



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-39-17-5**  
**August 7, 2017**

**Alhambra Village Planning Committee Meeting Date:** August 22, 2017

**Planning Commission Hearing Date:** September 7, 2017

**Request From:** C-O (0.53 acres)

**Request To:** R-3 (0.53 acres)

**Proposed Use:** Residential Care Center

**Location:** Approximately 100 feet north of the northeast corner of 35th Avenue and Orangewood Avenue

**Owner:** Manage Systems LLC

**Applicant/Representative:** Crossroads, Inc. / Gammage & Burnham P.L.C., Manjula M. Vaz

**Staff Recommendation:** Approval, subject to stipulations

| General Plan Conformity   |             |                              |                          |
|---|-------------|------------------------------|--------------------------|
| <b>General Plan Land Use Designation</b>  |             | Residential 3.5 to 5 du/acre |                          |
| <b>Street Map Classification</b>  | 35th Avenue | Major Arterial               | 40-foot east half street |
| <p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: 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.</i></b></p> <p>The proposal encourages redevelopment of an underutilized parcel to be consistent with the adjacent neighborhood character. More specifically the proposal is an extension of the existing Crossroads West campus development to the north and will share the existing outdoor amenity as well as provide a pedestrian connection between the two properties.</p> |             |                              |                          |

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CONNECTED NEIGHBORHOODS; LAND USE PRINCIPLE: Provide neighborhood-based social services (senior centers, Head Start Programs, job training, counseling) appropriate to the area’s needs in convenient facilities compatible in scale and character with the surrounding neighborhood.**

The existing Crossroads West campus is an Arizona Department of Health Services licensed residential and substance abuse treatment provider. Additional services provided include employment counseling, financial education, and life skills training for its residents. The expansion of the Crossroads West campus will allow more residents to access these services.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; GOAL: Encourage communities and neighborhood to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs.**

The proposal to expand the existing Crossroads West campus located directly to the north of the subject property will increase the resident capacity of the existing Crossroads West campus and provide additional housing that is suitable for residents with special needs.

| Surrounding Land Uses/Zoning     |                           |               |
|----------------------------------|---------------------------|---------------|
|                                  | <u>Land Use</u>           | <u>Zoning</u> |
| <b>On Site</b>                   | Vacant office building    | C-O           |
| <b>North</b>                     | Crossroads West           | R-3 SP        |
| <b>South</b>                     | Commercial office         | C-O           |
| <b>East</b>                      | Single-family residential | R-3           |
| <b>West (across 35th Avenue)</b> | Single-family residential | R1-6          |

| R-3 Multifamily<br>(Subdivision Option) |                       |   |
|---|-----------------------|---|
| <u>Standards</u>                        | <u>Requirements</u>   | <u>Provisions on the Proposed site Plan</u> |
| Development Option                      | Subdivision (Table B) | Subdivision (Table B)                       |
| Gross Acreage                           | -                     | 0.53 acres                                  |
| Total Number of Units                   | -                     | 30 patient beds                             |
| Density                                 | 14.5 du/acre          | n/a   |
| Lot Coverage                            | 45%; 25% maximum for  | *Not Met – 30%                              |

|                          |  |  |
|--------------------------|--|--|
|                          | residential care center  |  |
| Building Height          | 2-stories or 30 feet   | Met – 1 story  |
| <b>Building Setbacks</b> |  |  |
| Front (35th Avenue)      | 25 feet  | *Not Met – 18 feet<br>(existing condition will be considered legally non-conforming) |
| Side (north)             | 10 feet and <b>3 feet</b>  | Met – 5 feet   |
| Side (south)             | <b>10 feet</b> and 3 feet  | Met – 32 feet  |
| Rear (east)              | 15 feet  | Met – 60 feet  |
| Open space               | Minimum 100 square feet of usable open space per bed for residential care center | *Not Met – 37,000 square feet provided on existing Crossroads West campus            |
| Parking                  | 1 space per 2 patient beds<br><br>30 patient beds = 15 spaces required           | Met – 17 spaces provided   |

\*Site will be combined with property to the north in order to meet the required standards or a variance must be obtained.

