



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-39-22-5
August 19, 2022

Alhambra [Village Planning Committee](#) August 23, 2022
Meeting Date:

[Planning Commission](#) Hearing Date: September 1, 2022

Request From: [R-5 SP](#) (Multifamily Residence District, Special Permit) (0.65 acres)

Request To: [R-5](#) (Multifamily Residence District) (0.65 acres)

Proposed Use: Removal of Special Permit to allow multifamily residential

Location: Approximately 340 feet east of the southeast corner of 29th Avenue and Northern Avenue

Owner: NewFreedom Housing, LLC

Applicant / Representative: Matt Waltz

Staff Recommendation: Approval

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 to 15 dwelling units per acre	
Street Map Classification	Northern Avenue	Arterial	40 foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.</i></p> <p>The site has been vacant and blighted since 2013 and the land use requirement that the site only be used as a day-care center likely contributed to its stagnation. The removal of the Special Permit will allow the full suite of uses permitted by the underlying zoning which would promote renewed vitality to the vacant infill site.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; INFILL DEVELOPMENT; LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The site is located near multiple high-ridership bus lines, an elementary school, the envisioned “Innovation 27” at the northwest corner of Interstate 17 and Northern Avenue, and the North I-17 Major Employment Corridor. The removal of the Special Permit will allow the full suite of uses permitted by the underlying zoning which would promote renewed vitality to the vacant infill site in a manner that contributes to the area.

CELEBRATE OUR DIVERSE COMMUNITIES CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The site and the surrounding area along Northern Avenue have been zoned for multifamily residential since annexation and this policy intent is also reflected in the General Plan Land Use Map designation for Residential 10 to 15 dwelling units per acre. The removal of the Special Permit will allow for the site to be developed in a manner consistent with policy for the area.

Applicable Plans, Overlays, and Initiatives

[27th Avenue “To Do List”](#): Background Item No. 5.

[Housing Phoenix](#): Background Item No. 6.

[ZeroWaste Phoenix](#): Background Item No. 7.

Surrounding Land Uses and Zoning

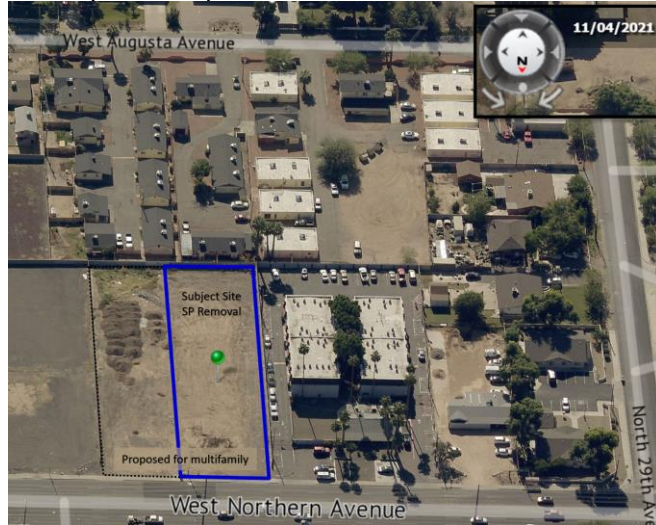
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-5 SP
East	Vacant	R-5
West	Multifamily residential	R-5
South	Multifamily residential	R-3
North	Commercial Offices	R-5

Background/Issues/Analysis

SUBJECT SITE AND PROPOSAL

1. This request is to rezone 0.65 acres located approximately 340 feet east of the southeast corner of 29th Avenue and Northern Avenue from R-5 SP (Multifamily Residence District, Special Permit) to R-5 (Multifamily Residence District) for the purpose of multifamily residential. Stipulations are not added to Special Permit Removal requests and, therefore, no stipulations are recommended for this proposal.

