



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-80-22-5
February 24, 2023

Alhambra [Village Planning Committee](#) February 28, 2023
Meeting Date:

[Planning Commission](#) Hearing Date: April 13, 2023

Request From: [PSC TOD-1](#) (Planned Shopping Center, Interim-Transit Oriented Zoning Overlay District One) (12.15 acres)

Request To: [WU Code T5:5 SL](#) (Walkable Urban Code, Transect 5:5 District, Transit Solano Character Area) (12.15 acres)

Proposed Use: Multifamily residential

Location: Northwest corner of 15th Avenue and Montebello Avenue

Owner Christown1755, LLC

Applicant / Representative: Taylor C. Earl, Earl and Curley, P.C.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial, Village Core	
Street Map Classification	15th Avenue	Collector	50-foot west half street
	Montebello Avenue	Minor Collector	30 to 36-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.</i></p> <p>The proposal respects the scale of the existing neighborhood which is primarily one- and two-story residences by providing adequate setbacks and as stipulated will allow</p>			

for eventual redevelopment at the scale and form envisioned by the ReinventPHX Solano Transit Oriented Development Policy Plan and 19North Transit Oriented Development District Policy Plan.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal includes a deep landscape setback along 15th Avenue which reflects the existing condition in the surrounding neighborhood. The development will include detached and shaded sidewalk and, as stipulated, will reduce the urban heat island effect and increase thermal comfort which will make the area more walkable, bikeable, and sustainable.

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.

The development, as stipulated, will create new housing opportunities in the area and is within close proximity to a light rail station and within the Alhambra Village Core. The development, as stipulated, will allow for eventual redevelopment in a more urban form that will further allow for additional housing opportunities and access to public transit, commercial destinations and neighborhood services.

Applicable Plans, Overlays, and Initiatives

Transit Oriented Development Strategic Policy Framework: Background Item No. 4.

Solano Transit Oriented Development Plan: Background Item No. 5.

19North Transit Oriented Development (TOD) District Policy Plan: Background Item No. 6.

Alhambra Village Character Area Plan: Background Item No. 7.

Tree and Shade Master Plan: Background Item No. 10.

Complete Streets Guidelines: Background Item No. 11.

Housing Phoenix: Background Item No. 12.

ZeroWaste Phoenix: Background Item No. 13.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Parking lot	PSC TOD-1
East, (across 15th Avenue)	Single-family residences	R1-6
West	Parking lot and movie theater	PSC TOD-1
South, (Across Montebello Avenue)	Library, School, Park	R1-6, PSC TOD-1
North	Shopping Center/Mall	PSC TOD-1

Walkable Urban Code Transect 5:5 SL		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	No minimum	12.15 acres
Total Number of Units	No maximum	760
Density	No maximum	62.55 dwelling units per acre
Building Height	56 feet maximum	5 stories, 55-feet (Met)
Parking	Per Section 702. Additional 25% reduction when the off-street parking area is located within 1,320 feet from a light rail station	1,615 spaces (Met)
Parking Height	Cannot exceed height of building	Not depicted
Bicycle Parking	Common bicycle parking at 0.25 spaces for each residential unit, Max 50 spaces	Not depicted
Loading and Service Bays	1 per Section 1307.2	Not depicted
<i>Streetscape Standards (Section 1312.E)</i>		
Minor Collector and Local Streets (15th Avenue and Montebello Avenue)	5-foot-wide sidewalk with 5-foot-wide landscaped detachment	6-foot-wide detached sidewalk with 7-foot-wide landscaped detachment (Met)
<i>Main Building Setbacks(1)</i>		
Primary Frontage	12-foot maximum	12-foot (Met)

(Montebello Avenue)		
Rear (North)	0 foot minimum	Not depicted
Side (West)	0 foot minimum	Not depicted
Secondary Frontage (15th Avenue)	10-foot maximum	10-foot (Met)
Parking Setbacks*		
Primary Frontage	30-foot minimum or behind building	Not depicted
Secondary Frontage	20-foot minimum, 10-foot landscape setback from street right-of-way	Not depicted
Rear (North)	0 foot minimum	Not depicted
Side (West)	0 foot minimum	Not depicted
Lot Requirements		
Lot Coverage	80 percent maximum	54 percent (Met)
Primary Building Frontage	70 percent minimum	Not depicted
Secondary Building Frontage	50 percent minimum	Not depicted
Open Space	5 percent minimum	4.49% (Not Met**)
Frontage Types Allowed		
Primary Frontage	Common entry, storefront, arcade, gallery or alternative frontages as per Section 1305.B.1.c	Not specified
Secondary Frontage	Common entry, storefront, arcade, gallery or alternative frontages as per Section 1305.B.1.c	Not specified
Minimum Glazing on Building Frontages Facing Street Right-of-Way (Section 1305.B.2.)		
Ground Floor	25%	Not depicted
Second Floor	25%, 10% East and West	Not depicted
Upper Floors	n/a	Not depicted
<p><i>(1) Setbacks requirements as per Sections 1303.A.2 and 3 when adjacent to single-family residential districts and historic properties or districts.</i></p> <p><i>* Minimum 20-foot setback adjacent to single-family residential districts or HP district or properties if over 40 feet</i></p> <p><i>** Plan adjustment or variance required</i></p>		

Background/Issues/Analysis

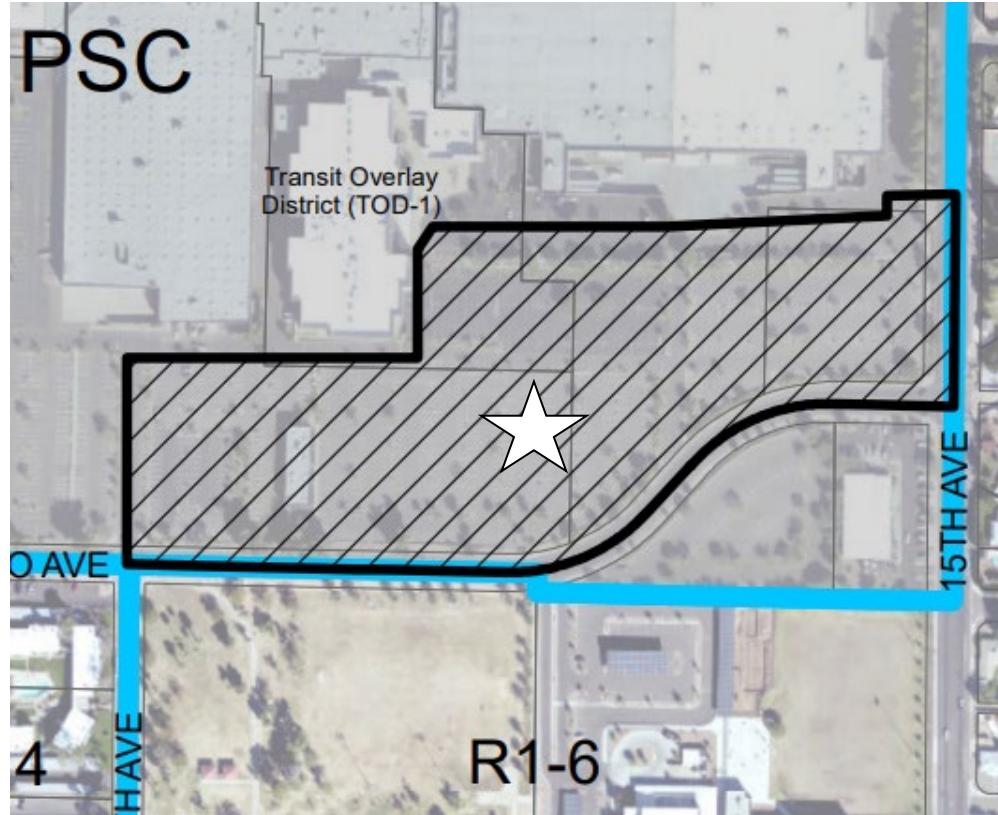
SUBJECT SITE

1. This request is to rezone 12.15 acres located at the northwest corner of 15th Avenue and Montebello Avenue from PSC TOD-1 (Planned Shopping Center, Interim-Transit Oriented Zoning Overlay District One) to WU Code T5:5 SL (Walkable Urban Code, Transect 5:5 District, Transit Solano Character Area) for the purpose of multifamily residential with 760 units.

The site is currently a surface parking lot that provides parking spaces for the commercial uses at the Christown Spectrum shopping center/mall. A vacant 5,200 square foot building that formerly housed a Costco auto center is also located on the subject site and will be demolished as a part of the proposal.

Existing PSC TOD-1 (Planned Shopping Center, Interim-Transit Oriented Zoning Overlay District One): The existing PSC TOD-1 zoning allows for a height of four stories and 25 feet, or up to 56 feet with additional setbacks.

Proposed WU Code T5:5: The proposed zoning allows for a maximum height of 56 feet.



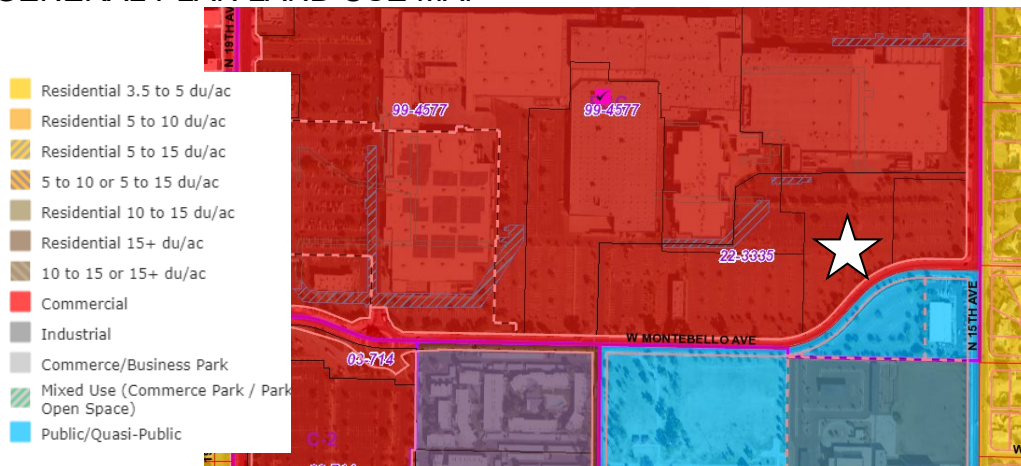
Zoning Aerial Map of the subject site; Source: City of Phoenix Planning and Development Department.

SURROUNDING LAND USES AND ZONING

2. The Zoning Sketch Map, attached as an exhibit, depicts zoning entitlements for the subject site and the surrounding area.
 - South (Across Montebello Avenue): South of the subject site crossing Montebello Avenue are the Yucca Branch of the Phoenix Public Library, Solano Elementary School, and Solano Park, all of which are within the R1-6 zoning district. The zoning permits a height of 2 stories up to 30 feet.
 - North: Immediately north of the subject site are a Harkins movie theater, a Walmart shopping center, an American Furniture Warehouse, and an entrance to the indoor portion of the Christown Spectrum shopping center/mall. All of these are within the PSC TOD-1 zoning district which allows for a height of four stories and 25 feet, or up to 56 feet with additional setbacks.
 - West: Immediately west of the subject site is a parking lot and movie theater. Further west past the parking lot is a Target, a Chase bank, restaurants, and 19th Avenue. This area is zoned PSC TOD-1 and allows for a height of four stories and 25 feet, or up to 56 feet with additional setbacks.
 - East (Across 15th Avenue): Across 15th Avenue are single-family residences zoned R1-6. Heights are limited to 2-stories and 30 feet.

