



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-125-14-4
February 18, 2015

Encanto Village Planning Committee Meeting Date March 2, 2015
Planning Commission Hearing Date March 10, 2015
Request From: C-O (0.42 acre)
Request To: R-2 (0.42 acre)
Proposed Use Single Family Attached (Duplex)
Location Approximately 160 feet west of the Southwest corner of 7th Street and Monte Vista Road
Owner Windsor Monte Vista, LLC
Applicant Douglas Edgelow-Windsor Monte Vista LLC
Representative Ted Luther
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential, 3.5 to 5 dwellings per acre	
Street Map Classification	Monte Vista Road	Local	31.5 feet south half
<p><i>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.</i></p> <p>The subject site has a vacant office building in an older part of the city. The proposal to adaptively reuse the building for residential is consistent with existing development in the historic neighborhood and is not detrimental to the long term character and goals for the area.</p>			
<p><i>TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK, F. DISTRICT PLANNING, POLICY F.1. SUPPORT PEDESTRIAN-ORIENTED DESIGN STANDARDS, SHORT BLOCK SUBDIVISION STANDARDS, BICYCLE PARKING STANDARDS AND COMPLETE STREET STANDARDS IN ORDER TO IMPROVE WALKABILITY AND BIKEABILITY.</i></p> <p>The frontage of the site will retain the historic palm trees and will be landscaped with an additional shade tree (olive) between the palms to continue the historic streetscape of palm and olive trees.</p>			

Area Plan
<u>MIDTOWN TRANSIT ORIENTED DEVELOPMENT DISTRICT PLAN (DRAFT)</u> – The Midtown TOD District encompasses the area between 7th Avenue and 7th Street, from north of McDowell Road to Indian School Road. The subject site is on the eastern edge of this District and assists in promoting the goals of the plan by providing additional residential opportunities.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial, vacant	C-O
North	Single family Residential	R1-10 HP
South	Commercial	C-O
East	Commercial, restaurant	C-1
West	Single family Residential	R1-10 HP

Multifamily Residential		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
Total Number of Units	5 maximum	Met – 3
Density	10.0 du/ac maximum	Met – 4.76 du/ac
Lot Coverage	40% maximum	Met - Lot 1: 24.6% Not Met - Lot 2: 42.8%*
Building Height/Stories	2 stories/30 feet	Met - 2 stories/30 feet
<i>Building Setbacks</i>		
Street	25 feet	Met
Side	10 feet/3 feet	Met
Rear	25 feet	Met
Open Space	N/A	N/A
Amenities	None	None
Parking	2 per unit	2 per unit
		*Variance needed

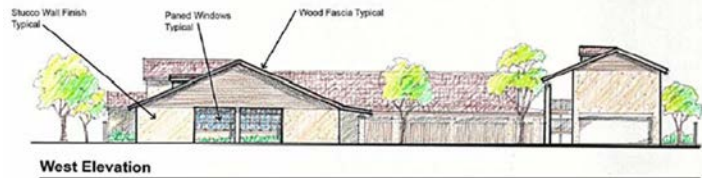
Background/Issues/Analysis

1. The subject site is currently developed with a vacant office building and is located along a local street, one lot west of 7th Street on Monte Vista Road. The proposal for use as two single family residences (duplex) requires a rezoning as residential uses are not allowed in the Commercial Office zoning district. The parcel will be subdivided from the adjacent office development to form the two new lots.
2. The proposal is for two units which is a density of 4.76 dwellings per acre, This is consistent with the General Plan Land Use Map designation is Residential, 3.5 to 5 dwellings per acre.

- The site plan and elevations dated December 16, 2014 show the existing office building being repurposed into two single family residences (duplex). The roof line of the building will be modified to provide gables which complement the character of existing residences in this historic neighborhood. The residence on the west will have a driveway that traverses along the west property line to the south/rear to a new garage with a second level studio. The residence to the east will have a driveway near the east side of the lot that will directly enter a garage that faces Monte Vista Road. The proposal to add gables to the roof and a detached garage with a second floor living studio are important parts of this request and are addressed in Stipulation #1.



View from the north showing added gables to roof line.

