



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-28-20-5** November 18, 2020

Alhambra Village Planning Committee Meeting Date:	November 24, 2020
Planning Commission Hearing Date:	December 3, 2020
Request From:	C-O (Commercial Office) (2.82 acres)
Request To:	R-3A (Multifamily Residence District) (2.82 acres)
Proposed Use:	Multifamily Residential
Location:	Southeast corner of 31st Avenue and Northern Avenue
Owner:	Northern Lights Holdings, LLC,
Applicant:	Northern Lights Holdings, LLC,
Representative:	Ashley Zimmerman Marsh, Tiffany & Bosco
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to correct the meeting date for the Alhambra Village Planning Committee to November 24, 2020. Additionally, more community correspondence has been received since the publication of the staff report.

The staff recommendation and the proposed stipulations of approval remain unchanged from the original staff report.

Stipulations

1. The maximum number of units on the site shall be 50.
2. The maximum building height shall be 30 feet.
3. All elevations of the buildings shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
4. There shall be a minimum 40-foot building setback from the east side of the development for all structures greater than 15 feet in height.

5. The required landscape area along the east site line for the southernmost 260 feet shall be planted with vegetation, such as oleanders, at a sufficient frequency to achieve a vegetative screen of not less than 15 feet in height at maturity, as approved by the Planning and Development Department.
6. There shall be a minimum 150-foot building setback from the south side of the development for all structures greater than 15 feet in height.
7. The required landscape setback along the south property line shall be planted with shade trees placed 20 feet on center or in equivalent groupings. Fifty percent of the required trees shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper. Existing trees may be utilized toward the requirement. The above conditions shall be approved by the Planning and Development Department.
8. The required landscape setback along the west property line shall be planted with shade trees placed 20 feet on center or in equivalent groupings. Fifty percent of the required trees shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper. Existing trees may be utilized toward the requirement. The above conditions shall be approved by the Planning and Development Department.
9. The required landscape setback along the north property line shall be planted with shade trees placed 20 feet on center or in equivalent groupings, excluding driveway entrances. Fifty percent of the required trees shall be a minimum 3-inch caliper and 50 percent shall be a minimum 2-inch caliper. Existing trees may be utilized toward the requirement. The above conditions shall be approved by the Planning and Development Department.
10. The developer shall provide a system of clearly defined and accessible internal pedestrian pathways that abide by the following restrictions and include the following elements, as approved by the Planning and Development Department:
 - a. Connect all building entrances and exits to all public sidewalks utilizing the minimum possible distance and providing the most direct route.
 - b. All pedestrian ways shall be shaded to a minimum 75 percent coverage. Up to 30 percent of the required shade may be provided through architectural methods but the remainder must be achieved through vegetative means.
 - c. There shall be a minimum of two connections to the public sidewalk along 31st Avenue
 - d. There shall be a minimum of one connection to the public sidewalk along Northern Avenue.

11. With the exception of the east side of the development, no solid perimeter wall greater than 40 inches in height shall be permitted between the plane of the building and the public street right-of-way.
12. The developer shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. A bicycle repair station (fix-it station) as a resident amenity. The station shall include but is not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
 - b. The developer shall provide "Secure/Covered" bicycle parking at a rate of 0.25 spaces per dwelling unit up to a maximum of 50 spaces.
 - c. The developer shall provide Inverted-U or artistic style bicycle racks with capacity for a minimum six bicycles to serve visitors. The racks shall be located near a primary building entrance or in the central amenity area. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan.
13. The developer shall provide a minimum three of the following amenities, as approved by the Planning and Development Department:
 - Swimming pool
 - Lawn or turf area shaded to 75 percent by vegetative shade
 - Barbecue and picnic areas
 - Passive water feature or pond
14. The developer shall dedicate a 1-foot Vehicular Non-Access Easement (VNAE) along the east property line where adjacent to public right-of-way.
15. The developer shall dedicate a 1-foot Vehicular Non-Access Easement (VNAE) along the south property line where adjacent to public right-of-way. If the abandonment of the 1-foot Vehicular Non-Access Easement (VNAE) situated along 31st Avenue is pursued but not approved, this stipulation shall be null and void or modified as approved by the Planning and Development Department.

