

Attachment B



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-5-18-4
March 12, 2018

Alhambra [Village Planning Committee Meeting Date](#) March 27, 2018
[Planning Commission Hearing Date](#) April 5, 2018

Request From: [R-3](#) (0.77 acres)
Request To: [WU Code](#) (Walkable Urban Code) T4:3 SL (Transect 4:3 District, Transit Solano Character Area) (0.77 acres)

Proposed Use Single-family attached residential
Location Approximately 410 feet east of the southeast corner of 17th Avenue and Colter Street

Owner Caroline Cancel, NHSP Holdings, LLC
Applicant Doug McCord, Architectural Resources Team
Representative Caroline Cancel, NHSP Holdings, LLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10 to 15 dwelling units per acre	
Street Map Classification	Colter Street	Local Street	30-foot south half street
<p>CONNECT PEOPLE AND PLACES; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high-intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.</p> <p>The subject property is located within the Solano Transit Oriented Development (TOD) District. The site is located approximately one half-mile from the 19th Avenue/Camelback Road light rail station.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</p> <p>The proposed development will provide a new housing option on a narrow, underutilized parcel. The site is located within a half-mile of light rail transit.</p>			

CONNECT PEOPLE & PLACES; CORES, 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 proposal provides compatible infill development on a property that is underutilized. The proposed land use and scale is compatible with the nearby uses. The single-family attached housing type provides an opportunity for ownership, and contributes to the mix of housing types in the area. The site is close to commercial areas, public transit and transportation.

Applicable Plans and Principles

Transit Oriented Development Strategic Policy Framework

See background item #6.

Solano Transit Oriented Development Policy Plan

See background item #7, 8, and 9.

Reimagine Phoenix

See background item #10.

The Tree and Shade Master Plan

See background item #11.

Complete Streets Guiding Principles

See background item #12.

Bicycle Master Plan

See background item #13.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family home	R-3
North (across Colter Street)	Single-family attached residence, Single-family residence	R-2, R-2 HP
South	Vacant	R-3
East	Multifamily residences	R-3
West	Mobile-home park	R-3

Walkable Urban Code T4:3		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	N/A	0.77
Total Number of Units	N/A	20 – 2 bedroom units
Density	No cap required	25.97 du/acre (total)
Building Height	40-foot maximum SFA: 48-foot maximum	Met – 36 feet
Parking – Single-Family Attached	Per Section 702, additional 25% reduction within 1,320 feet from light rail station. 1.5 per unit x 20 units = 30 required spaces	Met - 31 provided
Bicycle Parking (1307.H.6.d.)	0.25 per residential unit, with a maximum of 50 spaces.	Met – provided via unit garages and bicycle racks (See Stipulation No. 2)
Streetscape Standards (Section 1312.E.1.)		
Minor Collector and Local Streets (Colter Street)	Sidewalk width – minimum 5 feet Landscape width (if no conflict with public utilities) – minimum 5 feet	Met – New 5-foot wide sidewalk
Section 1303.B TRANSECT T4		
<i>Main Building Setbacks</i>		
Primary Frontage (Colter Street)	20-foot maximum	Met – 10 feet
Side (east, west)	0-foot minimum	Met – 10 feet
Rear (south)	0-foot minimum	Met – 70 feet
<i>Parking Setbacks</i>		
Primary Frontage	30-foot minimum or behind building	Met – behind building
<i>Lot Requirements</i>		
Lot Coverage	70% maximum	Met – 38%
Primary Building Frontage	60% minimum	Met – 69%

<i>Frontage Types Allowed</i>		
Primary Frontage	Porch, patio, stoop, forecourt, or alternative frontages per Section 1305.B.1.c	TBD
<i>Minimum Glazing Standards on Building Frontages facing Streets Right-of-way</i>		
Ground Floor (<i>residential per T4</i>)	Minimum 25%	Not noted on site plan
Second Floor (<i>residential per T4</i>)	Minimum 25%, 10% east and west	Not noted on site plan
Upper Floors (<i>residential per T4</i>)	n/a	Not noted on site plan

