



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-27-15-4

November 5, 2015

Alhambra Village Planning Committee Meeting Date November 17, 2015

Planning Commission Hearing Date December 8, 2015

Request From: R-3 TOD-1 (1.43 Acres), & C-2 TOD-1 (0.67 Acres)

Request To: PUD (2.10 Acres)

Proposed Use Planned Unit Development to allow a mix of uses including multi-family residential and commercial

Location Northeast corner of Central Avenue and Pierson Street

Owner Omninet Central LP

Applicant/Representative Ed Bull / Burch & Cracchiolo PA

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designations		Commercial	
Street Map Classification	Central Avenue	Arterial	50 foot east half street
	Pierson Street	Local	30 foot north half street
	Mariposa Street	Local	30 foot south half street
	1st Street	Local	30 foot west half street
LAND USE ELEMENT, GOAL 3: INFILL – VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA			
This proposal provides improvement to the surrounding area with new high quality development and the improved appearance of the vacant property. The site is within the designated Infill Development District.			
LAND USE ELEMENT, GOAL 4: MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.			
The proposal will include a mixture of retail, restaurant and housing at the subject site, increasing the likelihood of residents walking or biking to some of their destinations.			

LAND USE ELEMENT. GOAL 7: TRANSIT-ORIENTED DEVELOPMENT: DEVELOPMENT SHOULD BE DESIGNED OR RETROFITTED, AS FEASIBLE, TO FACILITATE SAFE AND CONVENIENT ACCESS TO TRANSIT FACILITIES BY ALL EXISTING AND POTENTIAL USERS.

The proposed design of the building is conducive to Transit-Oriented Development (TOD) guidelines providing a walkable environment along Camelback Road with vehicular access limited to the rear. This proposal is also consistent with the Transit Oriented Development Strategic Policy Framework.

Area Plan

Uptown TOD Policy Plan. The subject site falls within the Uptown TOD Policy Plan which calls for a Walkable Urban Code designation of T5:5. The proposal is consistent with T5:5, and many of the standards fall back to Walkable Urban Code standards.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 2.10 acre site located at the northeast corner of Central Avenue and Pierson Street from R-3 TOD-1 (Multiple-Family Residential Interim Transit-oriented Zoning Overlay District One) and C-2 TOD-1 (Intermediate Commercial Interim Transit-oriented Zoning Overlay District One) to PUD (Planned Unit Development) to allow for a mix of uses including multi-family residential and commercial.
2. A small vacant retail building exists on the southwest corner of the site. The balance of the site is undeveloped and remains vacant.
3. The General Plan designation for the parcel is Commercial. While the residential component of the proposal is not consistent with the Commercial General Plan designation, a portion of the ground floor will be developed with retail, which is consistent with the General Plan designation. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.
4. In 2012, staff began to work with the communities surrounding light rail stations through the ReinventPHX project to create place types for each station, and the surrounding area. This place type provides the general parameters for intensification and provides guidance for rezoning decisions. Through this process, the Central and Camelback Station was designated as a Historic Neighborhood Center.



The Transit Oriented Development Strategic Policy Framework lists the Historic Neighborhood Center as a primarily residential, neighborhood destination. The place type allows for a large variety of housing types including apartments, row houses, live/work units or single units. Appropriate height could reach five

Historic Neighborhood Center



stories and retail should serve the neighborhood. Limited employment could exist, but should be limited low-rise offices and smaller tenant spaces. The proposal as described meets the Historic Neighborhood Center place type.

