

Attachment B



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-4-18-8
March 22, 2018

Central City [Village Planning Committee](#) Meeting Date

April 9, 2018

[Planning Commission](#) Hearing Date

May 3, 2018

Request From:

[R-3 RI SP HP](#) (Multifamily Residence District, Residential Infill District, Special Permit to allow a child care center, and Historic Preservation District) (0.41 acres)

Request To:

[R-3 RI HP](#) (Multifamily Residence District, Residential Infill District, and Historic Preservation District) (0.41 acres)

Proposed Use

Removal of Special Permit to allow a child care center in order to allow underlying R-3 uses.

Location

Approximately 50 feet west of the southwest corner of 12th Street and Fillmore Street

Owner/ Applicant/ Representative

Deborah Campbell

Staff Recommendation

Approval

[General Plan Conformity](#)

[General Plan Land Use Designation](#)

Residential 3.5 to 5 dwelling units per acre

[Street Map Classification](#)

Fillmore Street

Local Street

32.5-foot south half street

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.*

The request to remove the Special Permit encourages the use of the R-3 zoning district which allows higher-density housing. The subject property is located within the Eastlake-Garfield Transit Oriented Development (TOD) District. The site is located approximately one half-mile from the 12th Street/Jefferson and Washington Streets light rail stations.

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.*

The proposal includes conversion of the existing building to a multifamily residential use, allowing for a new housing option on site. The site is located within a half-mile of light rail transit.

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 multifamily attached housing type 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

Eastlake-Garfield Transit Oriented Development Policy Plan

The site is located within the Transit Eastlake-Garfield Character Area. The Eastlake-Garfield TOD Policy Plan is a guide for transforming the District into a walkable community. The Plan includes policies that support a pedestrian-oriented zoning code, mixed-income neighborhoods, historic preservation, neighborhood compatibility, and infrastructure investment. The request to remove the Special Permit will not change the underlying R-3 zoning but will allow multifamily development compatible with the surrounding developments. In addition, the site is located approximately one half mile from the 12th Street and Jefferson light rail station. The future residents of the multifamily development will benefit from having easy access to the light rail, thus promoting several strategies of the policy plan.

Garfield Historic District

The site is located within the Garfield Historic District; however, the buildings on site do not have any historical significance.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Child care facility	R-3 RI SP HP
North (across Fillmore Street)	Multifamily residences	R-3 RI HP
South	Single-family residences	R-5 RI HP
East	Vacant land	R-3 RI HP
East across 12th Street	Multifamily residences	R-3 RI HP
West	Multifamily residences	R-3 RI HP

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 0.41-acre site, located at approximately 50 feet west of the southwest corner of 12th Street and Fillmore Street from R-3 RI SP HP (Multifamily Residence District, Residential Infill District, Special Permit to allow a child care center, and Historic Preservation District) to R-3 RI HP (Multifamily Residence District, Residential Infill District, and Historic Preservation District) to allow multifamily development.
2. The site currently consists of a child care facility, the Special Permit for which was approved per Rezoning Case No. Z-SP-13-73. The applicant would like to make improvements to the site to allow multifamily residences. This Special Permit approval restricted the land use solely to child care. The applicant is requesting the Special Permit be removed to permit the underlying uses of the R-3 zoning district.

