



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-67-16-5
 November 9, 2016

Alhambra Village Planning Committee Meeting Date: November 22, 2016
Planning Commission Hearing Date: December 1, 2016
Request From: R-3 (1.84 acres)
Request To: R-4A (1.84 acres)
Proposed Use: Multifamily Residential
Location: Approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue
Owner: 2011 West Morten Ave, LLC
Applicant/Representative: UMOM New Day Centers Inc c/o Daniel Gottry; Benjamin Graff, Withey Morris, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10-15 du/acre	
Street Map Classification	Morten Avenue	Local	30-foot south half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</p> <p>The proposed development will provide additional housing options in a neighborhood close to the existing Metro Light Rail station located at the Northern Avenue and 19th Avenue intersection.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal encourages redevelopment of an underutilized parcel to be consistent with the adopted 2016 Transit Oriented Development (TOD) Strategic Policy Framework.

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.

The proposed development, as stipulated, will provide several design features to encourage walking and bicycling inclusive but not limited to: detached sidewalks, shade trees, bicycle parking, and an active frontage environment along Morten Avenue.

Policy Plan

The Transit Oriented Development (TOD) Strategic Policy Framework. See analysis items #4 - #8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3
North	School	R-3
South	Multi-Family Residential and vacant	R-4 and R-3
East	Multi-Family Residential	R-3
West	Multi-Family Residential	R-3

R-4A Multi-Family

**if variance required*

<u>Standards</u>	<u>Requirements</u>	<u>Proposed site Plan</u>
Development Option	PRD	PRD
Gross Acreage	-	1.84 acres
Total Number of Units	-	54 units

Density	43.5 du/acre (1,000 square feet lot area per dwelling unit)	Met – 29.34 du/acre
Lot Coverage	50%	29.2%
Building Height	48 feet	Met – 4 stories, 47.5 feet
Perimeter Setbacks		
Street (Front)	20'	Met - 20'
Property Line (rear)	Not less than 15'	Met – 99'
Property Line (side)	Not less than 5'	Met – 10' and 63'
Open Space	Minimum 5% gross	Met - 8%
Amenities		Indoor Community Lounge, Outdoor BBQ and Lounge, Playground area
Parking	1.5 spaces per 1 or 2-bedroom unit; 2.0 spaces per 3 or more-bedroom unit	1.5x36 = 54 2.0x18 = 36 1 space reduction for recycling per 702.E.7.b Met – 89 spaces provided

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 1.84 acres located approximately 316 feet east of the southeast corner of 21st Avenue and Morten Avenue from R-3 to R-4A to allow multifamily residential.



SURROUNDING ZONING AND LAND USE

2. The subject site is currently vacant and underutilized. To the north are athletic fields and a parking lot for an elementary school. To the east and west are existing multifamily residential uses. To the southwest is an existing multifamily residential use with plans to expand on the vacant parcel directly east (south of the subject site).

GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 10-15 du/acre. Although the proposal is not consistent with the General Plan designation of Residential 10-15 du/acre, an amendment is not required as the subject parcel is less than 10 acres.