Background/Issues/Analysis

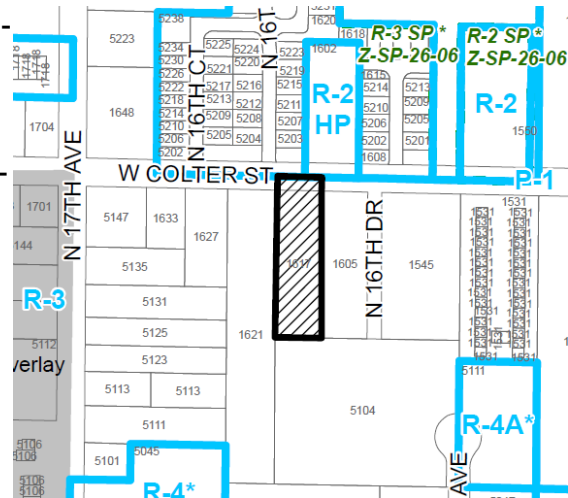
SUBJECT SITE

1. This request is to rezone a 0.77-acre site, located at approximately 410 feet east of the southeast corner of 17th Avenue and Colter Street from R-3 (Multifamily Residence District) to WU Code (Walkable Urban Code) T4:3 SL (Transit Solano Character Area) to allow single-family attached development.

The subject property has frontage on Colter Street and is currently developed with a single-family home and accessory buildings. The site is located within one half-mile of the 19th Avenue and Camelback Road light rail station.

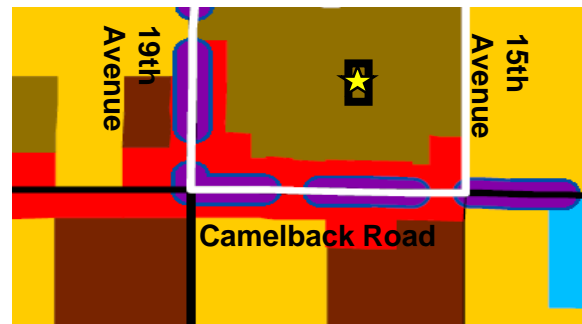
SURROUNDING USES AND ZONING

- North of the subject site is a gated, single-family attached development zoned R-2, and east of that site there is a single-family home that is zoned R-2 HP. South of the subject site is vacant land zoned R-3. The site was a mobile home park and is now planned to be redeveloped as multifamily housing. West of the subject site is a mobile home park zoned R-3. East of the subject site is a multifamily development zoned R-3.



Source: City of Phoenix Planning and Development Department

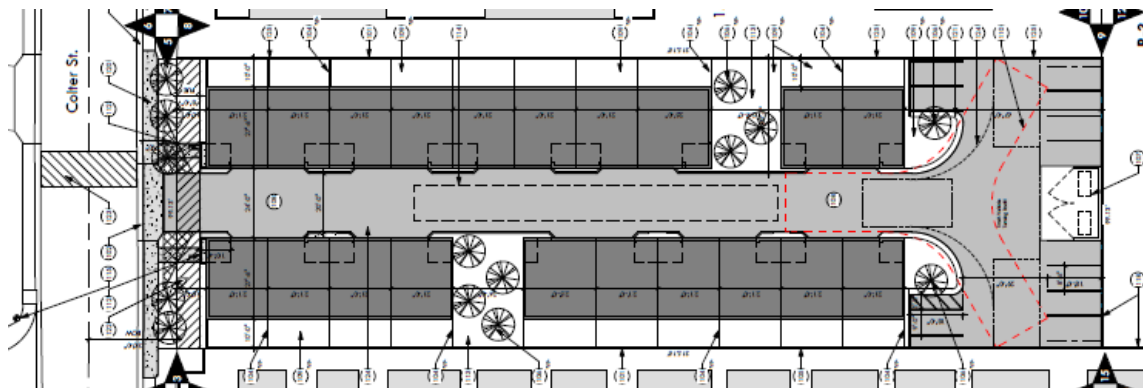
- The General Plan Land Use Map designation for the subject property is Residential 10 to 15 dwelling units per acre. The request is not consistent with the existing General Plan Land Use designation; however, an amendment to the General Plan is not required as the size of the property does not exceed 10 acres.



Source: City of Phoenix Planning and Development

PROPOSAL

- The conceptual site plan proposes a three-story (36-foot high), single-family attached multifamily development. The applicant is proposing 20 units at 25.97 dwelling units per acre. The proposed units have a garage and ground floor entry. In addition, all units have small private yards.

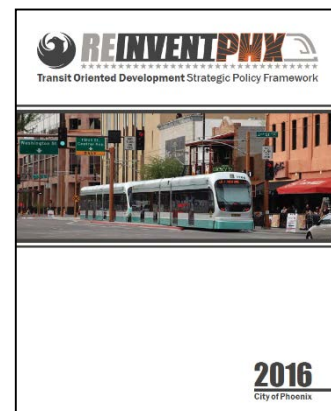


5. WU Code requires that a minimum of 75 percent of the sidewalk is shaded. Utility conflicts have been identified running parallel with the existing sidewalk along Colter Street, adjacent to the subject site. The applicant will work with Planning and Development staff to determine a tree type that will not conflict with the overhead utility lines. This is addressed in Stipulation No. 1.