The development, as stipulated is consistent with the intensity currently allowed in the surrounding area and as envisioned by the ReinventPHX Solano Transit Oriented Development Policy Plan, the 19North Transit Oriented Development District Policy Plan, and the Alhambra Village Core.

GENERAL PLAN LAND USE MAP



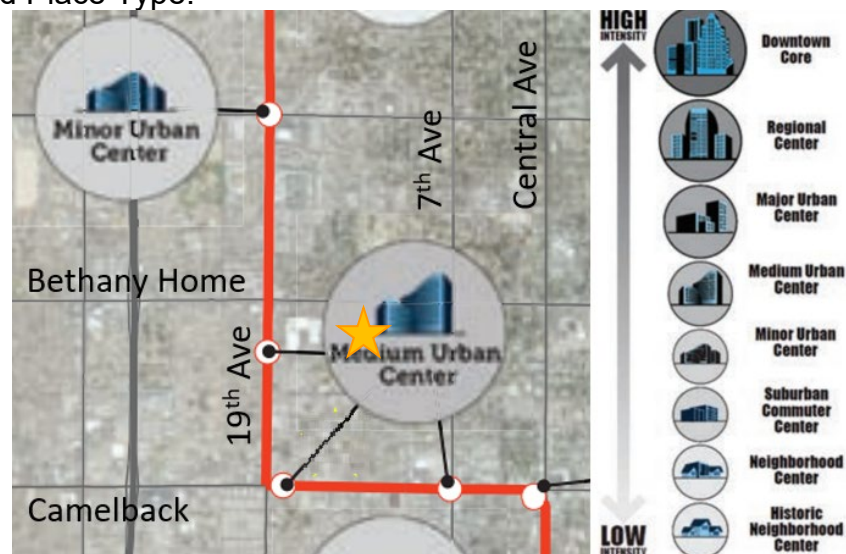
General Plan Land Use Map Excerpt; Source: Planning and Development Department

3. The General Plan Land Use Map depicts a land use designation of Commercial which

also allows for “Higher Density” multifamily residential. Walkable Urban Code zoning district allows for residential and commercial uses and is consistent with this designation. The designation to the north and west is Commercial. To the south, across Montebello Avenue, is designated as Public/Quasi-Public. To the east, across 15th Avenue, is designated as Residential 3.5 to 5 dwelling units per acre.

4. **Transit Oriented Development Strategic Policy Framework:**

The Transit Oriented Development Strategic Policy Framework is part of the City’s General Plan. The framework identifies planning typologies to describe urban environments. The subject site is located within one-half mile of the Montebello light rail station, which is identified as a Medium Urban Center. The Medium Urban Center Place Type is characterized by three to six story buildings with allowances up to ten when incentive criteria are met. The proposed scale and intensity are consistent with the recommended Place Type.



Transit Oriented Development Strategic Policy Framework, Place Type Map Excerpt; Source: Planning and Development Department

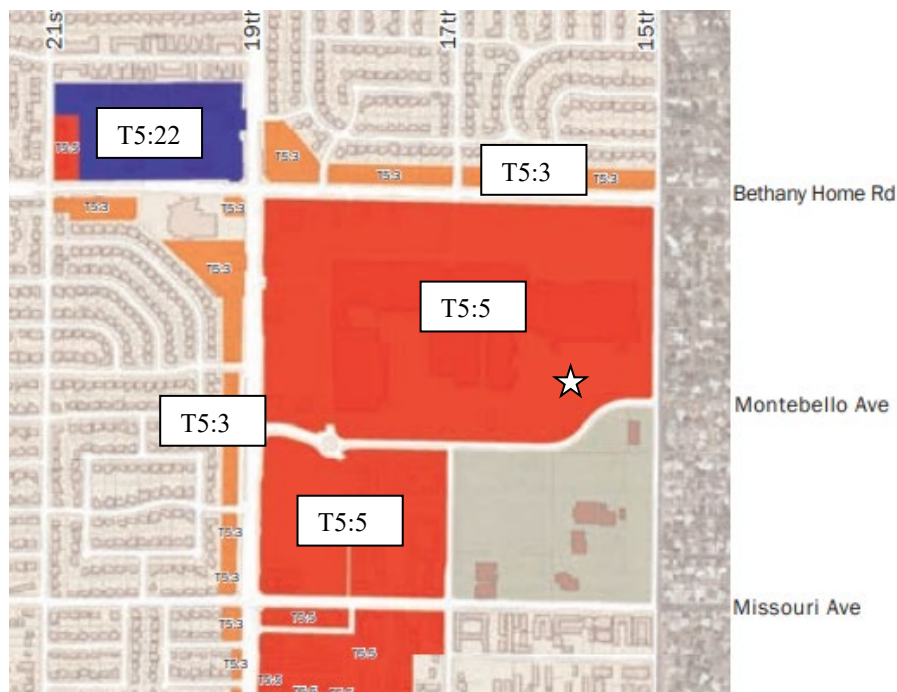
5. **Solano Transit Oriented Development Policy Plan:**

The site is located within the Solano TOD Planning Area. The policy plan adopted for the Solano TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

The site is located within the “Christown Spectrum” Master Plan priority Development

Area. Priority Development Areas had the most community support for redevelopment and need for focused investment during the policy planning process. A WU Code Transect of T5:5 is identified for the site in the conceptual zoning map contained in the plan. The proposal is for a WU Code transect of T5:5 and is therefore consistent. Annotations on the master plan call for the mall to be retrofitted to accommodate mixed-use buildings and for residential buildings to front Solano Park and Elementary School.

To implement the Vision and Master Plan for the Solano TOD District, one key recommendation is the implementation of a form-based zoning code. The conceptual zoning map contained in the plan recommends for the subject site to rezone to the T5:5 transect of the Walkable Urban Code.



Solano Transit Oriented Development Policy Plan, Conceptual Transect Map, Source: Planning and Development Department

In addition, the Solano TOD District Plan provides the following direction as it pertains to the request, the subject site, and the 15th Avenue Corridor:

- *Land Use Element (page 38)*. The site is within an area designated for “Retrofit” improvements meaning that reinvestment is appropriate on the site ranging from pedestrian improvements to the addition of units.
- *Housing Element (pages 41 and 42)*. The site is within a larger area (Bethany Home Road to Camelback Road, 15th Avenue to 19th Avenue) that needs 2,328

additional housing units by 2035. The Investment Opportunity Map also depicts the site as “Mixed-Use” with Walkable Urban Mid Rise Housing.

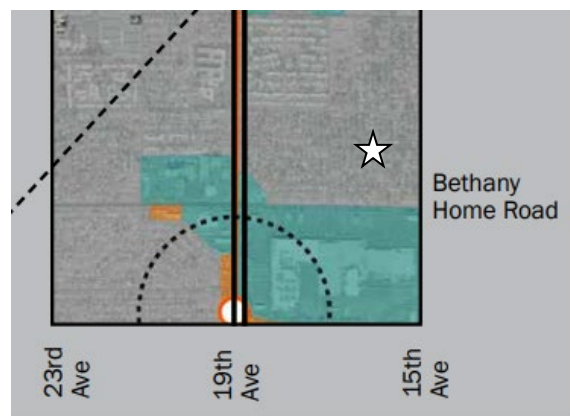
- *Health Element (pages 49 and 50)*. The Health section depicts this site as being steps away from healthy food, parks and recreation, and as having issues pertaining to sidewalk quality, continuity, and traffic speed. The plan calls for more residents to have access to food and parks within an accessible walking distance from their housing; the proposed rezoning would situate more residents near parks and healthy food options while also improving sidewalk quality and traffic flow.
- *Green Systems Element (page 58)*. The Green Systems Investment Opportunity Map identifies 15th Avenue and Montebello Avenue as an opportunity for “Shade and Cooling” investments. The proposed rezoning to the Walkable Urban Code would implement the Solano Streetscape Standards which include detached and shaded sidewalks.
- *Measurable Outcomes (pages 103-104)*. The Solano TOD Plan measures its success through a series of “Measurable Outcomes.” The proposed rezoning to the Walkable Urban Code would advance the following metrics toward their 2040 targets:
 - Percent of households within walking distance to Healthy Food
 - Percent of households within walking distance to public recreation facilities
 - Housing Type Diversity (bedrooms, MF, SF, etc.)
 - Percent of residents who walk, bicycle, transit, and carpool to work
 - Annual light rail ridership (boardings and deboardings)

6. **19North Transit Oriented Development (TOD) District Policy Plan:**

The 19North corridor is uniquely situated between the North Mountain Village Core (which encompasses Metrocenter Mall) and the Alhambra Village Core (which encompasses Christown Spectrum Mall). Both areas are positioned for high-quality, walkable, urban, mixed-use development.

The subject site is identified as an area to “Retrofit” in the plan’s community-identified change area maps. Areas identified as “Retrofit” are those that would benefit from additional landscaping within the right-of-way or parking lot, adaptive reuse of structures or adding new buildings to vacant properties or parking lots at the same scale as surrounding neighborhoods.

The 19North Urban Principles for Infill Development (pages 64 and 65) and for



19North Transit Oriented Development District Policy Plan, Change Area Map, Source: Planning and Development Department

People Oriented Streetscapes (pages 68 and 69) call for the following strategies:

Strategy: Expand the Walkable Urban Code to all of 19North and Apply to Future Projects

1.b. Require pedestrian oriented frontages: Pedestrian Oriented Frontages may include storefront windows, roll-up shop doors, residential patios, or public open spaces. These features make the streets and sidewalks come alive with activity, commerce, and a sense of ownership. Conversely, development should prohibit blank walls or parking areas between the building and the curb which disrupts pedestrian circulation, comfort, and visual interest.

1.c. Integrate public open spaces into projects: Infill development projects are an opportunity to create public open spaces from previously auto-dominated sites; by integrating public open spaces into redevelopment, the corridor can gain visual interest, destinations, and become more desirable as a place to live, work, and play.

Strategy: Promote pedestrian plazas and open spaces at key locations

1.c. Provide paseos through developments and to destinations: Paseos are shaded pedestrian streets with gathering spaces, intimate art and sculptural elements, and human scale lighting lined with active uses and business entries. A paseo, when designed well, can become a destination in and of itself while also serving to physically connect destinations within a larger area.

Conscious development with the above strategies in mind will promote the areas walk and bike scores, increase the number of light rail boardings, the number of public open spaces, and pedestrian and bicycle safety.

7. The Alhambra Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. This WU Code proposal will convert a surface parking lot into a multifamily development, that is sensitively designed to be compatible with the area, ensure that heights are sensitive to the existing neighborhoods as stipulated, encourage additional ridership of the light rail within walking distance on Central Avenue, and the raised and protected bicycle lane that will be constructed on Montebello Avenue will encourage more bicycle use.