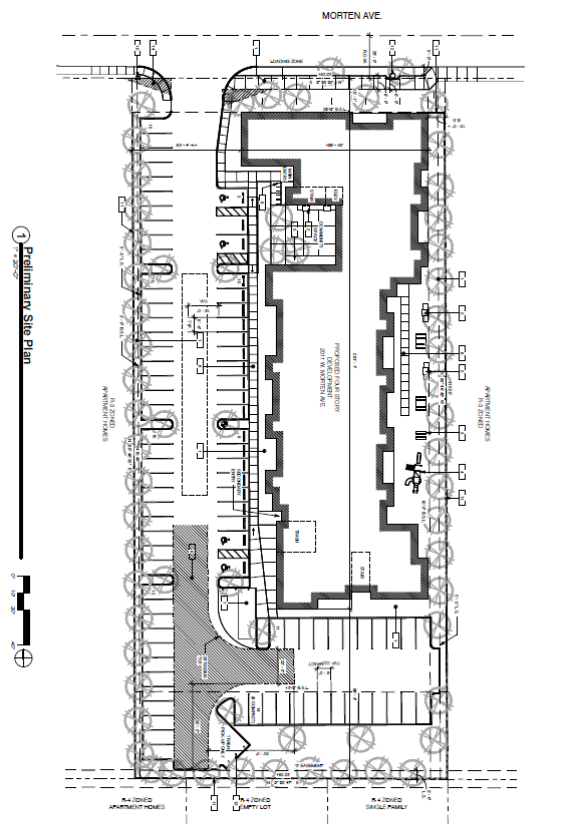
4. The Transit Oriented Development (TOD) Strategic Policy Framework was adopted in 2013 and revised in 2016 as an amendment to the City of Phoenix General Plan. The Policy Framework is intended to guide community investment around key nodes in the Phoenix transit network and encourage sustainable urban development to benefit all residents. The Transit Oriented Development Strategic Policy Framework promotes more compact development, when focused near transit stations, helps increase public transit fare recovery and requires fewer roads, utility lines, parks, police stations and other infrastructure. Other benefits to compact development near transit include improved public health and creating new markets for business formation.
5. The TOD Policy Framework mentioned in background item #4 established TOD place types for existing and planned light rail station areas to establish a city-wide framework to improve the linkage between land use and transportation. The place types help to describe urban environments by categorizing related characteristics to avoid a one-size-fits-all approach to planning. The place types are intended to accomplish these basic objectives: specify a general range of possibilities for new development near light rail stations; provide guidance for rezoning decisions; and guidance for transit system planning by coordinating land use intensity with regional transit accessibility.
6. The place type policy established for 19th Avenue and Northern Avenue station is the Neighborhood Center. The Neighborhood Center envisions a primarily residential destination with a large variety of housing types including apartments, row houses, live/work units and townhouses in the 2 to 4 story range.



7. The TOD Policy Framework includes a provision (Policy E.2) which only permits the maximum height within the Place Type for properties that have the highest degree of neighborhood compatibility and station accessibility. More specifically, that heights should generally step down with distance from the station and with proximity to single family properties. The TOD Policy Framework also includes a provision (Policy E.4) allowing an increase in heights and intensities for proposals which include a minimum 30% housing units dedicated for long-term affordability for moderate income households, between 50% and 100% of the metro area median.
8. The applicant is applying for Low-income Housing Tax Credits (LIHTC's) from the Arizona Department of Housing which requires properties to remain affordable for at least 30 years. The inclusion of affordable housing units in this proposal supports the TOD Policy Framework policies and provides a rationale to support a project at the higher end of the height range identified for the Neighborhood Center place type.

ANALYSIS OF PROPOSAL

9. The proposal provides additional housing options in close proximity to an existing Metro Light Rail station in the Alhambra Village.
10. The site plan proposes a 54-unit multifamily residential development with a mixture of two and three bedroom units at a proposed height of 4 stories or 47'-6". The site plan proposes 89 vehicular parking spaces, 8 bicycle parking spaces, and a total of 8% open space. Ingress and egress will be provided from Morten Avenue. Primary access to the building is provided from the northwest corner of the site adjacent to Morten Avenue. Staff is recommending a stipulation of general conformance to the site plan and elevations to ensure compatibility with the existing character of the area.



11. The site plan indicates that a 20-foot landscape setback shall be provided along Morten Avenue. To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings.
12. The site plan provides a 5-foot landscape setback along the west property line. To encourage screening for privacy of the existing property to the west and to encourage shade in the proposed parking lot, staff is recommending a stipulation that a minimum 5-foot landscape setback shall include 2-inch caliper trees planted a minimum of 20 feet on center along the west property line.
13. The site plan depicts a detached sidewalk along the north property line. To encourage walkability and shade, staff is recommending a stipulation that all sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk.
14. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual plan shows eight bicycle parking however it is anticipated to be located at the building entry. It is recommended that two types of parking be provided on the property: secured parking for employees, and short-term rack parking for guests located near entrances to the property. The property is near a light rail transit station and several major bus routes. Providing secure bicycle parking for employees and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or in locked bicycle rooms. The applicant will work with Planning and Development staff through the site review process to determine locations for both types of bicycle parking as well as for the manner in which the secured parking will be provided. The short-term bicycle racks should be an Inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. These provisions are addressed in Stipulations 5 and 6.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