STUDIES AND POLICIES

6. **Transit Oriented Development Strategic Policy Framework and TOD Policy Plan**

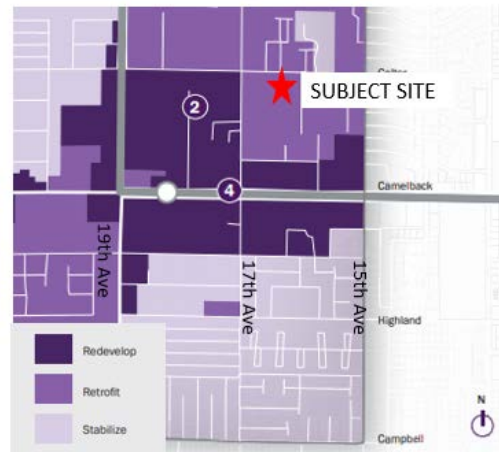
The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The project is located within the one-half mile walk shed of the 19th Avenue and Camelback Road light rail station. The identified environment for this station area is Medium Urban Center. Medium Urban Center is a place type characterized by medium intensity development with building heights typically from three to six stories with incentive heights of up to 10 stories. Land uses may include a balanced mix of commercial and residential, retail, entertainment, and some employment. The proposal to utilize the site for single-family attached residential, and the recommendation for the T4:3 transect (40-foot high maximum) is consistent with the parameters of the Medium Urban Center place type and the adjacent multifamily zoning.



7. The site is located within the Solano TOD (Transit Oriented Development) District, the boundaries for which are Campbell Avenue on the south, Rose Lane and Keim Drive on the north, 15th Avenue on the east and 23rd Avenue on the west. The policy plan adopted for the Solano TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. In order to realize the implementation of the Vision and Master Plan for the Solano TOD District, one key recommendation is the implementation of a form-based zoning code.



8. The Land Use Opportunities Map of the Solano TOD District Policy Plan depicts the site as being in an area that could be redeveloped over time as a walkable urban neighborhood. The proposal to develop the site with the Single-Family Attached development option is consistent with the vision for a walkable urban neighborhood. The development will be dense (25.97 dwelling units per acre), and the site design is such that the units nearest Colter Street are required to orient their main entrances to the street, typically with a porch. The location, density and design, when combined, contribute to the vision of a walkable urban neighborhood.



Site and surrounding area are identified for possible retrofit.

Source: Solano TOD Policy Plan

- Housing in the Solano TOD District is of relatively high quality. Based on tract data, three or more bedroom units (37%), and single-family homes (35%) are the predominant housing type. The Solano TOD Policy Plan projects a housing shortage of 8,433 units in the District by 2035 and 2,328 of those units are forecast for the area between Bethany Home Road and Camelback Road, 19th Avenue and 15th Avenue. Development of the site for residential units at a higher density than existed previously brings much needed housing stock to the District, and is consistent with the vision of the TOD Policy Plan.



The area around the site is projected to need 2,328 new housing units by 2035.

Source: Solano TOD Policy Plan

- As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the city provides recycling containers and services to all single-family residences.
- The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians. This is addressed in Stipulation No. 1.
- The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and a landscape strip planted between the curb and the sidewalk. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment.

13. 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 site plan proposes a bicycle parking on-site. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests. The property is near a light rail transit station and several major bus routes. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or via garage entry into each unit. 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 WU Code. This provision is addressed in Stipulation No. 2.



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

INTERDEPARTMENTAL COMMENTS

14. The Water Services Departments commented that the property will need city water and a sewer main extension in order to serve the development.
15. The Floodplain Management division indicated that the parcel is in a Special Flood Hazard Area (SFHA),
16. The Street Transportation Department is requesting a stipulation that the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation No. 3.
17. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
18. 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. This is addressed in Stipulation No. 4.

OTHER

19. 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 request is consistent with the surrounding entitlements and land uses.
2. The proposed density is supported as the site is within one half-mile of light rail transit.
3. The proposal to develop the site with the Single-Family Attached development option is consistent with the vision of the land use opportunities depicted in the Solano TOD District Policy Plan.