Oblique Aerial Image dated 11/4/2021. Source: Maricopa County Assessor, Annotations by the Planning and Development Department



SUBJECT SITE HISTORY

2. The subject site has been zoned R-5 since its annexation in 1959. In 1979 through Rezoning Case No. Z-SP-25-79, the subject site was rezoned without stipulations from R-5 to R-5 SP for the purpose of allowing only a daycare use. The subject site developed between 1979 and 1982 with a structure that remained until 2022 when it was demolished. Prior to demolition, the structure was vacant since approximately 2013.

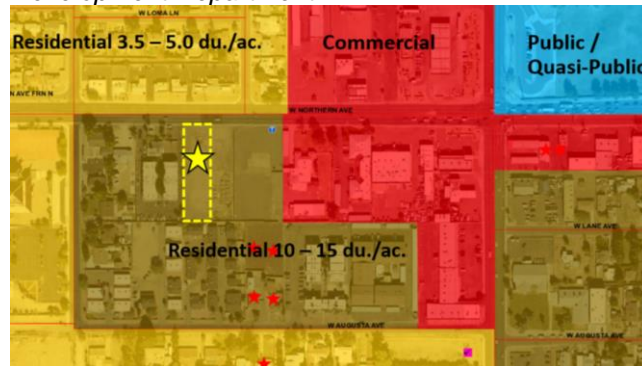
SURROUNDING LAND USES AND ZONING

3. To the east of the subject site is another vacant site owned by the same owner as the subject site. This site is zoned R-5 and, if the request to remove the Special Permit from the subject site is approved, the applicant intends to develop both as multifamily residential. To the west of the subject site is a two-story multifamily residential development zoned R-5. To the south of the subject site is a single-story multifamily residential development zoned R-3 (Multifamily Residence District). Across Northern Avenue to the north of the subject site are commercial office buildings zoned R-5.

GENERAL PLAN LAND USE MAP

4. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The removal of the Special Permit would allow all underlying uses, including multifamily residential at a maximum intensity of 52.20 dwelling units per acre. The applicant is proposing residential at a density of approximately 50 dwelling units per acre. While the development proposal is not consistent with the General Plan Land Use Map designation, a General Plan Amendment is not required because the subject site is less than 10 acres in size.

General Plan Land Use Map; Source: Planning and Development Department



STUDIES AND POLICIES

5. [27th Avenue “To Do List”](#)

The “To Do List” was developed by the community with assistance by the Planning and Development Department. The guide applies to the area from 23rd Avenue to 29th Avenue and from Indian School Road to Dunlap Avenue. The neighborhood led effort focuses on achieving “an active, safe, and welcoming community with vibrant retail and sustainable housing.” The guide articulates goals and strategies focused on pedestrian-friendly design and connectivity, pedestrian safety on roadways, branding, advocacy, and placemaking initiatives. Of special note to this proposal is its close proximity to the proposed “Innovation 27” project which is envisioned as an engine for revitalization and community investment focused on education, workforce training and career opportunities.

Rendering of the Innovation 27 project; Source: City of Phoenix



6. **Housing Phoenix:**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units, according to the Housing Phoenix Plan. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed removal of the Special Permit would allow the site to develop as multifamily which would support the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

7. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

8. As of the writing of this report, no community correspondence has been received.

OTHER

9. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
10. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process.

11. Development and use of the site are 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 will allow the redevelopment of a vacant and blighted site.
2. The proposal will allow multifamily residential development consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Writer

