



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-80-18-5**  
**March 19, 2019**

**Alhambra Village Planning Committee**

March 26, 2019

**Meeting Date:**

**Planning Commission Hearing Date:**

April 4, 2019

**Request From:**

C-1 (Neighborhood Retail) (1.86 acres)  
R-5 (Multifamily Residence District) (17.55 acres)  
R-5 SP (Multifamily Residence District, Special Permit) (1.63 acres)  
R-4 SP (Multifamily Residence District, Special Permit) (1.12 acres)  
R1-6 (Single-Family Residence District) (8.01 acres)

**Request To:**

PUD (Planned Unit Development) (30.17 acres)

**Proposed Use:**

Continuing care retirement community

**Location:**

Northeast corner of 17th Drive and Glendale Avenue

**Owner:**

Beatitudes Campus

**Applicant/Representative:**

Jason Morris, Withey Morris, PLC

**Staff Recommendation:**

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, and Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	Glendale Avenue	Major Arterial	40-foot north half street
	17th Drive	Local	25-foot east half street
	Myrtle Avenue	Local	30-foot south 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 proposal promotes the expansion of an existing continuing care retirement community in a location that is accessible via public transportation options and is close to surrounding commercial areas and health care facilities.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.**

The proposal provides a number of varied housing options and styles aimed at suiting the needs of an aging population, while providing design standards for new development that is compatible in scale and complimentary to the existing surrounding neighborhood.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

The proposal allows for the expansion of an existing continuing care retirement community in a way that will allow for a diversity of housing types aimed at meeting the needs of the population at different stages of life and varied needs or requirements.

Applicable Plans, Overlays, and Initiatives	
<b><u>Tree and Shade Master Plan</u></b>	See Background Item No. 7 below.
<b><u>Complete Streets Guidelines</u></b>	See Background Item No. 8 below.

Surrounding Land Uses/Zoning		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Beatitudes Campus; a continuing care retirement community	C-1, R-5, R-5 SP, R-4 SP, R1-6
<b>North</b>	Single-family residential, Hospice Facility	R1-6
<b>South</b>	Multifamily residential, Medical Office	R-5
<b>East</b>	Multifamily residential, Single-family residential	R-5, R-4, R1-6
<b>West</b>	Medical Office, Surface parking, Single-family residential	R-5, P-1, R1-6

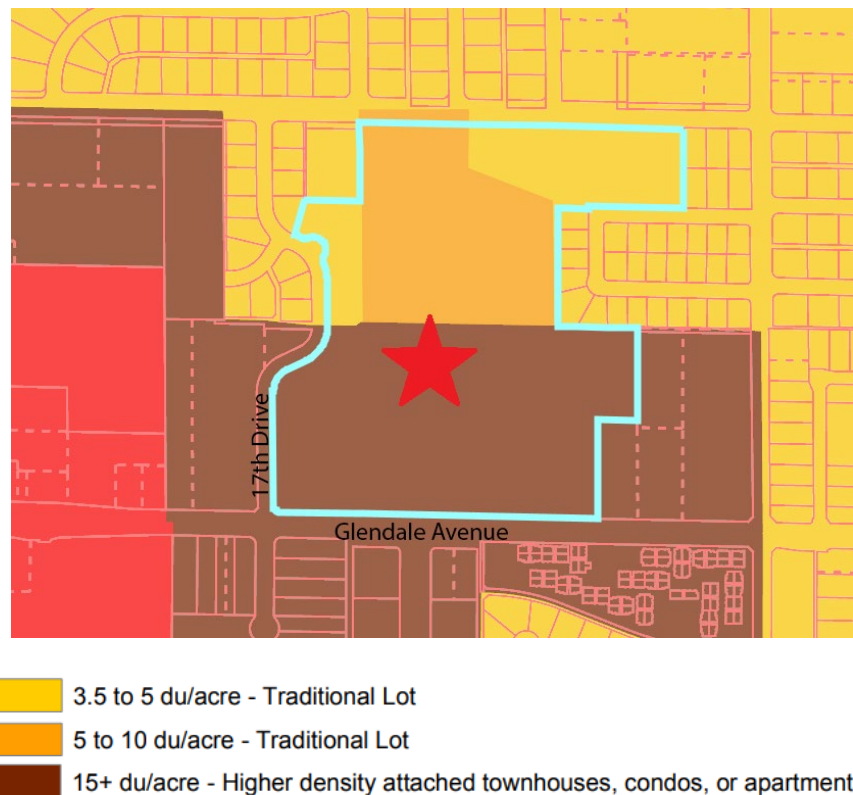
## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 30.17 acres located at the northeast corner of 17th Drive and Glendale Avenue from C-1 (Neighborhood Retail), R-5 (Multifamily Residence District), R-5 SP (Multifamily Residence District, Special Permit to allow a day care facility), R-4 SP (Multifamily Residence District, Special Permit to allow a day care facility) and R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) to allow for a continuing care retirement community.
2. The subject site is currently developed with the Beatitudes Campus, a senior living facility spanning several parcels. The property has a number of underlying zoning districts, and various parts of the property have been developed subject to varying