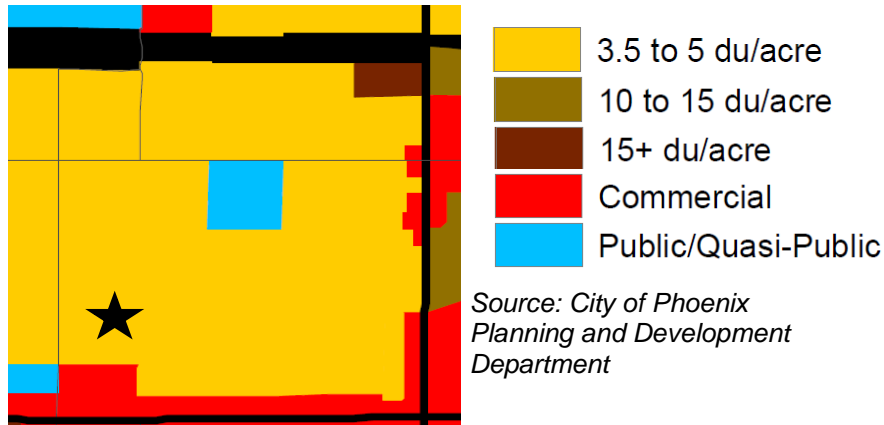
SURROUNDING USES AND ZONING

3. North and west of the subject site are multifamily residences zoned R-3 RI HP. East of the subject site is a vacant parcel zoned R-3 RI HP. East of the subject site, across 12th Street, are multifamily residences zoned R-3 RI HP. South of the subject site is vacant land zoned R-3. South of the subject site are single-family residences zoned R-5 RI HP.



Source: City of Phoenix
Planning and Development
Department

4. The General Plan Land Use Map designation for the subject property is Residential 3.5 to 5 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.

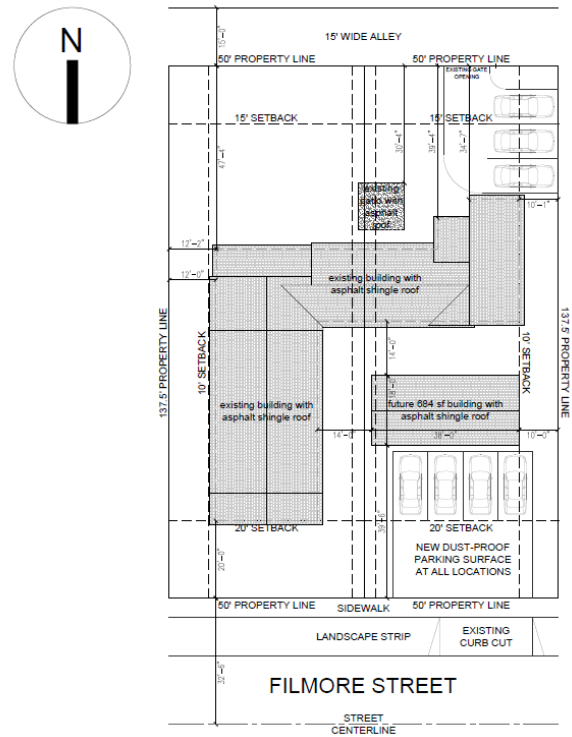


PROPOSAL

5. The conceptual site plan proposes a single-story (15-foot high), multifamily development. The applicant is proposing six units at 14.5 dwelling units per acre. There are five existing units on site with one new unit being proposed in a new detached building. This building will include a common area space for residents.

Seven parking spaces, on dustproofed surfaces will be located in the front and rear of the site.

The site plan is subject to review for compliance with requirements of the Zoning Ordinance.



Source: RKA Architects Inc.

COMMUNITY INPUT

6. At the time the staff report was written, no correspondence by the public was received by staff.

INTERDEPARTMENTAL COMMENTS

7. The Water Services Department commented that the property has existing city water and sewer mains to serve the development.
8. The Floodplain Management division indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013
9. The Street Transportation Department has commented 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.
10. 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.
11. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
12. The Aviation Department stated that the site is in close proximity to the Phoenix Sky Harbor International Airport (PHX).

OTHER

13. 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 removal of the Special Permit will allow for multifamily residential development, which is consistent with the surrounding zoning and land uses.
2. The proposal to develop the site with multifamily residences is consistent with the vision of the land use opportunities depicted in the Eastlake-Garfield TOD District Policy Plan.