Nick Klimek

August 19, 2022

Team Leader

Racelle Escolar

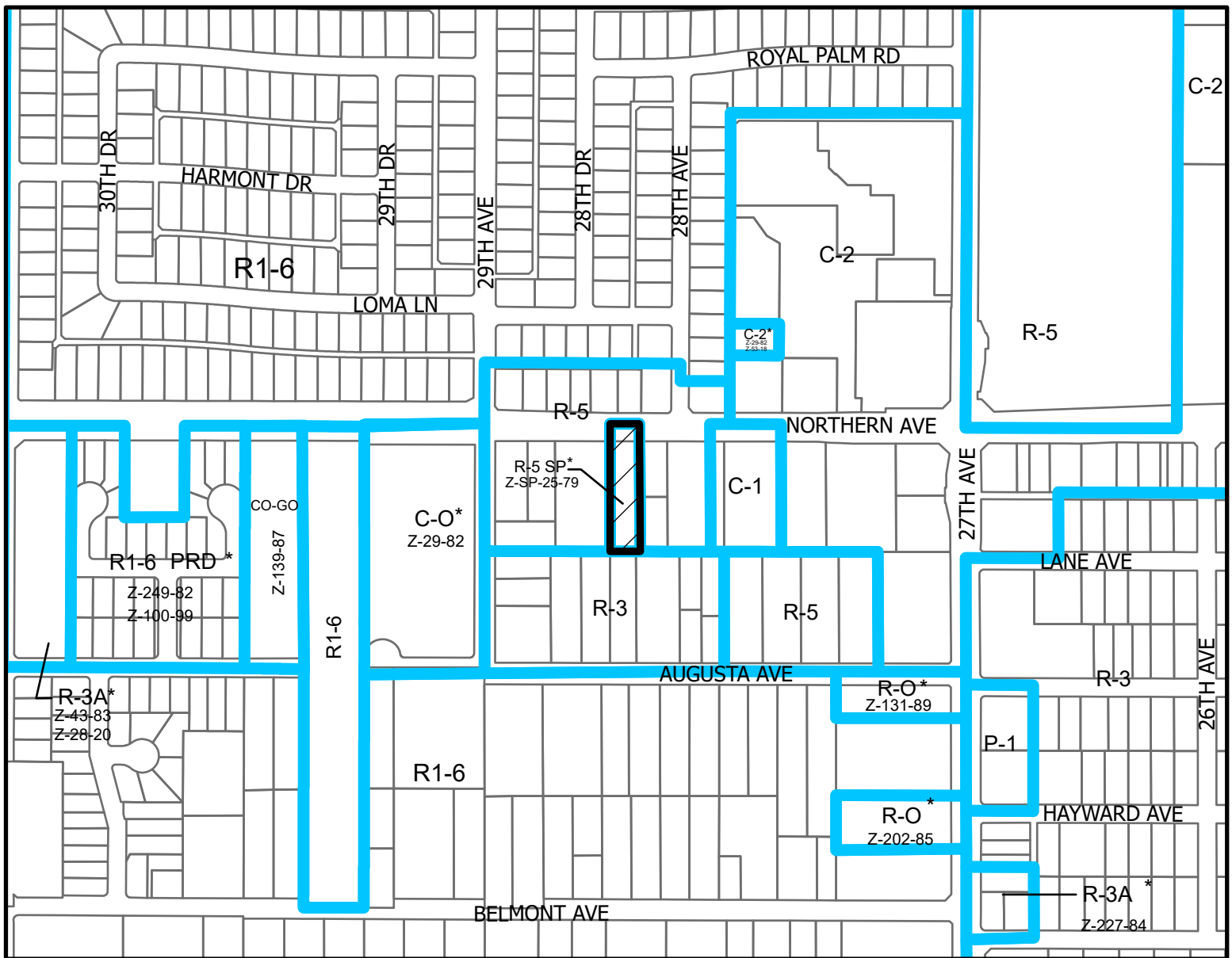
Exhibits

Zoning sketch map

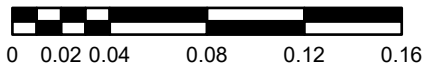
Aerial sketch map

27th Avenue To Do List (2 pages)

City of Phoenix Employment Center Profile – North I-17 (2 pages)



Miles

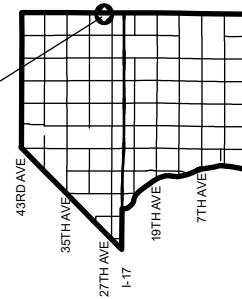


Alhambra Village Council District 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-39-22



NORTHERN AVE
GLENDALE AVE
BETHANY HOME RD
CAMELBACK RD

APPLICANT'S NAME: **Matt Waltz**

APPLICATION NO: **Z-39-22**

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

0.65 Acres

DATE: **6/2/2022**

REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

24-22

ZONING MAP

J-7

REQUESTED CHANGE:

FROM: **R-5 SP (0.65 a.c.)**

TO: **R-5 (0.65 a.c.)**

MULTIPLES PERMITTED

R-5 SP

R-5

CONVENTIONAL OPTION

28

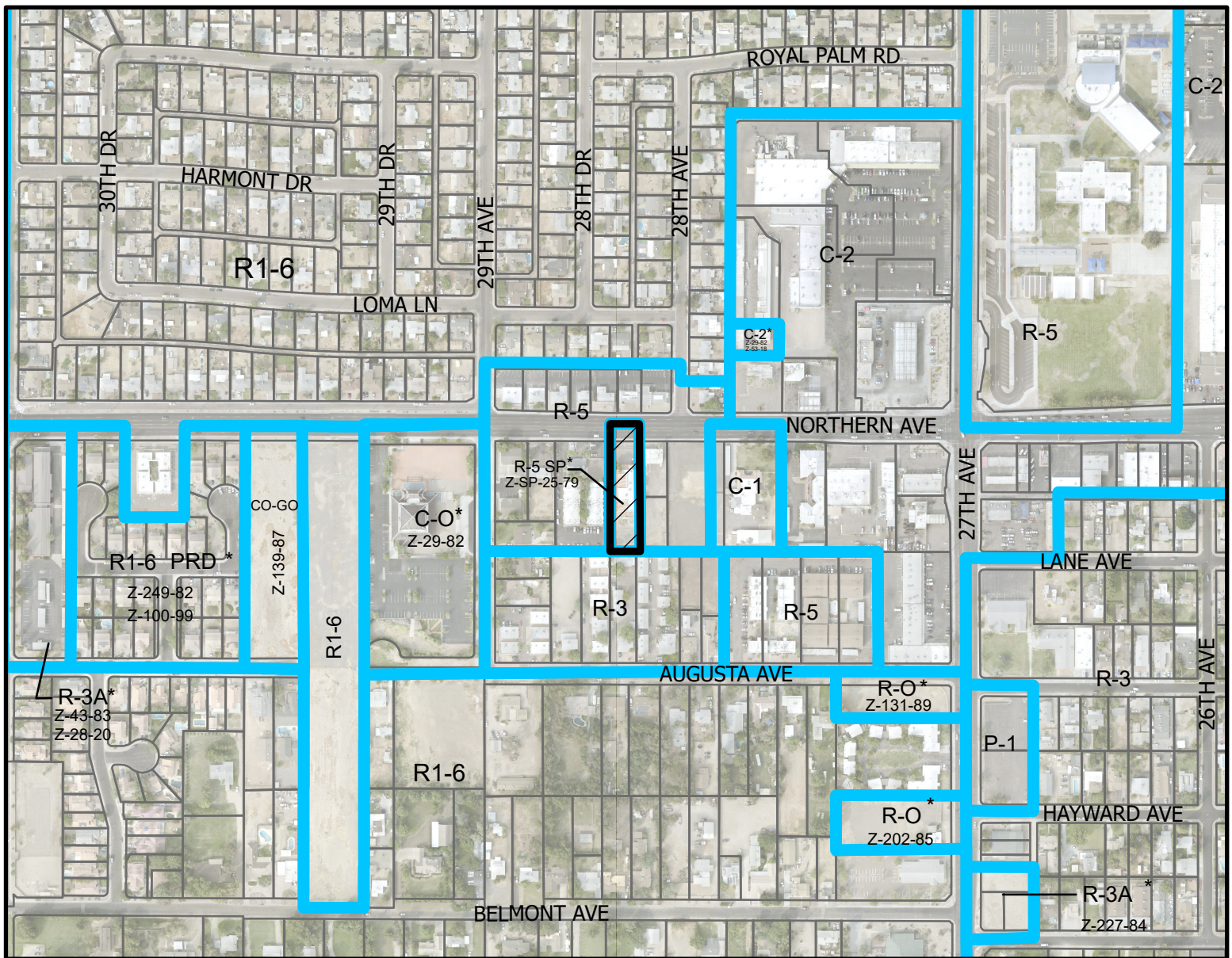
28

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

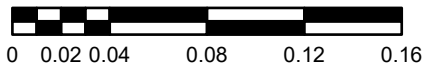
34

34

* Maximum units allowed with P.R.D. bonus



Miles

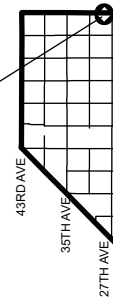


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34

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27TH AVENUE

To Do List

A diverse group of neighborhood leaders and residents came together for the express purpose of improving their neighborhood. In 2016, the neighborhood organized as the newest participant in the Violence Impact Project (VIP); the VIP Coalition, as it became known, convened all applicable city departments to provide a seamless and comprehensive approach to crime prevention and blight mitigation in the area surrounding 27th Avenue from Indian School Road to Dunlap Avenue. Over the next two years, their actions were very successful, and the coalition eventually began thinking more broadly about their vision for the next 10 years and beyond.

Through collaboration with the VIP Coalition, the City of Phoenix Planning and Development Department developed a Planning Toolkit to allow the neighborhood to define its own vision and action plan. The toolkit included instructions and all of the materials (including maps) needed to convene and facilitate a strategic planning process. The neighborhood then facilitated the meetings to: articulate their vision for the 27th Avenue corridor; identify the areas they would like to see redeveloped, retrofitted, or stabilized through reinvestment; and explore opportunities for partnerships and actions that can make progress toward the vision.

The 27th Avenue To Do List was developed by the community with assistance by the Planning and Development Department. The plan applies to the area from 23rd Avenue to 29th Avenue and from Indian School Road to Dunlap Avenue.