15. The development proposes a secondary building entry along the Morten Avenue. To encourage an active frontage designed with elements that help prevent crime by enabling additional surveillance of sidewalks and other public areas, staff is recommending a stipulation that a building entry shall be incorporated into the north elevation facing Morten Avenue.

STREETS

16. The Street Transportation Department has indicated that the developer shall update all existing off-street improvement to current ADA guidelines. A stipulation has been recommended to address this request.

FLOODPLAIN

17. 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.

WATER

18. 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.

FIRE

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

ARCHAEOLOGY

20. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

OTHER

21. 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 improves a vacant and underutilized lot.
2. The proposal is consistent with the adopted area plan and place type.
3. The proposal will provide additional housing options within the Alhambra Village.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 8, 2016 and elevations date stamped November 10, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. The landscape setback along the north property line shall be planted with 50 percent 3-inch caliper trees and 50 percent 2-inch caliper trees placed 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
3. A minimum 5-foot landscape setback shall include minimum 2-inch caliper trees planted a minimum of 20 feet on center along the west property, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
5. A minimum of four inverted-U bicycle racks for guests shall be provided on site, located near an entrance to the business, and installed per the requirements of Section 1307.H.4. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A minimum of 13 secured bicycle parking spaces shall be provided on site, as approved by the Planning and Development Department.
7. A building entry shall be incorporated into the north elevation facing Morten Avenue, as approved by Planning and Development Department.

Staff Report: Z-67-16-5

November 9, 2016

Page 9 of 9

8. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.