Writer

Elyse DiMartino

March 22, 2018

Team Leader

Samantha Keating

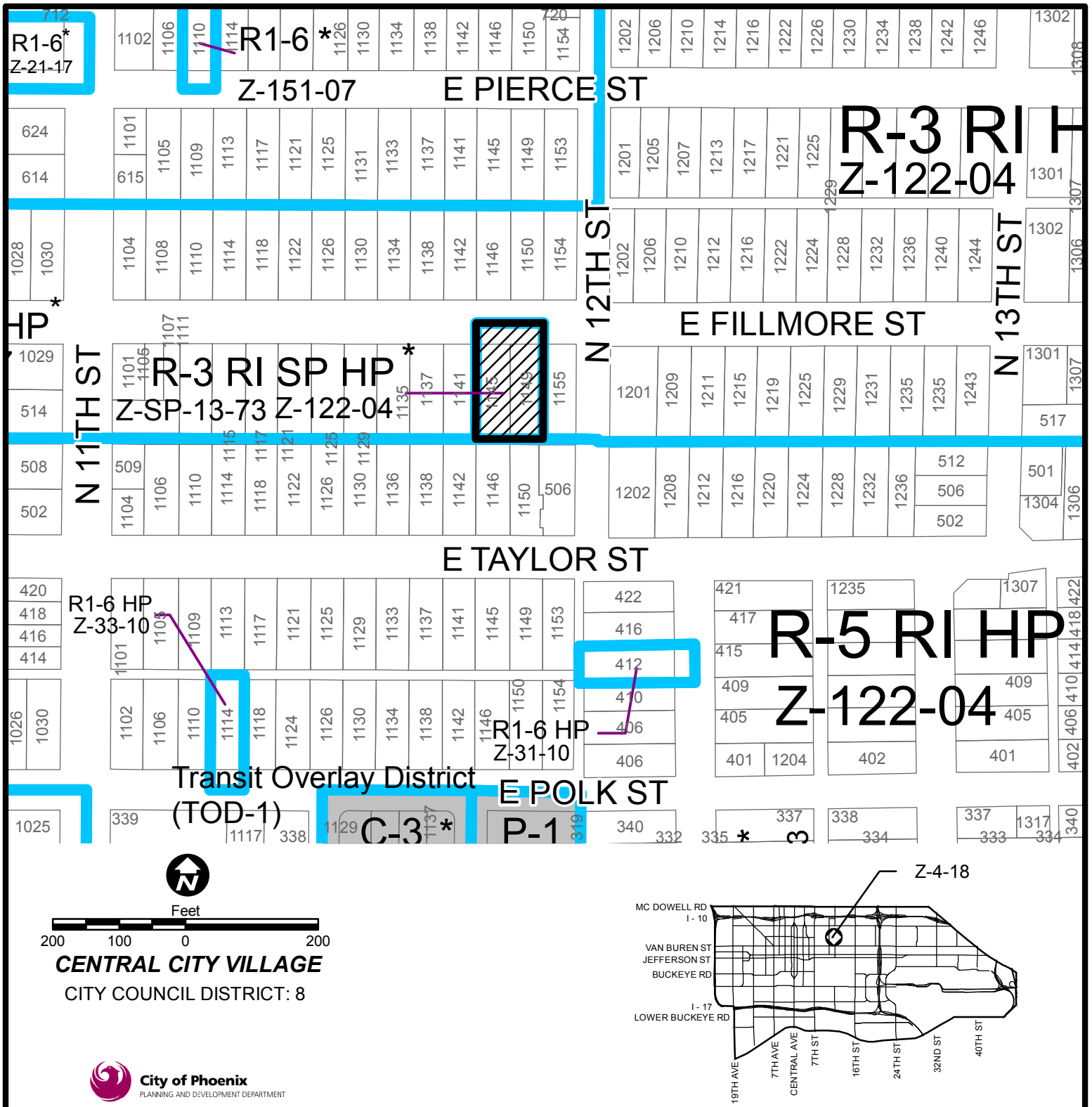
Exhibits

Sketch Map

Aerial

Site Plan, Date Stamped January 24, 2018 (1 page)

Elevations, Date Stamped January 24, 2018 (2 pages)



APPLICANT'S NAME: Deborah Campbell

APPLICATION NO. Z-4-18

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

.41 Acres

DATE: 1/31/2018
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 11-29

ZONING MAP

F-8

REQUESTED CHANGE:

FROM: R-3 RI SP HP (.41 a.c.)