**Background/Issues/Analysis**

**SUBJECT SITE (REQUEST)**

1. This request is to rezone 0.53 acres located approximately 100 feet north of the northeast corner of 35th Avenue and Orangewood Avenue from C-O to R-3 to allow a residential care center as an expansion to the existing Crossroads West campus to the north.



- On June 21, 2017, the Phoenix City Council approved Ordinance G-6331, per Text Amendment Z-TA-22-08, a request to amend the Phoenix Zoning Ordinance regarding group facilities, such as adult day care, assisted living facilities, homes for individuals with disabilities and associated uses. With the approval of Ordinance G-6331, the proposed Residential Care Center is an allowed use in the R-3 zoning district subject to securing a Use Permit.

### SURROUNDING ZONING AND LAND USE

- The subject site is currently a vacant and underutilized office building. To the north is the existing Crossroads West campus. To the east across 35th Avenue and to the west are single-family residential uses. To the south is a commercial office use.

### GENERAL PLAN

- The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. The proposal is not consistent with the General Plan designation of 3.5 to 5 dwelling units per acre, an amendment is not required as the subject parcel is less than 10 acres.

### ANALYSIS OF PROPOSAL

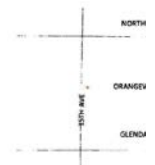
- The conceptual site plan depicts existing buildings, parking and other site conditions to remain. The site was developed under the C-O (Commercial Office) zoning district. The site plan proposes the addition of a resident access point between the existing Crossroads West campus to the north and the subject site. This is addressed in Stipulation 1.



| Crossroads West (Existing)               |                 |
|--|-----------------|
| 7523 N. 35th Avenue<br>Phoenix, AZ 85051 |                 |
| APN:                                     | 151-09-02       |
| Zoning:                                  | R-3 5P          |
| Property Size:                           | +/- 3.27 ac     |
| Resident beds:                           | 50              |
| Approx. Lot Coverage:                    | +/- 12%         |
| Public assembly area:                    | +/- 3,840 sq ft |
| Parking provided:                        | 90 spaces       |

| Proposed Crossroads West Expand          |             |
|--|-------------|
| 7509 N. 35th Avenue<br>Phoenix, AZ 85051 |             |
| APN:                                     | 151-09-00   |
| Current zoning:                          | C-O         |
| Proposed zoning:                         | R-3         |
| Property size:                           | +/- 0.45 ac |
| Resident beds:                           | 30          |
| Approx. Lot Coverage:                    | +/- 30%     |
| Parking provided:                        | 17 spaces   |



- The site plan indicates that enhanced landscaping shall be provided along the 35th Avenue frontage. To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the development shall utilize the

C-2 streetscape landscape standards for planting type, size, and quantity along the 35th Avenue frontage. This is addressed in Stipulation 2.

#### STREETS

7. The Streets Transportation Department has indicated that the developer shall dedicate a minimum 10-foot sidewalk easement along the east half of 35th Avenue. This is addressed in Stipulation 3.
8. The Street Transportation Department has indicated that the developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA standards. This is addressed in Stipulation 4.

#### FIRE

9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

#### FLOOD

10. 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 1720 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

#### WATER

11. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

#### OTHER

12. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
13. 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 abandonments, may be required.

### **Findings**

1. The proposal, an extension of the existing Crossroad West campus to the north, encourages redevelopment of an underutilized parcel to be consistent with the adjacent neighborhood character.
2. The proposal is consistent with surrounding zoning pattern in the area.
3. The proposal will provide additional special needs housing options within the Alhambra Village.

### **Stipulations**

1. The developer shall provide a resident access point between the existing Crossroads West campus to the north and the subject site, as approved by Planning and Development Department.
2. The development shall utilize the C-2 streetscape landscape standards for planting type, size, and quantity along the 35th Avenue frontage as approved by the Planning and Development Department.

