



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-55-13-5
December 4, 2013

North Mountain Village Planning Committee Meeting Date December 18, 2013
Planning Commission Hearing Date January 14, 2014
Request From: S-1 SP (4.70 acres), R-4 SP (0.28 acres)
Request To: R-3A (4.98 acres)
Proposed Use Senior Multifamily Housing
Location Southeast corner of 23rd Avenue and El Caminito Drive
Owner La Mancha Holdings, LLC
Representative Jenifer Corey (Zoning Strategies LLC)
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ du/acre	
Street Map Classification	23rd Avenue	Minor Collector	33-foot half street right-of-way
<p>LAND USE ELEMENT, GOAL 3: INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</p> <p>The proposed rezoning will allow for an existing, vacant LA Fitness and Northern Gardens Fitness Center to be transformed to an independent living senior apartment center.</p>			
<p>LAND USE ELEMENT: GOAL 7: TRANSIT-ORIENTED DEVELOPMENT (TOD): DEVELOPMENT SHOULD BE DESIGNED OR RETROFITTED, AS FEASIBLE, TO FACILITATE SAFE AND CONVENIENT ACCESS TO TRANSIT FACILITIES BY ALL EXISTING AND POTENTIAL USERS.</p> <p>The proposed multi-family residential development would bring additional density into close proximity of a future light rail stop. The benefits include increased transit ridership, decreased roadway congestion and need for roadway expansion, and improved air quality.</p>			
Area Plan			
N/A			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-4 SP, S-1 SP
North	Vacant (rezoned for multi-family)	R-3A
South	Chase Bank and parking lot	C-O
East	Vacant (rezoned for multi-family)	R-3A
West	Office building, industrial office park	C-O, IND. PK.

R-3A District – Multi-family Residential		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage		4.98 gross acres
Off-Street Parking	183 (1.5 spaces/unit)	100 (not met)*
Building Setbacks		
Front	10'	West - 22' to 38' (met)
Street	20'	North – 70 to 75' (met)
Interior	15'	South – 20 to 25' (met)
		East – 20 to 32' (met)
Landscaping		
Street	20'	West – 22' to 38' (met)
Interior	15'	North – 70' to 75' (met)
		South – 20' to 25' (met)
Lot Coverage	45%	30% (met)
Open Space	5% of gross area	15% (33,950 sq.ft.) (met)
Building Height	4-stories / 48' allowed	3-stories / 33' (met)
Density	26.4 du/ac	24.9 du/ac (122 residences) (met)
		*Use Permit required

Background/Issues/Analysis

1. This is a request to rezone a 4.98-acre parcel located at the southeast corner of 23rd Avenue and El Caminito Drive from R-4 SP (Multifamily Residential, Special Permit) and S-1 (Ranch or Farm Residence) to R-3A (Multifamily Residential). Currently there is a vacant LA Fitness building located on the site. The proposal includes the removal of all existing structures and the construction of 122 senior multifamily housing units.
2. The General Plan designation for this site is Residential 15+ dwelling units per acre. The proposal is consistent with the General Plan. To the north and east of the site is vacant land that was rezoned for multifamily residential in 2008 (Z-50-08-5); to the south is a bank; and to the west is an office building and industrial office park.
3. The subject property was originally part of the El Caro Golf Course, which was zoned S-1 SP through Z-SP-18-A-73, which permitted the golf course and a tennis and racquetball club. A smaller portion of the site (0.28 acres) was rezoned to R-4

SP (Z-32-92 and Z-SP-16-92) to allow a day care center. The site is immediately adjacent to the golf course. The golf course closed and was rezoned to allow multifamily residential and commercial uses on the approximate 61-acre site through Z-50-08-5. The proposal is to rezone the entire property to R-3A to allow senior multifamily residential housing.