TO: R-3 RI HP (.41 a.c.)

MULTIPLES PERMITTED

R-3 RI SP HP

R-3 RI HP

CONVENTIONAL OPTION

9

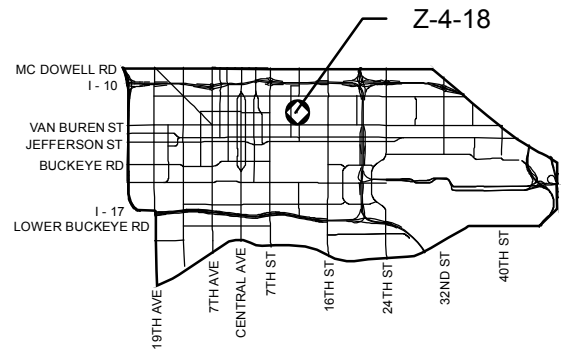
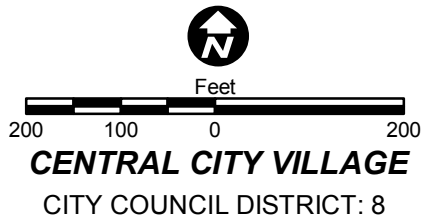
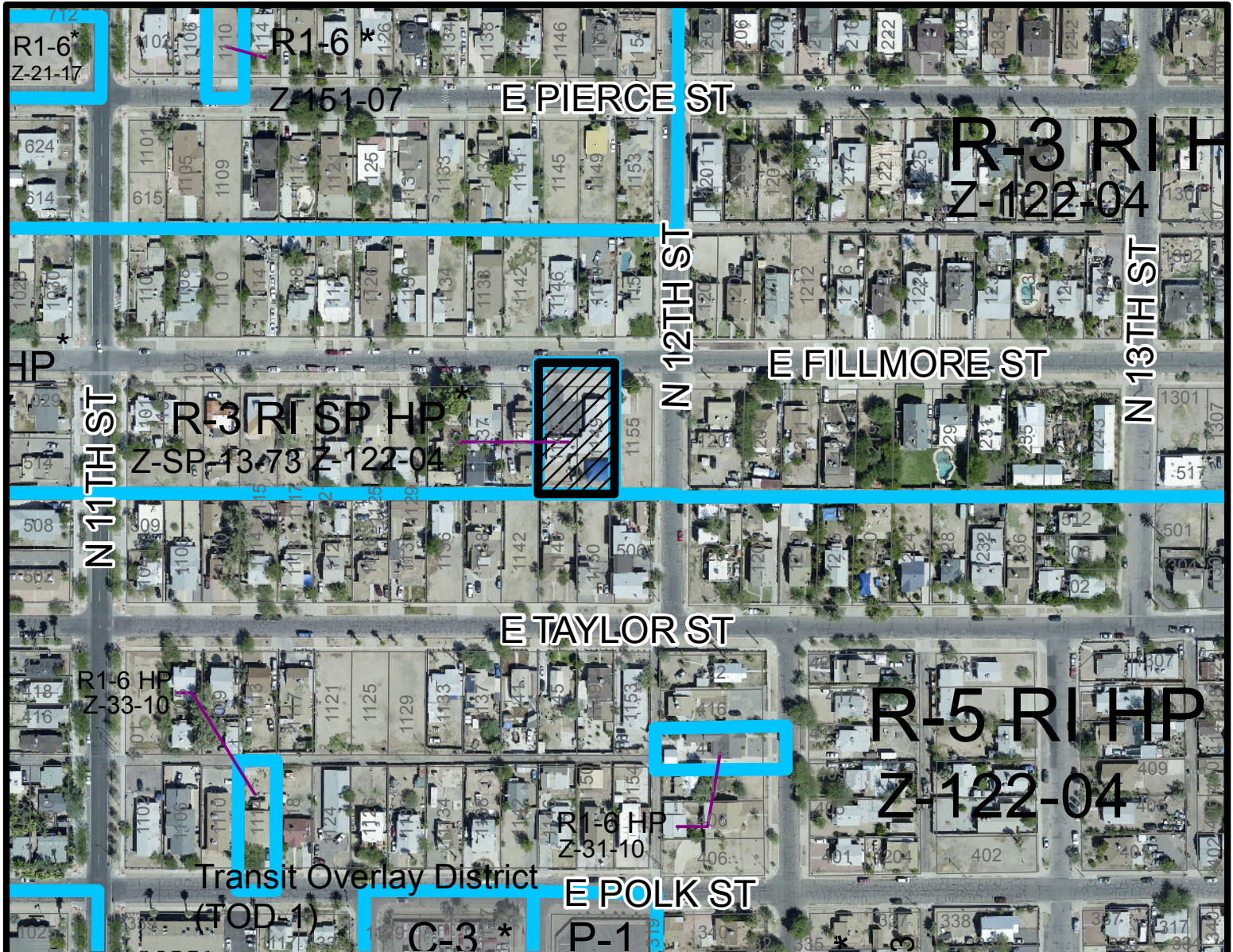
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* UNITS P.R.D. OPTION