### **STREETS**

3. The developer shall dedicate a minimum 10-foot sidewalk easement along the east half of 35th Avenue, as approved by Planning and Development Department.
4. 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.

### **Writer**

Joél Carrasco

August 7, 2017

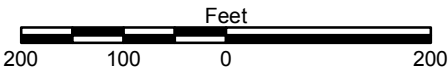
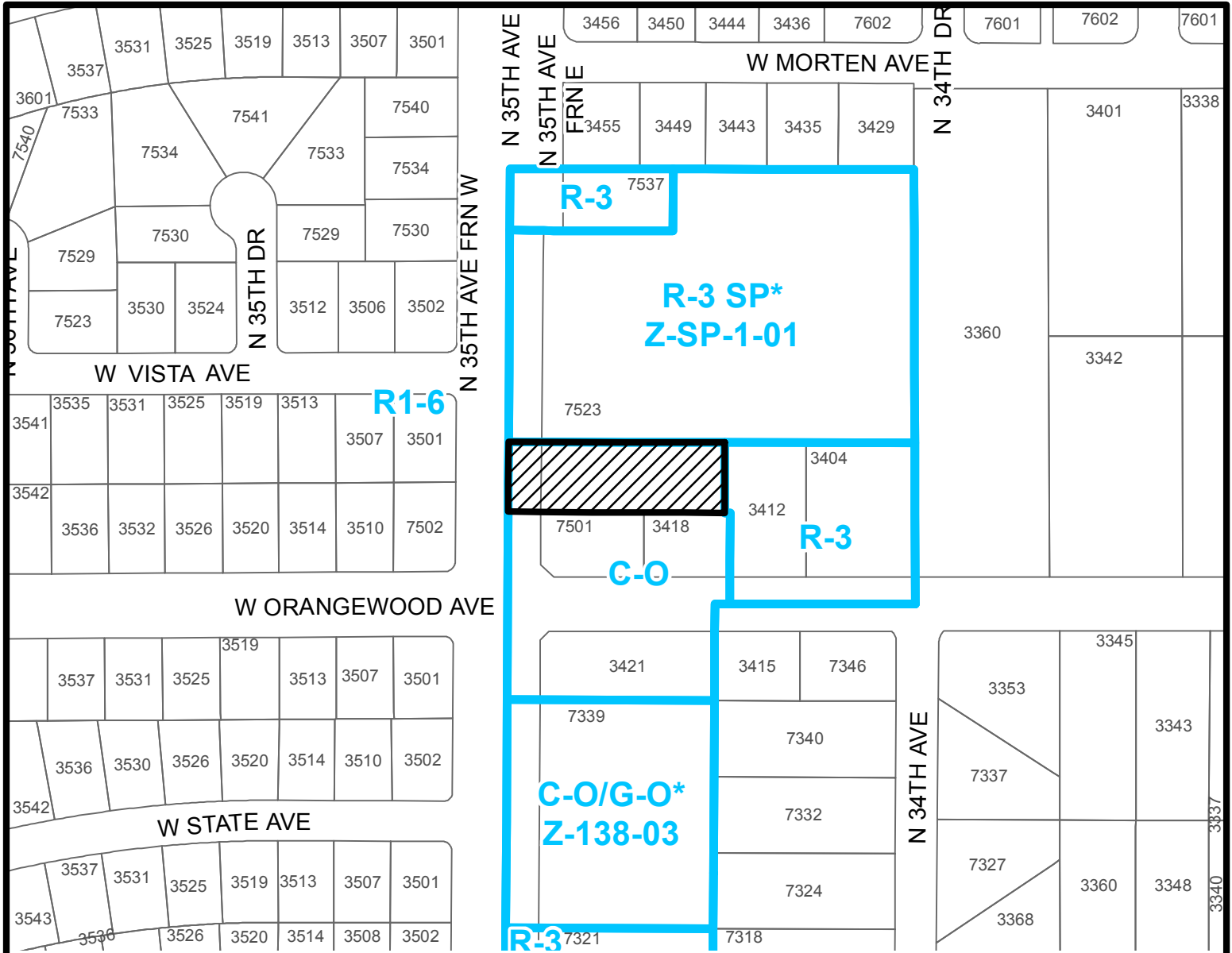
Joshua Bednarek

