



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-124-14-5
January 9, 2015

Alhambra Village Planning Committee Hearing Date January 27, 2015
Planning Commission Hearing Date February 10, 2015

Request From: C-O (2.72 acres), R-3 (0.92 acres) & R-3 SP (0.80 acres)
Request To: R-3A (4.44 acres)
Proposed Use Multi-family Residential
Location Approximately 200 feet east of the southeast corner of 23rd Avenue and Northern Avenue

Owner Brett Michael McFadden
Applicant's Representative Zoning Strategies LLC Attn: Jenifer Corey
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Northern Avenue	Arterial	40-foot south half street
<p>HOUSING ELEMENT, GOAL 2: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.</p> <p>The proposed development will provide a new housing option for aging seniors.</p>			
<p>LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 3: LOCATE HIGHER DENSITY HOUSING IN OR NEAR THE CORE, AND MEDIUM DENSITY HOUSING NEAR EMPLOYMENT, SHOPPING, AND TRANSPORTATION FACILITIES, TO SUPPORT AND ENCOURAGE PEDESTRIAN, BICYCLE, AND TRANSIT TRIPS.</p> <p>This proposal is located within 2000 feet of a future light rail station, providing residents with access to an alternative mode of transportation.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Office / Multi-family residential / Day Care	C-O / R-3 / R-3 SP

North	Office / Fitness Club	C-O / C-2
South	Single Family Residential	R-3
East	Single Family Residential	R-O
West	Office	C-O

Background/Issues/Analysis

1. This is a request to rezone 4.44 acres from C-O (Commercial Office), R-3 (Multi-family Residential), and R-3 SP (Multi-family Residential Special Permit) to R-3A (Multi-family Residential) to allow for a multi-family residential development.
2. The property is currently split into five separate lots. The western lot is occupied by a small office. The lot to the east of the western lot is occupied by a small multi-family development. The two lots to the east of the multi-family development are occupied by another small office. Finally, the eastern lot is occupied by a day care.
3. The General Plan designation for the parcel is Commercial. 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. The property owner is proposing two, three story L-shaped multi-family residential buildings for senior housing. One building will be constructed along the west and north sides of the property, and another along the north and east sides of the property. The buildings are designed with architectural details such as brick and pitched roofs to help blend in with the surrounding neighborhood. The proposed height of both buildings decreases to one story along the south property line to be sensitive to the adjacent single family neighborhood. Vehicle access to the site is provided through a driveway between the two buildings and in the middle of the north frontage on Northern Avenue. Parking is provided in the interior of the site, with landscaping providing a buffer around the perimeter of the property. A stipulation has been added regarding general conformance to the site plan and elevations.
5. Although the property to the south has a multi-family zoning designation, it is developed as single family residential. The applicant has agreed to match the stepback provision for a multi-family residential development adjacent to a single family zoning district for this portion of the property. A stipulation has been added to address this requirement.
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 1740 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. As stipulated, the proposal would be appropriately buffered from the single family residential to the south.
2. The development would consolidate several smaller parcels along an arterial and close to light rail into a larger comprehensive redevelopment.
3. The increase in traffic to the property would not be excessive and diversity in housing types would be a benefit to the surrounding community.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped January 5, 2015 except as modified by the following stipulation and approved by the Planning and Development Department.
2. There shall be a fifteen-foot maximum height within ten feet of the south property line, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