16. The developer shall dedicate a 10-foot sidewalk easement along the south side of Northern Avenue, as approved by the Planning and Development Department.
17. Any driveway providing access to Northern Avenue shall be restricted to right-in, right-out, and left-in only, as approved by the Street Transportation Department.
18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
19. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Exhibits

Additional community correspondence (4 pages)

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for City of Phoenix Rezoning Case No. Z-28-20-5

Dear Vice Mayor and City Council:

As a representative of the Glen Canyon Vista Neighbors Association, I have supported several reinvestment and redevelopment projects our area. We have supported the efforts of the Violence Impact Project Coalition and the 27th Avenue To Do List, and again agree with the current proposal to redevelop the office property located at 3031 W. Northern Avenue to a multifamily housing opportunity. The possibility of transforming an outdated and largely vacant property holds promise to ensure that that this property does not become blighted and a negative influence in our area.

We support the redevelopment of this property because it provides options for those who don't want to live in a single family homes because of price or maintenance issues. Attracting different owners in the neighborhood is a good road for the future—we need new investment and new blood in the area.

I support the request and look forward to the redevelopment of the property.

Thank you for your consideration.

Sincerely,

William Brashears
President, Glen Canyon Vista Neighborhood Association
7555 N. 27th Ave, Phx AZ 85051

Violence Impact Project Coalition

VISION: An Active, safe and welcoming community with vibrant retail and sustainable housing.

The Coalition will focus on education, partnerships, outreach and strategic planning within the VIP boundaries of Dunlap to Indian School and 19th Avenue to 35th Avenue.

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for City of Phoenix Rezoning Case No. Z-28-20-5

Dear Vice Mayor, Alhambra Village Planning Committee Members and Planning Commissioners,

I am writing on behalf of the Violence Impact Project (“VIP”) Coalition to express our support for the rezoning proposal at 3031 W. Northern Avenue. The VIP Coalition is a diverse group of neighborhood leaders and residents that came together with the express purpose of improving our neighborhood. Our area of concentration is from Dunlap to Indian School, 19th Avenue to 35th Avenue. Our Vision statement is: An Active, safe and welcoming community with vibrant retail and sustainable housing.

The VIP Coalition has invested time and energy into supporting responsible redevelopment to make our community better and stronger. I have personally met with the developers and their representatives a number of times to discuss the proposal and its greater impacts, and support the rezoning proposal at 3031 W. Northern Avenue.

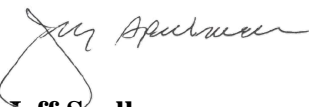
The developer’s proposal is to turn an underperforming office property into a multifamily community. The proposal signals investment in our community and meets many objectives of the VIP Coalition. For instance, the proposal is both blight mitigation of the current office property and provides a sustainable housing opportunity.

This project also falls within and reflects the goals of the 27th Avenue To Do List. The 27th Avenue To Do List was created to identify areas of improvement for the next 10 years and beyond. One of the goals is to increase curb appeal and beautification. The developer is proposing to keep as much of the mature vegetation as possible and to also add additional landscaping and trees, which will enhance the perimeter and street frontage.

Lastly, the City of Phoenix is experiencing a housing shortage. Through my involvement with the VIP Coalition, the feedback I receive is that the area needs brand new housing opportunities. The developer’s proposal would bring 50 workforce housing units to the area. This would allow people who work in the area to also live in the area, and in turn create a stronger sense of community.

I fully support the developer’s proposal and encourage your favorable consideration.

Sincerely,



Jeff Spellman
phoenixvipcoalition@gmail.com
602-499-2038

Date: November 13, 2020
From: Greg Hacker
Regarding: Opposition to Z-28-20-5

DEVELOPER ARGUMENTS

ARGUMENT: City of phoenix projects a shortfall in housing.

RESPONSE: Just because the City projects needing more housing, that does not mean that apartments need to be built on this property. Not all development is good development

ARGUMENT: Provides "workforce" housing for people like teachers, police, and firefighters.

RESPONSE: The developer continually uses "teachers, police, and firemen" to pull at our heart strings. The odds that any teachers, police or firefighters will actually move into the apartments is near zero. Those professions combined make up around 1.6% of the population. 1.6% of 50 apartments is less than 1 unit.

ARGUMENT: The local school has said there is a need for new teachers to obtain affordable safe housing in the area.