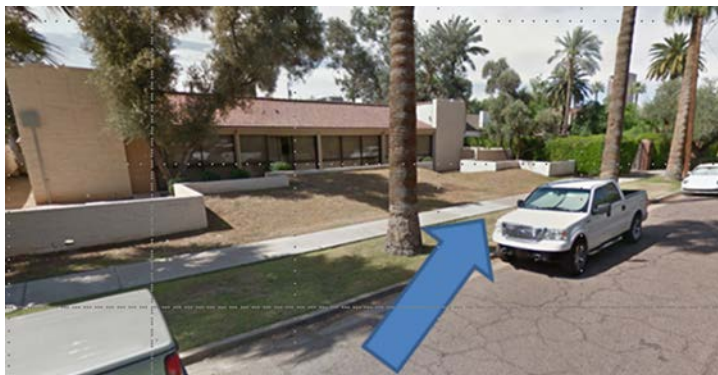


View from west driveway with garage entrance into detached structure with second floor studio.

- The property is adjacent to the Los Olivos Historic District which is generally located along Monte Vista Road between 3rd and 7th Streets. Construction commenced in Los Olivos in 1906 and continued until 1930. It is characterized by custom built homes on large lots with tall palm trees and olive trees that line the street. The majority of the houses are Period Revival or Craftsman in style. The majority of houses have cross-gabled or side gabled roofs. Most houses have stucco siding, although brick exists on two houses. The majority of the houses have detached garages located in the rear of the lot.



5. The right-of-way frontage on Monte Vista Road between 3rd and 7th Streets is covered by a Historic Preservation Overlay to protect the historic palm and olive trees between the curb and sidewalk.



Placement of an olive tree between the existing palm trees will re-establish the historic streetscape for this property.

Although there are two palm trees, the subject site does not have olive trees in this landscape area. An olive tree (e.g. *Olea europaea*) from the Arizona Department of Water Resources Drought

Tolerant/Low Water Use Plant List should be planted in the landscape strip between the curb and sidewalk, centered between the palm trees. The tree should be a minimum 3-inch caliper and planted centered within the right-of-way landscape strip to match the historic trees on the street. The provision of the olive tree (shade tree) in the landscaped area is an essential component for contributing toward the goals of the Tree and Shade Master Plan as well as the Midtown Transit Oriented Development District Plan. This is addressed in Stipulation # 2.

6. Zoning typically is applied to parcels and to the centerline of any alleys and/or streets. In this instance, the zoning to R-2 is only being applied to the property line and the R1-10 HP for the historic streetscape is being retained over the full right-of-way on Monte Vista Road.
7. The subject site is located within the Midtown Transit Oriented Development District. Enhancing walkability, bikeability, providing additional residential opportunities, and access to transit are goals of the draft plan for the area. The sidewalk along Monte Vista Road is separated from the street by a generous landscape buffer. This area within the right-of-way will be planted with a shade tree along the frontage which will contribute toward meeting the plan's goals. This is addressed in Stipulation # 2.
8. Fire prevention does not anticipate any problems with this development but the site and/or building(s) shall comply with the Phoenix Fire Code.
9. The Water Services Department has commented that there is an existing 6-inch water main in Monte Vista Road and a 12-inch ACP and a 6-inch CIP water main in 7th Street. An 8-inch fire line is in 7th Street and there is a 1-inch service in 7th Street and Monte Vista Road. There is an 8-inch VCP sewer main in Monte Vista Road and a 10-inch VCP sewer main in 7th Street. There are three 4-inch sewer taps from Monte Vista Road and one 4-inch tap from 7th Street.
10. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

11. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #3.
12. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation #4.
13. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The site is consistent with the General Plan Land Use designation of Residential, 3.5 to 5 dwellings per acre.
2. Adaptive reuse of the property and retention and enhancement of the front landscape trees is consistent with the historic character of the adjacent Los Olivos Historic District and streetscape.
3. The proposal assists in meeting the intent of the Tree and Shade Master Plan and the draft Midtown Transit Oriented Development District Plan through the provision of shade at the street frontage.