27TH AVENUE TO DO LIST

02/19/2020

VISION:

An active, safe, and welcoming community with vibrant retail and sustainable housing

GOAL 1: INCREASE CURB APPEAL ALONG 27TH AVENUE THROUGH CORRIDOR BEAUTIFICATION

Strategy 1:

Encourage well-lit pedestrian connections to business entryways throughout the 27th Avenue Corridor.

Strategy 2:

Encourage high quality landscape and streetscape treatments along 27th Avenue, such as signage, facade improvements, and landscaping to create a safe and welcoming pedestrian environment.

GOAL 2: CREATE A VIBRANT AND CONNECTED COMMERCIAL CORRIDOR THAT SERVES NEARBY NEIGHBORHOODS

Strategy 1:

Encourage safe, frequent, and shaded pedestrian crossings between neighborhoods, commercial retail, and restaurant land uses.

Strategy 2:

Encourage the development of gathering spaces throughout the 27th Avenue corridor.

Strategy 3:

Partner with 19North on projects, programs, and initiatives to build synergies amongst the two commercial corridors and with the planned redevelopment of Metrocenter.

Strategy 4:

Facilitate coordination between businesses through the North Ocotillo Business Alliance and the D27 Business Alliance for their respective target areas and encourage collaboration amongst the two groups.

GOAL 3: COMMUNICATE AND ADVOCATE FOR HIGH QUALITY DEVELOPMENT AND REINVESTMENT

Strategy 1:

Develop a Neighborhood Identity that includes the Canyon Corridor as an International District.

Strategy 2:

Establish a marketing plan and strategy to engage partner organizations on meaningful projects.




Strategy 3:

Promote and leverage available tools, programs, and incentives to advance the vision for a vibrant 27th Avenue.

Strategy 4:

Continue implementing the recommendations contained in the VIP Coalition Action Plan assembled by the Neighborhood Services Department.