Writer

Joél Carrasco

November 9, 2016

Joshua Bednarek

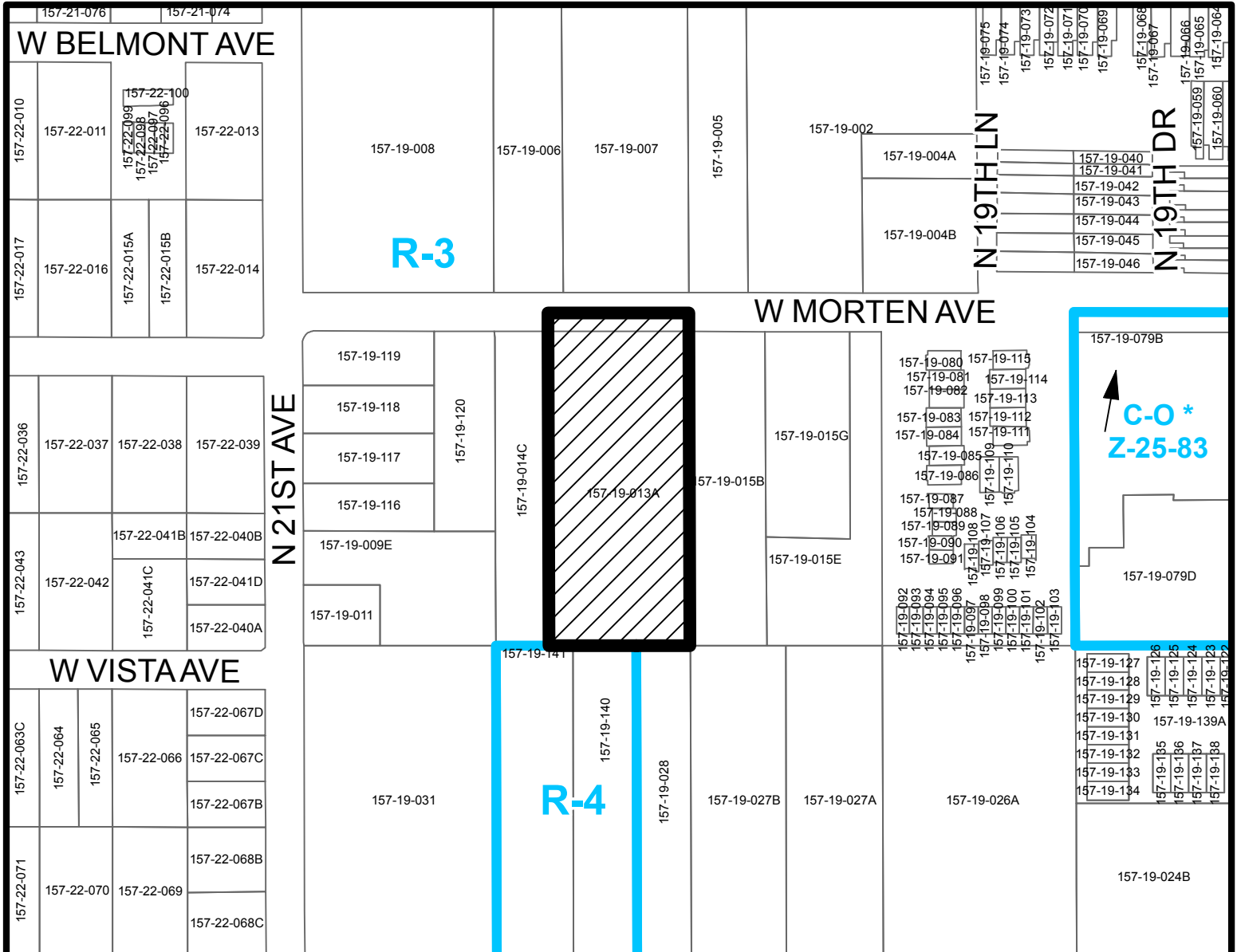
Attachments

Zoning sketch

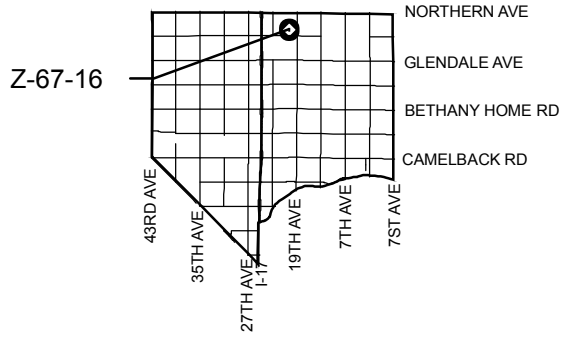
Aerial

Site plan dated November 8, 2016 (1 pages)

Elevations dated November 10, 2016 (2 pages)

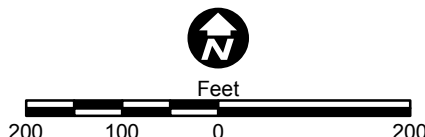


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5

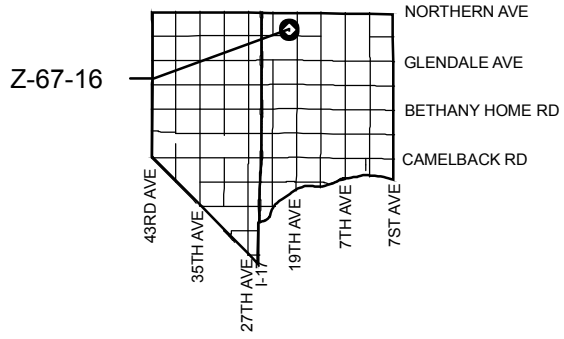


APPLICANT'S NAME: UMOM New Day Centers Inc c/o Daniel Gott		REQUESTED CHANGE:	
APPLICATION NO. Z-67-16		FROM: R-3 (1.84 a.c.)	
DATE: 10/25/2016		TO: R4-A, (1.84 a.c.)	
REVISION DATES:			
11/15/2016			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.84 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 24-24	
		ZONING MAP J-7	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-3		26	
R4-A		80	
		* UNITS P.R.D. OPTION	
		32	
		N/A	