Stipulations

1. The development shall be in general conformance to the site plan and elevations, date stamped December 16, 2014 as approved by the Planning and Development Department, with specific regard to:
 - a. the provision of added gables on the roof to complement existing historic homes on Monte Vista Road.
 - b. the location of the west driveway along the property line.
 - c. the provision of a detached garage at the rear of the property with a studio living unit on the second floor.
2. Landscaping shall be provided in the right-of-way between the curb and the sidewalk as follows:
 - a. a minimum 3-inch caliper olive tree shall be planted in the Monte Vista Road right-of-way landscape strip between the existing palm trees and centered to line up with existing historic olive trees on the block. The olive tree shall be compliant with the Arizona Department of Water Resources Drought Tolerant/Low Water Use Plant List, as approved by the Planning and Development Department.
 - b. the two existing historic palm trees shall remain in place.

3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.
4. The development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

Writer

Katherine Coles
1/25/2015

Team Leader

Joshua Bednarek

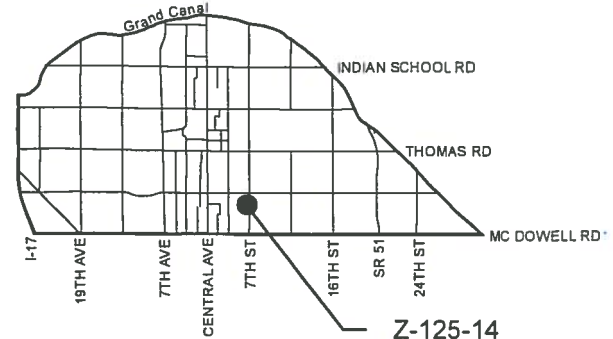
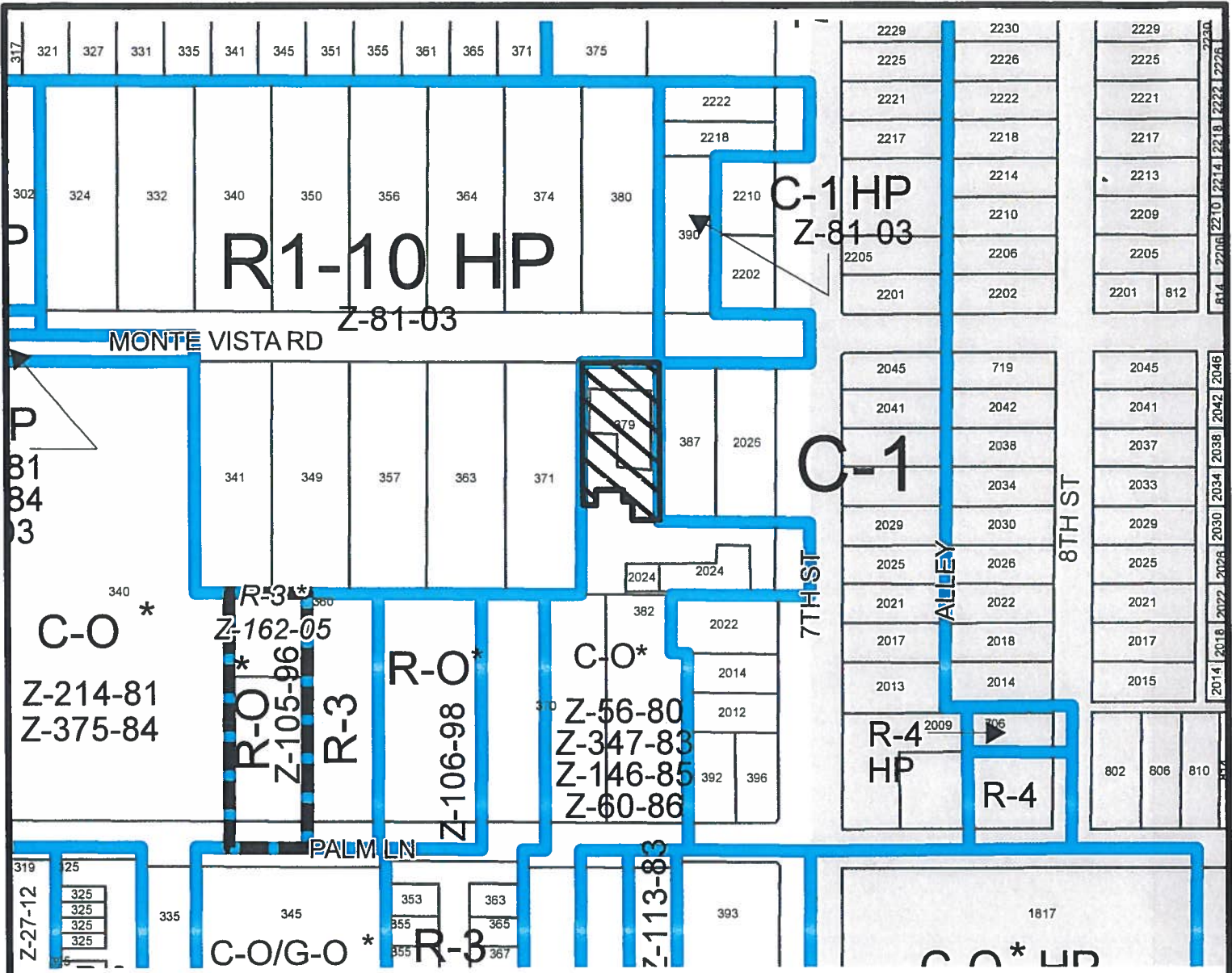
Attachments