7

7

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



APPLICANT'S NAME: Deborah Campbell		REQUESTED CHANGE:	
APPLICATION NO. Z-4-18		FROM: R-3 RI SP HP (.41 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. .41 Acres		TO: R-3 RI HP (.41 a.c.)	
MULTIPLES PERMITTED R-3 RI SP HP R-3 RI HP		CONVENTIONAL OPTION 9 9	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION 7 7	

THE PEARL

1149 E. FILLMORE ST. PHOENIX, AZ 85006

project description

SCOPE OF WORK:
REMODEL OF AN EXISTING BUILDING,
WHICH IS TO BE DIVIDED INTO FIVE UNITS. A
NEW STRUCTURE IS TO BE BUILT TO
CREATE A SIXTH UNIT, AS WELL AS A
SHARED COMMUNITY AREA.

owner

THE BOHEMIAN, LLC
1149 E FILLMORE ST PHOENIX AZ 85006

project data

PROPERTY ADDRESS: 1149 E FILLMORE ST
PHOENIX AZ 85006

PARCEL NUMBERS: 116-26-079 AND
116-26-080

PROPERTY USE: MULTIFAMILY RESIDENCE

DWELLING UNITS: 6 UNITS

UNIT DENSITY: 14.5 UNITS / GROSS ACRE

PARKING SPACES: 7 SPACES

BUILDING HEIGHT: 1 STORY, 15'-0"

SETBACKS: FRONT - 20'-0"
REAR - 15'-0"
SIDE - 10'-0"
SIDE - 3'-0"

NET LOT SIZE: 13,750 SF

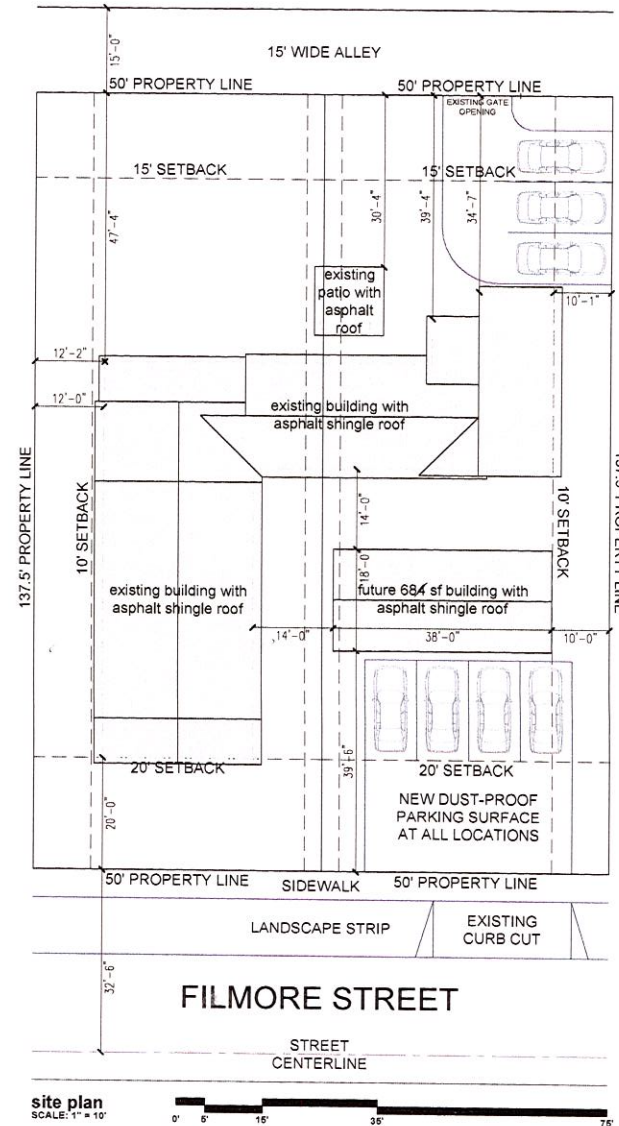
GROSS LOT SIZE: 17,750 SF (INCLUDING R.O.W.)