OPPORTUNITY AND ASSET MAP LEGEND

-  Neighborhood Identified Assets
-  Redevelopment Opportunity
-  Retrofit Opportunity

DUNLAP

- Support the redevelopment of the fmr. El Caro golf course
- Support and facilitate the redevelopment/reuse of the former K-Mart
- Beautify 27th Ave and I-17 interchanges
- Support reinvestment in Metrocenter as a walkable urban center
- Facilitate neighborhood identity projects, such as street sign toppers

NORTHERN

- Support street landscaping at Fire Dept. parking lot
- Facilitate neighborhood identity projects, such as street sign toppers
- Support reinvestment in businesses on Northern Avenue

GLENDALE

- Complete tree replacement in city landscaping areas
- Facilitate a front yard beautification project for homes fronting 27th Avenue
- Facilitate neighborhood identity projects, such as street sign toppers
- Implement pedestrian safety improvements at Bethany Home and 27th Avenue

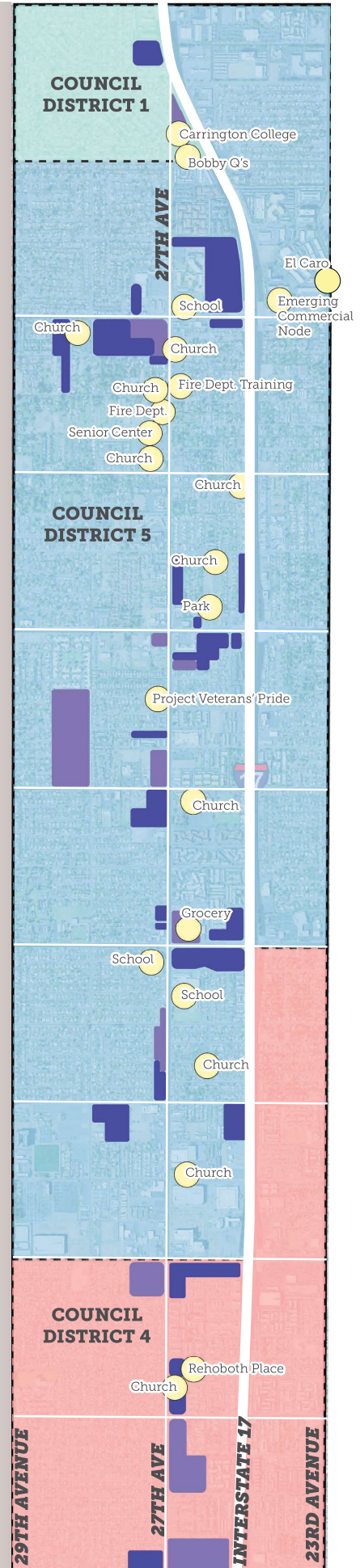
BETHANY HOME

- Implement pedestrian safety improvements at Bethany Home and 27th Avenue
- Facilitate neighborhood identity projects, such as street sign toppers
- Support reinvestment and retrofit of strip malls
- Support redevelopment and reinvestment near Grand Canyon University

CAMELBACK

- Facilitate neighborhood identity projects, such as street sign toppers
- Support reinvestment and retrofit of strip malls
- Support and facilitate sustainable housing and workforce development projects
- Support the efforts of the D27 Business Alliance

INDIAN SCHOOL



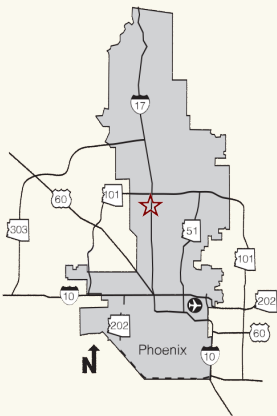


City of Phoenix Employment Center Profile

NORTH I-17

The North I-17 corridor provides a diverse mix of industrial, high-tech commercial and office development.

The North I-17 employment center extends north to Union Hills Drive and south to Northern Avenue between 19th Avenue and 35th Avenue.



- Access to large service and administrative workforce
- Excellent interstate and urban freeway access
- Significant concentration of private higher education providers
- Large inventory of office space with competitive lease rates

Labor Force Accessibility and Skills

Employers located within the North Interstate 17 corridor have access to a sizeable and diverse workforce. Within a 20 minute drive time, employers along Interstate 17 have access to about 480,000 workers, and within the 30 minute drive time the number of workers increases to more than 950,000.¹ These workers are well educated and highly skilled. Among population 25 and older within the 20 minute drive time, 32 percent have some college education and 24 percent have a bachelor's or advanced degree.² There are high concentrations of service, management and administrative support workers within a 20 to 30 minute drive.

