



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-28-15-8
(St. Ambrose PUD)
August 4, 2015**

Central City Village Planning Committee Meeting Date August 10, 2015

Planning Commission Hearing Date September 8, 2015

Request From: C-3 TOD-1 (2.82 acre)

Request To: PUD (2.82 acres)

Proposed Use Planned Unit Development to allow a mix of uses including multifamily residential and commercial/retail

Location Southwest corner of 12th Street and Van Buren Street

Owner Ken D’Arcangelo

Applicant Michael J. Lafferty/Lafferty Development

Representative Connie Jiang, Archicon

Staff Recommendation Approval, subject to stipulations

| General Plan Conformity | | |
|---|-----------------------------|--------------------|
| General Plan Land Use Designation | Commercial | |
| Street Map Classification | 12th Street - local | 40-foot west half |
| | Van Buren Street – arterial | 41-foot south half |
| <p>LAND USE ELEMENT GOAL 3: Infill: Developing or redeveloping vacant and underdeveloped land in the older parts of the city so that it may be compatible with existing development and the long term character and the goals for the area.</p> <p>The St. Ambrose will develop a parcel which has for decades been used as an automobile sales lot. This proposal is consistent with the long term character and goals for the area.</p> | | |
| <p>TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK – MINOR URBAN CENTER: Balanced commercial & residential, retail destination, entertainment destination, and some employment. Mid-rise, apartment, town house, row house, live/work. Medium-low intensity, 2-5 stories.</p> <p>The St. Ambrose is proposed to develop at four stories and is consistent with the Minor Urban Center place type. The proposed micro units will provide an alternative housing option for downtown residents. Proposed low intensity commercial at the ground level provides opportunity for retail/commercial as an amenity for the station area.</p> | | |

| Area Plans |
|--|
| Eastlake-Garfield TOD Policy Plan. Addressed in Background items 3 through 6 below. |
| Garfield Redevelopment Plan – Consistent. See discussion in Background item 7 below. |

BACKGROUND

1. The approximately 2.82 acre site is located at the southwest corner of 12th Street and Van Buren Street. The site is located within one block of the westbound and within two blocks of the eastbound 12th Street light rail stations. The current zoning is C-3 (General Commercial) TOD-1 (Interim Transit-Oriented Zoning Overlay District One) and it is proposed to be zoned PUD (Planned Unit Development) to allow for a mix of uses including multifamily residential, retail and commercial.
2. The site has been used for automobile repair and sales for several decades. There are a few buildings and canopied work areas as well as surface parking for vehicles.



Southwest corner of 12th Street and Van Buren Street looking southwest.

EASTLAKE-GARFIELD TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY PLAN

3. The Eastlake-Garfield TOD Policy Plan is a community-based vision aimed at transforming the Eastlake-Garfield TOD District into a walkable community by taking advantage of its location along the light rail system. The plan identifies policies aimed at supporting the introduction of a pedestrian-oriented zoning code, mixed-income neighborhoods, historic preservation, neighborhood compatibility, and infrastructure investment.

4. The site is located within the Eastlake-Garfield Transit Oriented Development District. The conceptual regulating map for the area around the 12th Street light rail station identifies desired transect zoning districts within the Walkable Urban Code. The subject site is shown on the conceptual map with a transect designation of T5:5 and T5:3.



In order to achieve the desired residential density with the current zoning code on the property the applicant would have had to have asked for density and height waivers. The applicant is utilizing the Planned Unit Development rezoning mechanism to write a zoning document which mostly mirrors the provisions of the Walkable Urban Code.

5. The Eastlake-Garfield TOD master plan for the Van Buren Corridor identifies the 12th Street and Van Buren Street intersection as



having significant opportunity for change. The proposal for this site is similar to the “vision” identified in the master plan for a mixed use building with minimal setbacks at the street frontages, surrounding a courtyard. The applicant proposes to activate the alley by providing a pedestrian paseo/passage way to the alley as well as orienting small scale commercial enterprises to the alley. The applicant is working with the property owner to the west to fully implement this alley activation concept.



6. The proposal is generally consistent with the Eastlake-Garfield TOD Policy Plan. The addition of dense multifamily development helps address the anticipated housing shortage in the area. The project furthers many of the policies of the plan including pedestrian oriented and active street frontages, parking areas screened from view, and the provision of a minimum prescriptive amount of bicycle parking.

GARFIELD REDEVELOPMENT PLAN

7. The site is at the southern boundary of the Garfield Redevelopment Area. It is consistent with these objectives of the Garfield Redevelopment Plan:
 - ensuring that the stability of the residential areas is not adversely affected by future projects;
 - promoting compatible land uses within and around the area;
 - assembling land into functional parcels compatible with the proposed land uses;
 - eliminating substandard, deteriorating and obsolete buildings and environmental deficiencies which detract from the functional, aesthetic and economic welfare of the redevelopment area;
 - preventing the reoccurrence of blight conditions in the redevelopment area;
 - enhancing the sense of community and neighborhood within the Central City Village to increase the area's attractiveness as a place to live and work; and
 - ensuring that neighborhood residents and property owners may participate in future development decisions.