The project advances the following items identified in the Alhambra Village Character Plan:

- Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas and where transit or transportation alternatives exist.

- Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.
- Encourage multimodal connectivity with emphasis on bikeability and walkability.

PROPOSAL

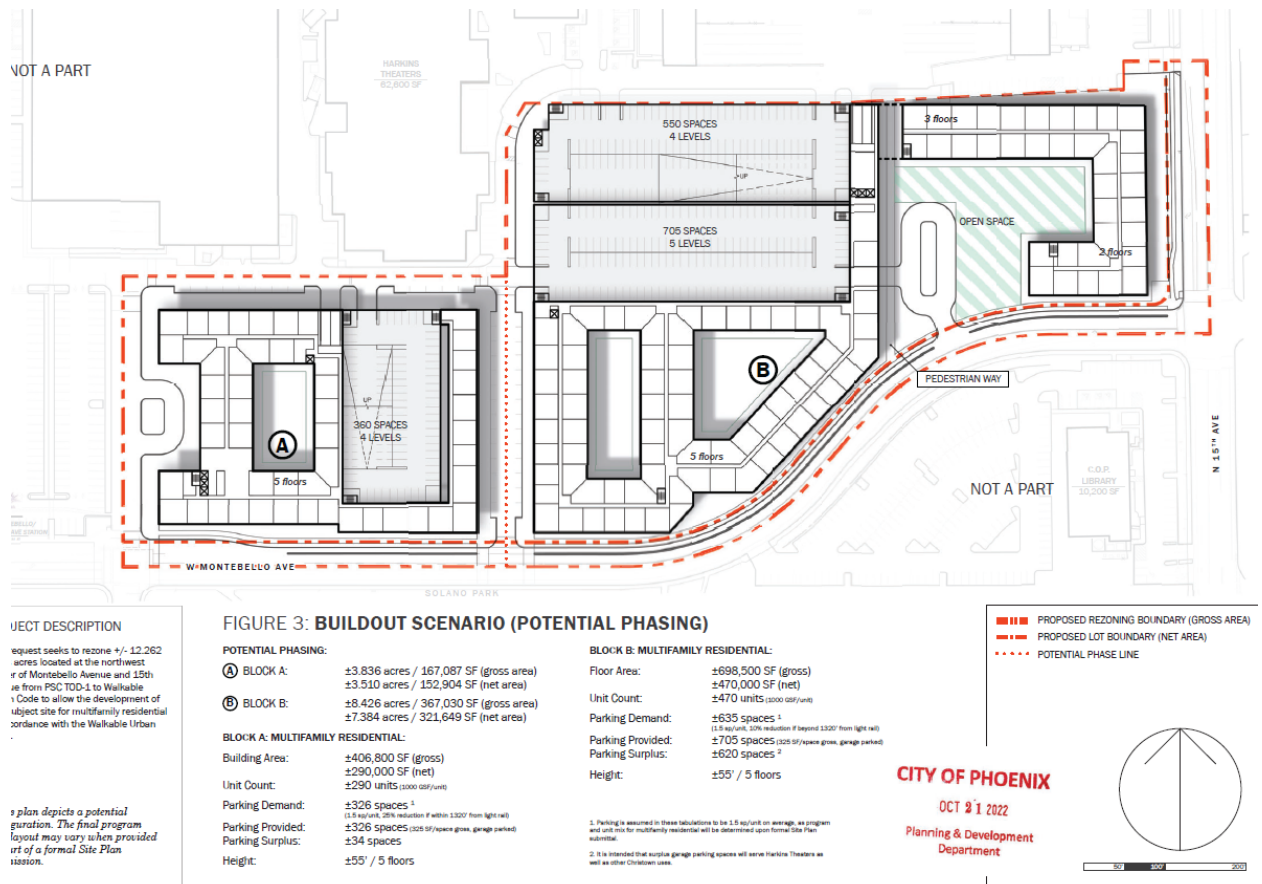
8. Site Plan

The applicant is proposing to construct two, 2 to 5-story buildings with a maximum height of 56 feet, for a total of 760 multifamily units. Parking is proposed via two, 4 to 5-story parking structures for a total of 1,615 parking spaces. The project will be developed in two phases.

Phase 1 (indicated as Block A on the site plan) includes a 5-story (56-foot), 290-unit building and a 4-story parking structure with 360 parking spaces. Architecturally, the parking structure will be wrapped by the units and blend into the rest of the building. Ingress and egress to the parking structure will be from behind the building utilizing an existing drive aisle in the mall parking lot.

Phase 2 (indicated as Block B on the site plan) will be the remaining 470 units in a tiered building that will range from 2 to 5 stories to a maximum height of 56 feet. A building stepback will be measured from the property line on 15th Avenue to be sensitive to the existing single-family residences located across the street, east of the subject site, as required by Stipulation No. 1. An attached parking structure ranging from 4 to 5 stories with a maximum 56-foot height will also be architecturally integrated into and screened by the multifamily units.

Additionally, private open space is shown centrally for each of the buildings, and public open space is provided directly from the streetscape near the northwest corner of 15th Avenue and Montebello Avenue. The site plan depicts .054 acres of open space which is below the 5 percent minimum open space required per the Walkable Urban Code Stipulation No. 2 requires a minimum 10,000 square-foot publicly accessible civic plaza with a direct connection to the Montebello Avenue sidewalk to ensure a key envisioned Solano Character Area Conceptual Master Plan pedestrian amenity. A pedestrian paseo will be provided roughly between the building in Phase 2. Stipulation No. 3 will require an additional paseo be constructed between Phase 1 and Phase 2 to promote a highly walkable and connected pedestrian experience and will be a direct route to the back entrance of the mall and theater to the north, and Solano Park to the south.



To facilitate improvements to the site in the short term and the eventual redevelopment of the site in a manner consistent with the vision outlined in the ReinventPHX Solano Transit Oriented Development Policy Plan, staff is recommending a series of stipulations:

- **Stipulation No. 4** to require the sidewalk be detached from the back of curb and shaded to 75 percent in accordance with the requirements of the Walkable Urban Code.
- **Stipulation No. 5** to require all on-site pathways and amenity areas be shaded to a minimum 50 percent by vegetative methods.
- **Stipulation No. 11** to require bicycle parking for residents and guests, as well as a bicycle repair station.

9. **Building Design**

Although the building design has not been finalized, the applicant has provided elevations and renderings showing frontage options being considered by the developer that demonstrate WU Code frontage standards for the proposal. The areas between the

building façade, 15th Avenue, and Montebello Avenue will be shaded and landscaped per WU Code requirements.



Conceptual Building Renderings; Source: Streetsense

Conceptual elevations indicate a variety of materials and colors and that setbacks will be provided to transition height from the single-family residences to the east across 15th Avenue.



Conceptual Building Elevations; Source: Streetsense

STUDIES AND POLICIES

10. [Tree and Shade Master Plan:](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

Upon redevelopment, the landscape standards contained in the Walkable Urban Code will apply which include vegetative shade requirements. To facilitate shade and walkability, staff is recommending Stipulation No. 4 which requires detached sidewalks with vegetative shade at 75 percent and Stipulation No. 5 which requires on-site pedestrian pathways be shaded to 50 percent by vegetative methods.

11. [Complete Streets Guidelines:](#)

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The Walkable Urban Code is designed to facilitate pedestrian, bicycle, and transit-oriented development.

Staff recommends Stipulations No. 4 and 8 to require shaded and detached sidewalks along 15th Avenue and Montebello Avenue; Stipulation No. 9 to require that the streets include all required elements; and Stipulations No. 7 and 11 require bicycle infrastructure.

12. [Housing Phoenix:](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety of housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

13. [ZeroWaste Phoenix:](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to

become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant has stated in their submittal that residents will be provided with a dedicated recycling area for discarding of their recyclable products and that property management will schedule regular collection pickups for the recyclable products to be taken off to be processed. These recycling areas will consist of recycling containers or compactor and be located in a key location within the projects and separate from the day-to-day dedicated waste containers.

COMMUNITY CORRESPONDENCE

14. As of the writing of this report, three letters of support have been received.

INTERDEPARTMENTAL COMMENTS

15. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
16. The Street Transportation Department stipulated a sidewalk easement as well as shaded and detached sidewalks along 15th Avenue and Montebello Avenue, for the developer to deposit \$200,000 into an escrow account to fund a future pedestrian crossing on Montebello Avenue between 15th and 17th Avenue, a raised and protected bike lane along Montebello Avenue, replenishing the 15th Avenue streetscape with shade trees, a Traffic Impact Study prior to preliminary approval of development plans, and provided their standard stipulation requiring any applicable street improvements and that the improvements comply with ADA accessibility standards. These are addressed in Stipulations 4, and 6, through 10.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 12
18. In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the

monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 13 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 14
20. Development and use of the site are 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 development advances the vision and recommendations contained in the Transit Oriented Development Strategic Policy Framework, the Solano Transit Oriented Development Policy Plan, and 19North Transit Oriented Development District Policy Plan.
2. The development, as stipulated, is compatible with the context of the area and utilizes setbacks and other design considerations to promote compatibility both in the short-term and upon the redevelopment of the Christown Spectrum property.
3. The development will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations

1. A building setback regime shall be implemented along 15th Avenue as follows:
 - a. No structure taller than 24 feet or two stories shall be permitted within 60 feet of the 15th Avenue right-of-way line.
 - b. No structure taller than 36 feet or three stories shall be permitted within 150 feet of the 15th Avenue right-of-way line.
 - c. No structure taller than 48 feet or four stories shall be permitted within 210

- feet of the 15th Avenue right-of-way line.
- d. Maximum building height permitted under Walkable Urban Code T5:5 shall be permitted beyond 210 feet of the 15th Avenue right-of-way line.
2. A minimum 10,000 square foot public open space area shall be provided in close proximity to the northwest corner of 15th Avenue and Montebello Avenue and shall be directly accessible from the streetscape along Montebello Avenue and/or 15th Avenue.
 3. A minimum of two paseos shall be provided in the approximate areas identified in the site plan date stamped February 22, 2023
 - a. The area in Block B labeled pedestrian accessway
 - b. The drive aisle area between the building of Phase 1 and Phase 2 generally aligned with the movie theater and the back entrance of the indoor mall.
 4. The developer shall construct a minimum 6-foot-wide sidewalk and minimum 7-foot-wide landscape strip located between the back of curb and sidewalk along the north side of Montebello Avenue and the west side of 15th Avenue, as approved by the Planning and Development Department.
 5. On-site pedestrian pathways shall be shaded to 50% by vegetative methods, as approved by the Planning and Development Department.
 6. The developer shall deposit \$200,000.00 in an escrow account to the Street Transportation Department to fund a pedestrian crossing of Montebello Avenue between 15th and 17th Avenue, prior to final site plan approval during the second phase of development. Improvements may consist of additional curb, traffic control devices, signing and striping or as otherwise approved by the Street Transportation Department. If the funds are not used after 5 years of certificate of occupancy for the second phase, the developer may request that the funds be returned from the Street Transportation Department.
 7. The developer shall construct a minimum 6-foot-wide concrete raised bike lane, separated from the pedestrian sidewalk by a landscape strip, along the north side of Montebello Avenue to delineate vehicular and bicycle traffic extending from 15th Avenue to 17th Avenue during phase two of development, as approved by the Street Transportation Department.
 8. The developer shall dedicate a minimum 8-foot-wide sidewalk easement along

the north side of Montebello Avenue, as approved by the Planning and Development Department.