### **Exhibits**

Zoning sketch

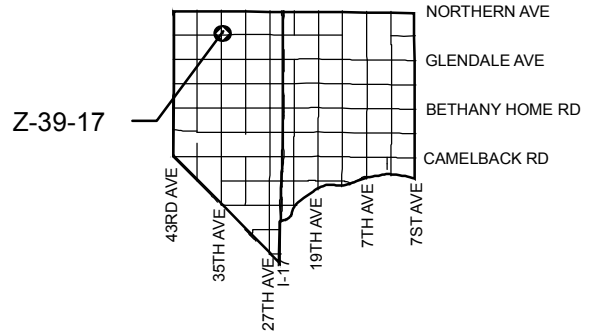
Aerial

Conceptual Site plan dated stamped June 19, 2017



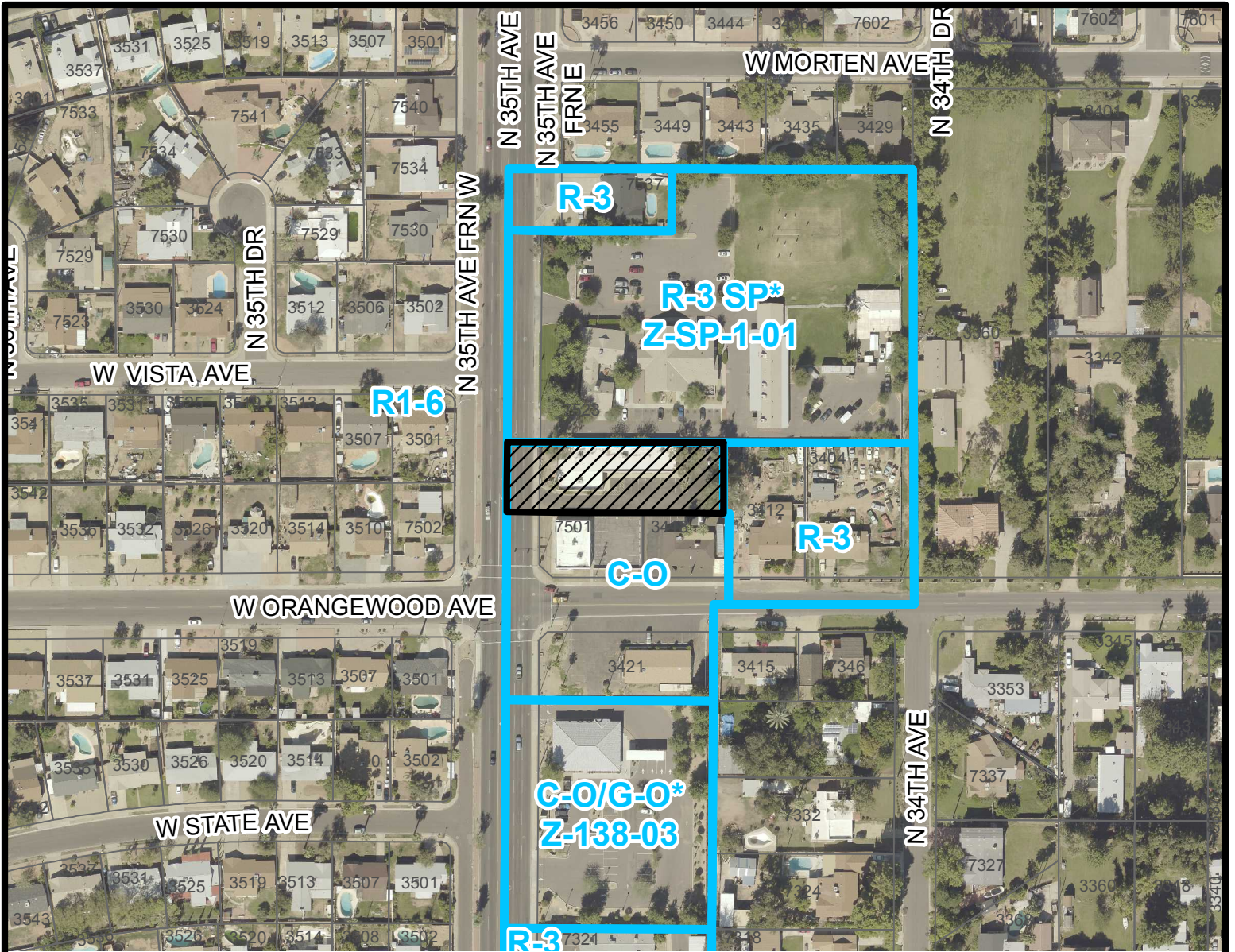
**ALHAMBRA VILLAGE**

CITY COUNCIL DISTRICT: 5



|   |  |  |  |
|---|--|--|--|
| <b>APPLICANT'S NAME:</b><br>Crossroads, Inc                                   |  | <b>REQUESTED CHANGE:</b><br>FROM: C-O (0.53 a.c.)<br>TO: R-3 (0.53 a.c.) |  |
| <b>APPLICATION NO.</b><br>Z-39-17   | <b>DATE:</b><br>07/05/2017                             | <b>REVISION DATES:</b>   |  |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.<br>0.53 Acres | <b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b><br>QS 24-21 | <b>ZONING MAP</b><br>J-6   |  |
| <b>MULTIPLES PERMITTED</b><br>C-O<br>R-3                                      | <b>CONVENTIONAL OPTION</b><br>N/A<br>7                 |  | <b>* UNITS P.R.D. OPTION</b><br>N/A<br>9 |

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



Feet

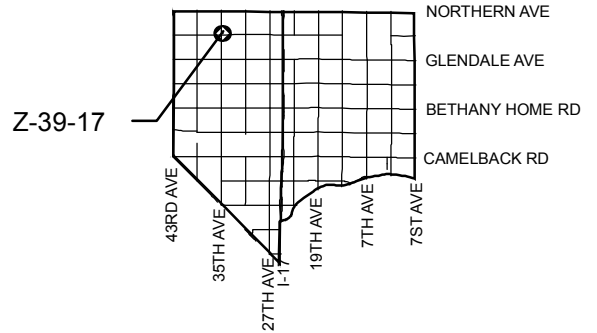
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**ALHAMBRA VILLAGE**

CITY COUNCIL DISTRICT: 5