area information

EXISTING LIVABLE AREA	3,032 SF
FUTURE DETACHED STRUCTURE	684 SF
TOTAL LIVABLE AREA	3,716 SF
EXISTING STRUCTURE (UNDER ROOF)	3,459 SF
EXISTING PATIO (UNDER ROOF)	144 SF
FUTURE STRUCTURE (UNDER ROOF)	684 SF
TOTAL LOT COVERAGE (EXISTING)	4,287 SF
FLOOR AREA RATIO	27%
LOT COVERAGE	31.2%



vicinity map
SCALE: N.T.S.



THE PEARL
1149 E FILLMORE ST
PHOENIX, AZ 85006

project information
vicinity map
site plan

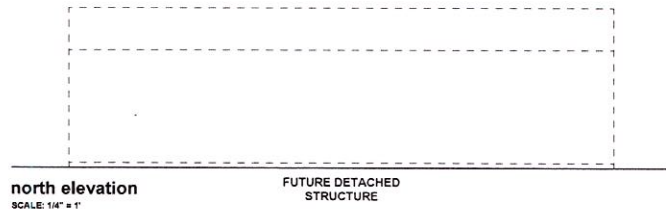
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ISSUE DATE (YY-MM-DD)

CITY OF PHOENIX

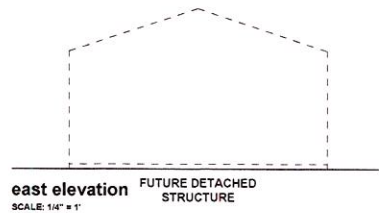
JAN 24 2018

Planning & Development
Department



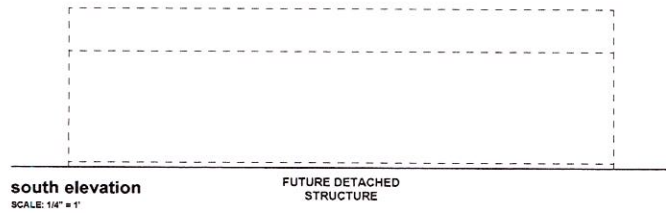
north elevation
SCALE: 1/4" = 1'

FUTURE DETACHED
STRUCTURE



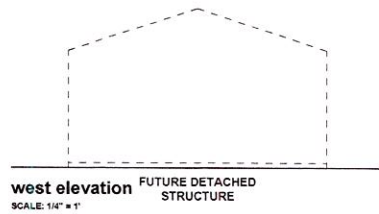
east elevation
SCALE: 1/4" = 1'

FUTURE DETACHED
STRUCTURE



south elevation
SCALE: 1/4" = 1'

FUTURE DETACHED
STRUCTURE



west elevation
SCALE: 1/4" = 1'

