



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-89-16-4**  
January 13, 2017

<b>Alhambra Village Planning Committee Meeting Date:</b>	January 24, 2017
<b>Planning Commission Hearing Date:</b>	February 2, 2017
<b>Request From:</b>	R1-6 (2.73 acres)
<b>Request To:</b>	R-4 (2.73 acres)
<b>Proposed Use:</b>	Multifamily Residential
<b>Location:</b>	Northeast corner of 27th Avenue and Hazelwood Street
<b>Owner:</b>	Rehoboth CDC
<b>Applicant/Representative:</b>	Brian Swanton, Gorman & Company; Peter Swingle, Athena Studio
<b>Staff Recommendation:</b>	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
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE:</b> <i>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.</i></p> <p>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<sup>th</sup> Avenue and 43<sup>rd</sup> Avenue. The proposal is also in close proximity to several major bus routes along Camelback Road and 27th Avenue.</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 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 27<sup>th</sup> 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>
<b>On Site</b>	Vacant	R1-6
<b>North</b>	Multi-Family Residential	R-4 and R-3
<b>South</b>	Church	C-1
<b>East</b>	Multi-Family Residential	R-3A
<b>West (across 27<sup>th</sup> Avenue)</b>	Single Family Residential	R1-6

#### R-4 Multi-Family

*\*if variance required*

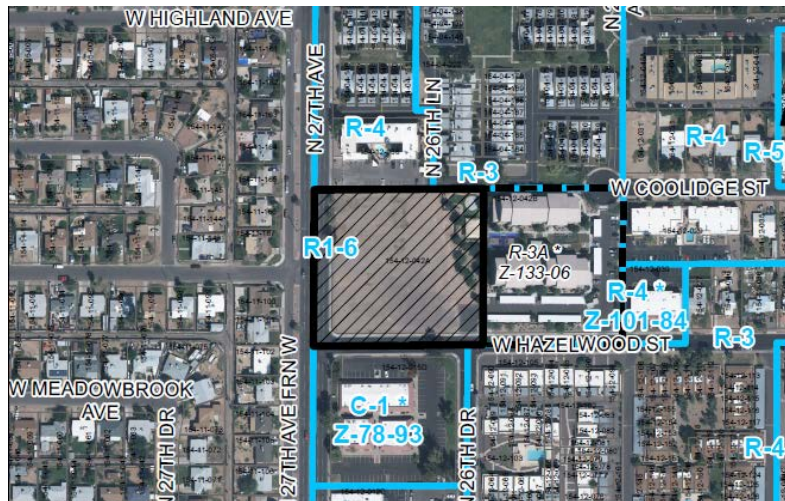
<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Development Option	Subdivision (Table B)	Subdivision (Table B)
Gross Acreage	-	2.73 acres
Total Number of Units	-	56 units

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 <sup>th</sup> 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 27<sup>th</sup> Avenue and Hazelwood Street from R1-6 to R-4 to allow multifamily residential.



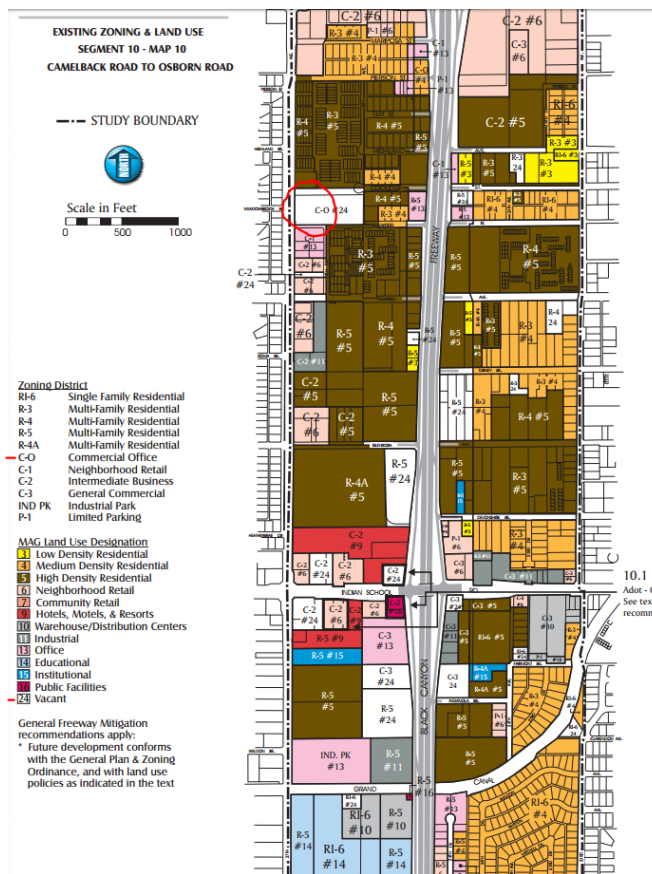
#### **SURROUNDING ZONING AND LAND USE**

2. 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**

3. 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.

