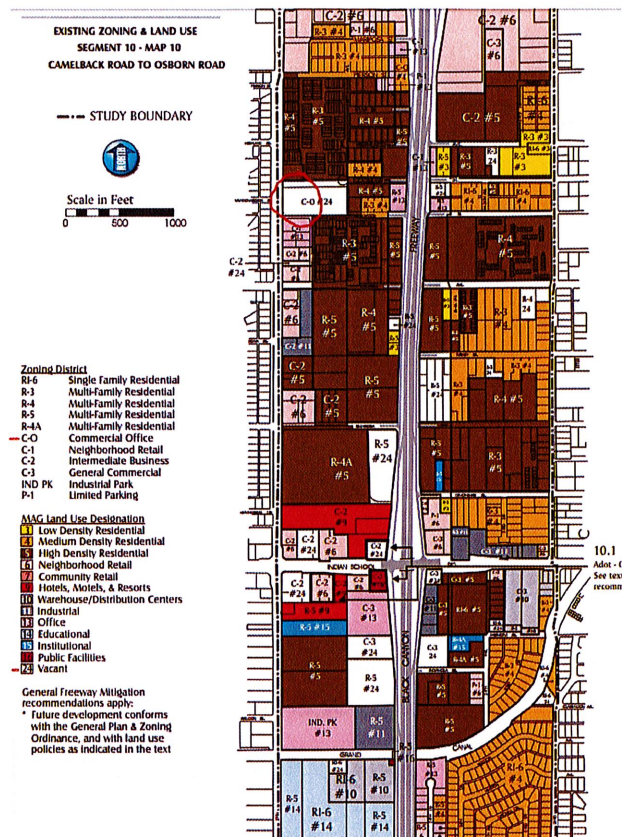
SURROUNDING ZONING AND LAND USE

- The subject site is currently vacant and underutilized. To the north and east are multifamily residential uses. To the west are single family residential uses. To the south is a church.

GENERAL PLAN

- The General Plan Land Use Map designation for the subject site is Residential 15+ du/acre. The proposal is consistent with the General Plan designation of Residential 15+ du/acre.

- The Black Canyon/Maricopa Freeway Specific Plan identifies the subject site within segment 10: Camelback Road to Osborn Road (Map 10). This segment was identified as the most varied of any of the segments. Residential and commercial uses are combined in many different zoning districts and land use densities. A majority of the residential uses are multifamily, while only a small portion is single family. Vacant parcels are found throughout this segment in different land use categories. Any vacant parcels are encouraged to complement the existing residential areas instead of adding more residential uses to the segment. The request for multifamily is not consistent with the recommendation in the Black Canyon/Maricopa Freeway Specific Plan.



- In 2013, Valley Metro initiated a transit corridor study for the West Phoenix/Central Glendale area to identify high-capacity transit service options to connect downtown Glendale to the existing light rail system. In partnership with the city of Phoenix, city of Glendale and the community, the study goal was to determine a route location and a type of transit that will best serve the area. After more than two years of technical analysis and working with the local community, a recommended leading alternative was determined. The recommendation for the West Phoenix/Central Glendale light rail extension is to connect to the existing Valley Metro Rail at 19th Avenue and Camelback Road. The extension

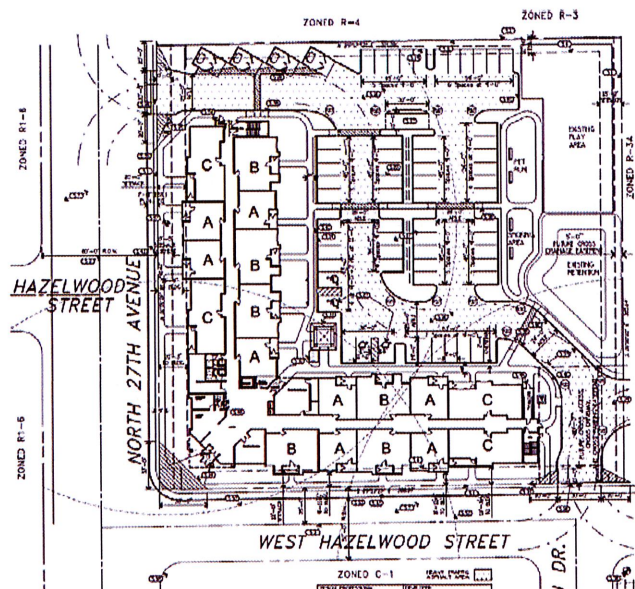
would travel west on Camelback Road to 43rd Avenue, north on 43rd Avenue to Glendale Avenue, and west on Glendale Avenue to downtown Glendale. The subject site is approximately 1,642 feet south of the potential 27th Avenue and Camelback Road station.