FUTURE DETACHED
STRUCTURE

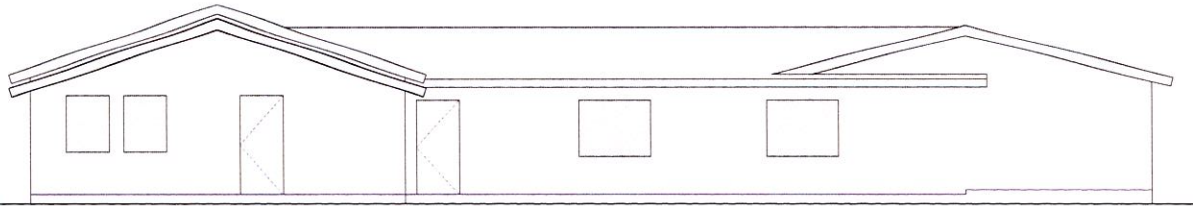
THE PEARL
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CITY OF PHOENIX

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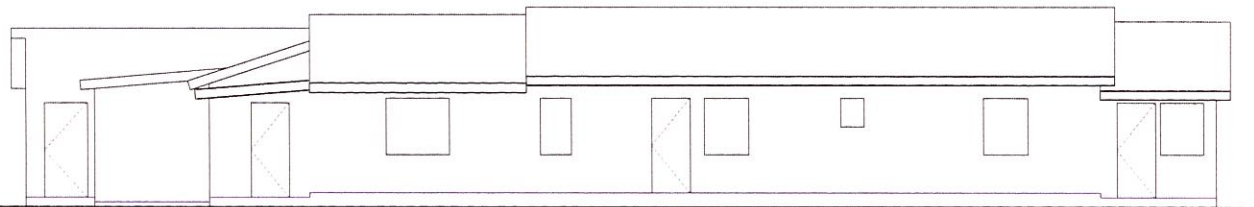
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elevations
A4.0
ISSUE DATE
(Yr, Mo, Day)



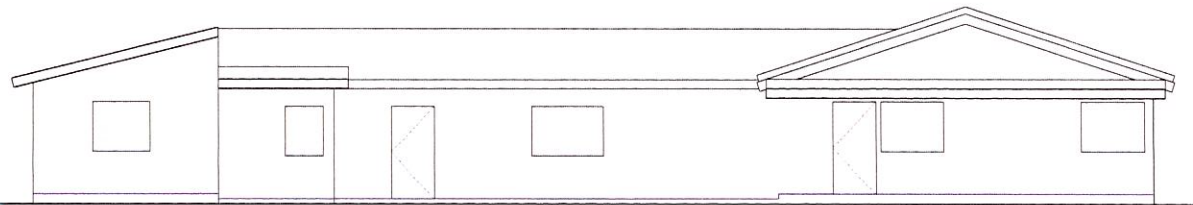
north elevation
SCALE: 1/4" = 1'

EXISTING BUILDING



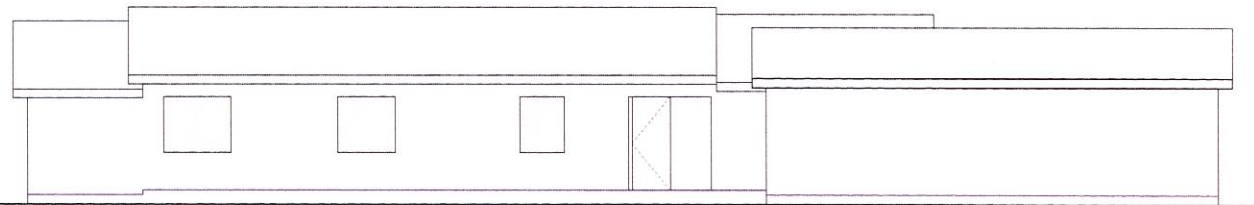
east elevation
SCALE: 1/4" = 1'

EXISTING BUILDING



south elevation
SCALE: 1/4" = 1'

EXISTING BUILDING



west elevation
SCALE: 1/4" = 1'

EXISTING BUILDING

THE PEARL
1149 E FILLMORE ST
PHOENIX, AZ 85006

CITY OF PHOENIX

JAN 24 2018

Planning & Development
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elevations
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ISSUE DATE
(1/17/18, 1/24/18)