Stipulations

1. The developer shall work with the Planning and Development Department to determine a type of tree for the Colter Street frontage that will not conflict with the overhead utilities, but will also provide the shade required by the Walkable Urban Code.
2. A minimum of two inverted-U bicycle racks for guests shall be provided on site and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Staff Report: Z-5-18-4

March 12, 2018

Page 11 of 11

Writer

Elyse DiMartino

March 12, 2018

Team Leader

Samantha Keating

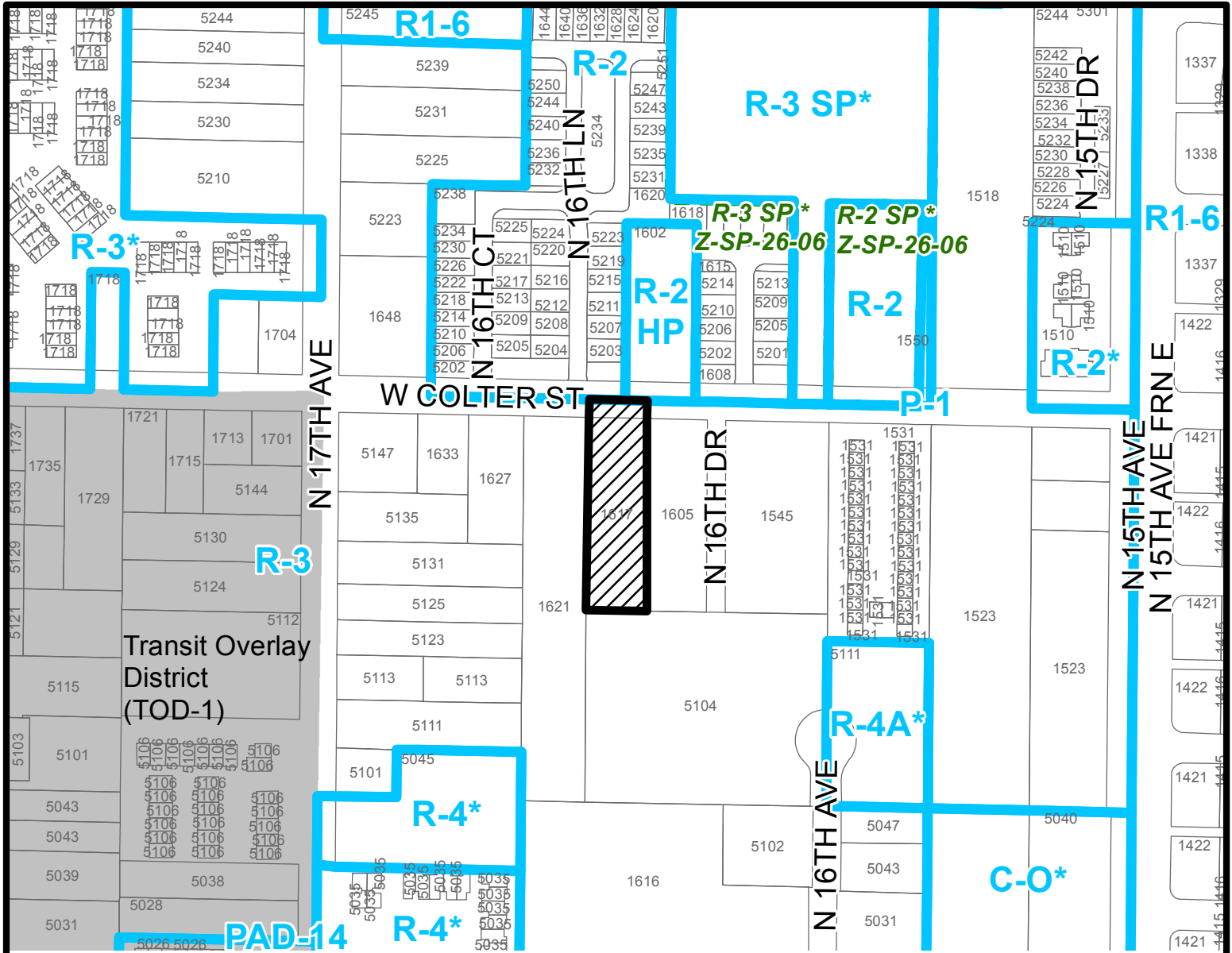
Exhibits

Sketch Map

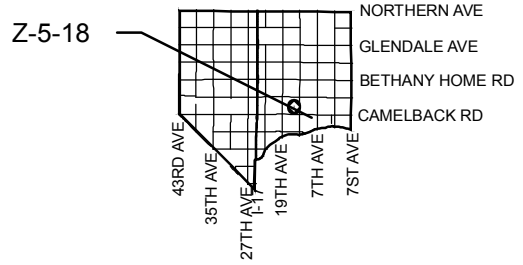
Aerial

Site Plan Date Stamped January 29, 2018 (1 page)