4. 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.



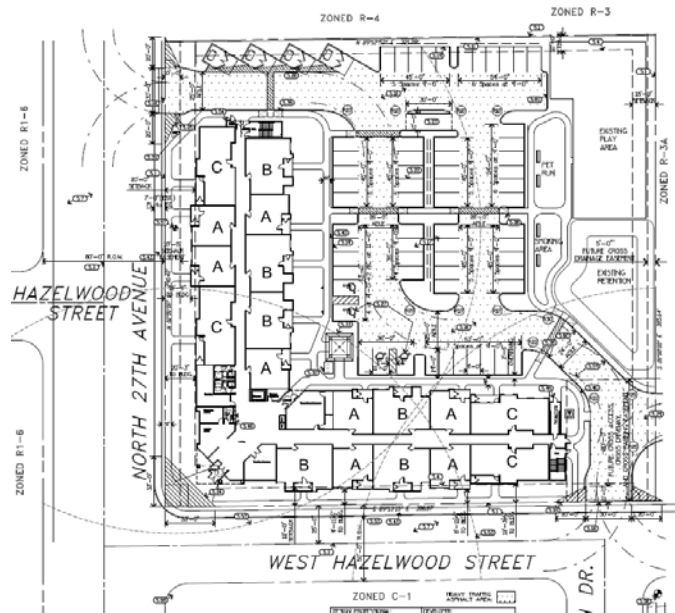
5. In 2013, Valley Metro initiated a transit corridor study for the West Phoenix/Central Glendale area to identify high-capacity transit service options to connect downtown Glendale to the existing light rail system. In partnership with the city of Phoenix, city of Glendale and the community, the study 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 27<sup>th</sup> 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 27<sup>th</sup> 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 27<sup>th</sup> 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. 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.



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

## 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 27<sup>th</sup> Avenue and Hazelwood Street frontages.
  - B. Ground floor residential units along 27<sup>th</sup> 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.

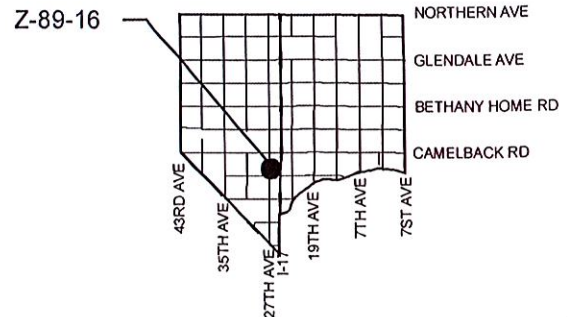
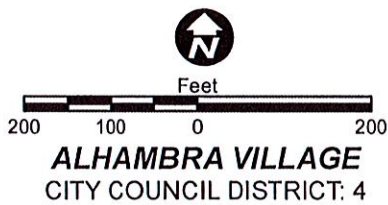
**Writer**

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)





APPLICANT'S NAME: Gorman & Company

REQUESTED CHANGE:

FROM: R1-6, (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.  
QS 18-23

ZONING MAP  
H-7

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

MULTIPLES PERMITTED

R1-6

R-4

CONVENTIONAL OPTION

14

79

\* UNITS P.R.D. OPTION

18

95

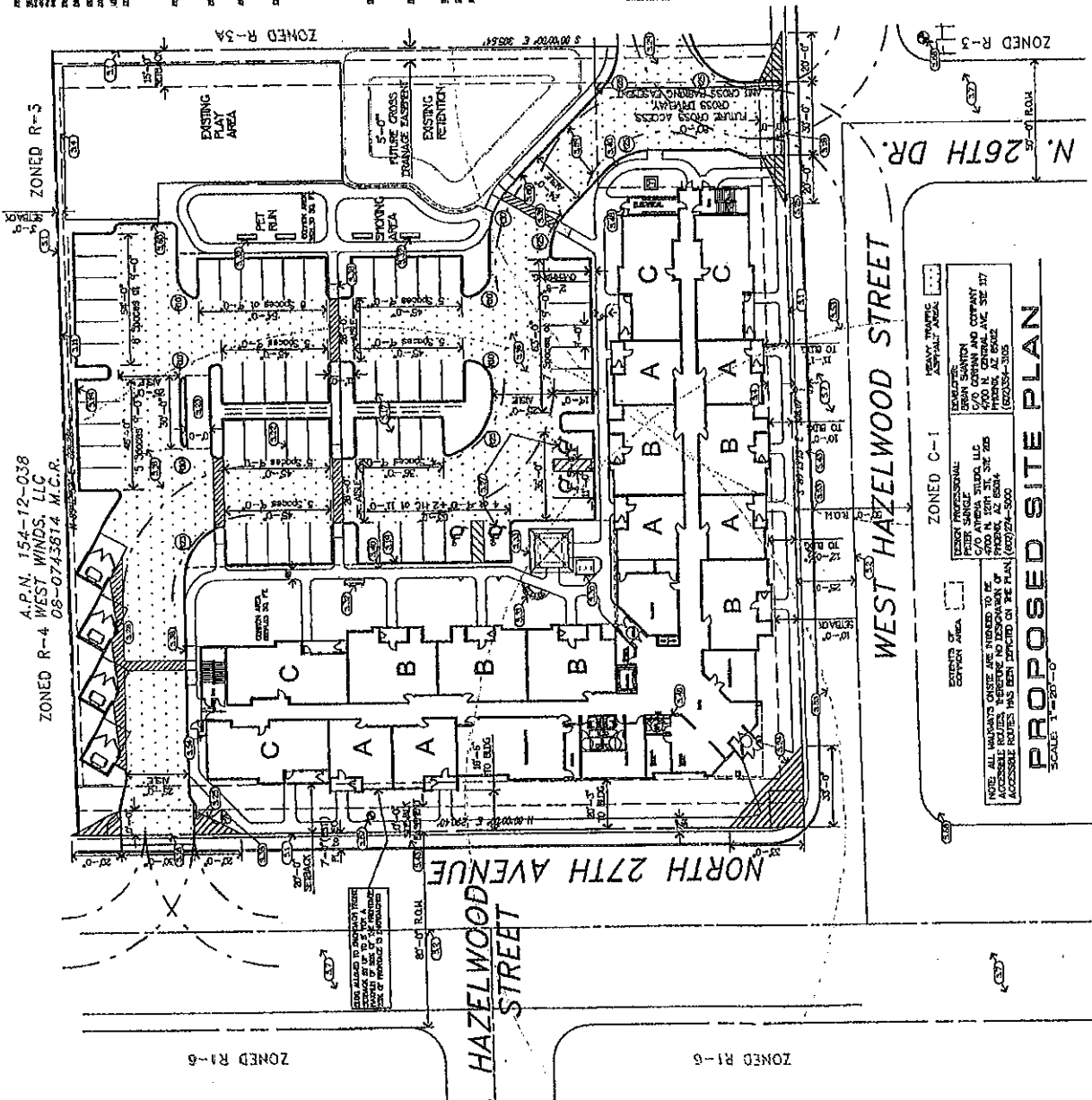
\* Maximum Units Allowed with P.R.D. Bonus



## KEYNOTES

[illegible]

ZONED R-4 WEST WINDS, LLC  
 A.P.N. 154-12-038  
 08-0743814 M.C.R.

[illegible]

ZONED C-1

NOTE: ALL WARRANTS ONSTE ARE INTENDED TO BE ACCESSIBLE ROUTES. THEREFORE NO RECOGNITION OF ACCESSIBLE ROUTES HAS BEEN EMPLOYED ON THE PLAN.

EXTENT OF  
CATCH AREA

EDSON PROFESSIONAL:  
PIETER SANCHEZ  
4000 N. EIGHTH ST. STE 205  
PHOENIX, AZ 85018  
(602)274-5000

BOARDER:  
BRIAN SHANTON  
C/O CORHAN AND COMPANY  
4000 N. CENTRAL AVE. STE 317  
PHOENIX, AZ 85022  
(602)354-3005

# PROPOSED SITE PLAN

0-07-1 70436

**Vicinity Map**

PROJECT NAME: \_\_\_\_\_

LOCATION: \_\_\_\_\_

WEST CATERPILLAR ROAD

S. 10th St

PROJECT LOCATION

L. J. Thompson, Assistant

SDEV: 160000  
XTVA: 06-4773  
PAPF: 1604681  
Q-S: 18-23

**NOTICE**  
THE LAND REFERRED TO HEREIN BELONGS TO THE COUNTY OF  
MARICOPA, STATE OF ARIZONA, AND IS DESIGNATED AS FOLLOWS:

The Wagon 267.25 acres of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 26, Township 2 North, Range 2 East of T8S and R2E, Clay County and Madison, Wisconsin.