Zoning sketch

Aerial

Site plan dated December 16, 2014

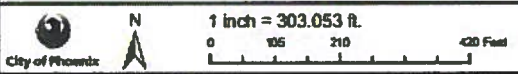
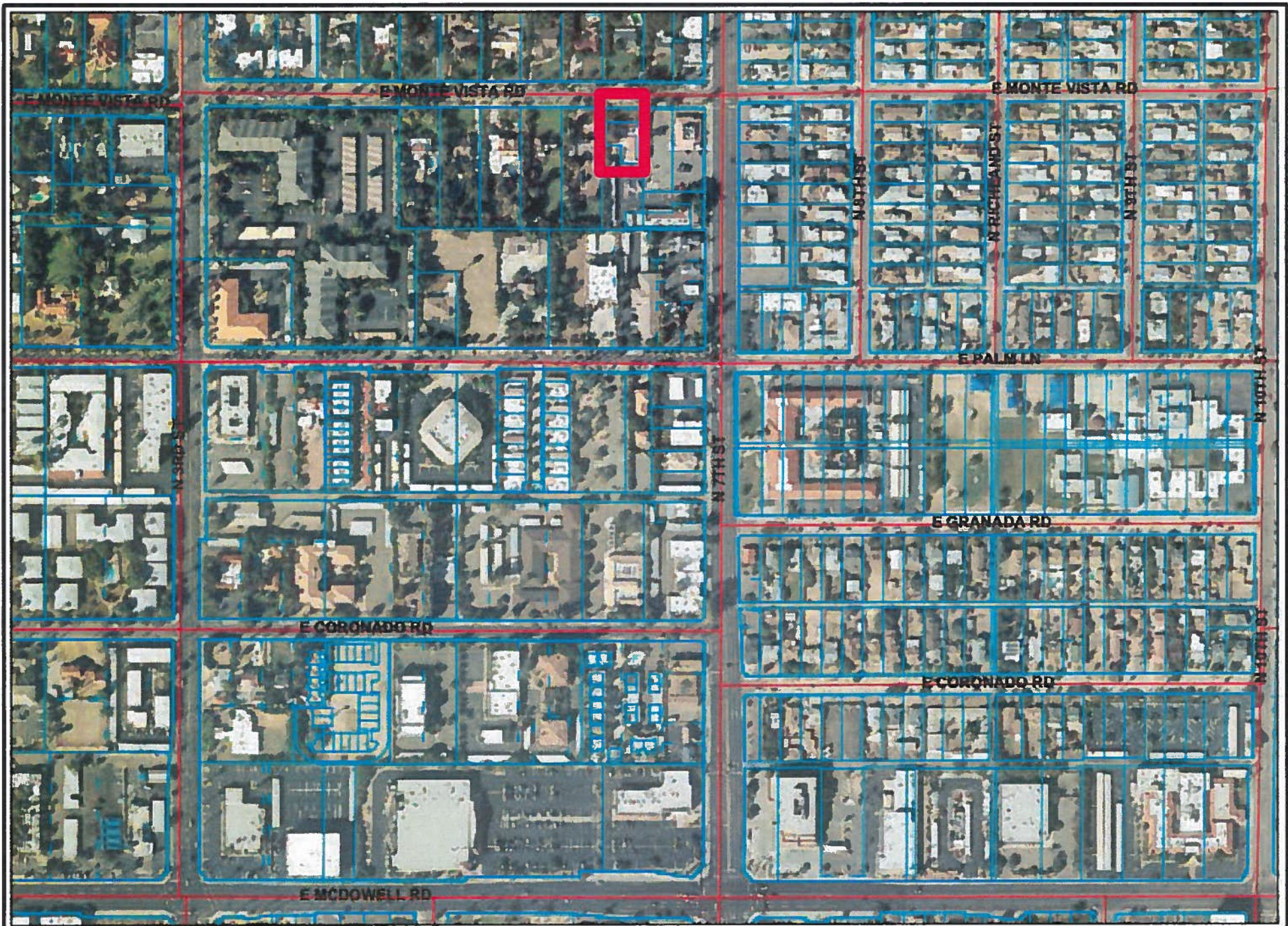
Elevations dated December 16, 2014