9. The developer shall replenish the existing streetscape along 15th Avenue with shade trees, as approved by the Planning and Development Department.
10. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
11. 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.
12. **BICYCLE PARKING:** The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.
 - c. A bicycle repair station (“fix it station”) shall be provided and maintained by the developer near a secure bicycle parking area.
13. 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.
14. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa

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County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Elias Valencia and Nick Klimek

February 24, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

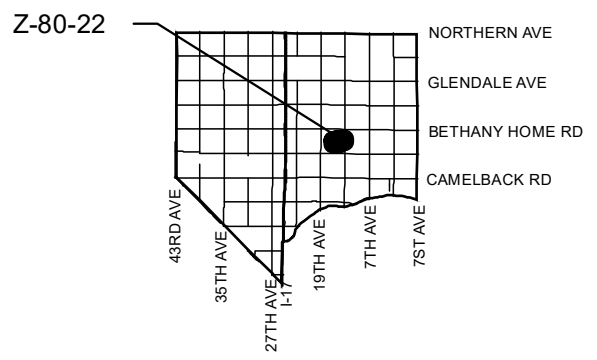
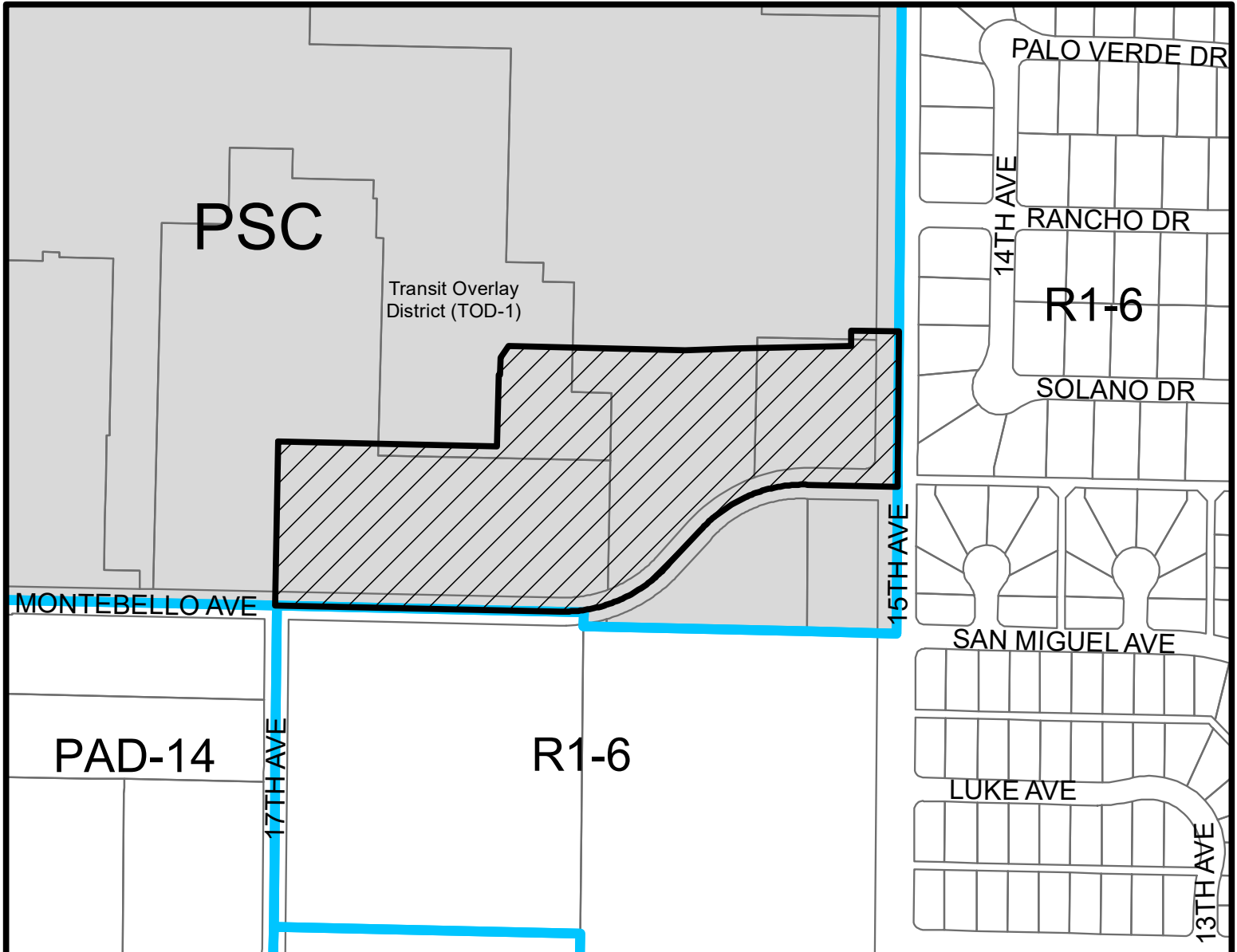
Aerial sketch map

Site Plan date stamped February 22, 2023

Conceptual elevations date stamped February 22, 2023 (2 pages)

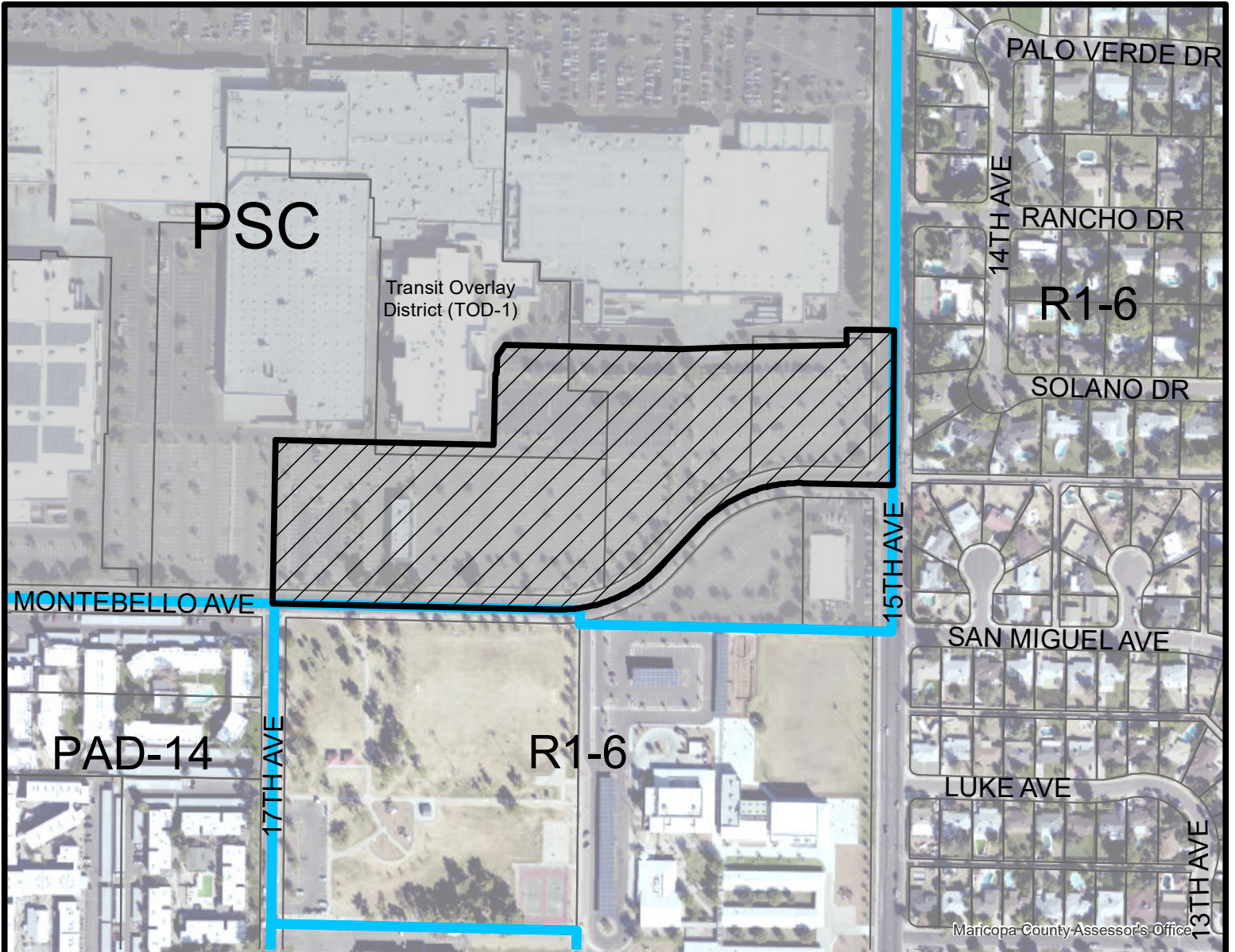
Conceptual renderings date stamped February 22, 2023 (2 pages)

Community Correspondence (4 pages)

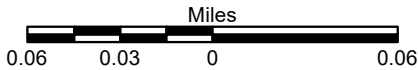


APPLICANT'S NAME: Taylor C. Earl, Earl and Curley, P.C.		REQUESTED CHANGE:	
APPLICATION NO. Z-80-22		FROM: PSC TOD-1 (12.15 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 12.15 Acres		<small>DATE:</small> 11/14/2022 <small>REVISION DATES:</small> 2/13/2023 2/17/2023	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 20-25		<small>ZONING MAP</small> I-7	
MULTIPLES PERMITTED PSC TOD-1 WU Code T5:5 SL		CONVENTIONAL OPTION N/A No Maximum	
		* UNITS P.R.D. OPTION N/A N/A	