6. 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.

ANALYSIS OF PROPOSAL

7. The site plan proposes a 56-unit multifamily residential development with a mixture of one, two, and three bedroom units at a proposed height of 3 stories or 40 feet. The site plan proposes 62 vehicular parking spaces, 6 common bicycle parking spaces and individual bicycle storage within each unit. Ingress and egress will be provided from both 27th Avenue and Hazelwood Street. An existing play area, to remain, will be shared with the development to the east. Similarly, an existing shared access easement will continue to allow vehicular access for the development to the east.

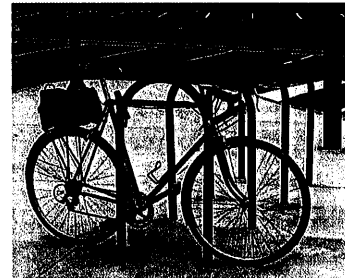


8. The development proposes a common entry at the southwest corner of the site and patio frontage types for residential units at the ground floor along 27th Avenue and Hazelwood Street frontages. To encourage an active frontage

designed with elements that help prevent crime by enabling additional surveillance of sidewalks and other public areas, staff is recommending a stipulation of general conformance to the elevations with specific regard to the common entry and patio frontage types. These provision are addressed in Stipulation 1.

9. The site plan depicts detached sidewalks along the south and west property lines. 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. These provisions are addressed in Stipulation 2.

10. 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 six bicycle parking spaces anticipated to be located at the building entry. 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 property. The property is near several major bus routes.



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

Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. 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. This provision is addressed in Stipulation 3. Secured bicycle parking may be provided in bicycle lockers, in locked bicycle rooms, or in individual residential units. The conceptual plan specifies that each unit (56 units proposed) has a closet specifically for bicycle storage. Staff is recommending a stipulation to ensure bicycle storage shall be provided in each residential unit. This provision is addressed in Stipulation 4.

STREETS

11. 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

12. 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

13. 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

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

ARCHAEOLOGY

15. 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

16. 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 proposed project is consistent with surrounding zoning patterns.
3. The proposal will provide additional housing options within the Alhambra Village.

Stipulations

1. The development shall be in general conformance with the elevations date stamped January 12, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