development standards over the course of its history. The request is intended to simplify development standards to provide for the continued expansion and growth of the facility.

3. The subject site has multiple designations on the General Plan Land Use Map: Residential 3.5 to 5 dwelling units per acre, Residential 5 to 10 dwelling units per acre, Residential 15+ dwelling units per acre. The development as proposed is consistent with densities proposed within each land use designation.



General Plan Land Use Map – Source: City of Phoenix Planning and Development Department

## SURROUNDING USES AND ZONING

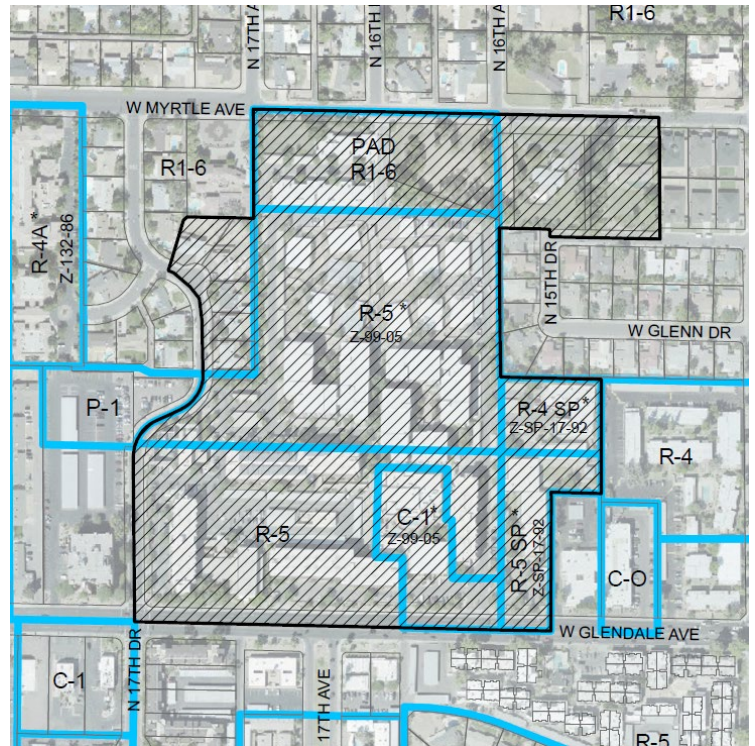
4. The subject site is a developed retirement community currently zoned C-1 (Neighborhood Retail), R-5 (Multifamily Residence District), R-5 SP (Multifamily Residence District, Special Permit), R-4 SP (Multifamily Residence District, Special Permit) and R1-6 (Single-Family Residence District).

North of the subject site is an existing single-family residential subdivision and hospice facility zoned R1-6 (Single-Family Residence District).

South of the subject site are existing multifamily residential properties and medical clinics zoned R-5 (Multifamily Residence District).

East of the subject site are existing multifamily and single-family residential properties and medical offices zoned R-5 (Multifamily Residence District), R-4 (Multifamily Residence District) and R1-6 (Single-family Residence District)

West of the subject site is a medical office, surface parking lot, and an existing single-family neighborhood zoned R-5 (Multifamily Residence District), P-1 (Passenger Automobile Parking, Limited) and R1-6 (Single-Family Residence District).