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



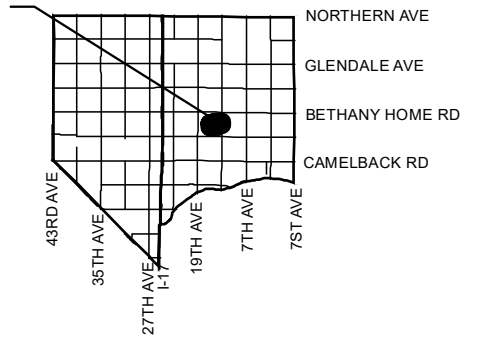
Maricopa County Assessor's Office



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5

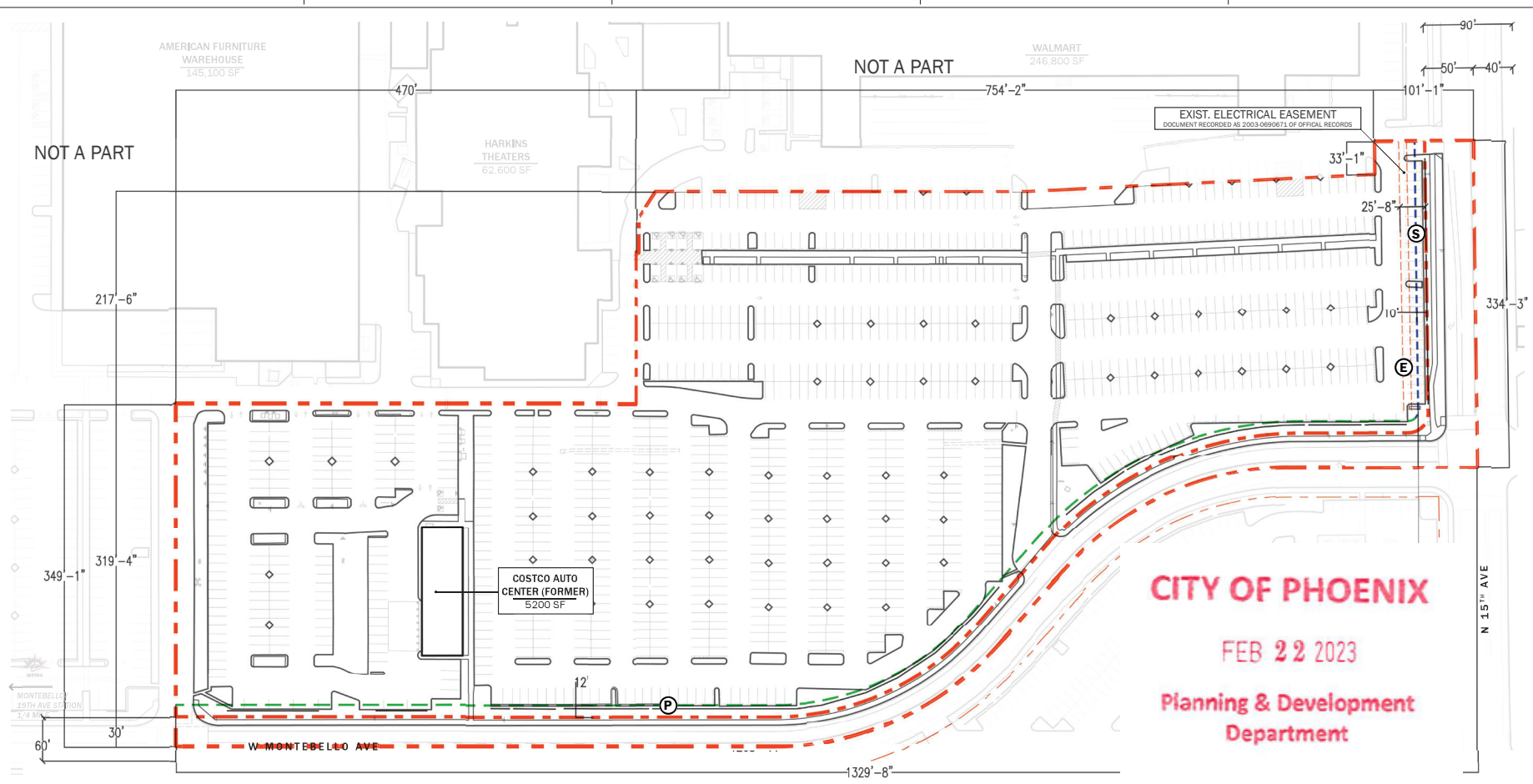


Z-80-22



APPLICANT'S NAME: Taylor C. Earl, Earl and Curley, P.C.		REQUESTED CHANGE:	
APPLICATION NO. Z-80-22		FROM: PSC TOD-1 (12.15 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 12.15 Acres		TO: WU Code T5:5 SL (12.15 a.c.)	
MULTIPLES PERMITTED PSC TOD-1 WU Code T5:5 SL		CONVENTIONAL OPTION N/A No Maximum	
		* UNITS P.R.D. OPTION N/A N/A	

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



CITY OF PHOENIX
FEB 22 2023
Planning & Development Department

PROJECT DESCRIPTION
 This request seeks to rezone +/- 12.147 gross acres located at the northwest corner of Montebello Avenue and 15th Avenue from PSC TOD-1 to Walkable Urban Code to allow the development of this subject site for multifamily residential in accordance with the Walkable Urban Code.

**This plan depicts a potential configuration. The final program and layout may vary when provided as part of a formal Site Plan submission.*

REZONING BOUNDARY + EXISTING CONDITION

LOT INFORMATION:

Rezoning Boundary (Gross Area): ±12.147 acres / 529,129 SF
 Lot Boundary (Net Area): ±10.777 acres / 469,449 SF

REQUIRED ZONING SETBACKS:

- (P)** 12' Primary Frontage (W Montebello Ave)
- (S)** 10' Secondary Frontage (N 15th Ave)

EXISTING EASEMENTS:

- (E)** Electrical Easement (back of easement ±25' 8" from N 15th Ave ROW)

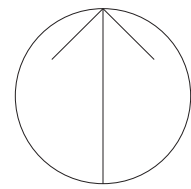
BUILDABLE AREA:

±10.333 acres / 450,100 SF (including setbacks+easements)

EXISTING STREETS:

W Montebello Ave: 60' ROW
 N 15th Ave: 90' ROW (50' west, 40' east)

- PROPOSED REZONING BOUNDARY (GROSS AREA)
- PROPOSED LOT BOUNDARY (NET AREA)
- PRIMARY FRONTAGE (12')
- SECONDARY FRONTAGE (10')
- EXISTING ELECTRICAL EASEMENT



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TRAFFIC ENGINEER

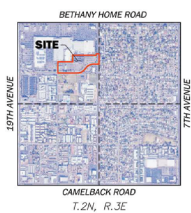
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ATTORNEY

EARL & CURLEY
 3301 N. Central Avenue, Suite 1000
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ISSUANCES/REVISIONS

VICINITY MAP (n.L.s.)

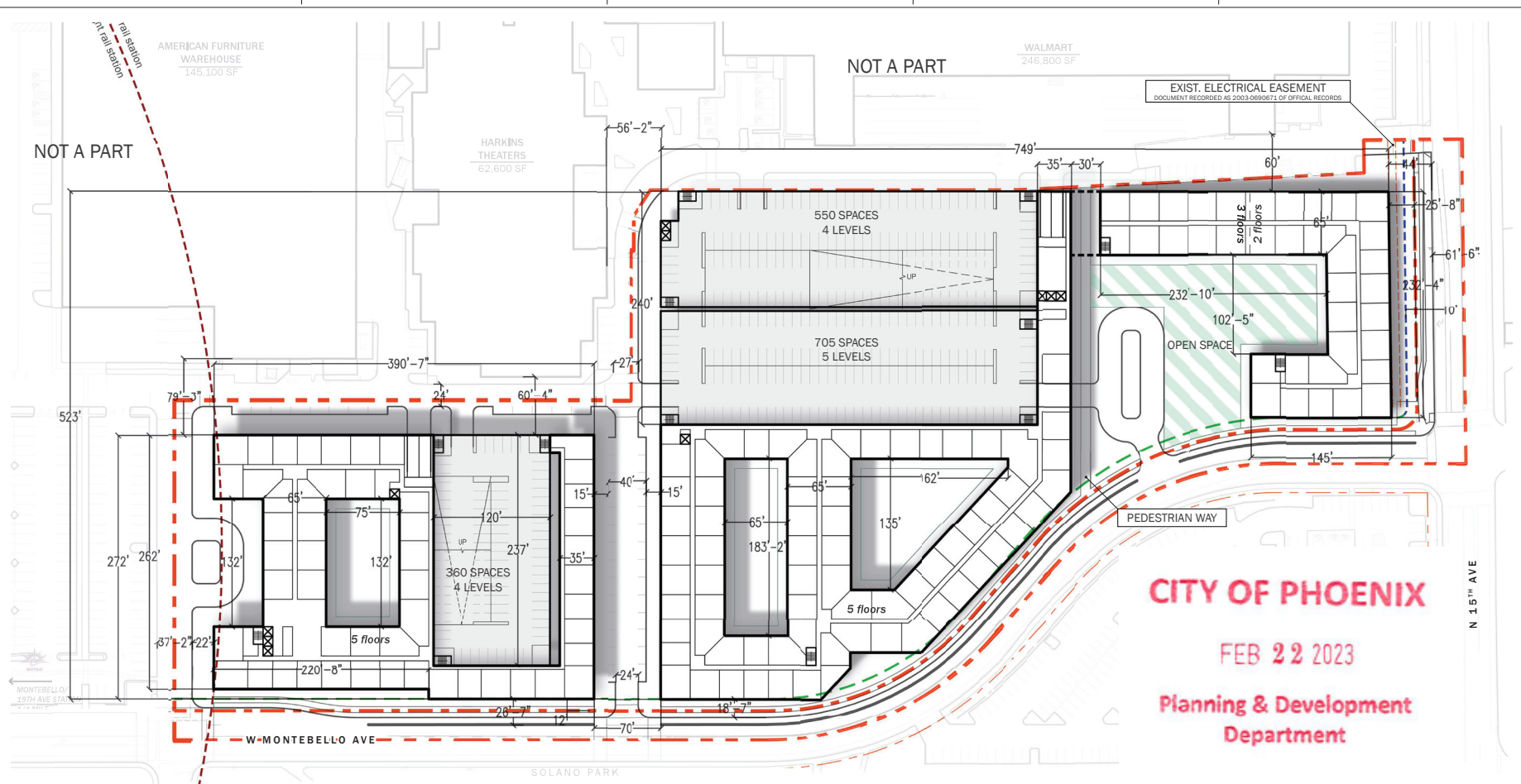


CHRISTOWN SPECTRUM WU CODE REZONING PHOENIX, ARIZONA

REPRESENTATIVE EXAMPLE OF ARCHITECTURAL SITE PLAN

A101

PROJECT NUMBER	18-396
DATE	2/22/23
MANAGED BY	BL
DRAWN BY	SRM
SCALE	1" = 50' - 0"



CITY OF PHOENIX
FEB 2 2 2023
Planning & Development Department

PROJECT DESCRIPTION

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REPRESENTATIVE EXAMPLE OF BUILDING SCENARIO (OVERALL REZONING BOUNDARY)

MULTIFAMILY RESIDENTIAL:

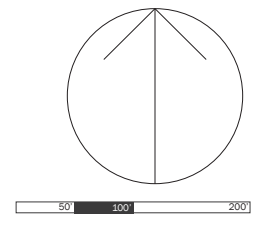
Building Area:	±1,285,300 SF (gross) ±760,000 SF (net)
Unit Count:	±760 units (1,000 GSF/unit)
Density (Gross Area):	±62.6 DU/ac 2.43 FAR
Lot Coverage:	±55% (70% maximum permitted)
Parking Demand:	±961 spaces ¹ (1.5 sp/unit, includes reductions within/beyond 1320' from light rail)
Parking Provided:	±1615 spaces (325 SF/space gross, garage parked)
Parking Surplus:	±654 spaces ²
Height:	±56' / 5 floors (both blocks)

LARGE SCALE DEVELOPMENT REQUIREMENTS:

Lot Boundary (Net Area):	±10.777 acres / 469,449 SF
Required Open Space:	±0.539 acres / 23,472 SF (5% of Net Area)

1. Parking is assumed in these tabulations to be 1.5 sp/unit on average, as program and unit mix for multifamily residential will be determined upon formal Site Plan submittal.
 2. It is intended that surplus garage parking spaces will serve Harkins Theaters as well as other Christown uses.