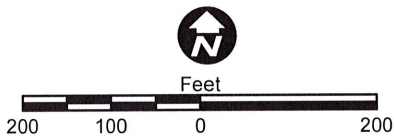
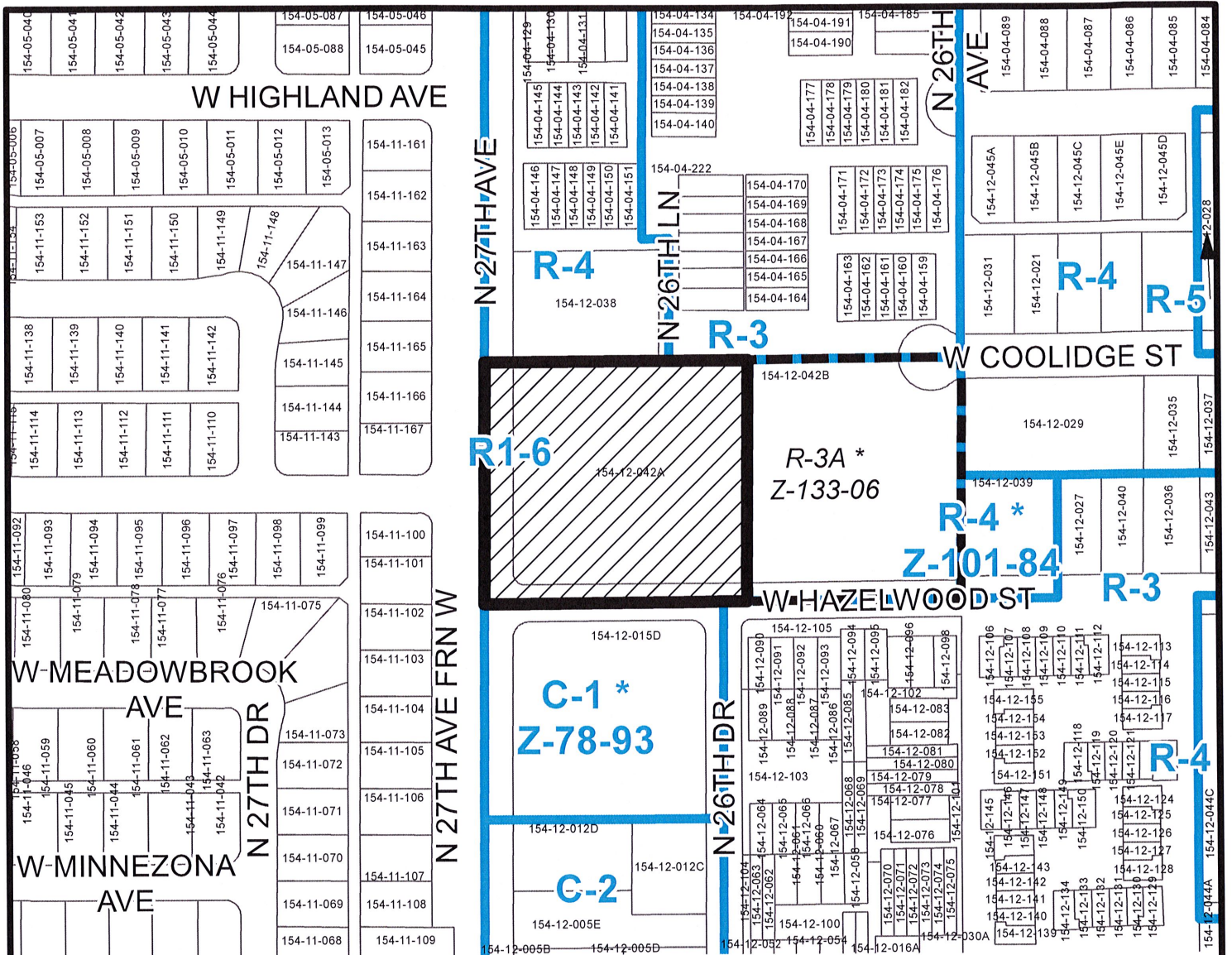
- A. A common entry shall be provided facing the street frontage at the intersection of 27th Avenue and Hazelwood Street frontages.
 - B. Ground floor residential units along 27th Avenue and Hazelwood Street shall provide patio frontages facing the street with pedestrian access defined by the use of distinctive materials and architectural elements.
- 2. 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.
 - 3. A minimum of 3 Inverted-U bicycle racks (6 spaces) for guests shall be provided on site, located near an entrance, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
 - 4. A minimum of 56 secured bicycle parking spaces shall be provided on site for residents, as approved by the Planning and Development Department.
 - 5. The developer owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
 - 6. 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
January 13, 2017
Joshua Bednarek

Attachments

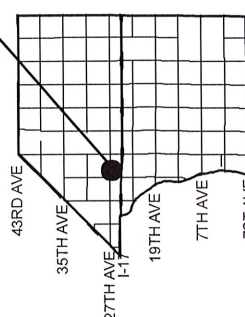
Zoning sketch
Aerial
Site plan dated January 12, 2017 (1 pages)
Elevations dated January 12, 2017 (2 pages)