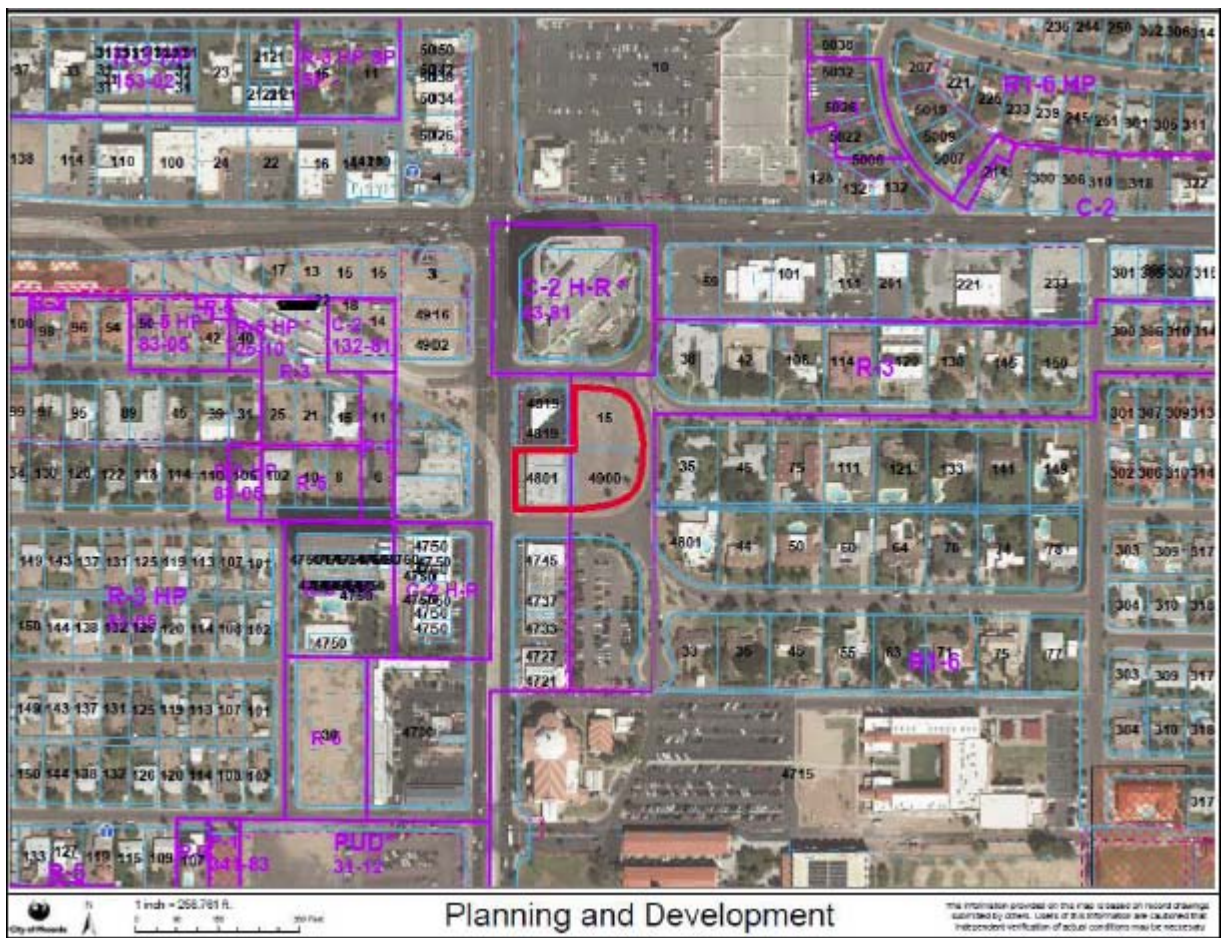
SURROUNDING USES & ZONING

5. North

The property to the north of Mariposa Street is zoned C-2 H-R (Intermediate Commercial High Rise) and developed with an 11 story office building. There is also a drive-thru bank north of the western portion of the site zoned C-2 (Intermediate Commercial).

West

West of the subject site across Central Avenue is a small office building zoned C-2 (Intermediate Commercial) which is occupied by a local radio station. The property to the west is also subject to rezoning request Z-26-15-4 for the Omninet West PUD.



South

To the south, across Pierson Street, is a small retail strip building zoned C-2 (Intermediate Commercial) occupied by several small business. Behind the retail building large parking lot zoned R-3 (Multiple-Family Residential) which is used by St. Francis Church to the south.

East

To the east of the subject site is a residential neighborhood zoned R-3 (Multiple-Family Residential) and R1-6 (Single Family Residential). The neighborhood is developed as a mixture of single family and multi-family residential, however the two properties adjacent to the subject site are both developed as small apartment buildings.

PROPOSAL

6. 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 a property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped October 14, 2015, Attachment B. Many of the proposed standards were designed to allow for a high density, mixed use development along the Light Rail line.

Land Use

The Development Narrative proposes to allow multi-family residential, live-work and a variety of retail, restaurant, office and other commercial uses in accordance with the land uses allowed in T5:5 of the Walkable Urban Code, per Chapter 13 of the Phoenix Zoning Ordinance. Several outdoor uses would be permitted including outdoor recreation, outdoor dining and outdoor alcoholic beverage consumption.