- PROPOSED REZONING BOUNDARY (GROSS AREA)
- PROPOSED LOT BOUNDARY (NET AREA)
- PRIMARY FRONTAGE (12')
- SECONDARY FRONTAGE (10')
- EXISTING ELECTRICAL EASEMENT



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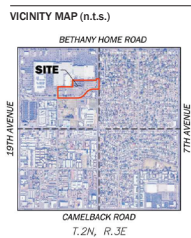
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ISSUANCES/REVISIONS

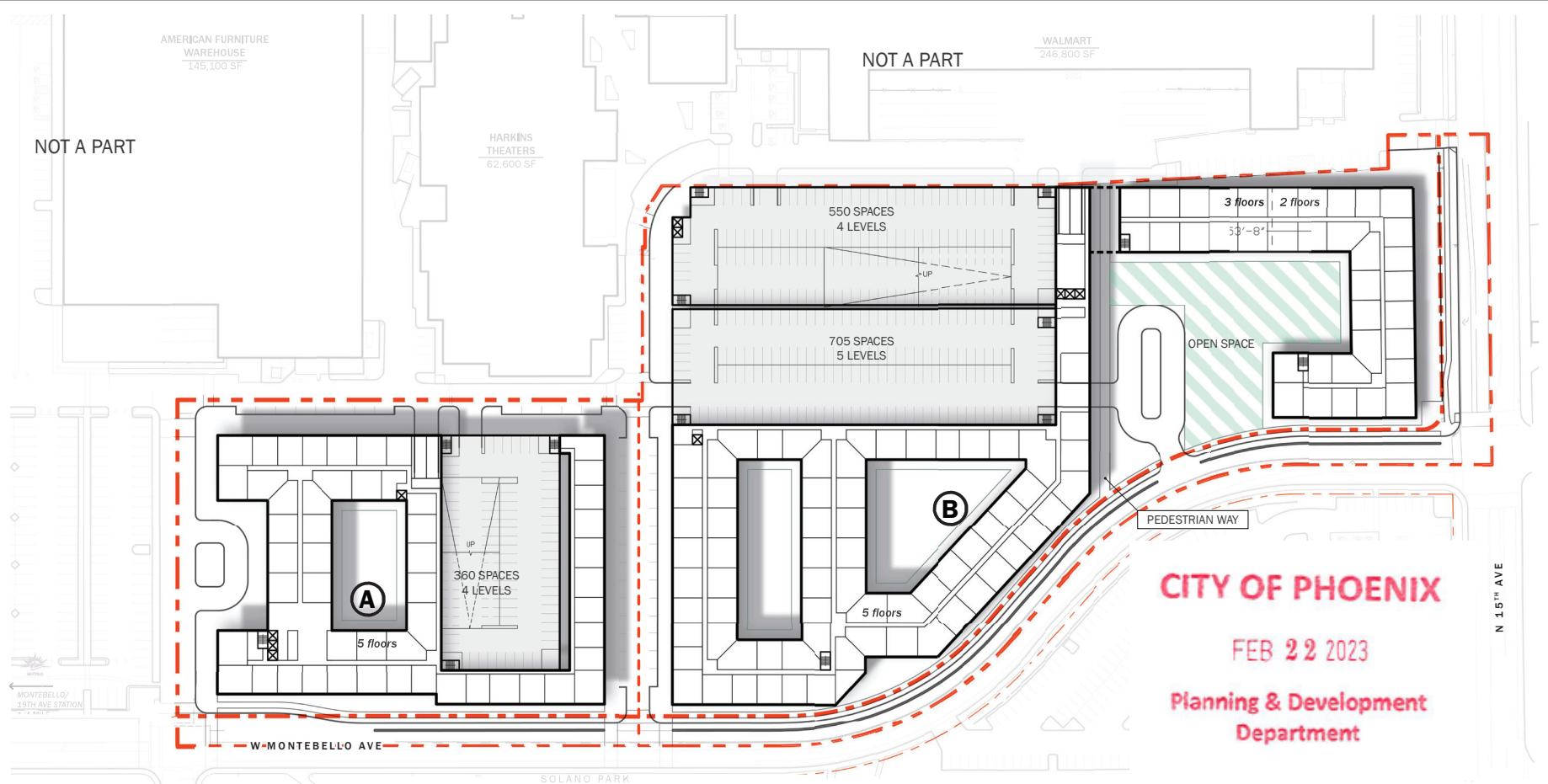


CHRISTOWN SPECTRUM WU CODE REZONING PHOENIX, ARIZONA

REPRESENTATIVE EXAMPLE OF ARCHITECTURAL SITE PLAN

A102

PROJECT NUMBER	18-396
DATE	2/22/23
MANAGED BY	BL
DRAWN BY	SRM
SCALE	1" = 50' - 0"



CITY OF PHOENIX

FEB 22 2023

**Planning & Development
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TRAFFIC ENGINEER

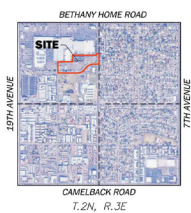
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ATTORNEY

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ISSUANCES/REVISIONS

VICINITY MAP (n.L.s.)



PROJECT DESCRIPTION

This request seeks to rezone +/- 12.147 gross acres located at the northwest corner of Montebello Avenue and 15th Avenue from PSC TOD-1 to Walkable Urban Code to allow the development of this subject site for multifamily residential in accordance with the Walkable Urban Code.

**This plan depicts a potential configuration. The final program and layout may vary when provided as part of a formal Site Plan submission.*

REPRESENTATIVE EXAMPLE OF BUILDING SCENARIO (POTENTIAL PHASING)

POTENTIAL PHASING:

- (A) BLOCK A:** ±3.767 acres / 164,081 SF (gross area)
±3.438 acres / 149,780 SF (net area)
- (B) BLOCK B:** ±8.380 acres / 365,048 SF (gross area)
±7.339 acres / 319,669 SF (net area)

BLOCK A: MULTIFAMILY RESIDENTIAL:

- Building Area:** ±406,800 SF (gross)
±290,000 SF (net)
- Unit Count:** ±290 units (1000 GSF/unit)
- Parking Demand:** ±326 spaces¹
(1.5 sp/unit, 25% reduction if within 1320' from light rail)
- Parking Provided:** ±326 spaces (325 SF/space gross, garage parked)
- Parking Surplus:** ±34 spaces
- Height:** ±55' / 5 floors

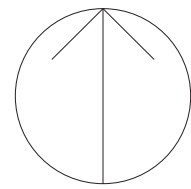
BLOCK B: MULTIFAMILY RESIDENTIAL:

- Floor Area:** ±878,500 SF (gross)
±470,000 SF (net)
- Unit Count:** ±470 units (1000 GSF/unit)
- Parking Demand:** ±635 spaces¹
(1.5 sp/unit, 10% reduction if beyond 1320' from light rail)
- Parking Provided:** ±705 spaces (325 SF/space gross, garage parked)
- Parking Surplus:** ±620 spaces²
- Height:** ±56' / 5 floors

1. Parking is assumed in these tabulations to be 1.5 sp/unit on average, as program and unit mix for multifamily residential will be determined upon formal Site Plan submittal.

2. It is intended that surplus garage parking spaces will serve Harkins Theaters as well as other Christown uses.

- PROPOSED REZONING BOUNDARY (GROSS AREA)
- - - PROPOSED LOT BOUNDARY (NET AREA)
- · · POTENTIAL PHASE LINE

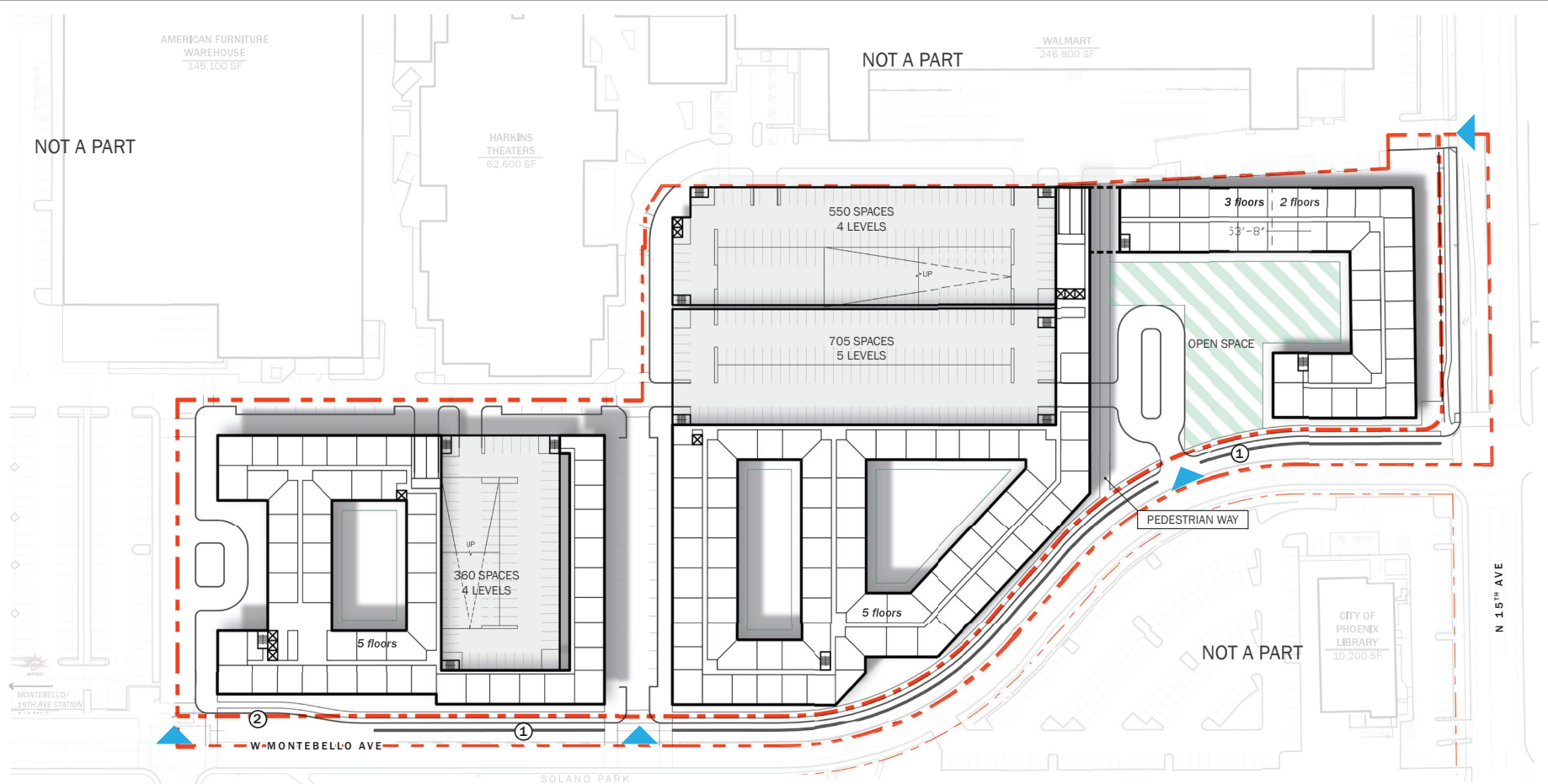


CHRISTOWN SPECTRUM WU CODE REZONING PHOENIX, ARIZONA

REPRESENTATIVE EXAMPLE OF ARCHITECTURAL SITE PLAN

A103

PROJECT NUMBER	18-396
DATE	2/22/23
MANAGED BY	BL
DRAWN BY	SRM
SCALE	1" = 50' - 0"