Surrounding Zoning Districts  
Source: City of Phoenix Planning and  
Development Department

## PROPOSAL AND DEVELOPMENT STANDARDS

5. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance

provisions will be applied.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped March 12, 2019. The proposed standards were designed to allow for a continuing care retirement community.

### **List of Uses**

The Development Narrative proposes a number of permitted uses pulled from comparable zoning districts and restricted to certain “Character Areas” identified within the Development Narrative. “Character Area A,” along the northern boundary of the site, allows uses comparable to those allowed in the R-2 (Multifamily Residence District) zoning district. “Character Area B,” in the middle section of the site, allows uses comparable to those allowed in the R-5 (Multifamily Residence District) zoning district. “Character Area C,” at the southern end of the site, proposes more intense uses, with those comparable to allowable uses in the C-1 (Neighborhood Retail), R-5 (Multifamily Residence District) and R-4 (Multifamily Residence District) zoning districts.

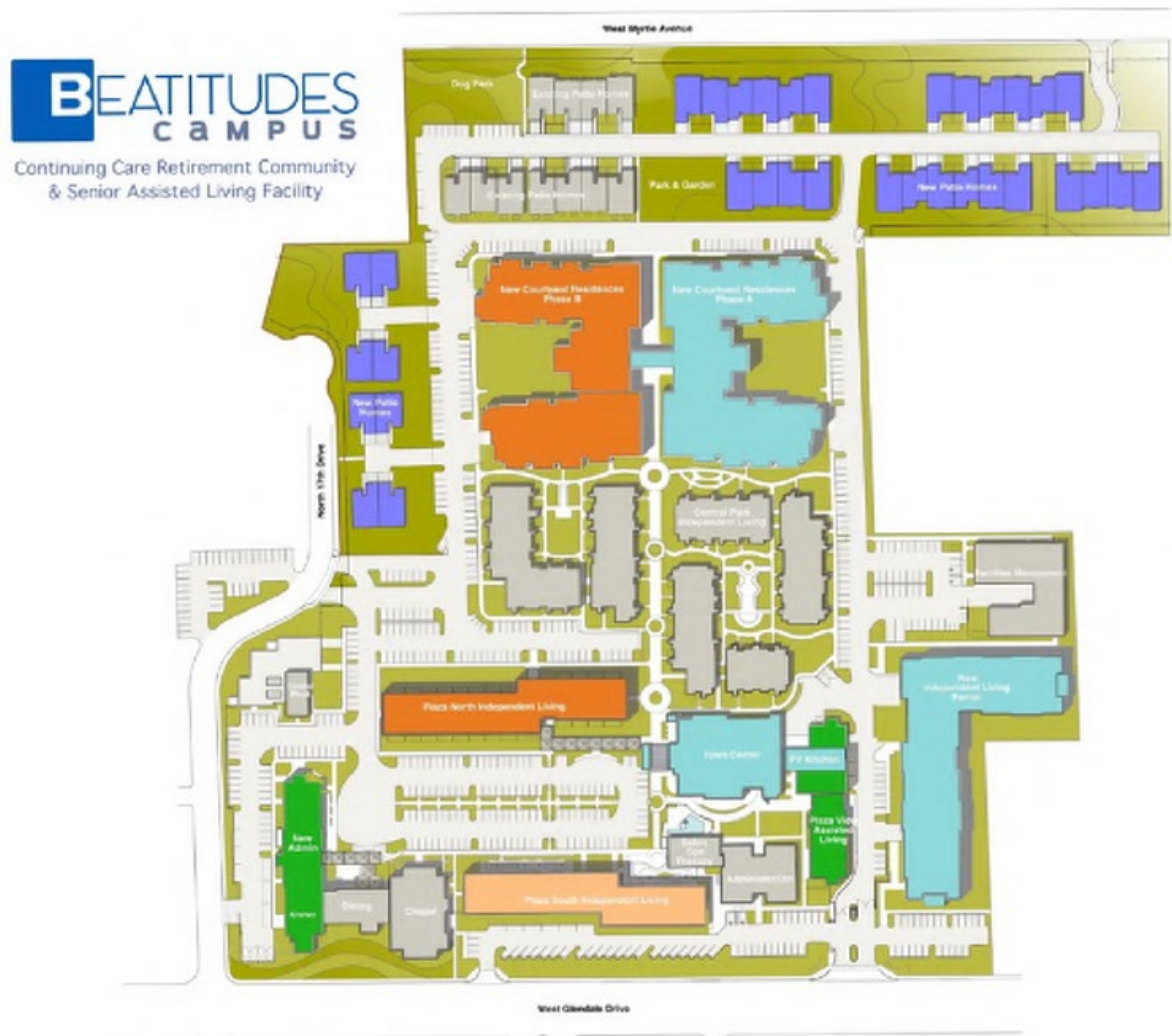
### **Conceptual Site Plan and Development Standards**