Development Standards

The proposed development standards would limit the maximum building height to 56 feet and lot coverage to a maximum of 92%. In compliance with the Uptown Transit Oriented Development Plan, the applicant has proposed maximum setbacks along street frontages and a set of permitted building frontage types to encourage a pedestrian friendly environment. Maximum building setbacks are proposed to range from a maximum of 10 feet along Mariposa Street, Pierson Street and 1st Street to 12 feet along Central Avenue. No setback would be required from the drive-thru bank to the north and west.

Landscaping Standards

The applicant will be required to provide landscaping in accordance with Section 1309 of the Phoenix Zoning Ordinance (Walkable Urban Code). The PUD also requires streetscape landscaping to be in conformance with the Central Avenue Development Standards. The streetscape standards require shade trees and other landscaping consistent with the other landscaping along Central Avenue.

Parking

The proposed development will be required to meet the parking requirements of Section 1307 of the Phoenix Zoning Ordinance (Walkable Urban Code), except that the maximum number of parking spaces allowed can be no more than 125 percent of the minimum parking required under Section 702 of the Phoenix Zoning Ordinance.

Shading

The applicant will be required to provide shade features in all usable public spaces, and along the right-of-way. Shade can be accomplished through the use of shade structures, landscaping or a combination of the two. In addition, the Central Avenue Development Standards include shading requirements along Central Avenue.

Design Guidelines

The Development Narrative includes several design elements created to position the development as a signature project along the light rail line, while limiting its impact on the neighborhood. Design elements include a pedestrian plaza connecting to the Central and Camelback light rail station, common areas and amenities for residents, building architecture and streetscape landscaping.

Phasing

The project will be constructed in one phase.

Signage

All signage is required to comply with Section 1308 of the Phoenix Zoning Ordinance (Walkable Urban Code).

Sustainability

The applicant has agreed to provide several sustainable elements including pedestrian level lighting, trash and recycling receptacles, shading, usable outdoor space, bike racks and storage and a pedestrian friendly design. The applicant has also indicated they intend to develop the project to meet several LEED categories, however the city cannot ensure that this goal is met.

STREETS AND TRAFFIC

8. The Street Transportation Department has indicated that there are no right-of-way improvements needed for this site.
9. A Traffic Statement has been submitted to the Street Transportation Department and is currently under review. Staff does not anticipate a negative impact from the development.

MISCELLANEOUS

10. **Water**

The current site has access to a 12-inch CIP water main on Central Avenue, and 6-inch DIP water mains on Mariposa Street, 1st Street and Pierson Street. There are no water concerns for the proposed development.

Sewer

There is a 12-inch DIP sewer main in Central Avenue and a 8-inch VCP sewer main in Pierson Street. There are no sewer concerns for the proposed development.

11. The City of Phoenix Floodplain Management division of the Street Transportation 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. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is consistent with the Uptown Transit Oriented Development Policy Plan.
2. The proposed development would redevelop a blighted and deteriorating property into an asset for the community.
3. The proposal includes pedestrian friendly elements, benefited by the project's proximity to a light rail station.

Stipulations

1. An updated Development Narrative for the Omninet – East 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 October 14, 2015.