Writer

Xandon Keating

1/9/15

Team Leader

Joshua Bednarek

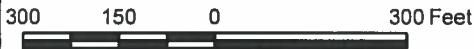
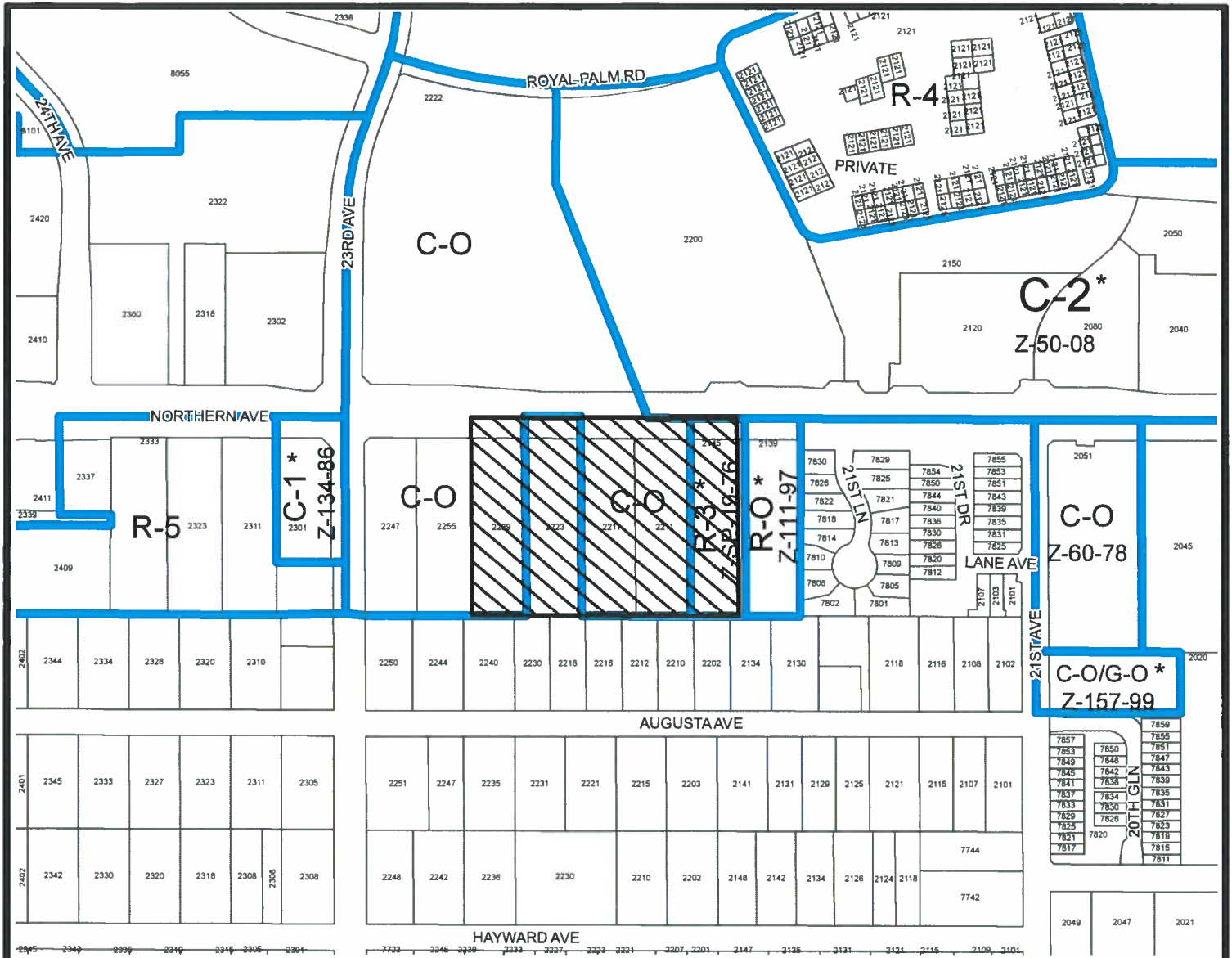
Attachments

Sketch Map

Aerial

Site Plan (date stamped January 5, 2015)

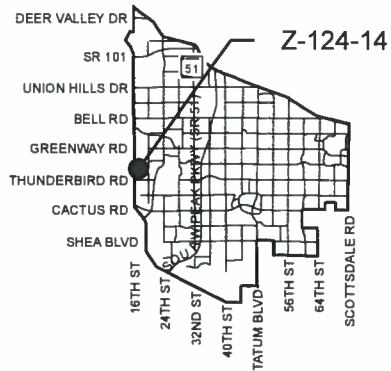
Elevations (date stamped January 5, 2015)



CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: **Wescap Investments Inc Attn: Bill Spreit**

REQUESTED CHANGE:

APPLICATION NO. **Z-124-14**

DATE: **12/19/14**
REVISION DATES:

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

4.44 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 24-24**

ZONING MAP **J-7**

FROM: **C-O, (2.72 a.c.)
R-3, (.92 a.c.)
R-3 SP, (.80 a.c.)**

TO: **R-3A, (4.44 a.c)**

MULTIPLES PERMITTED

**C-O, R-3, R-3
R-3A**

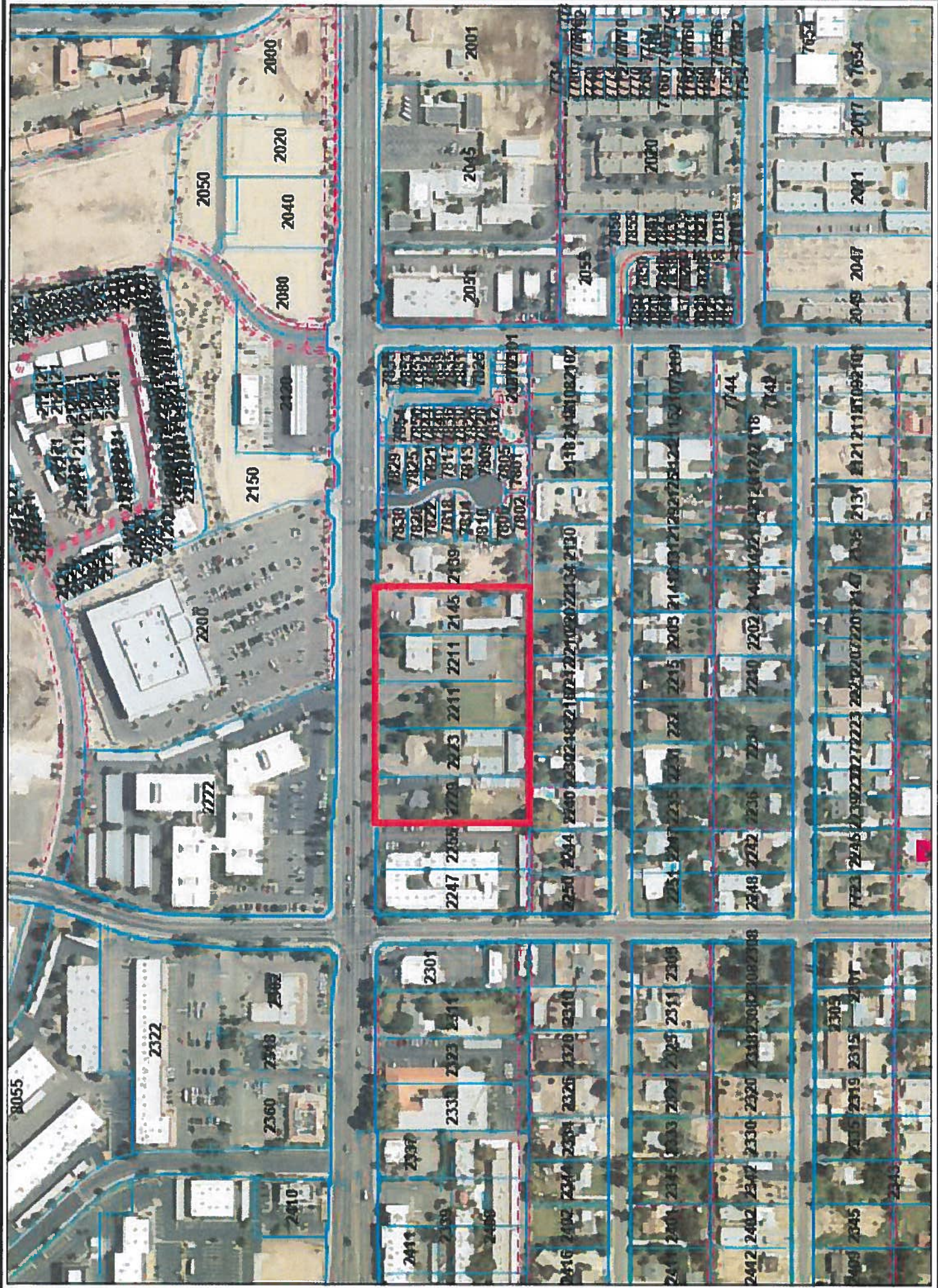
CONVENTIONAL OPTION

**N/A, 13, 11
97**

*** UNITS P.R.D. OPTION**

**N/A, 16, 14
117**

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



The information provided on this map is based on record drawings submitted by owners. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Planning and Development