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



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



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APPLICATION NO. Z-67-16		FROM: R-3 (1.84 a.c.)	
DATE: 10/25/2016		TO: R4-A, (1.84 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.84 Acres		REVISION DATES:	
AERIAL PHOTO & QUARTER SEC. NO. QS 24-24		ZONING MAP J-7	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-3		26	
R4-A		80	
		* UNITS P.R.D. OPTION	
		32	
		N/A	

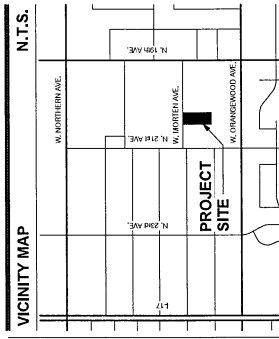
* Maximum Units Allowed with P.R.D. Bonus



Rev.	Date	By	Description

3333 E. Van Buren St. Phoenix, AZ 85008
 UCOM New Day Centers
 Morten Multifamily
 Owner
 Drawn/Checked: JR/ NPM
 Date: 08/19/16
 Project Number: 316008
 Sheet Number: 316008
 PRELIMINARY SITE PLAN
A101

- ### KEYNOTES
- LANDSCAPE AREA
 - GAS BIRD LOCATION - SEE LANDSCAPE DRAWINGS.
 - 1.5" SPACER FEET REQUIRED - 1.5" X 6" UNITS - 4" SPACES
 - PAVED TREE PLANTER
 - 17' X 4' FLOWING ZONE
 - CITY OF PHOENIX FIRE TRUCK TURNAROUND
 - 6" OF 18" RIGID CONCRETE MANDATORY BUT SITE WALL
 - EXISTING CABLE TELECOM RELAY TOWER TO REMAIN
 - 4" STEEL BOLTS LARGEST FT HEIGHT - FILLED WITH GROUT
 - VERTICAL TIRRAKITE
 - METAL CANOPY TOWER

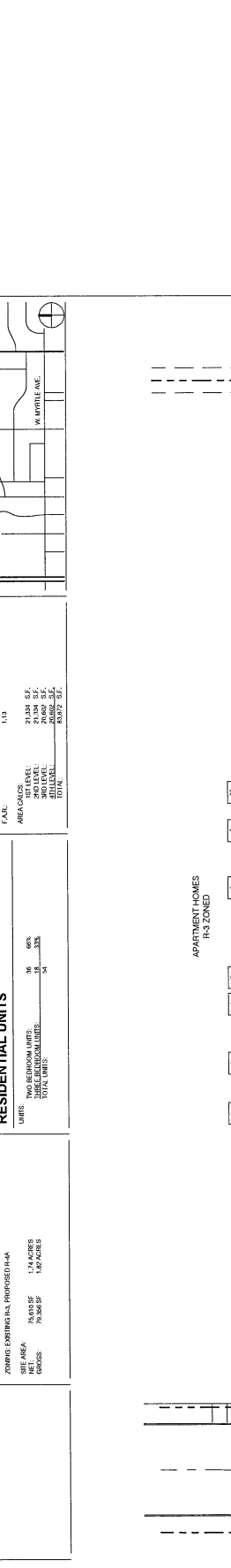


- ### PARKING REQUIREMENTS
- REQUIRED VEHICULAR PARKING
- 1.5" SPACER FEET REQUIRED - 1.5" X 6" UNITS - 4" SPACES
 - PAVED TREE PLANTER
 - 17' X 4' FLOWING ZONE
 - CITY OF PHOENIX FIRE TRUCK TURNAROUND
 - 6" OF 18" RIGID CONCRETE MANDATORY BUT SITE WALL
 - EXISTING CABLE TELECOM RELAY TOWER TO REMAIN
 - 4" STEEL BOLTS LARGEST FT HEIGHT - FILLED WITH GROUT
 - VERTICAL TIRRAKITE
 - METAL CANOPY TOWER