Writer

Xandon Keating
October 13, 2015

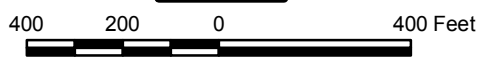
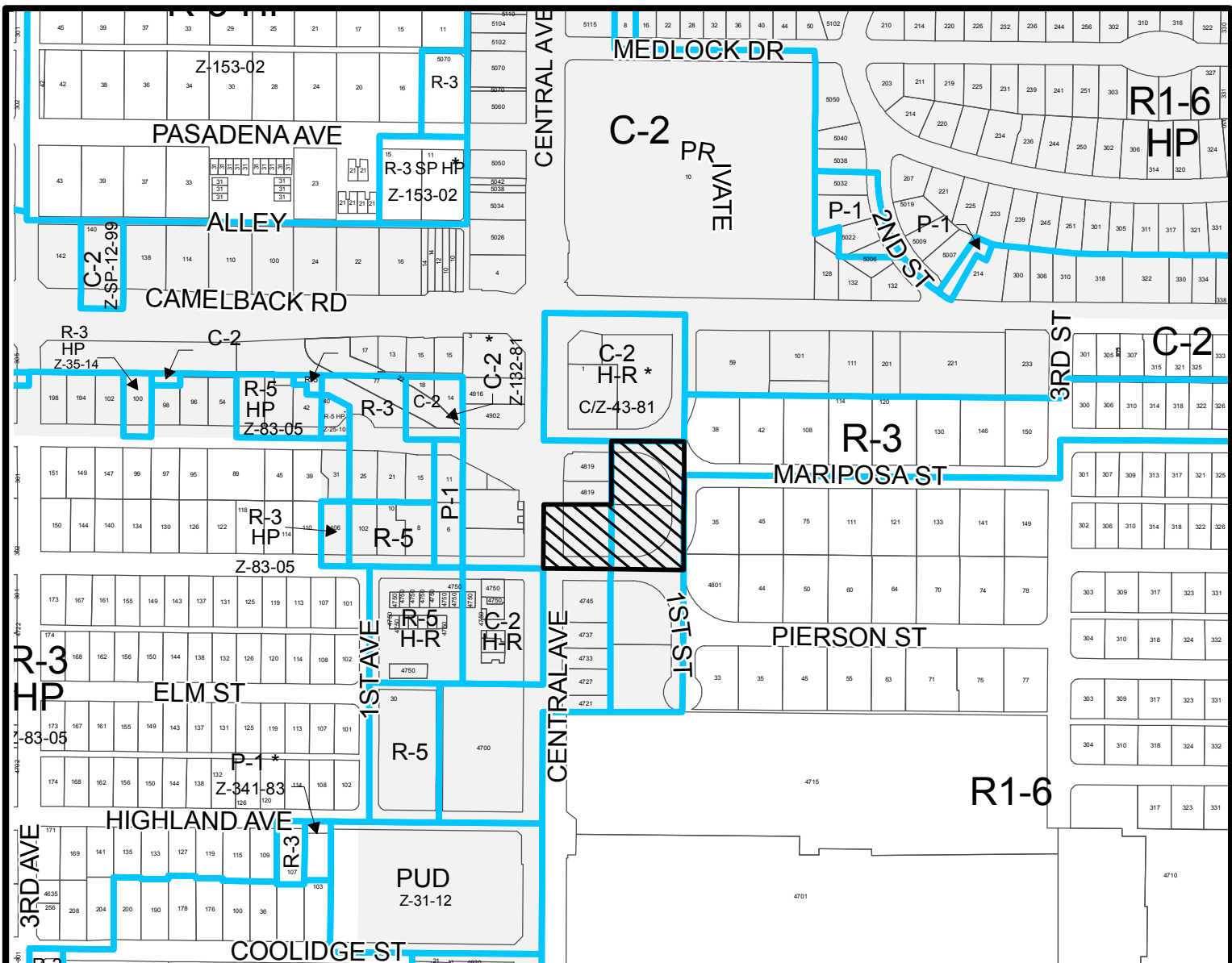
Team Leader

Josh Bednarek

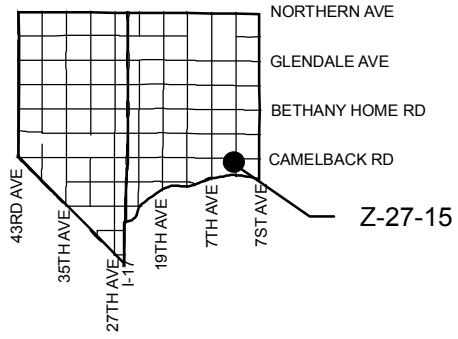
Attachments

Attachment A: Sketch Map

Attachment B: Omninet – East PUD date stamped October 14, 2015



CITY OF PHOENIX PLANNING DEPARTMENT
ALHAMBRA VILLAGE
 CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Ed Bull/ Burch & Cracchiolo, PA		REQUESTED CHANGE: FROM: R-3 TOD-1 (1.43 a.c.) C-2 TOD-1 (0.67 a.c.)	
APPLICATION NO. Z-27-15	DATE: 5/21/15	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.10 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-27	<small>ZONING MAP</small> H-8	TO: PUD (2.10 a.c.)
MULTIPLES PERMITTED R-3, C-2 PUD	CONVENTIONAL OPTION 20, 9 181		* UNITS P.R.D. OPTION 25, 11 181

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