CCNYT: the north 25.00 feet thereof and

15. Explain the wine 40 from the barrel: 2nd

APR 1964-12-0621A  
BIOLOGICAL INVESTIGATION

[illegible]

...and invade a me-  
...the driveway.

10  
N.I.  
De

22

PHC  
017

DEF

11/14

Reserved for City Preliminary Site Plan Submittal Notices

**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

Issue Date: JAN 2017

1751  
1511

—  
DRAWN BY  
FORWARDED BY

START DATE	DATE PAID	CARD FILE NUMBER
JUN 27, 2015	6/27/15	

125

100

# CITY OF PHOENIX

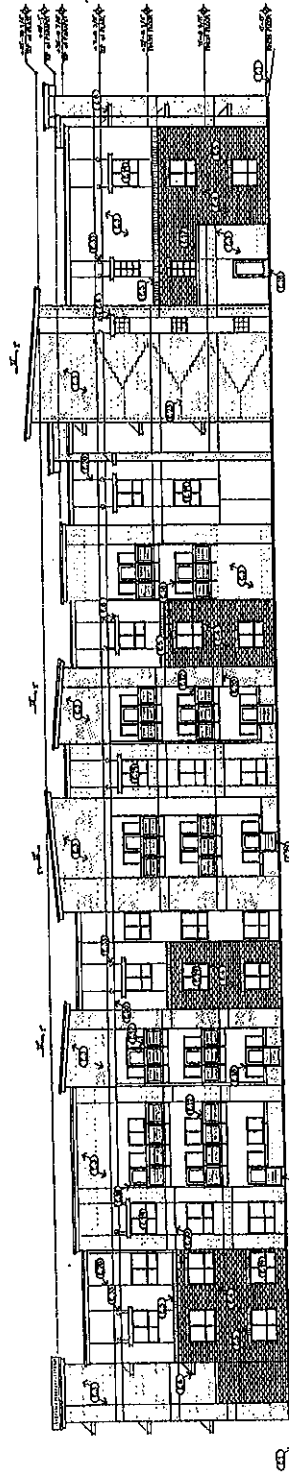
JAN 12 2017

## Planning & Development Department

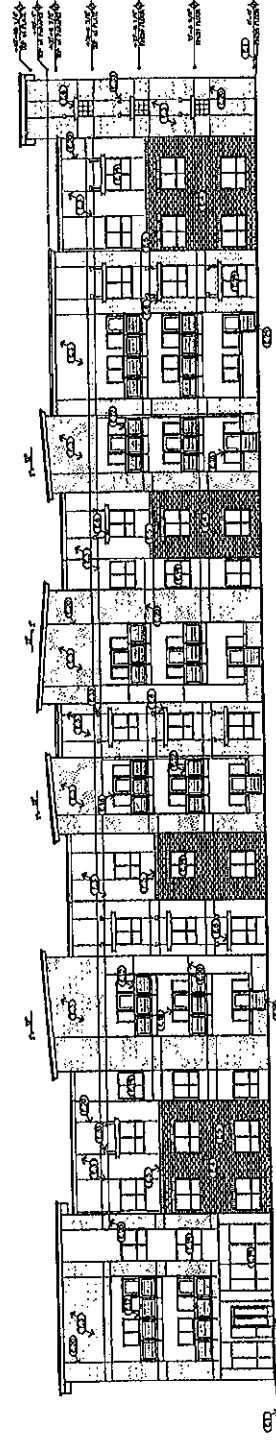
### KEYNOTES

1. ONE STORY TOWNHOMES
2. TWO STORY TOWNHOMES
3. THREE STORY TOWNHOMES
4. FOUR STORY TOWNHOMES
5. FIVE STORY TOWNHOMES
6. SIX STORY TOWNHOMES
7. SEVEN STORY TOWNHOMES
8. EIGHT STORY TOWNHOMES
9. NINE STORY TOWNHOMES
10. TEN STORY TOWNHOMES
11. ELEVEN STORY TOWNHOMES
12. TWELVE STORY TOWNHOMES
13. THIRTEEN STORY TOWNHOMES
14. FOURTEEN STORY TOWNHOMES
15. FIFTEEN STORY TOWNHOMES
16. SIXTEEN STORY TOWNHOMES
17. SEVENTEEN STORY TOWNHOMES
18. EIGHTEEN STORY TOWNHOMES
19. NINETEEN STORY TOWNHOMES
20. TWENTY STORY TOWNHOMES