- ### BUILDING INFORMATION
- CONTRACT TYPE: N/A
 FIRE SPRINKLER: NFPA-13
 F.A.L.: I-13
 AREA/COLOR: 0.000 S.F. /
 2ND LEVEL: 0.000 S.F. /
 3RD LEVEL: 0.000 S.F. /
 TOTAL: 0.000 S.F. /

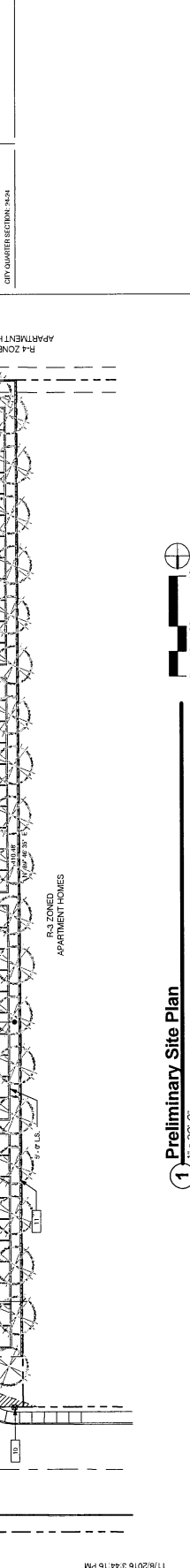
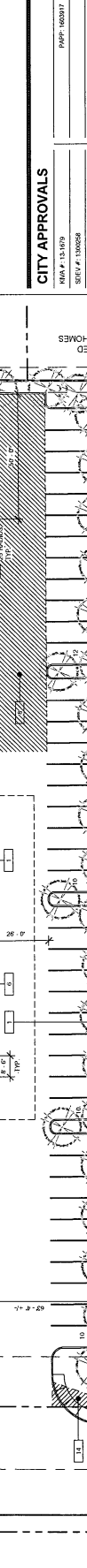
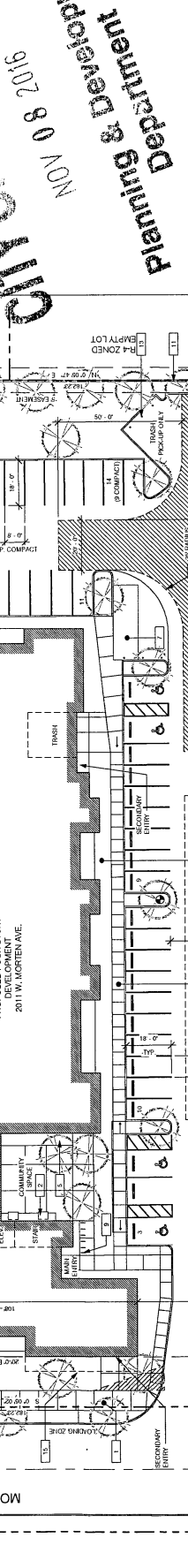
- ### PROPOSED ZONING REQUIREMENTS
- HEIGHT: 45' FT
 DENSITY: 45 UNITS PER ACRE
 ALLOWED: 45 UNITS PER ACRE
 FRONT YARD: 20' MIN. / 10' MIN.
 SIDE YARD: 5' MIN.
 LOT COVERAGE: 35% MAX.
 FLOOR AREA RATIO (FAR): 2.0
 RESIDENTIAL UNITS: 45 UNITS PER ACRE

- ### PROJECT DESCRIPTION
- THE PROPOSED APARTMENT PROJECT CONSISTS OF 46 AFFORDABLE...
LEGAL DESCRIPTION
 LOT 14, OF MESA HEIGHT ESTATES UNIT ONE, ACCORDING TO THE PLAT...
SITE INFORMATION
 SITE ADDRESS: 2011 W. MORTEN AVE.
 ZONING: R-3 ZONED