The development’s main ingress and egress point is along Glendale Avenue. There will be additional ingress and egress points along the western boundary at 17th Drive. There is an emergency fire exit along Myrtle Avenue, but no regular access is proposed along this street frontage.

Development standards are broken up by “character areas” identified within the development narrative. “Character Area A” is the northern-most portion of the site, adjacent to single-family residential. As such, this area has increased setbacks adjacent to surrounding properties, and a height limitation of 2 stories and 30 feet. “Character Area B” is the middle portion of the site, and carries over the setback requirements of “Character Area A,” while increasing allowable height to 4 stories and 56 feet. “Character Area C” is the southernmost portion of the site along Glendale Avenue, and is largely developed today. Building setbacks are increased for this portion of the site, and the height limitation is 5 stories or 65 feet. In order to ensure consistency with development standards, staff has identified several updates to the PUD narrative which are addressed in Stipulation No. 1.

The narrative is proposing a total of 899 dwelling units, with an overall maximum density of 29.9 dwelling units per acre.





Beatitudes Campus Site Plan  
Source: Beatitudes Campus PUD  
Development Narrative



### **Legend**

- PROPERTY LINE
- CHARACTER AREA 'A'
- CHARACTER AREA 'B'
- CHARACTER AREA 'C'

Beatitudes Campus Character Areas  
Source: Beatitudes Campus PUD  
Development Narrative



<b>Development Standard</b>	<b>Proposed PUD; Character Area A</b>	<b>Proposed PUD; Character Area B</b>	<b>Proposed PUD; Character Area C</b>
Density, maximum number of units	5.5 dwelling units per acre (45 Units)	40.3 dwelling units per acre (482 units)	37.60 dwelling units per acre (372 units)
Minimum Lot Width/Depth	40-foot Width, 50-foot Depth	40-foot Width, 50-foot Depth	N/A
Height (Maximum), feet	2 stories and 30 feet	4 stories or 56-feet	5 stories or 65-feet
Perimeter Standards	20-foot front, 15-foot rear, 10-foot side	20-foot front, 10-foot rear, 10-foot side, 20-foot adjacent to residential	20-foot front, 10-foot side
Building Setbacks	10-foot front, 35-foot front plus rear	10-foot front, 30-feet front plus rear	20-foot front, 10-foot side
Landscape Setbacks	N/A	N/A	20-foot front, 10-foot side
Lot Coverage (Maximum)	45%	50%	50%

### **Architectural Character**

The PUD proposes architectural standards for each character area established with the development narrative. These include material, detailing and massing standards. These items are identified in Section F.4 and Figures 10 through 12 of the development narrative.

### **Landscape Standards**

The PUD proposes landscaping standards throughout the development, broken down into landscape character zones. There are 11 different landscape zones proposed in the PUD, each with its own plant palette intended to provide pedestrian shade and attractive environments. These are identified in section F.5, figures 13, 14 and table 6 of the development narrative.

### **Parking**

The PUD proposes that total parking required per Section 702 of the City of Phoenix Zoning Ordinance shall be reduced to 50% of required due to the nature of the residents living on the Beatitudes Campus. The development narrative proposes modified parking stall dimensions of 9 feet wide by 18 feet deep. The development narrative proposes a minimum of 15 bicycle parking spaces provided throughout the development. This is addressed in section F.8 of the development narrative.

### **Fences and Walls**

The PUD proposes that all fences and walls shall be in compliance with Section 703 of the City of Phoenix Zoning Ordinance with the exception that site walls and fences up to 6 feet shall be permitted in the front building setback up to and including the street frontage property lines. This is addressed in section F.10 of the development narrative.