4. The subject site plan depicts a three story, 33-foot mean height structure consisting of 122 units. According to the applicant, Phase 1 will consist of 61 units (54 one bedroom units; six 2 bedroom units; and one 2 bedroom manager's apartment). Phase 2 will also consist of 61 units with the same breakdown as Phase 1. The only access point to the site is from 23rd Avenue. Amenities at the site include an outdoor barbeque, ramada and courtyard patio as well as an indoor community room, stadium theater, library, computer room and chapel. Staff is proposing a stipulation to general conformance to the site plan date stamped November 19, 2013.
5. The site plan indicates that 100 spaces (0.82 spaces per unit) which include 12 ADA accessible spaces will be provided. The Zoning Ordinance requires 1.5 spaces per unit or 183 spaces. The Zoning Ordinance states in Section 702.E.6 the following: "The Zoning Administer or Board of Adjustment may grant a use permit in accordance with the standards and procedures of Section 307 to reduce the otherwise applicable parking requirements for housing which serves households with special needs, such as but not limited to the disabled and elderly, when it can be shown there is less demand for parking or alternative sources of transportation are available." The applicant must obtain a use permit through a separate public hearing process (Zoning Adjustment) to provide less than the required parking for this development.
6. A public transit stop is located at the northwest corner of 23rd Avenue and Northern Avenue, which is one quarter mile to the south. In addition, this site is located near the future northwest extension for light rail. The light rail is under construction on both 19th Avenue to the east and Dunlap Avenue to the north. Light rail stops are planned at the intersection of 19th Avenue and Northern as well as 19th Avenue and Dunlap Avenue.
7. The proposed elevations for the project depict a three story structure with a brick and stucco exterior. The first floor units can be accessed through patio doors. No balconies are depicted on the second and third floors. Staff is proposing a stipulation to general conformance to the elevations date stamped November 19, 2013.
8. The Water Services Department has stated that there are no water and/or sewer issues due to the existing infrastructure at the site.
9. 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. This request is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. The proposal will provide additional housing opportunities for the special needs community.
3. The site is in close proximity to a future light rail station.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped November 19, 2013, as approved by the Planning and Development Department.
2. The applicant shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) that do not meet current ADA guidelines, as approved by the Planning and Development Department.

Writer

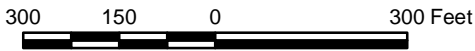
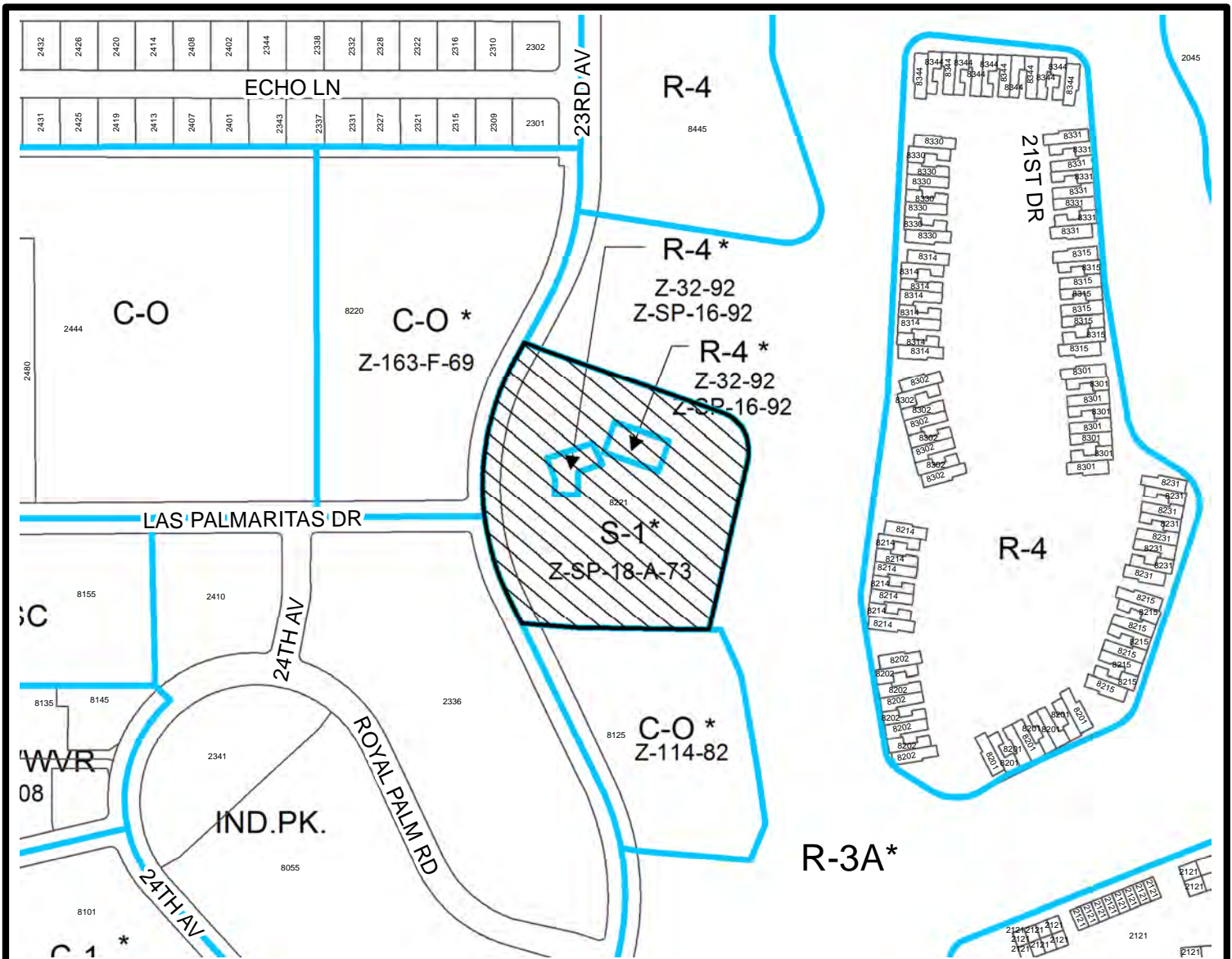
Craig Mavis
12/4/13