PROJECT DESCRIPTION

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REPRESENTATIVE EXAMPLE OF STREET IMPROVEMENTS

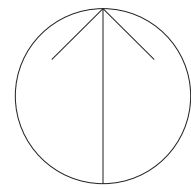
- POTENTIAL ROW MODIFICATIONS:**
- ① See attached conceptual sections
 - ② ±150' Right Turn Lane

CITY OF PHOENIX

FEB 22 2023

Planning & Development Department

- PROPOSED REZONING BOUNDARY (GROSS AREA)
- - - PROPOSED LOT BOUNDARY (NET AREA)
- ▲ POTENTIAL ROW ACCESS POINT
- POTENTIAL ROW MODIFICATION



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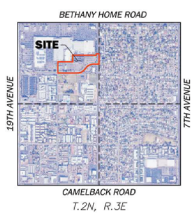
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ATTORNEY
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ISSUANCES/REVISIONS

VICINITY MAP (n.l.s.)

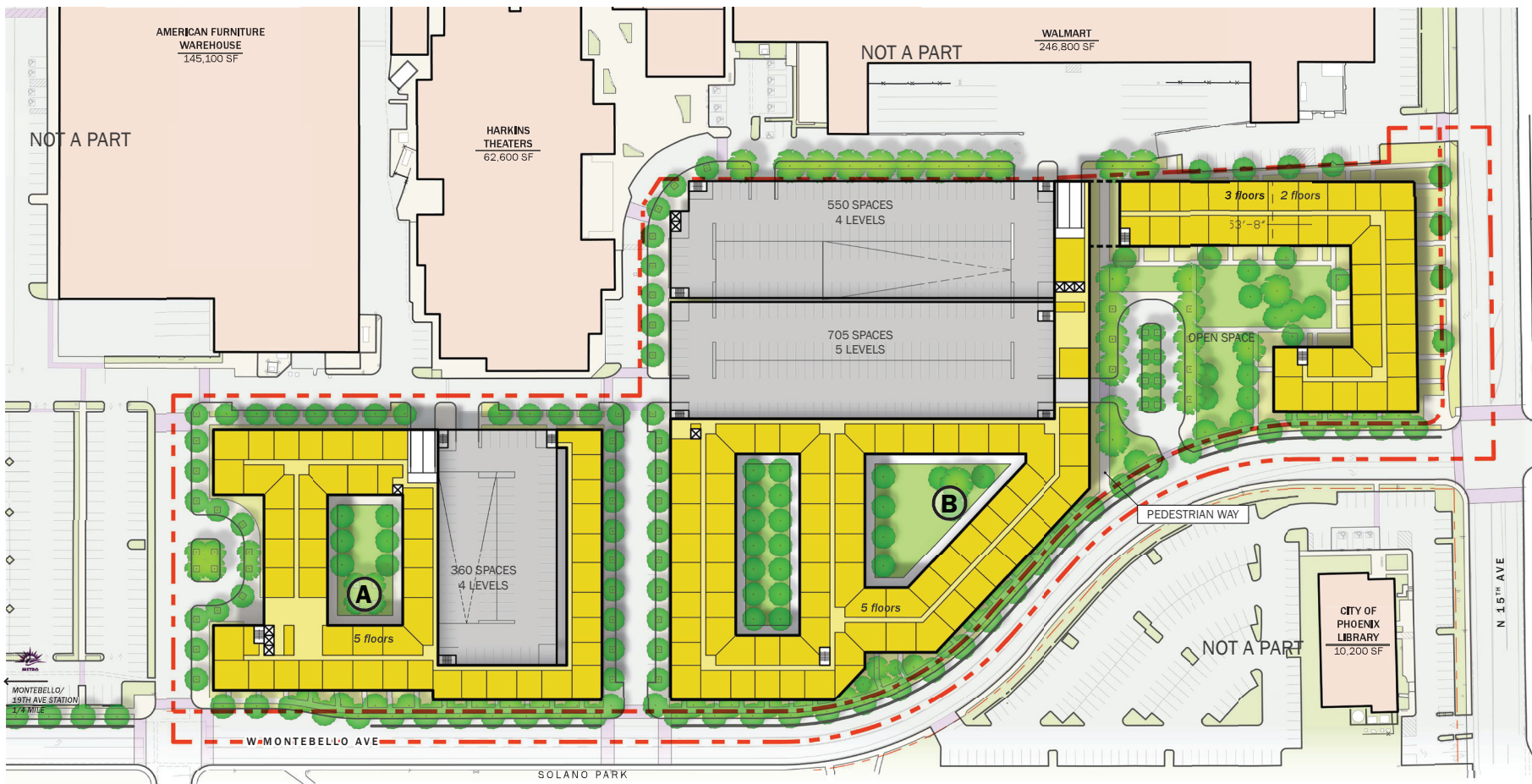


CHRISTOWN SPECTRUM WU CODE REZONING
PHOENIX, ARIZONA

REPRESENTATIVE EXAMPLE OF ARCHITECTURAL SITE PLAN

A104

PROJECT NUMBER	18-396
DATE	2/22/23
MANAGED BY	BL
DRAWN BY	SRM
SCALE	1" = 50' - 0"



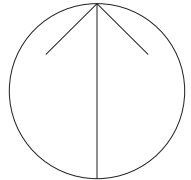
REPRESENTATIVE EXAMPLE OF ILLUSTRATIVE PLAN

CITY OF PHOENIX

FEB 22 2023

**Planning & Development
Department**

- PROPOSED REZONING BOUNDARY (GROSS AREA)
- PROPOSED LOT BOUNDARY (NET AREA)



PROJECT DESCRIPTION

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TRAFFIC ENGINEER

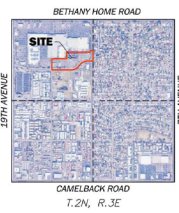
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ATTORNEY

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ISSUANCES/REVISIONS

VICINITY MAP (n.L.S.)



**CHRISTOWN
SPECTRUM
WU CODE REZONING
PHOENIX, ARIZONA**

**ARCHITECTURAL
SITE PLAN**

A106

PROJECT NUMBER	18-396
DATE	2/22/23
MANAGED BY	BL
DRAWN BY	SRM
SCALE	1" = 50' - 0"



A. BLOCK A - MONTEBELLO AVENUE ELEVATION



B. BLOCK B - MONTEBELLO AVENUE ELEVATION



C. BLOCK B - N 15TH AVENUE ELEVATION

CITY OF PHOENIX

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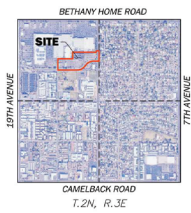
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ISSUANCES/REVISIONS

VICINITY MAP (n.L.S.)

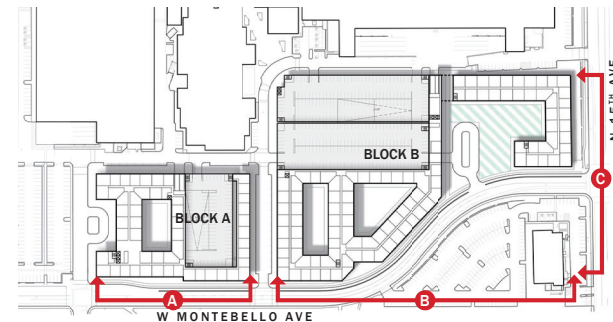


PROJECT DESCRIPTION

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REPRESENTATIVE EXAMPLE OF CONCEPTUAL ELEVATIONS



CHRISTOWN
SPECTRUM
WU CODE REZONING
PHOENIX, ARIZONA

REPRESENTATIVE
EXAMPLE OF
ARCHITECTURAL
SITE PLAN

A107

PROJECT NUMBER	18-396
DATE	2/22/23
MANAGED BY	BL
DRAWN BY	SRM
SCALE	1" = 25' - 0"



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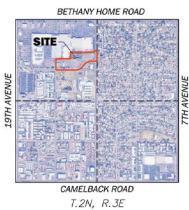
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ISSUANCES/REVISIONS

VICINITY MAP (n.L.s.)



CHRISTOWN SPECTRUM WU CODE REZONING
PHOENIX, ARIZONA

REPRESENTATIVE EXAMPLE OF ARCHITECTURAL SITE PLAN

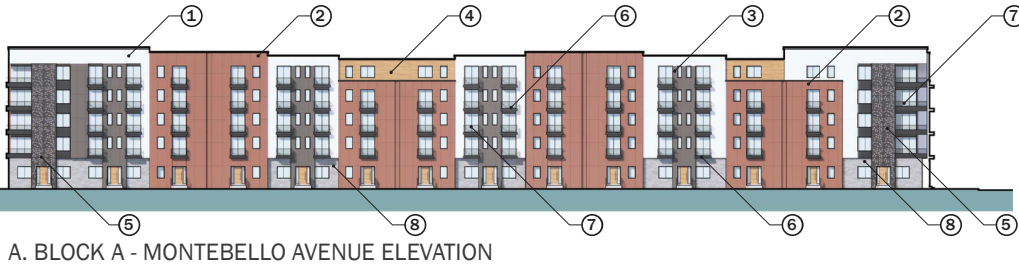
A108

PROJECT NUMBER 18-396
DATE 2/22/23
MANAGED BY BL DRAWN BY SRM
SCALE 1" = 25' - 0"

CITY OF PHOENIX

FEB 22 2023

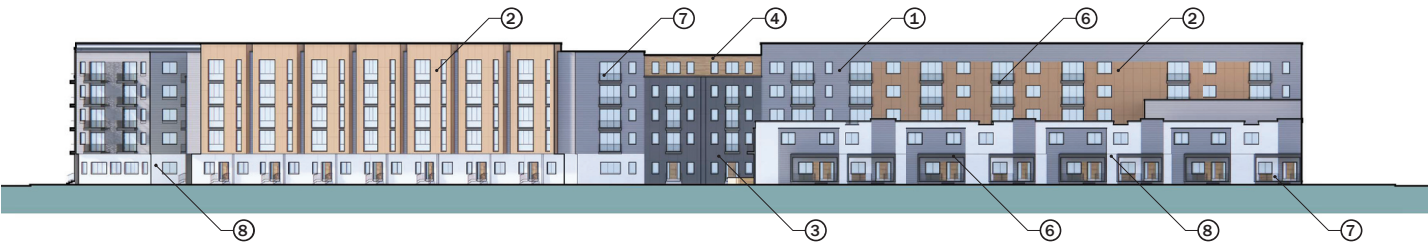
**Planning & Development
Department**



A. BLOCK A - MONTEBELLO AVENUE ELEVATION



B. BLOCK B - MONTEBELLO AVENUE ELEVATION



C. BLOCK B - N 15TH AVENUE ELEVATION

PROJECT DESCRIPTION

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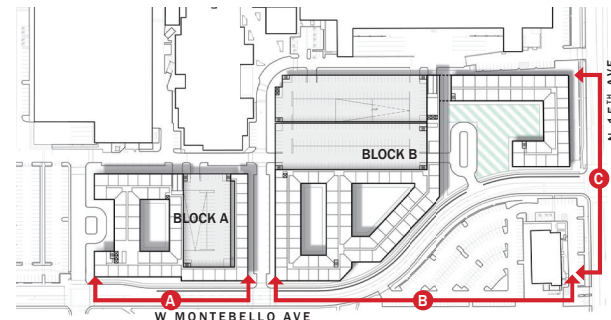
REPRESENTATIVE EXAMPLE OF CONCEPTUAL ELEVATION MATERIAL SELECTIONS