Elevations Date Stamped January 29, 2018 (1 page)

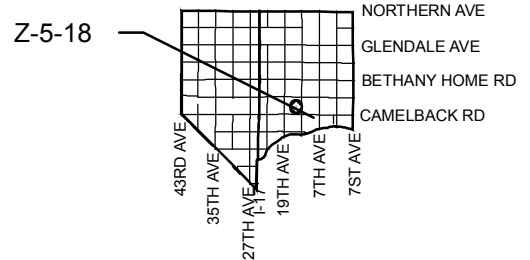
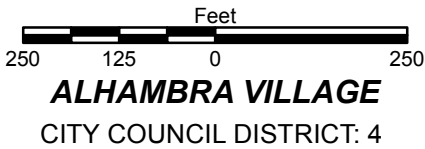


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



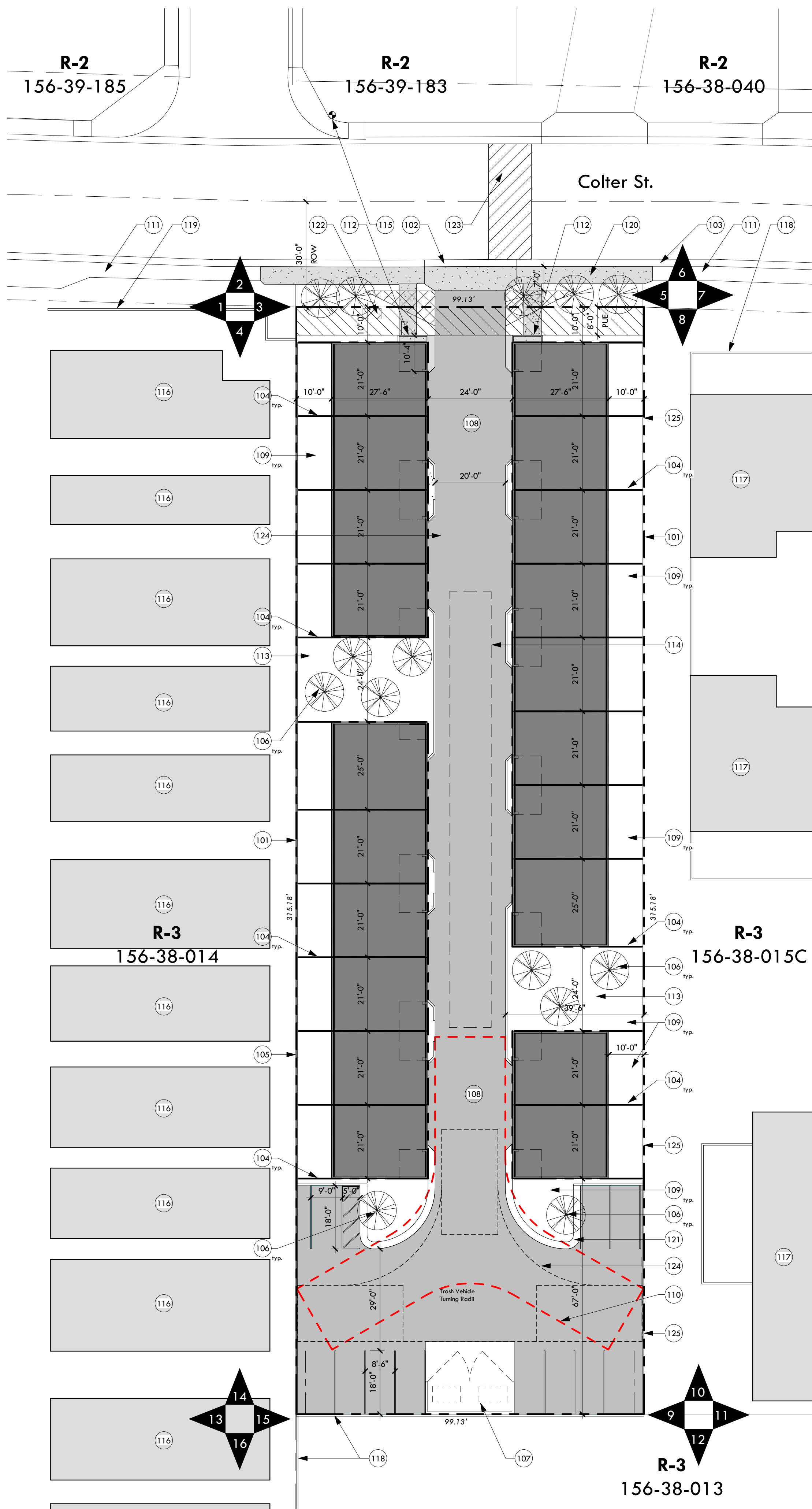
APPLICANT'S NAME: Architectural Resources Team		REQUESTED CHANGE: FROM: R-3 (0.77 a.c.) TO: WU T4:3 SL (0.77 a.c.)	
APPLICATION NO. Z-5-18	DATE: 2/7/2018 REVISION DATES: 3/5/2018		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.77 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-25	ZONING MAP H-7	
MULTIPLES PERMITTED R-3 WU T:4 3 SL	CONVENTIONAL OPTION 11 No Maximum	* UNITS P.R.D. OPTION 13 N/A	