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

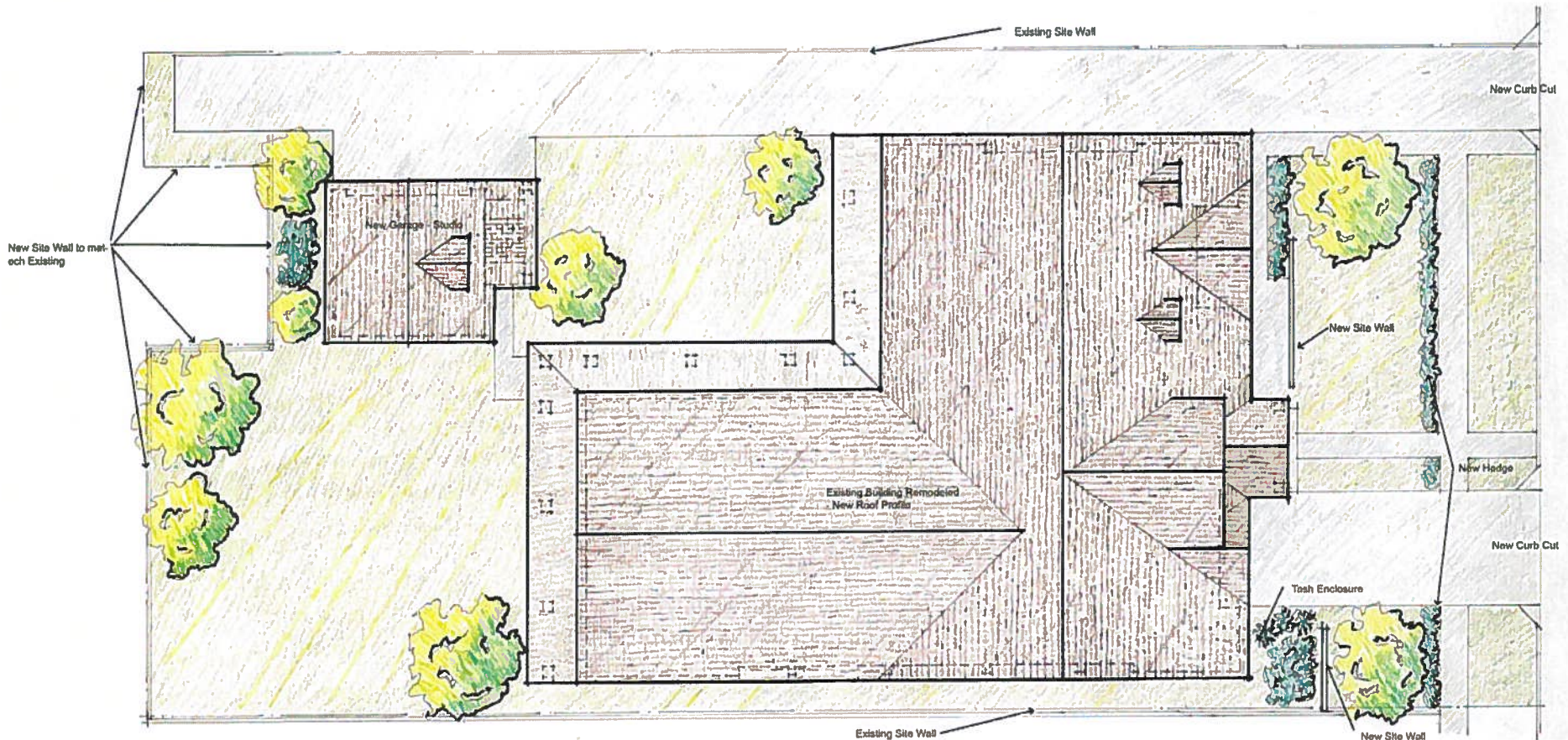
APPLICANT'S NAME: Douglas Edgelow-Windsor Monte Vista LLC		REQUESTED CHANGE: FROM C-O (.42 a.c.) TO R-2 (.42a.c.)	
APPLICATION NO. Z-125-14	DATE 1/15/15 <small>REVISION DATES</small> 2/2/15	AERIAL PHOTO & QUARTER SEC. NO QS 13-28	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX</small> .42 Acre		ZONING MAP G-8	
MULTIPLES PERMITTED C-O R-2		CONVENTIONAL OPTION N/A 4	
* UNITS P.R.D. OPTION N/A 5			