BLOCK A

- ① Lap Siding, White
- ② Architectural Panels, Red
- ③ Architectural Panels, Black
- ④ Fibrous Cement, Wood Series
- ⑤ Perforated Metal Panels
- ⑥ Balconies, Metal Cladding
- ⑦ Railings, Aluminum
- ⑧ Brick, Gray

BLOCK B

- ① Lap Siding, Gray
- ② Architectural Panels, Brick Red
- ③ Architectural Panels, Dark Gray
- ④ Fibrous Cement, Wood Series
- ⑤ Perforated Metal Panels
- ⑥ Balconies, Metal Cladding
- ⑦ Railings, Aluminum
- ⑧ Brick, White





① PORCH



② PATIO



③ STOOP



④ COMMON ENTRY

REPRESENTATIVE EXAMPLE OF CONCEPTUAL FRONTAGE TYPES*

-  PORCH
-  PATIO
-  STOOP
-  COMMON ENTRY
-  FORECOURT

*This exhibit only considers frontages along existing public rights-of-way, as well as along the linear extents of the Forecourt.

PROJECT DESCRIPTION

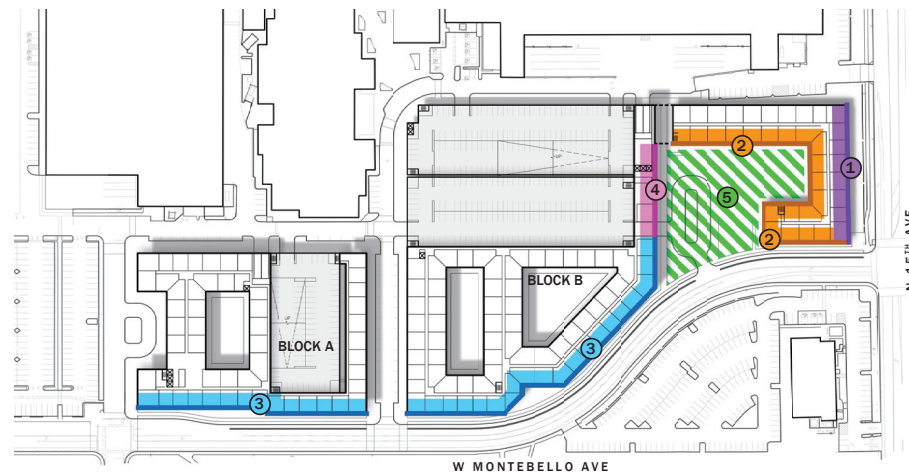
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CITY OF PHOENIX

FEB 22 2023

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CONSULTANTS

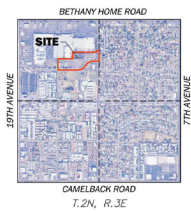
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ISSUANCES/REVISIONS

VICINITY MAP (n.L.s.)



CHRISTOWN SPECTRUM WU CODE REZONING PHOENIX, ARIZONA

REPRESENTATIVE EXAMPLE OF ARCHITECTURAL SITE PLAN

A109

PROJECT NUMBER	18-396
DATE	2/22/23
MANAGED BY	BL
DRAWN BY	SRM
SCALE	NTS



A. VIEW FROM CITY OF PHOENIX LIBRARY



B. ENLARGEMENT

PROJECT DESCRIPTION

This request seeks to rezone +/- 12.147 gross acres located at the northwest corner of Montebello Avenue and 15th Avenue from PSC TOD-1 to Walkable Urban Code to allow the development of this subject site for multifamily residential in accordance with the Walkable Urban Code.

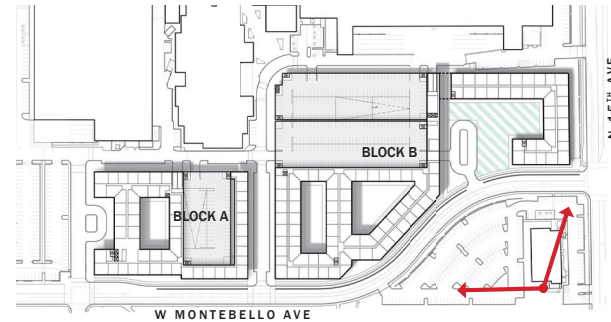
**This plan depicts a potential configuration. The final program and layout may vary when provided as part of a formal Site Plan submission.*

REPRESENTATIVE EXAMPLE OF CONCEPTUAL RENDERING

CITY OF PHOENIX

FEB 22 2023

**Planning & Development
Department**



STREETSENSE

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Washington DC 20001
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www.streetsense.com

CLIENT



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CONSULTANTS

CIVIL ENGINEER

KIMLEY-HORN
1001 West Southern Ave, Suite 131
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Tel: (480) 207-2666

TRAFFIC ENGINEER

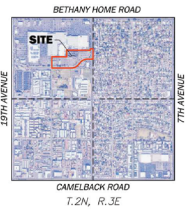
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ATTORNEY

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ISSUANCES/REVISIONS

VICINITY MAP (n.L.s.)



**CHRISTOWN
SPECTRUM
WU CODE REZONING**
PHOENIX, ARIZONA

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February 21st, 2023

Re: Support for Christown Wu Code Rezoning (Z-80-22)

Dear Alhambra Village Planning Committee:

This letter is being sent to you on behalf of the Pasadena Neighborhood Association. Neighbors have participated in the outreach process for this case and we feel we have a very good understanding of what is being sought under Z-80-22.

We are very active in our area and very interested in how Christown redevelops. Because of this interest and the good plans, we are in full support of this request and urge you to approve it.

Our neighborhood is approximately 1,280 feet to the southeast of Christown Mall, our boundaries are Missouri Avenue to Camelback Road and 7th Avenue to 15th Avenue. We actively represent 372 households within our boundaries.

We firmly believe the mall area needs density at this time to stabilize and thrive. Redevelopment within this WU Code area will bring additional people to shop at the mall, use the park, travel on Montebello, and ride the light rail. All of these are positives for our community. Safety in our neighborhood and the surrounding area, including Christown and Solano Park, is of great concern to us. Bringing this proposed type of redevelopment and activity is exactly what we need more of.

We, like many others interested groups, assisted with the creation of the 19North TOD Policy Plan, which was ultimately adopted by the City of Phoenix. We are just about to embark on the 19th Ave Safety Corridor coalition so we remain committed to staying involved in the area and supporting projects we feel will benefit our area and the City. We believe what Kimco is requesting is consistent with the vision, guidelines, and policies of the 19North Plan and the 19th Ave Safety Corridor coalition.

Mr. Earl and the Kimco representatives have been approachable throughout both this process and the preceding PUD process and have been willing to make themselves available to us. We appreciate their efforts.

We have been working hard in our community for many years to improve it. This is exactly the type of redevelopment our area needs to take a step forward.

We urge you to approve this rezoning request.

Sincerely,
AJ Marsden, President, Pasadena Neighborhood Association, & Pasadena Neighbors

AJ Marsden

From: Vanessa Valenzuela Erickson <vanessaverickson@gmail.com>

Sent: Friday, February 17, 2023 11:20 AM

To: Taylor Earl <tearl@EarlCurley.com>

Subject: Re: Christown Spectrum WU Code App

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To Whom it May Concern:

We have owned a home in the Handell Villa neighborhood just east of Christown Spectrum since 2010. In the past 10+ years, we have added four children to our family and enjoyed the local restaurant infill nearby as well as the increasing infrastructure for safe biking and walking from Central Ave over to 15th Ave. I am excited to learn about the proposal for densification and increased walkability planned for Christown through Zoning Application N Z-80-22. The subject site is currently desolate parking that serves as a place for folks to do donuts late at night and feels like a wasteland to walk or bike through on our way to Target or our bank branch. It's hard to imagine that we still have nearly 13 acres of land primarily dedicated to cars in Central Phoenix which would benefit greatly from increased housing and the vibrancy more people engaging in community and commerce brings. We hope you will consider this rezoning in earnest and look forward to a revitalized Christown Spectrum.

Vanessa Valenzuela Erickson



February 7th, 2023

Re: Support for Christown Wu Code Rezoning (Z-80-22)

Dear Alhambra Village Planning Committee:

I am writing this letter on behalf of the Washington Park Neighborhood Association, which actively represents 200 households within our boundary. Our neighborhood organization boundaries are immediately north of the Christown Spectrum Mall and extend from Bethany Home Road to Glendale Avenue and 15th Avenue to I-17 Freeway. The purpose of this letter is to inform you that our neighborhood association is **fully supportive** of the WU Code rezoning request being proposed by Kimco for a portion of the overall Christown Spectrum Mall, specifically the 12-acres located at the northwest corner of 15th Avenue and Montebello Road (Z-80-22).

Our Neighborhood Association representatives were deeply involved with the creation of the 19North Transit Oriented Development District Policy Plan ("19North Plan") that was adopted by the City of Phoenix. There were extensive hours logged into the creation of the plan that we feel will be a benefit to the city and this area.

We have met on multiple occasions with representatives from Kimco and their land use attorney Taylor Earl and have understood the proposed vision for a multi-phased redevelopment of Christown to create a dynamic and vibrant urban environment. We are supportive of both the broader redevelopment vision for Christown and this WU Code redevelopment project. We believe that both are consistent with the vision, guidelines, and policies of the 19North Plan.

We are supportive of this WU Code rezoning because it allows progress to be made on the redevelopment plan and will bring much needed housing and density to the area. This will help support the existing commercial entities and restaurants in the mall as well as bring much needed activity to Montebello Road. We also hope it will build positive momentum for the long-term redevelopment of Christown and the surrounding area.

Kimco's rezoning request makes a great deal of sense for the area. This proposal appears to be sensitive to the surrounding neighborhood and the density is something that will help kickstart the redevelopment. This type of development will complement the existing mix of housing and

will have a positive impact on the surrounding values. After the many months we spent developing the 19North Plan, we urge the City to approve this redevelopment plan that so nicely implements the vision of that plan.

We urge you to approve this rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Curtiss". The signature is written in a cursive, flowing style.

Sarah Curtiss

The President of Washington Park Neighborhood Association