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PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Crossroads, Inc**

APPLICATION NO. **Z-39-17**

DATE: **07/05/2017**  
REVISION DATES:

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

**0.53 Acres**

AERIAL PHOTO & QUARTER SEC. NO.  
**QS 24-21**

ZONING MAP  
**J-6**

**REQUESTED CHANGE:**

FROM: **C-O (0.53 a.c.)**

TO: **R-3 (0.53 a.c.)**

**MULTIPLES PERMITTED**

C-O  
R-3

**CONVENTIONAL OPTION**

N/A  
7

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

N/A  
9

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



EXHIBIT D: CONCEPTUAL SITE PLAN



**Crossroads West (Existing)**  
 7523 N. 35<sup>th</sup> Avenue  
 Phoenix, AZ 85051

APN: 151-09-027  
 Zoning: R-3 SP  
 Property Size: +/- 3.27 acres (net)  
 Resident beds: 50  
 Approx. Lot Coverage: +/- 12%  
 Public assembly area: +/- 3,840 sf.  
 Parking provided: 90 spaces

**Proposed Crossroads West Expansion Site**  
 7509 N. 35<sup>th</sup> Avenue  
 Phoenix, AZ 85051

APN: 151-09-007  
 Current zoning: C-O  
 Proposed zoning: R-3  
 Property size: +/- 0.45 acres  
 Resident beds: 30  
 Approx. Lot Coverage: +/- 30%  
 Parking provided: 17 spaces