Team Leader

Joshua Bednarek

Attachments

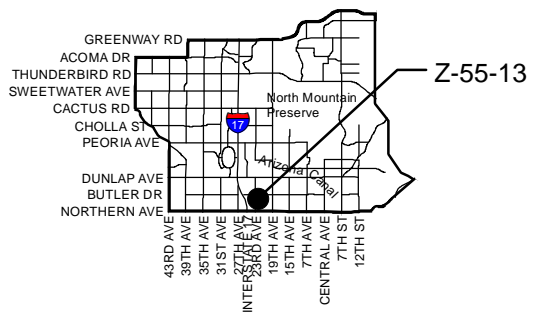
Sketch Map
Site Plan date stamped November 19, 2013
Building Elevations date stamped November 19, 2013
Aerial



CITY OF PHOENIX PLANNING DEPARTMENT

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: WESCAP Investments Inc		REQUESTED CHANGE:	
APPLICATION NO. Z-55-13		FROM: S-1 SP, (4.70 a. c.) R-4 SP, (0.28 a. c.)	
DATE: 11/21/13 REVISION DATES:		TO: R-3A, (4.98 a. c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO.	
4.98 Acres		QS 25-24	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1, R-4		4, 8	
R-3A		109	
		* UNITS P.R.D. OPTION	
		4, 9	
		131	