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



Planning and Development

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



Site Plan
1/8" = 1'-0"

Building Information

Area	
Main Building	5,830
Garage-Studio	1,000
Total	6830

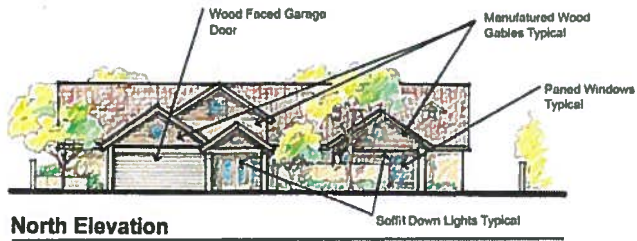
CITY OF PHOENIX

DEC 16 2014

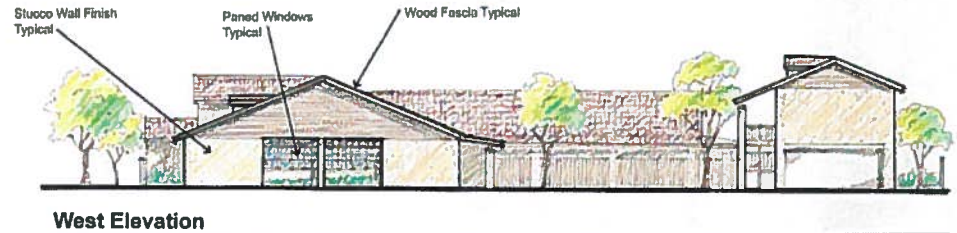
**Planning & Development
Department**

**Monte Vista Residence Remodel
Equus Development**

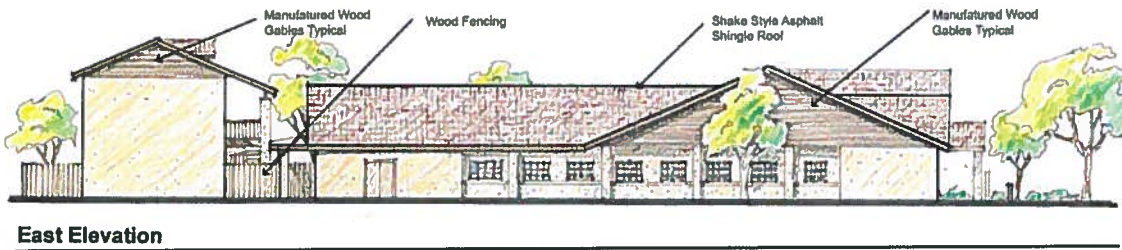
winslow + partners
architecture planning interior design



North Elevation



West Elevation



East Elevation



South Elevation

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DEC 16 2014

**Planning & Development
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**Monte Vista Residence Remo
Equus Development**

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