



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-12-15-8
May 27, 2015

South Mountain Village Planning Committee Hearing Date June 9, 2015
Planning Commission Hearing Date August 11, 2015

Request From: R-3 (13.51 acres)
Request To: R1-6 (13.51 acres)
Proposed Use Single-family residential
Location Area generally bounded by 24th Street on the west, Broadway Road on the north, 28th Street on the east, and Wier Avenue on the south

Owner City of Phoenix
Applicant's Representative Chris Christensen, City of Phoenix, NSD
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 3.5 to 5 du / acre		
Street Map Classification	Corona Avenue	Local	30 foot north half street / 30 foot south half street
	Marguerite Avenue	Local	30 foot north half street / 30 foot south half street
	Tamarisk Avenue	Local	30 foot north half street / 30 foot south half street
	Wier Avenue	Local	30 foot north half street
	24 th Place	Local	30 foot east half street

	25 th Street	Local	30 foot west half street / 30 foot east half street
	27 th Street	Local	30 foot east half street

NEIGHBORHOOD ELEMENT, GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT: 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 proposal would be compatible with the surrounding neighborhood by developing new single family homes within an existing primarily single family neighborhood.

CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT, GOAL 5: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND INVESTMENT.

The proposal will redevelop 55 blighted, vacant lots in an existing residential subdivision.

Area Plan
<p>South Phoenix Village and Target Area B Design Overlay District. The overlay district encourages the stabilization of the existing residential areas, creating a sense of community and increasing the number of low and moderate income housing units in the community. The proposal works to accomplish these objectives by eliminating vacant lots which are a threat to the stability of the existing homes in the neighborhood, and detract from the sense of community. The project will also develop many new homes which would be available for low or moderate income families.</p>
<p>South Mountain Village Redevelopment Area Plan. See background item #4</p>

Background/Issues/Analysis

1. This is a request to rezone 55 vacant parcels with a total acreage of 13.51 acres from R-3 (Multifamily Residential) to R1-6 (Single-Family Residential) to allow for new single family homes.
2. SURROUNDING USES & ZONING
West of 24th Street
 West of the subject site is a large vacant city of Phoenix owned property zoned R-3A, R1-6 and C-2. The tip of a single family subdivision zoned R1-6 is also adjacent to the southwest corner of the site.

North of Broadway Road

The area immediately across Broadway Road from the subject site consists of several small parcels zoned C-2 and R-5. The majority of the property remains vacant while some small single and multifamily residences are developed sporadically along the street.

East of 28th Street

To the east of the project across 28th Street is a relatively large apartment complex zoned R-5. Some smaller single and multifamily residential properties are developed along the southern portion of the eastern boundary of the project.

South of Wier Avenue

The area to the south of the subject area is an extension of the subject single and multifamily residential neighborhood also zoned R-3. This area will likely be the subject of a similar request in the future.

Within the Subject Area

The majority of the subject area is developed with an existing single and multifamily neighborhood. Many of the properties are vacant, while others are developed with single family homes, or small multifamily developments. There is a church at the corner of 27th Street and Marguerite Avenue which has some accessory parking zoned P-1. The property along Broadway Road is zoned R-5, C-1, C-2 and C-3 and developed with single family residential, multi-family residential, small commercial business as and a church. Many of the parcels remain vacant. There is also a city of Phoenix Neighborhood Resource Center within the project boundaries at the southwest corner of 24th Street and Broadway Road.

3. The General Plan designation for the parcel is Residential 3.5 to 5 du / acre. The proposal is consistent with the General Plan designation and the land uses in the area.
4. The subject area is within the boundaries of the South Phoenix Village Redevelopment Area Plan. Stated objectives within the plan include residential stabilization and blight elimination, and reinvestment and new development. More single family residential is also listed as an important component of the area plan's land use plan, which encourages the rehabilitation or redevelopment of existing single family homes to help meet this need. The subject request will help the Neighborhood Services Department to facilitate the rehabilitation and redevelopment of existing single family properties to help accomplish these objectives.
5. This request was initiated by Planning Commission on September 9, 2014. The proposal will assist the Neighborhood Services Department with revitalizing the South Phoenix community with infill housing. The Neighborhood Services Department is also going through a Request for Proposals process to redevelop the properties with single family homes.