RESPONSE: The Developer originally stated the need for affordable housing. When it was pointed out that the area around the school already has more apartments and affordable housing than most neighborhoods, the developer changed their statement to "affordable and safe housing". We agree that most apartments in the area are not safe and that will be the same for any new apartments. Note that most people, including teachers, do not live in the same neighborhood as they work. There are also additional new apartments/townhomes being built or planned in multiple locations within a couple miles of the school.

ARGUMENT: These will be upscale gated apartments (therefor different than ALL the other apartments in the area.) Renting for \$1,000 to \$1,300 per month.

ARGUMENT: The apartments would be a positive for the neighborhood.

RESPONSE: ALL the existing apartments in the area have degraded. There is no guarantee that these apartments would start out as "upscale" and history shows that they will degrade from the moment they open. There are other gated apartments in the area and the gates are typically broken or open most of the time and they do not provide any benefit. Unfortunately, we do not live in an "upscale" neighborhood. We live in a very affordable neighborhood and these will never be "upscale" apartments because nobody moves to this area for "upscale". We are currently selling my house and I live next to the property. We are selling because we do not want to live next to apartments or the future possibility of living next to apartments. The first two offers on our house were cancelled by the buyer once they read in our disclosure that the property might rezone for apartments. Already, we have dropped our asking price. Apartments would NOT improve the area.

ARGUMENT: The proposal has minimum parking according to city ordinance.

RESPONSE: The developer has the exact minimum number of parking spots required by the City. The neighborhood has seen before that having the minimum parking spaces causes people to park on the street. Apartment renters and guests will start using 31 Ave for overflow parking. Note: Parking is controlled by City ordinance and cannot be dictated to be any different by the zoning process. If they have the minimum parking spaces based on ordinance, then can't make them have more.

ARGUMENT: Developer will build "only" 50 units in mostly two-story buildings, even though they could put in 60 units with three-story building.

RESPONSE: Based on zoning, the developer or future re-developer could put in three story buildings with 60 units. Any number of apartments is too many!

ARGUMENT: Developer says they need the extra high density in order to make the project profitable.

RESPONSE: This is not the problem of the neighborhood. Just because someone wants more money, does not mean they should be allowed to do whatever they want or impact others. What is built will be the problem of the neighborhood.

ARGUMENT: If this project does not happen, the property will fall into blight or could be developed into something worse than apartments.

RESPONSE: Allowing the rezoning will guarantee something we already know is not good for the neighborhood: Apartments. Do not give into fear tactics to promote this rezoning and development. If the property falls into blight, then it is the City's responsibility to make sure it is maintained and secured from homeless by the owner.

ARGUMENT: Developer says they are from Arizona and care about Arizona and would not do anything to harm with their developments.

RESPONSE: The developer is out to make money. Once the project is done, there is nothing they can do to assure anything.

ADDITIONAL ARGUMENTS AGAINST:

- The developer, VIP and NGS continue to use "positive" words such as: Opportunity, Workforce housing, Teachers, Police, Fire, Upscale apartments, ... but there is no good argument for putting apartments on this location. During the meetings, nobody speaks up to give any benefits to the neighborhood because there are no benefits.
- Once rezoned, can't go back.
- Most renters traditionally take less care of the property and neighborhood.
- When driving around, notice that most of the blight is around apartments. Prostitutes and homeless walk the streets in front and near apartments.
- The entrance is too close to 31 Ave. That intersection constantly has traffic accidents.
- Current traffic into the business constantly make illegal left turns into and out of the property. Imagine after 50 apartments are on the property.
- 50 apartment units will bring at least 100 more people to that one location.
- VIP and NGS associations say that they have not made up their minds yet, but when they speak, it is obvious that they are in favor of the rezoning.
- The one thing that enhances our neighborhood are the single-family homes. Apartments always bring the area down with traffic, noise, blight.
- About 90% of the perimeter of the site are single family homes. The apartments will be large monolith structure in the middle of houses.
- While most rezoning requests go through, they typically go through with stipulations. Developers ask for the max and then back off a bit to make the neighborhood "happy". Please do not be lured into thinking the neighborhood is getting a good deal when the Developer comes back promising less than 50 units.
- These apartments would be bordered by homes on three sides. They cut into a single-family area. The current business offices shut down after 5 pm becoming a quiet peaceful location, the apartments would have a high density of people coming and going at all hours.
- We should not be against change, but we should not accept that "Any Development" is good development.