### **Signage**

The PUD proposes that all signage must comply with the non-residential in a residential district standards of Section 705 of the City of Phoenix Zoning Ordinance.

### **Sustainability**

The PUD proposes a number of items to incorporate sustainability, including building orientation and design, xeriscaping, and shading of hardscaped areas to reduce heat island effects. These items are addressed in section H of the development narrative.

### **Phasing**

The PUD proposes a three phase development plan for the subject site. Phase 1 is to include the development of patio homes in "Character Area A." phase 2 includes new buildings in "Character area B" and "Character Area C." This is identified in section J of the development narrative.

## AREA PLANS, OVERLAY DISTRICTS AND INITIATIVES

### 7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has the goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and development process. The proposal includes landscape and architectural shade throughout the development.

### 8. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal includes safe pedestrian walkways throughout the site, including connections south to Glendale Avenue and nearby public transportation options. The proposal includes bike parking and protected bike routes throughout the development.

## COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

## INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department has approved a Traffic Impact Analysis for the subject site. Any significant modifications to the site plan will require a revised study.
11. The Floodplain Management division of the Public Works 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.
12. The Fire Prevention division of the Fire Department does not anticipate any problems associated with this rezone case, but shall require the site and/or buildings to comply with the Phoenix Fire Code. The water supply (GPM and PSI) is not known at this location, and additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
13. The Parks and Recreation Department has reviewed the proposed site plan and rezoning request, and does not have and comments or stipulations at this time.

## OTHER

14. 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 General Plan Land Use Map designations and several General Plan goals.
2. The proposed development is appropriate at this location and is consistent with the scale and existing zoning in the surrounding area.
3. The development will provide a diversity of housing choices for this particular demographic that are currently lacking in the surrounding area.

## **Stipulations**

1. An updated Development Narrative for the Beatitudes Campus PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped March 12, 2019, as modified by the following stipulations:
  - a. Front Cover: Remove “Submittal” dates and revise to add the following: City Council adopted: [Add adoption date]
  - b. Include development standards tables in Section F of the development narrative. Remove comparative zoning district from the table included in Section F, and include only proposed development standards. Comparison tables should remain in their current location within the development narrative.
  - c. Development standards tables reference density and number of dwelling units, but does not include number of units or a dwelling units per acre label. Revise to include both.
  - d. Proposed perimeter and setback standards for “Character Area C” do not include a label for the 20’ requirement. Revise to include appropriate setback label.
2. 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-80-18-5