**ATHENA  
STUDIO, LLC**  
4700 N. 12th Street  
Suite 205  
Phoenix, AZ 85004  
602-274-5000



**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

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

Issue Date  
NOV. 2015

ATHENA STUDIO, LLC  
CONSULTANT NAME  
GORMAN & COMPANY  
PROJECT NO.  
27-005  
DATE  
NOV. 2015  
DRAWN BY  
JLH  
CHECKED BY  
JLH  
SCALE  
1/8" = 1'-0"

**E1.01**



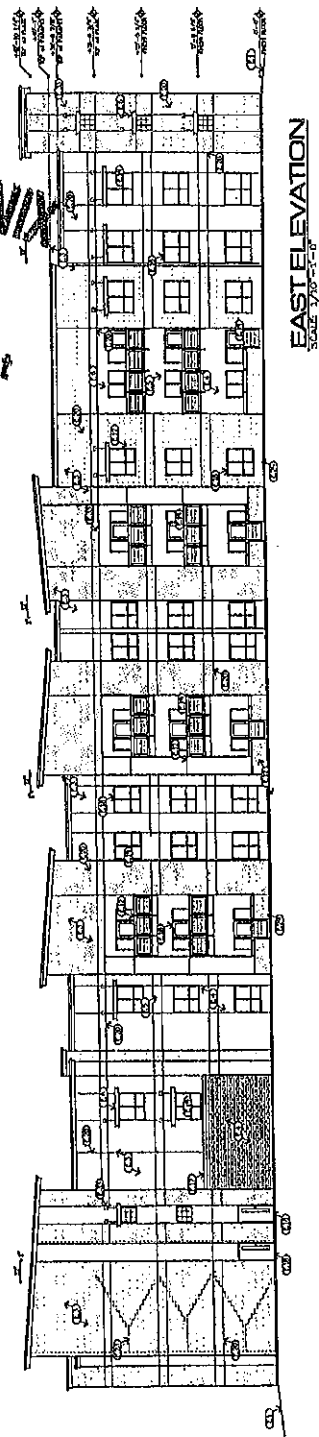
Rehoboth Place 2 Apartments  
27th Ave & Hazelwood, Phoenix, AZ  
Gorman & Company, Rehoboth CDC

Issue Date: NOV. 2016

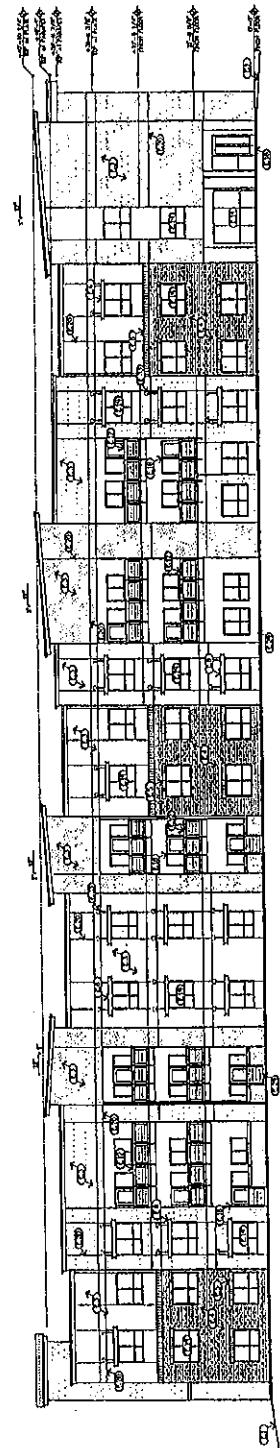
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CONSEQUENT NUMBER  
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DRAWN BY  
MR  
REVIEWED BY  
PS  
START DATE  
JUN 27, 2015  
DATE  
07/13/16  
CADD FILE NAME  
15111.DWG

E1.02

**CITY OF PHOENIX**  
JAN 12 2017  
Planning & Development  
Department



**EAST ELEVATION**  
**SCALE 1/10"=1'-0"**



**WEST ELEVATION**  
SCALE: 1/10"=1'-0"