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



Z-89-16



APPLICANT'S NAME: **Gorman & Company**

APPLICATION NO. **Z-89-16**

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

2.73 Acres

MULTIPLES PERMITTED

R1-6

R-4

DATE: **12/12/2016**

REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 18-23

ZONING MAP

H-7

CONVENTIONAL OPTION

14

79

REQUESTED CHANGE:

FROM: **R1-6, (2.73 a.c.)**

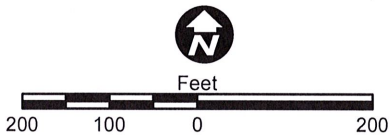
TO: **R-4, (2.73 a.c.)**

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

18

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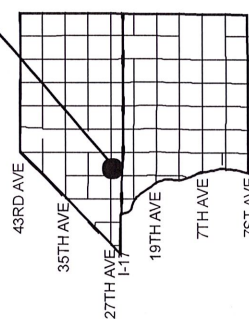
* Maximum Units Allowed with P.R.D. Bonus



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



Z-89-16



NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD

APPLICANT'S NAME: **Gorman & Company**

REQUESTED CHANGE:

FROM: R-1-6, (2.73 a.c.)

APPLICATION NO. **Z-89-16**

DATE: **12/12/2016**
REVISION DATES:

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

2.73 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

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ZONING MAP

H-7

TO: R-4, (2.73 a.c.)

MULTIPLES PERMITTED

R1-6

R-4

CONVENTIONAL OPTION

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

18

95

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

1	FRESH GRADE. SEE CIVIL PLANS
2	ONE FOOT CANT SLOPE SYSTEM
3	ONE FOOT CANT SLOPE SYSTEM
4	FACE BRICK TURNED TO LOOK LIKE HEADER
5	STEEL SHADING LATTICE. SEE STRUCTURAL
6	STEEL SHADING LATTICE. SEE STRUCTURAL
7	W/ALCOBATRAILING. SEE INT. METAL, TOP #1
8	DOOR, SEE SCHEDULE
9	WINDOW, SEE SCHEDULE
10	STUCCO CONTROL JOINT
11	LINE OF STAIRS BEHIND WALL
12	W/1 PEDERNAACCESS GATE
13	ATTACHMENT POINT FOR SHADING LATTICE

**ATHENA
STUDIO, LLC**
4700 N. 12th Street
Suite 205
Phoenix, AZ 85014
602-274-5000



Rehoboth Place 2 Apartments
27th Ave & Hazelwood, Phoenix, AZ
Gorman & Company, Rehoboth CDC

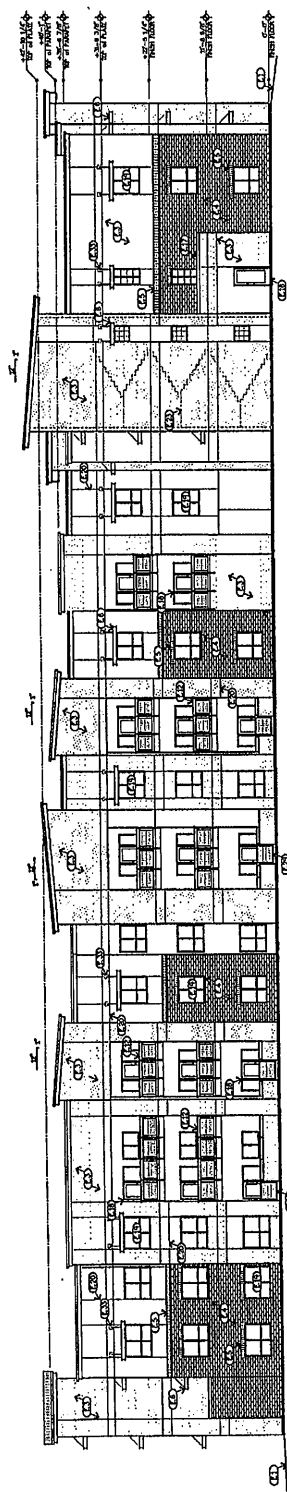
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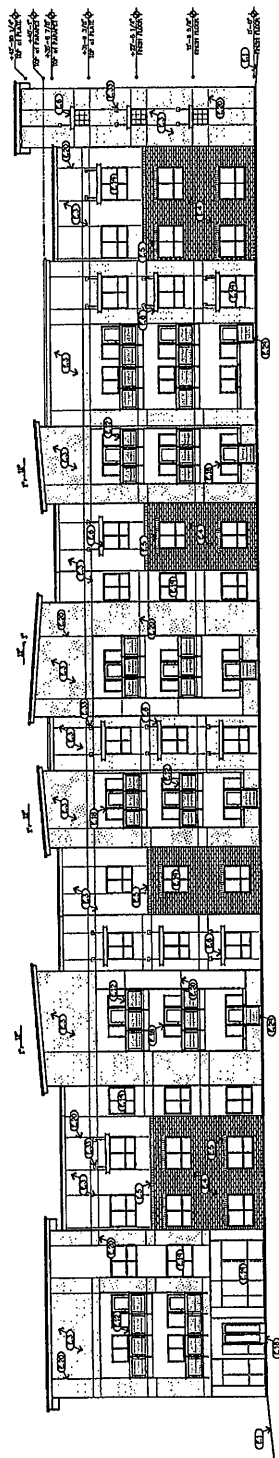
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JAN 12 2017