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

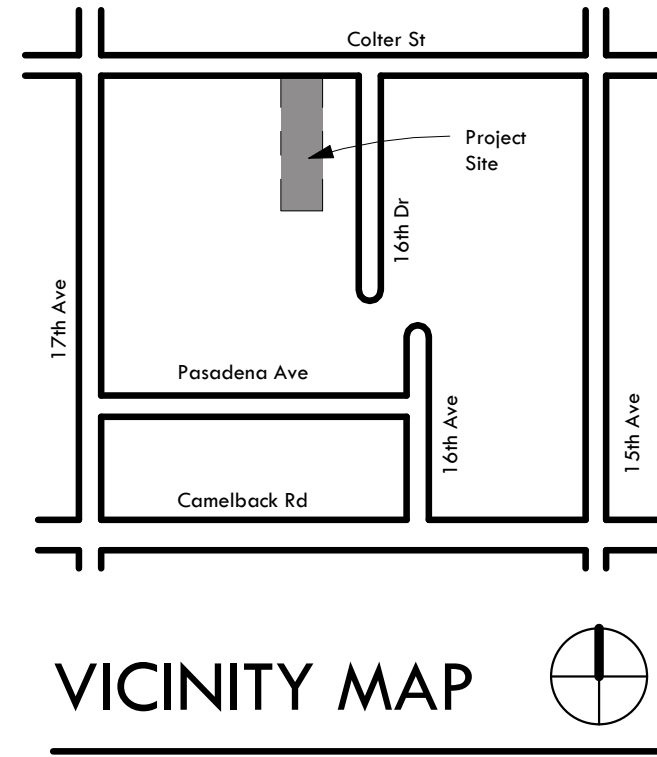


APPLICANT'S NAME: Architectural Resources Team		REQUESTED CHANGE: FROM: R-3 (0.77 a.c.) TO: WU T4:3 SL (0.77 a.c.)	
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MULTIPLES PERMITTED R-3 WU T:4 3 SL	CONVENTIONAL OPTION 11 No Maximum	* UNITS P.R.D. OPTION 13 N/A	

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



Architectural Notes	
Number	Description
101	Property line.
102	Curb cut to match existing rolled curb condition.
103	Existing 2' rolled concrete curb.
104	Planter walls.
105	New 6" decorative block wall.
106	New trees to be compliant with approved list from Walkable Urban Code.
107	Trash enclosure with concrete apron.
108	Asphalt drive.
109	Decomposed granite.
110	Fire truck turnaround apparatus.
111	Existing 4' sidewalk.
112	Entry and facade to comply with acceptable frontage types per WU Code.
113	Common areas with amenities tbd.
114	Underground water retention.
115	Existing fire hydrant.
116	Existing single-story single family detached.
117	Existing single-story single family attached.
118	Existing 6' CMU wall.
119	Existing 6' fence.
120	New 5' sidewalk.
121	2' rolled curb.
122	Bicycle parking.
123	Existing speed bump to be coordinated with traffic.
124	Waste access turnaround, approved 01.09.18.
125	4' wire mesh fence.