6. 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 2220 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
7. 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 abandonment may be required.

Findings

1. The proposal is consistent with the Residential General Plan Land Use designation.
2. The project would help accomplish the goals of the South Phoenix Village Redevelopment Area Plan along with the South Phoenix Village and Target Area B Design Overlay District.
3. The proposal would redevelop 55 vacant or blighted lots within an existing residential neighborhood.

Stipulations

1. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Writer

Xandon Keating

05/22/15

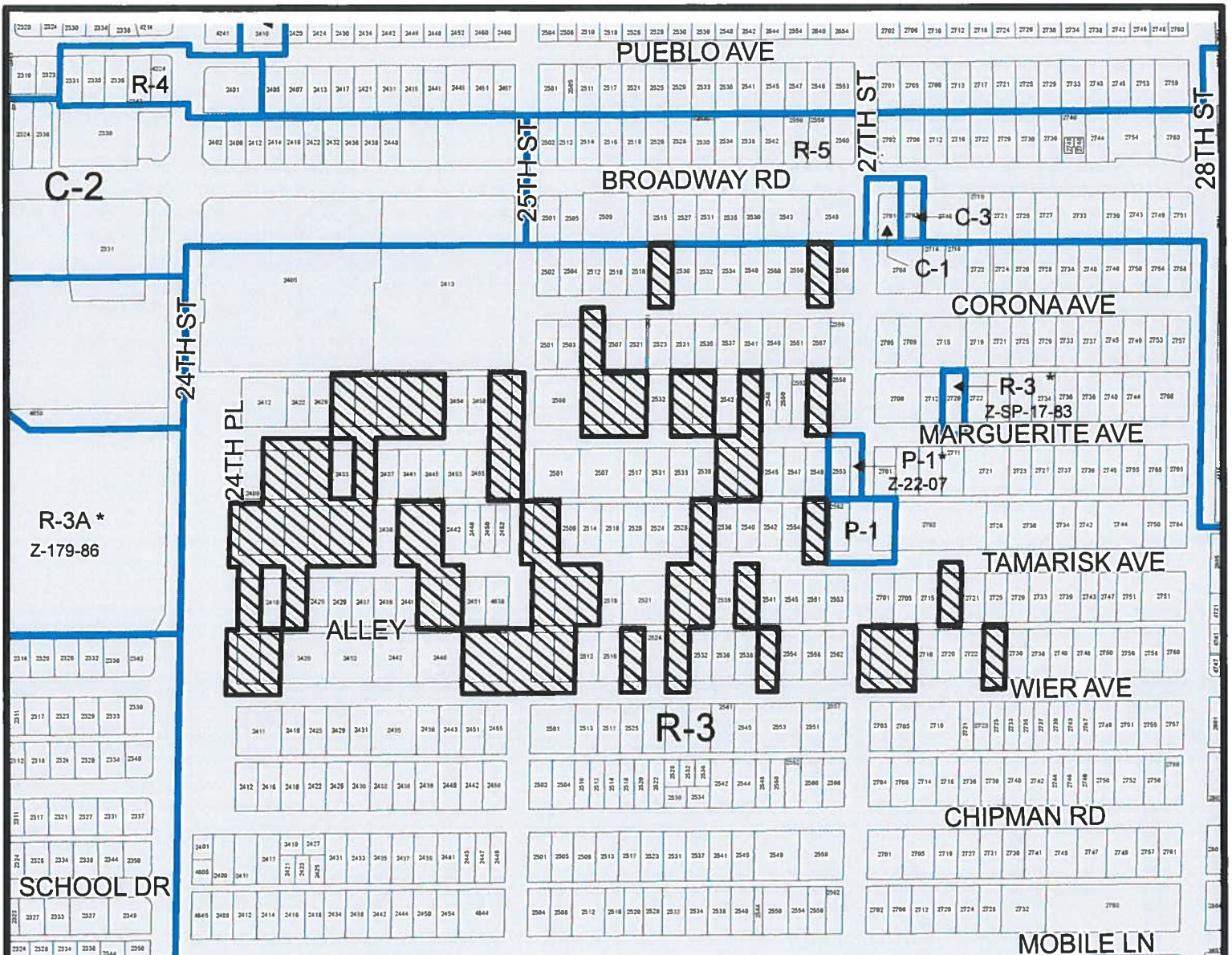
Team Leader

Joshua Bednarek

Attachments

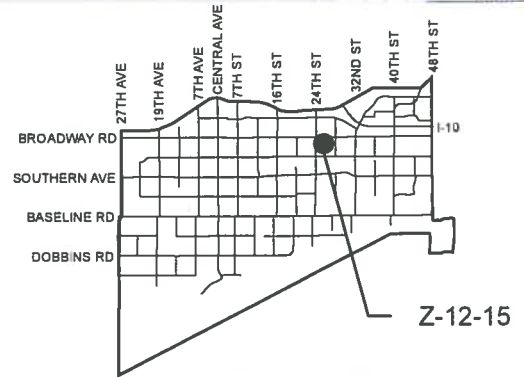
Sketch Map

Aerial



400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
SOUTH MOUNTAIN VILLAGE
 CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Chris Christensen, City of Phoenix, NSD

REQUESTED CHANGE:

APPLICATION NO. Z-12-15

DATE: 3/24/15
 REVISION DATES:

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

13.51 Acres

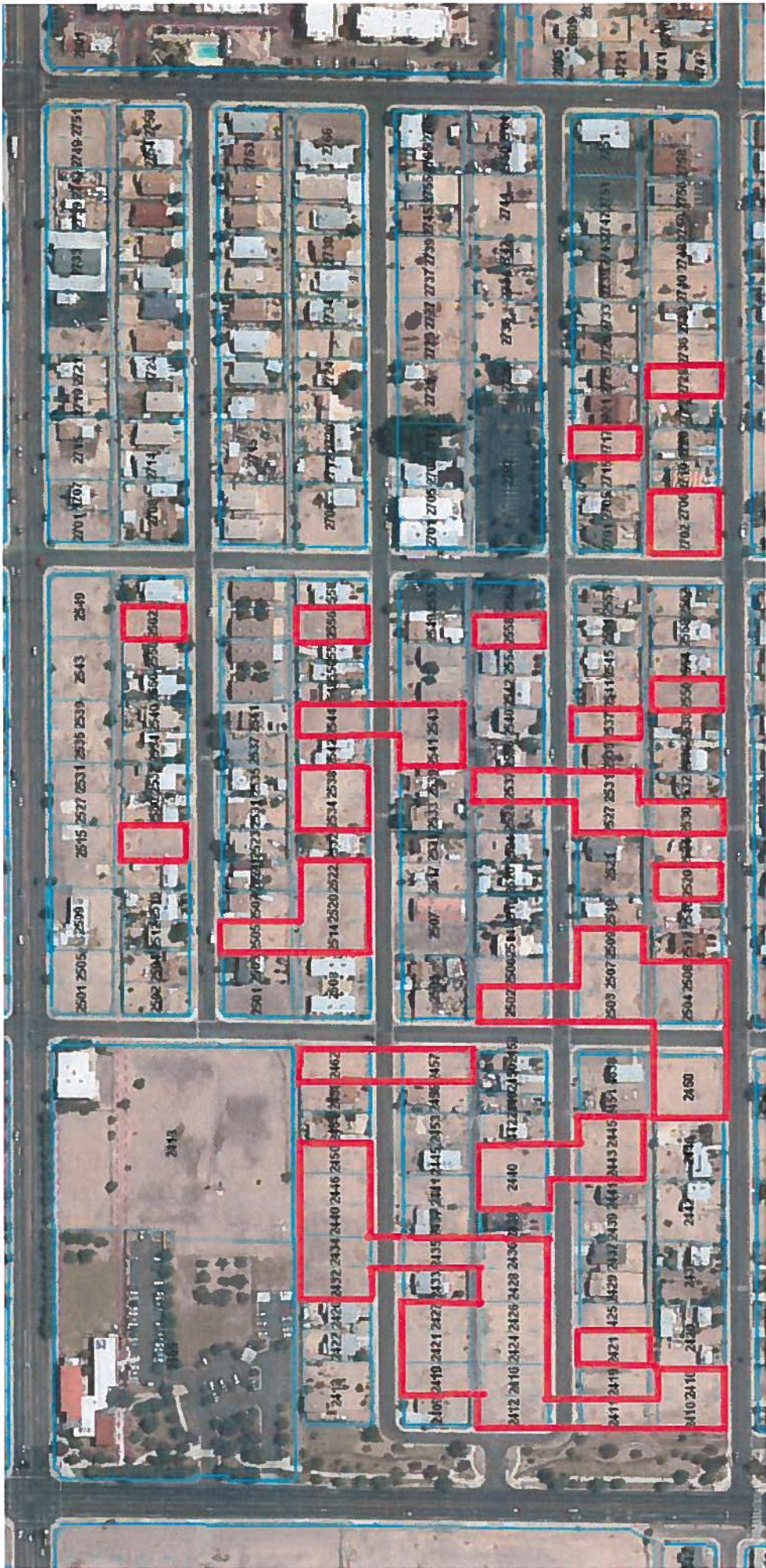
AERIAL PHOTO & QUARTER SEC. NO. ZONING MAP
 QS 4-33 E-9