By the year 2020, the population is expected to increase by 154,000 people within a 30 minute drive of the North I-17 area, providing a growing labor pool for the area.³

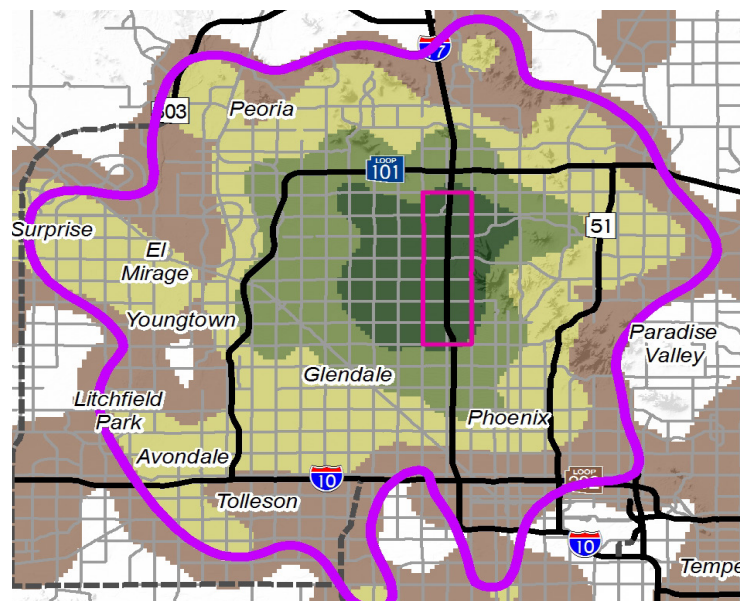
1, 2, 3 Claritas, 2015.

Employment by Occupation

Workforce	10 Min. Drive		20 Min. Drive		30 Min. Drive	
	Number	%	Number	%	Number	%
Management	10,637	8	51,895	9	112,119	9
Engineering & Science	2,331	2	11,730	2	27,111	2
Healthcare & Education	14,989	11	69,751	12	142,844	12
Service	18,429	14	83,335	14	166,479	14
Sales	15,210	11	69,520	12	142,126	12
Clerical & Admin. Support	22,922	17	92,797	15	181,814	15
Construction	8,934	7	36,898	6	61,684	5
Production	5,975	4	29,734	5	53,977	5
Trans./Material Mover	7,032	5	33,496	6	66,322	6
Total	106,459		479,156		954,476	

Source: Claritas, 2015.

Commute Shed



Commuters who travel to Employment Corridor per Square Mile

- 3 to 10
- 10 to 25
- 25 to 50
- More than 50
- Phoenix North I-17 Job Center
- Phoenix North I-17 Job Center Catchment Area

Source: Maricopa Association of Governments, TRP Reduction Database, 2013

Sites and Buildings

The North I-17 employment center has about **7.7 million square feet** of existing office inventory.⁴ This employment center also has approximately **4.0 million square feet** of existing industrial inventory and about 2.0 million square feet of flex space.⁵

The North I-17 corridor is also home to **MetroCenter**, a regional mall with surrounding retail, hotel and office uses located at the southwest corner of I-17 and Peoria Avenue. The MetroCenter area includes more than 2 million square feet of retail, entertainment and commercial uses to serve both residents and employers in the area.