PROJECT DESIGN TEAM

ARCHITECT
 Architectural Resource Team, Inc.
 99 E Virginia Ave, Ste 120
 Phoenix, AZ 85004
 V | 602.307.5399
 Design Professional in Charge
 Doug McCord, AIA, LEEDap
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STRUCTURAL
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MECHANICAL/PLUMBING
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ELECTRICAL
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 Contact: Karl Johns
 E | karj@npengineering.com

LANDSCAPE ARCHITECTURE
 CWA/ARC
 820 N 3rd St
 Phoenix, AZ 85004
 V | 602.955.8088
 Contact: Chris Winters
 E | cw@cwasdesign.com

SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
- All new or relocated utilities will be placed underground.
- Structures and landscaping within a triangle measured 10' back from the property line and 20' along the property line on each side of the driveway's entrances will be maintained at a maximum height of 3'
- All signage requires separate approvals and permits. No signs are approved per this plan.
- Any lighting will be placed so as to direct light away from the adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor or vibration will be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside of the site.
- Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping within the rights-of-way in accordance with approved plans.
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.

Date: 10/15/2017

I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the Architects who make such changes assume full responsibility and liability for the plan.

DLM
 Signature of copyright owner
 Printed name of copyright owner: Doug McCord

PROJECT INFORMATION

PROJECT: Trellis at Colter
 1617 W Colter St
 Phoenix, AZ 85015

OWNER REPRESENTATIVE: Trellis
 1405 E McDowell Rd
 Phoenix, AZ 85006
 V | 602.424.5344
 Contact: Caroline Cancel
 E | ccancel@trellisaz.org

APPLICANT: Architectural Resource Team, Inc.
 99 E Virginia Ave, Ste 120
 Phoenix, AZ 85004
 V | 602.307.5399
 Contact: Doug McCord, AIA
 E | dmcord@art-team.com

PROJECT DESCRIPTION: Trellis at Colter is a proposed new development of 20 wood-framed single-family attached homes in the Solano District. The project will include standard and accessible two-bedroom units each three stories tall. The units are organized in rows with private yards with access through a central drive. Two community outdoor community areas will provide a place for gathering.

GENERAL ZONING ANALYSIS

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN MARICOPA COUNTY, STATE OF ARIZONA AND DESCRIBED AS FOLLOWS: THE WEST 99.13 FEET OF THE EAST 228.25 FEET OF THE NORTH HALF OF LOT 3 AND LOT 4, BLOCK 4, NILE TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA.

ZONING: Existing Zoning: R-3
 Proposed Zoning: WU Code T4.3 - Solano TOD

PARCEL NUMBER: 156-38-011

PROPOSED USE: Dwelling - Single-family Attached

LOT SALES PROPOSED: Yes

SITE AREA: Net Area: 31,216 sf (0.7166 ac)
 Gross Area: 34,159 sf (0.7842 ac)

BUILDING FOOTPRINT: 11,990 sf

LOT COVERAGE: Allowed: 70% max
 Proposed: 38%

BUILDING FRONTAGE: Allowed: 60% min
 Proposed: 69%

BUILDING HEIGHT: Allowed: 40'-0"
 Proposed: 36'-0"

DWELLING UNIT DENSITY: Proposed: 25.5 du/ac

AMENITY OPEN SPACE: Required: 5% min
 Provided: 1,896 SF / 34,159 SF = 5.5% amenity open space.

SETBACKS: Front Required: 20' max / 10' min. Front Proposed: 10'
 Side Required: 0' min. Side Proposed: 10'
 Back Required: 0' min. Back Proposed: 70'

PARKING: Required: 1.5 parking stalls per 2-bedroom unit
 0.25 unreserved guest parking per dwelling unit
 10% reduction per table 1307.1

20 units x 1.5 stalls/unit = 30 Stalls
 20 units x 0.25 stalls/unit = 5 stalls
 10% reduction per table 1307.1
 35 x .1 = 3.5 = 4 stall reduction
 35 stalls - 4 stalls = 31 required stalls
 ADA stalls required = 1 stalls

Existing: 20 single-car garage + 11 off-street parking stalls (including 1 ADA)
 = 31 total parking stalls



ARCHITECTURAL RESOURCE TEAM

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 phoenix, az 85004
 602-307-5399 | v

www.art-team.com

NHSP Holdings/Trellis
 Trellis at Colter
 1617 W Colter Street Phoenix, AZ 85015

Schematic Design

Revision Schedule		
No.	Date	Description

17022 ART PROJECT NO.
 01.26.18 DATE
 CS DRAWN BY
 DMc CHECKED BY

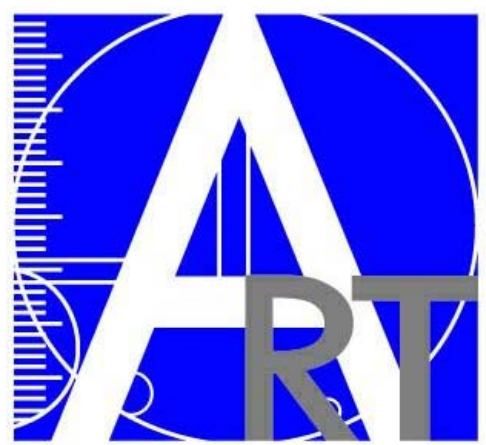
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Conceptual Site Plan