Planning & Development
Department



NORTH ELEVATION



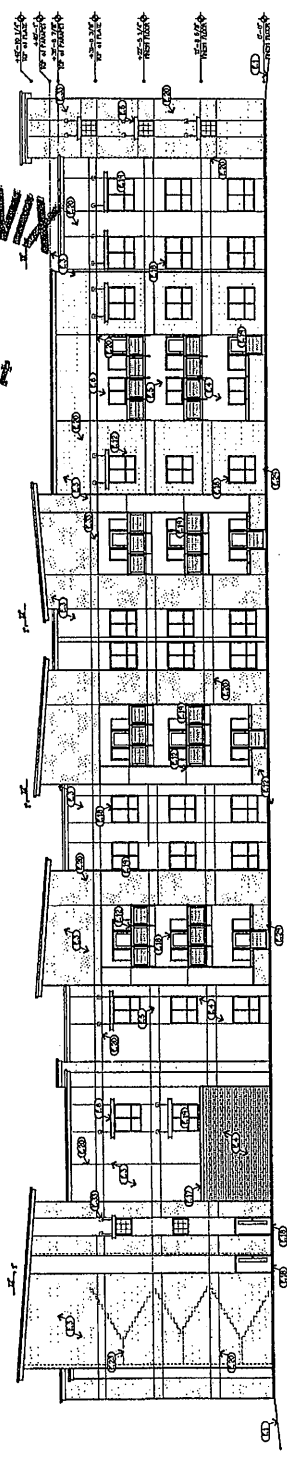
SOUTH ELEVATION

CITY OF PHOENIX
 JAN 12 2017
 Planning & Development
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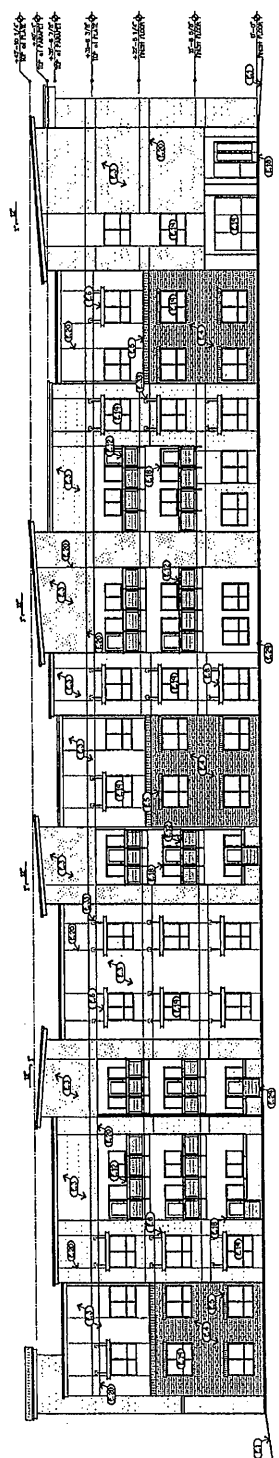
KEYNOTES