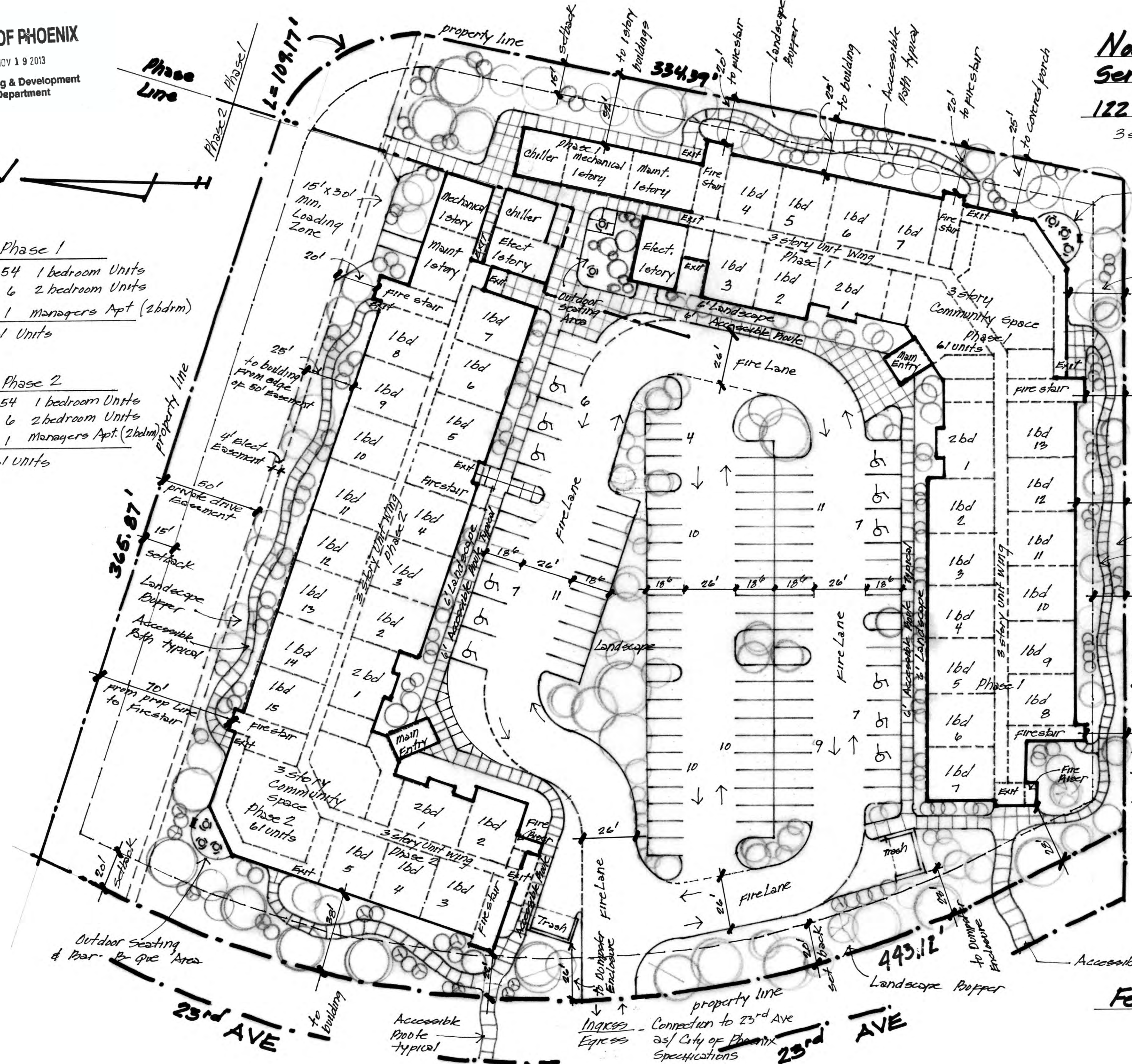
* Maximum Units Allowed with P.R.D. Bonus

**Northern Gardens
 Senior Community**
 122 Unit LIHTC project
 3 stories
 11/10/13



Phase 1
 54 1 bedroom Units
 6 2 bedroom Units
 1 Managers Apt (2bdrm)
 61 Units

Phase 2
 54 1 bedroom Units
 6 2 bedroom Units
 1 Managers Apt. (2bdrm)
 61 Units



EXP 3/31/15

Lot Size
 Net 197,283 SF 4.53 Acres
 Gross 214,000 SF 4.9 Acres
 * SEE PROJECT DATA (Attached)

Fergis & Associates Inc.

23rd AVE
 23rd AVE
 Connection to 23rd Ave as per City of Phoenix Specifications

CITY OF PHOENIX

NOV 19 2013

**Planning & Development
Department**



**NORTHERN GARDENS
SENIOR COMMUNITY**