March 19, 2019

Page 13 of 13

**Writer**

Cody White

March 19, 2019

**Team Leader**

Samantha Keating

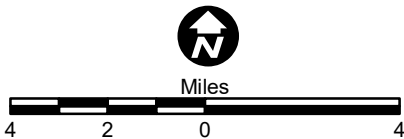
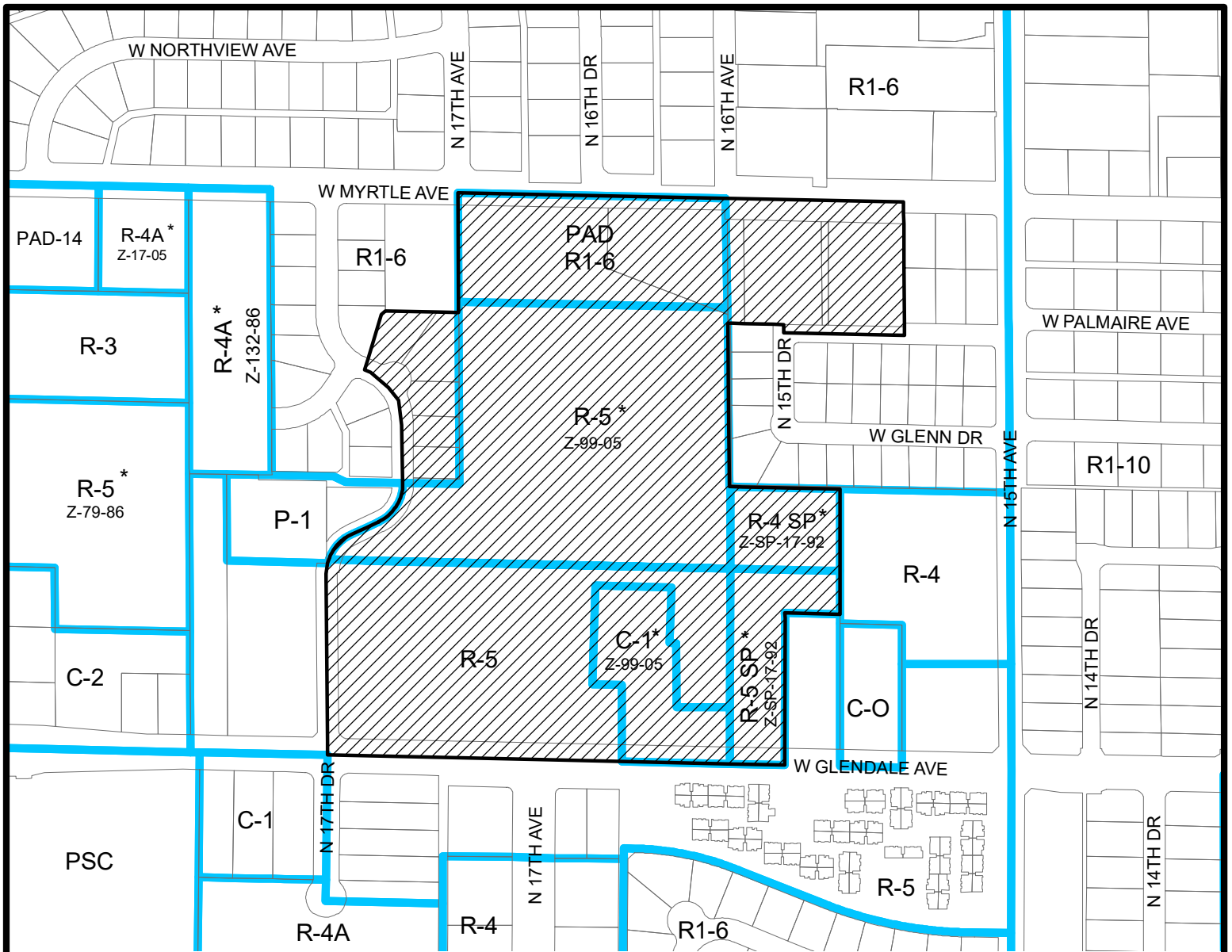
**Exhibits**

Zoning sketch

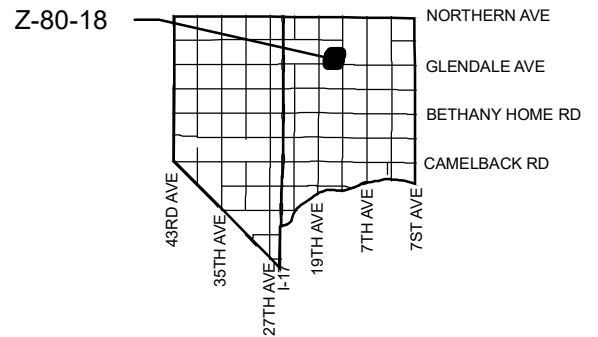
Aerial

Beatitudes Campus PUD Development Narrative (Date Stamped March 12, 2019)

<https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>



**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5



<b>APPLICANT'S NAME:</b> Withey Morris, PLC / Jason Morris		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-80-18	<b>DATE:</b> 1/9/2019 <b>REVISION DATES:</b>	<b>FROM:</b> C-1 ( 1.86 a.c.) R-5 ( 17.55 a.c.) R-5 SP ( 1.63 a.c.) R-4 SP ( 1.12 a.c.) R1-6 ( 8.01 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 30.17 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 23-25 <b>ZONING MAP</b> I-7	<b>TO:</b> PUD ( 30.17 a.c.)	
<b>MULTIPLES PERMITTED</b> C-1, R-5, R-5 SP, R-4 SP, R1-6 PUD	<b>CONVENTIONAL OPTION</b> 27, 763, 71, 32, 42 865	<b>* UNITS P.R.D. OPTION</b> 32, 916, 85, 39, 52 865	
* Maximum Units Allowed with P.R.D. Bonus			