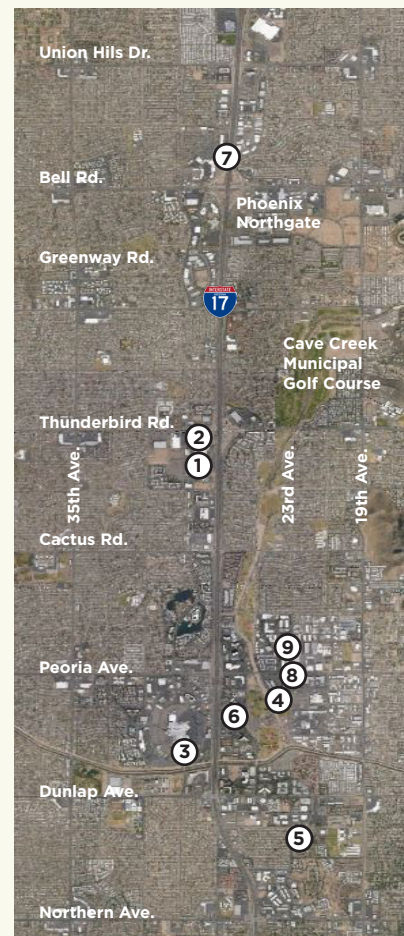
The map to the right highlights the type of community real estate in the North I-17. Our team can provide more detail, custom information based on your requirements.

4, 5 Costar Realty Information Inc., 2015.

Existing and Planned Development

- 1. Metro North Corporate Park**
350,000 sq. ft.
Office
- 2. Metro North Business Park**
302,507 sq. ft.
Office
- 3. Metrocenter Mall**
156,000 sq. ft.
Retail
- 4. Desert Canyon/300**
148,605 sq. ft.
Office
- 5. Metro Office Center**
124,251 sq. ft.
Office
- 6. The Corporate Center**
300,733 sq. ft.
Office
- 7. I-17 Office Center**
105,107 sq. ft.
Office
- 8. Desert Canyon/100**
102,606 sq. ft.
Office
- 9. 2250 Peoria Ave**
72,072 sq. ft.
Office/Flex

Source: CoStar Realty Information Inc., 2015



Infrastructure

The North I-17 center offers **excellent interstate and regional freeway access**. Interstate 17 runs north-south through this employment corridor and connects with the Loop 101 freeway. Interstates 17 and 10 intersect to the south, providing direct access to downtown and Phoenix Sky Harbor International Airport. Light rail access will be available by 2016 when the line is extended from the existing terminus at 19th Ave. and Montebello to 19th Ave. and Dunlap Ave.

Businesses that require air service have access to **Phoenix Sky Harbor International Airport** within 30 minutes of the North I-17 area. Sky Harbor is one of the country's busiest airports, with nearly 41 million passengers and over 300,000 tons of cargo passing through the facility annually. The airport is served by some **17 airlines** and offers service to more than 100 cities in the U.S. and around the world. There are more than **830 daily domestic non-stop flights** from Phoenix, as well as over 30 international non-stop flights to destinations in Mexico, Canada and Europe.⁶

The North I-17 employment center features **modern, reliable telecommunications infrastructure** that is supported by multiple providers. These providers are able to offer specialized capabilities such as complete digital infrastructure, T-1 (DS1) lines, T-3 (DS3) lines, self-healing fiber ring architecture and high-speed data communications. Local exchange carriers with service in the North I-17 area include CenturyLink and Cox Communications.

Arizona Public Service offers the highest possible level of **electric reliability** by investing in an advanced network system to provide multiple redundant feeds from various substations. In addition to ensuring reliable power service, investments in generation facilities have been made to provide adequate capacity for future growth.

6 Phoenix Sky Harbor International Airport, 2015.

Major Area Employers

- Karsten Manufacturing (Ping Golf)**
Golf Equipment - HQ
- Suntron Corporation**
Electronics - Corp HQ
- Cognizant**
Information Technology Services
- Vangent**
Information Management
- Liberty Mutual**
Financial Services
- The Hartford**
Customer Service Center
- Wells Fargo Bank**
Financial Services
- Allied International Credit Corporation**
Financial Services
- Bull HN Information Systems**
Operations Center
- Blue Cross/Blue Shield of Arizona**
Health Insurance Carrier

Source: Maricopa Association of Governments, 2013

**PHOENIX IS DESIGNED
TO WORK.**



City of Phoenix
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