

## Attachment B

Planning Hearing Officer Summary of May 20, 2020  
Application Z-116-78-1  
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### REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Julianna Pierre, Planner I, Assisting

May 20, 2020

ITEM 1

DISTRICT 1

SUBJECT:

Application #: Z-116-78-1 (PHO-1-20) (Continued from 4/15/20 Hearing)  
Zoning: R-4A  
Location: Northeast corner of 33rd Avenue and Cochise Drive  
Acreage: 2.43  
Request: 1) Deletion of the stipulation permitting a maximum of 80 units.  
Applicant: Doug McCord, Architecture Resource Team  
Owner: Arizona Housing, Inc.  
Representative: Doug McCord, Architecture Resource Team

### **ACTIONS**

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with an additional stipulation.

Village Planning Committee (VPC) Recommendation: The North Mountain Village Planning Committee chose not to hear this request.

### **DISCUSSION**

Doug Pilcher, representative and project manager with Arizona Housing, Inc., stated that the property is owned by a 501(c)(3) nonprofit organization that has worked to create affordable housing throughout the Phoenix metropolitan area for over 25 years. He stated that the current facility, Collins Court, is an 80-unit affordable housing apartment complex. The complex is operating at 100% occupancy with a substantial waiting list. He stated that they are asking to delete the existing stipulation regarding a maximum of 80 units to accommodate their proposal to expand the existing apartment complex by 36 units.

Adam Stranieri asked the applicant if they had received any correspondence from the public. Mr. Pilcher and Doug McCord, applicant and representative with Architecture Resource Team, stated that they had not.

Mr. Stranieri stated that Rezoning Case No. Z-116-78 was approved by the Phoenix City Council as an administrative correction to an error in a prior case from 1977. He stated that the applicant in 1977 submitted a site plan depicting an 80-unit hotel/motel, but the zoning district approved did not permit that number of units. Rezoning Case No. Z-116-78 was approved for R-4A to allow the proposed number of units on the property.

He stated that the stipulation for the case was specifically written to mitigate the size of the proposed motel/hotel and mirror the original site plan filed in 1977.

Mr. Stranieri stated that he had no issue with the deletion of the stipulation. He added that the use on the site is no longer for a hotel/motel and there is not a need to control the unit count on the site given the proposed use for affordable supportive housing.

## **FINDINGS**

- 1) The original rezoning case stipulated to a maximum of 80 units to correct an error that had been made in prior rezoning case Z-129-77. In that case, the City Council approved R-4 zoning to develop a motel depicted on a site plan showing 80 units. However, the development standards of the approved R-4 zoning only permitted a maximum of 71 units. Rezoning case no. Z-116-78 adjusted the base zoning from R-4 to R-4A to allow the 80 units originally contemplated in the prior case. The stipulation was intended to limit the amount of motel units to those shown on the site plan.
- 2) Since the approval of the original rezoning case, the motel that was developed went into foreclosure and ultimately out of business. The property was purchased by Arizona Housing Inc. with financial support from the City of Phoenix Housing Department. The property was renovated and reopened as Collins Court Apartments which provides supportive housing services to formerly homeless and other disadvantaged individuals. Deletion of the stipulation will allow the expansion of these services on the site. The property is surrounded by zoning designations and properties of similar or greater intensity including commercial offices, a shopping center, and another multifamily residential complex. The proposal is compatible with land uses in the surrounding area.

**DECISION:** The Planning Hearing Officer recommended approval with an additional stipulation.

## **STIPULATION**

1.	<del>...subject to the stipulation that a maximum of 80 units be constructed.</del>
1.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

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