FROM R-3 SPVTABDO, (13.51 a.c.)

TO R1-6 SPVTABDO, (13.51 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R-3	195	235
R1-6	67	85

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



2415

2701 2707 2715 2721 2729 2735 2741 2747 2753 2759 2765 2771 2777 2783 2789 2795 2801 2807 2813 2819 2825 2831 2837 2843 2849

2703 2709 2715 2721 2727 2733 2739 2745 2751 2757 2763 2769 2775 2781 2787 2793 2799 2805 2811 2817 2823 2829 2835 2841 2847 2853 2859

2501 2505 2511 2517 2523 2529 2535 2541 2547 2553 2559 2565 2571 2577 2583 2589 2595 2601 2607 2613 2619 2625 2631 2637 2643 2649

2704 2710 2716 2722 2728 2734 2740 2746 2752 2758 2764 2770 2776 2782 2788 2794 2800 2806 2812 2818 2824 2830 2836 2842 2848 2854

2502 2506 2512 2518 2524 2530 2536 2542 2548 2554 2560 2566 2572 2578 2584 2590 2596 2602 2608 2614 2620 2626 2632 2638 2644 2650

2705 2711 2717 2723 2729 2735 2741 2747 2753 2759 2765 2771 2777 2783 2789 2795 2801 2807 2813 2819 2825 2831 2837 2843 2849

2503 2507 2513 2519 2525 2531 2537 2543 2549 2555 2561 2567 2573 2579 2585 2591 2597 2603 2609 2615 2621 2627 2633 2639 2645 2651

2706 2712 2718 2724 2730 2736 2742 2748 2754 2760 2766 2772 2778 2784 2790 2796 2802 2808 2814 2820 2826 2832 2838 2844 2850

2504 2508 2514 2520 2526 2532 2538 2544 2550 2556 2562 2568 2574 2580 2586 2592 2598 2604 2610 2616 2622 2628 2634 2640 2646 2652

2412 2418 2424 2430 2436 2442 2448 2454 2460 2466 2472 2478 2484 2490 2496 2502 2508 2514 2520 2526 2532 2538 2544 2550 2556 2562

2407 2413 2419 2425 2431 2437 2443 2449 2455 2461 2467 2473 2479 2485 2491 2497 2503 2509 2515 2521 2527 2533 2539 2545 2551 2557

2411 2417 2423 2429 2435 2441 2447 2453 2459 2465 2471 2477 2483 2489 2495 2501 2507 2513 2519 2525 2531 2537 2543 2549 2555 2561

2410 2416 2422 2428 2434 2440 2446 2452 2458 2464 2470 2476 2482 2488 2494 2500 2506 2512 2518 2524 2530 2536 2542 2548 2554 2560