NOV 08 2016
 Planning & Development Department
 CITY OF PHOENIX

- ### CITY APPROVALS
- FORM # 15-109
 SHEET # 100008
 CITY QUARTER SECTION 26-24




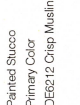




1 Preliminary Site Plan
 1" = 20'-0"

NOT FOR CONSTRUCTION

These drawings are preliminary in nature and are provided for informational purposes only. They are not to be used for construction. They are not to be used for any other purpose without the express written consent of Perلمان Architects, PLLC. All rights reserved. Perلمان Architects, PLLC is not responsible for any errors or omissions in these drawings. The contractor shall be responsible for verifying all dimensions and conditions on site. All construction shall conform to applicable codes and regulations. All construction shall be in accordance with the approved plans. All construction shall be in accordance with the approved plans. All construction shall be in accordance with the approved plans.

Rev	Date	By	Description

MATERIALS

-  Tile Roof
Eagle Roofing
Color: Sunrise Blend
-  Painted Stucco
Primary Color
DE6212 Clisp Muslin
-  Painted Stucco
Secondary Color
DE6214 Pigeon Gray
-  Coronado Stone
Split Fieldstone
Color: Lompop
-  Painted Metal
DE6217 Ancient Earth
-  Standing Seam
Metal
Berridge
Medium Bronze

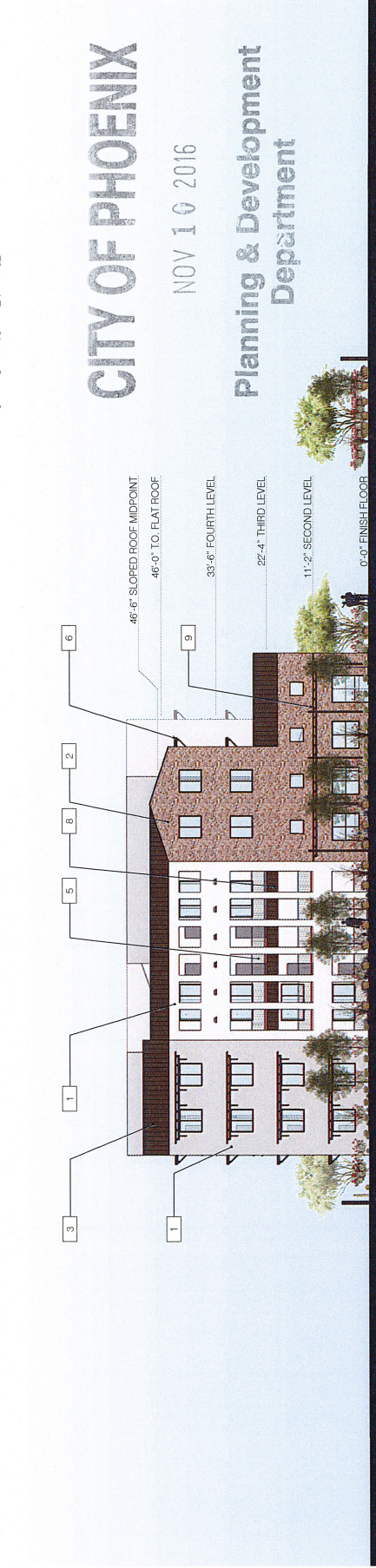
KEYNOTES #

- 1. Sand Stucco Finish
- 2. Stone Veneer Cladding
- 3. Standing Seam Metal Roof
- 4. Clay Tile Roof
- 5. Painted Metal Guardrail
- 6. Painted Metal Window Shade
- 7. Covered Outdoor Community Space
- 8. Standing Seam Metal Cladding
- 9. Painted Metal Entry Shade



WEST ELEVATION

Scale: 3/32" = 1'-0"
0' 8' 16' 24' 32'



NORTH ELEVATION

Scale: 3/32" = 1'-0"
0' 8' 16' 24' 32'

Project	Morren Multifamily	333 East Van Buren Street, Phoenix, AZ 85008
Owner	UMOM New Day Centers	
Drawn/Checked	TK/NPM	
Date	11/09/16	
Project Number	316008	
Sheet Number	A201	Building Elevations

CITY OF PHOENIX
NOV 10 2016
Planning & Development
Department