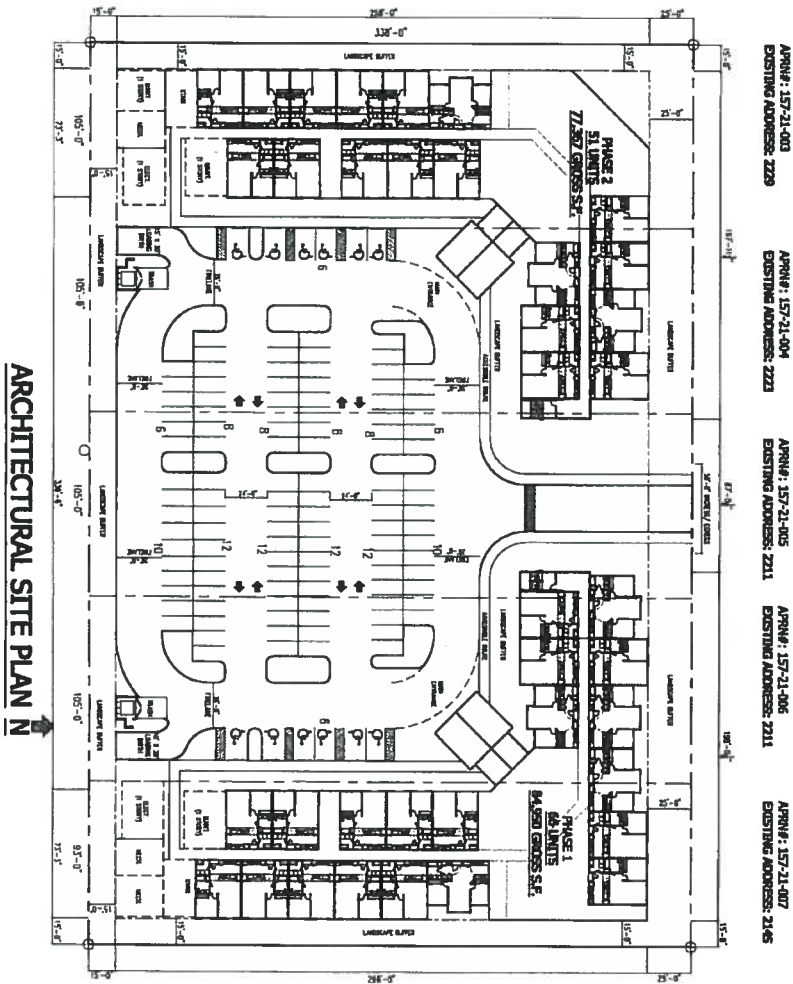
City of Phoenix

1 inch = 277.54 ft.

200 Feet

VELOCITY MAP	
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PROJECT DATA	
PROJECT NAME:	NORTHERN GARDENS SENIOR COMMUNITY
CLIENT:	FEROS AND ASSOCIATES, INC.
DESIGNER:	FEROS AND ASSOCIATES, INC.
DATE:	JANUARY 05, 2015
PROJECT ADDRESS:	2227 N. 18th ST., PHOENIX, AZ 85020
PROJECT NUMBER:	157-21-003
PHASE:	PHASE I & II
SCALE:	AS SHOWN
DATE:	JANUARY 05, 2015
PROJECT ADDRESS:	2227 N. 18th ST., PHOENIX, AZ 85020
PROJECT NUMBER:	157-21-003
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NORTHERN GARDENS SENIOR COMMUNITY
PHOENIX, ARIZONA
 GROSS LOT SIZE: 4.46 ACRES
 TOTAL UNITS: 127

- APR#1: 157-21-003 EXISTING ADDRESS: 2229
- APR#4: 157-21-004 EXISTING ADDRESS: 2223
- APR#6: 157-21-005 EXISTING ADDRESS: 2211
- APR#7: 157-21-006 EXISTING ADDRESS: 2211
- APR#8: 157-21-007 EXISTING ADDRESS: 2145

ARCHITECTURAL SITE PLAN N

CITY OF PHOENIX
 JAN 05 2015
 Planning & Development
 Department

PS
 TITLE: PRELIMINARY SITE
 PROJECT:
 DATE: JANUARY 05, 2015

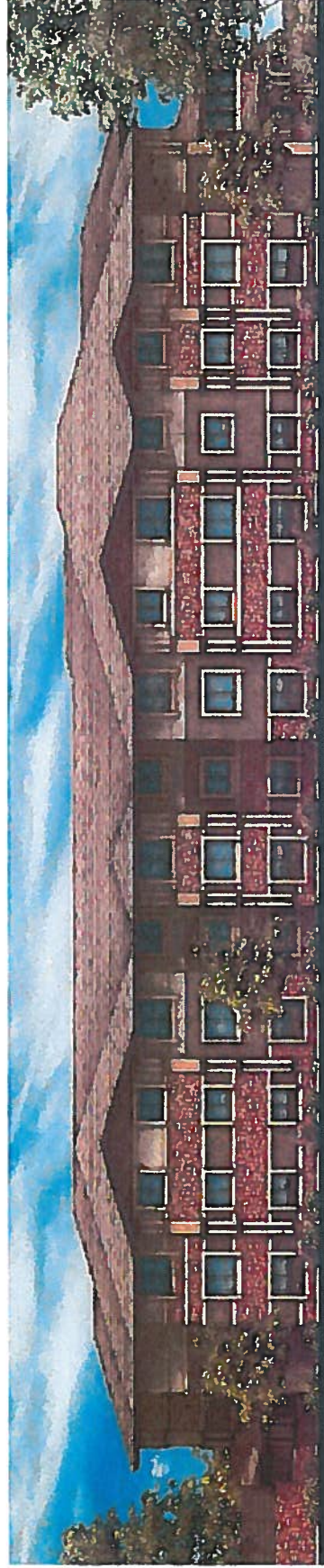
PHASE I & II

NORTHERN GARDENS SENIOR COMMUNITY
 NORTHERN & 22ND AVE.
 PHOENIX, AZ

FEROS AND ASSOCIATES, INC.
 7227 N. 18th ST. #212
 PHOENIX, AZ 85020
 (602) 279-1893 FAX (602) 264-2383



NORTH ELEVATION



WEST ELEVATION

CITY OF PHOENIX

JAN 05 2015

**Planning & Development
Department**