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**ATHENA
STUDIO, LLC**
 4700 N. 12th Street
 Suite 205
 Phoenix, AZ 85014
 602-274-5000



EAST ELEVATION
 SCALE 1/8" = 1'-0"



WEST ELEVATION
 SCALE 1/8" = 1'-0"

Rehoboth Place 2 Apartments
 22th Ave & Hazelwood, Phoenix, AZ
 Gorman & Company, Rehoboth CDC
 BRUSH DUBS
 NOV. 2016

E1.02
 APPROVED BY: [Signature]
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 PROJECT: 13111
 SHEET: 13111-02
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 1/12/2017
 PROJECT: 13111
 SHEET: 13111-02



Village Planning Committee Meeting Summary

Z-89-16-4

Date of VPC Meeting	January 24, 2017
Request From	R1-6 (2.73 acres)
Request To	R-4 (2.73 acres)
Proposed Use	Multifamily Residential
Location	Northeast corner of 27 th Avenue and Hazelwood Street
VPC Recommendation	Approval
VPC Vote	9-0

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 is consistent with the existing development in the area.

Committee members had no questions for staff.

Mr. Peter Swingle, Athena Studio, provided an overview presentation providing more details regarding proposal intent to provide affordable housing and provided some clarity regarding the details of the application.

Committee members had the following questions and concerns:

- Why the pursuit for a variance to reduce parking?
- How many parking spaces are being provided?
- What will happen if the Low income housing tax credit (LIHTC) application is not approved?
- What will happen with the existing mural located on the block wall to the north?

Mr. Swingle responded to the committee questions with the following:

- Low to moderate income residents typically utilize alternative transportation options and with planned high capacity transit (light rail) to extend along Camelback Road, the applicant feels the vehicular parking should be reduced.
- 65 vehicular parking spaces are provided, in addition bicycle storage will be providing in each unit.
- If the LIHTC application is not approved the applicant will continue to apply next year.

- Rehoboth Community Development Center was involved in the existing mural and plans to work with the community for another mural at a different location in the immediate area.

Five members of the public were reported to be in favor of this item.

Mr. Gail Palmer, area resident, commented that he is supportive of this project and affordable housing is strongly needed in this area.

MOTION:

Committee member Mr. LeBlanc motioned to approve the Z-89-16-4 as recommended by staff. Committee member Ms. Heck seconded the motion.

1. The development shall be in general conformance with the elevations date stamped January 12, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - A. A common entry shall be provided facing the street frontage at the intersection of 27th Avenue and Hazelwood Street frontages.
 - B. Ground floor residential units along 27th Avenue and Hazelwood Street shall provide patio frontages facing the street with pedestrian access defined by the use of distinctive materials and architectural elements.
2. 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.
3. A minimum of 3 Inverted-U bicycle racks (6 spaces) for guests shall be provided on site, located near an entrance, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
4. A minimum of 56 secured bicycle parking spaces shall be provided on site for residents, as approved by the Planning and Development Department.
5. The developer owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. 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.

VOTE:

9-0, motion to approve passes.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

Staff has no comments.

REPORT OF PLANNING COMMISSION ACTION
February 2, 2017

ITEM NO: 10	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-89-16-4
Location:	Northeast corner of 27th Avenue and Hazelwood Street
Request:	R1-6 To: R-4 Acreage: 2.73
Proposal:	Multifamily residential
Applicant:	Gorman & Company
Owner:	Rehoboth CDC
Representative:	Peter Swingle

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Alhambra 1/24/2017 Approved, per staff stipulations. Vote: 9-0

Planning Commission Recommendation: Approved, as recommended by the Alhambra Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-89-16-4 as recommended by the Alhambra Village Planning Committee.

Maker: Katsenes
Second: Heck
Vote: 7-0
Absent: Shank
Opposition Present: No

Findings:

1. The proposal improves a vacant and underutilized lot.
2. The proposed project is consistent with surrounding zoning patterns.
3. The proposal will provide additional housing options within the Alhambra Village.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped January 12, 2017, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:

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