A0.41





ARCHITECTURAL
RESOURCE
TEAM

99 e. virginia ave, ste 120
phoenix, az 85004
602-307-5399 | v

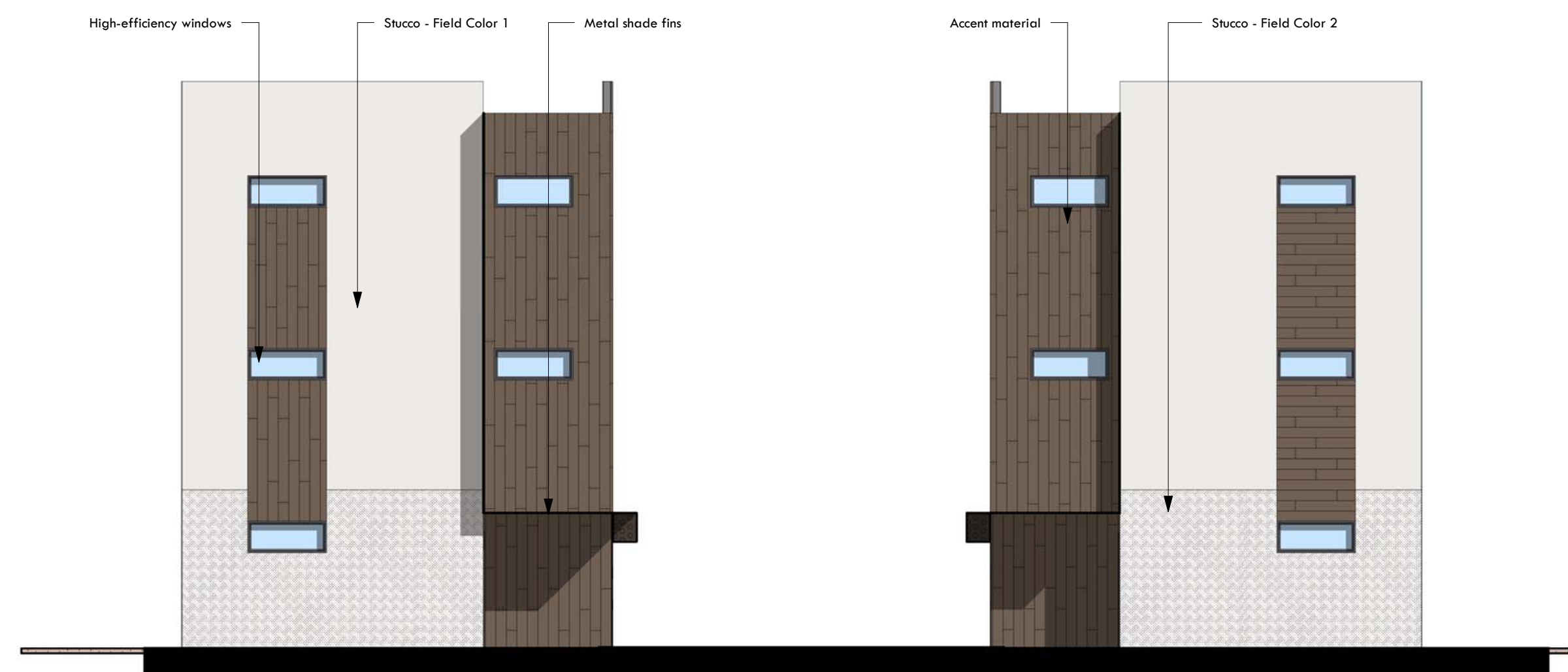
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2 Conceptual Elevation - Side - Interior1
1/8" = 1'-0"



1 Conceptual Elevation - Side - Exterior1
1/8" = 1'-0"



4 Conceptual Elevation - Rear
1/8" = 1'-0"



5 Conceptual Elevation - Street
1/8" = 1'-0"

NHSP Holdings/Trellis
Trellis at Colter

1617 W Colter Street Phoenix, AZ 85015

Schematic Design

Revision Schedule		
No.	Date	Description

17022	ART PROJECT NO.
01.26.18	DATE
CS	DRAWN BY
DMc	CHECKED BY

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Conceptual
Elevations

A0.42