SURROUNDING LAND USES & ZONING

8. **North** – Directly across Van Buren Street there are single story businesses on sites zoned C-3 TOD-1.

West - A former thrift store exists to the west. The site is currently being used for a couple of enterprises, including rehearsal space for local bands. This land is also zoned C-3 TOD-1.

South – Across the alley to the south is a four-story housing development owned by the City of Phoenix zoned R-5 TOD-1.

East – Directly across 12th Street is the site of the former La Tolteca restaurant. The building recently burned and is awaiting new stewardship. This site is zoned C-3 TOD-1.

PLANNED UNIT DEVELOPMENT

9. The PUD zoning category allows an applicant to propose uses, development standards and design guidelines for the site. The PUD category allows an applicant to develop standards that respond to the surrounding environment better than conventional zoning districts allow. PUD parcels are zoned with standards specifically crafted and tailored for those sites. The PUD zoning category specifically defines such things as height, uses, setbacks and boundaries. Major deviation from the approved PUD standard is considered to be a major amendment and, as such, will follow the rezoning and public hearing approval process for a rezoning request.
10. The PUD proposes to develop two four story, mixed use buildings with a parking structure between the two. Approval of this PUD will serve to allow the site to develop with residential units and some ground level retail. The parking structure will be accessed from Van Buren Street and from the alley to the south. The Van Buren Street garage frontage will utilize a green screen to minimize its visual impact. Units on the street frontages will have direct access to the street. The development's main entrance is oriented to 12th Street. Refuse collection is at the southwest corner of the site and is accessed from the alley.



DEVELOPMENT STANDARDS & GUIDELINES

11. Below is a summary of the proposed standards for the subject site, as described in the PUD hearing draft narrative date stamped July 31, 2015.

Land Use Standards – The proposal is for an approximately 2.82 acre site to develop with a four story mixed use building with restaurant/retail space on the ground floor (along the alley), and residential on the ground and upper floors. Uses allowed encompass those typically associated with a mixed use district such as residential, assembly, retail, lodging, health and support services, offices, and services. Conditional uses are associated with motor vehicle uses, outdoor entertainment and storage.

Development Standards – The St. Ambrose development standards and guidelines are consistent with the vision for walkability in the light rail station area and the recently adopted Walkable Urban Code.

- Building setbacks are reduced and allowable lot coverage is increased to allow placement of structures closer to property lines, more in keeping with the historic commercial development pattern on Van Buren Street.

- Building height is a maximum of 65 feet which is consistent with the adopted General Plan place type of Minor Urban Center and with the WU Code designation of T5:5.

Landscape Standards – Trees on site will be a mix of 2- and 3-inch caliper and selected from the tree species matrix. Landscaping will be provided on all street frontages.

Shade Standards – A minimum of 75% of public sidewalks will be shaded by a combination of shade trees (at full maturity), buildings and/or structures.

Sustainability Guidelines – The developer proposes to offer recycling collection for residents as well as electric vehicle charging stations.

Bicycle Parking – Parking is established with separate standards for residential uses and dining and drinking establishments.

Signs – Signage standards are appropriate to a site adjacent to the light rail transit system.

GENERAL COMMENTS

12. Off-site street improvements (sidewalks, curb ramps and driveways) will need to meet current ADA guidelines.
13. **Aviation** - The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required.
14. **Water** – The Water Services Department has provided comments regarding this request. No water or sewer issues are anticipated for the proposed PUD. Water and sewer capacity for the proposed development will be assessed during the site plan review process.
15. **Floodplain** – It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. **Fire** – There are no problems anticipated with this request but the site shall comply with the Phoenix Fire Code. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

17. The Planned Unit Development only modifies zoning ordinance regulations and does not modify other city codes or requirements. The St. Ambrose PUD submittal follows City of Phoenix processes.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The request is consistent with the General Plan land use designation of Commercial for the mixed use portion. The request is not consistent with the designation of Higher density attached townhouses, condos or apartments, however due to the site size a General Plan Amendment is not required.
2. This proposal will allow development consistent with the Minor Urban Center place type in the General Plan.
3. This proposal is generally consistent with and will further the goals of the Eastlake Garfield TOD Policy Plan and the Garfield Redevelopment Plan.

Stipulations

1. An updated Development Narrative for the St. Ambrose PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped July 31, 2015, as modified by the following stipulations.
2. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

Writer

K. Coles
8/1/15

Staff Report: Z-28-15-8
St. Ambrose PUD
August 4, 2015
Page 8 of 8

Attachments

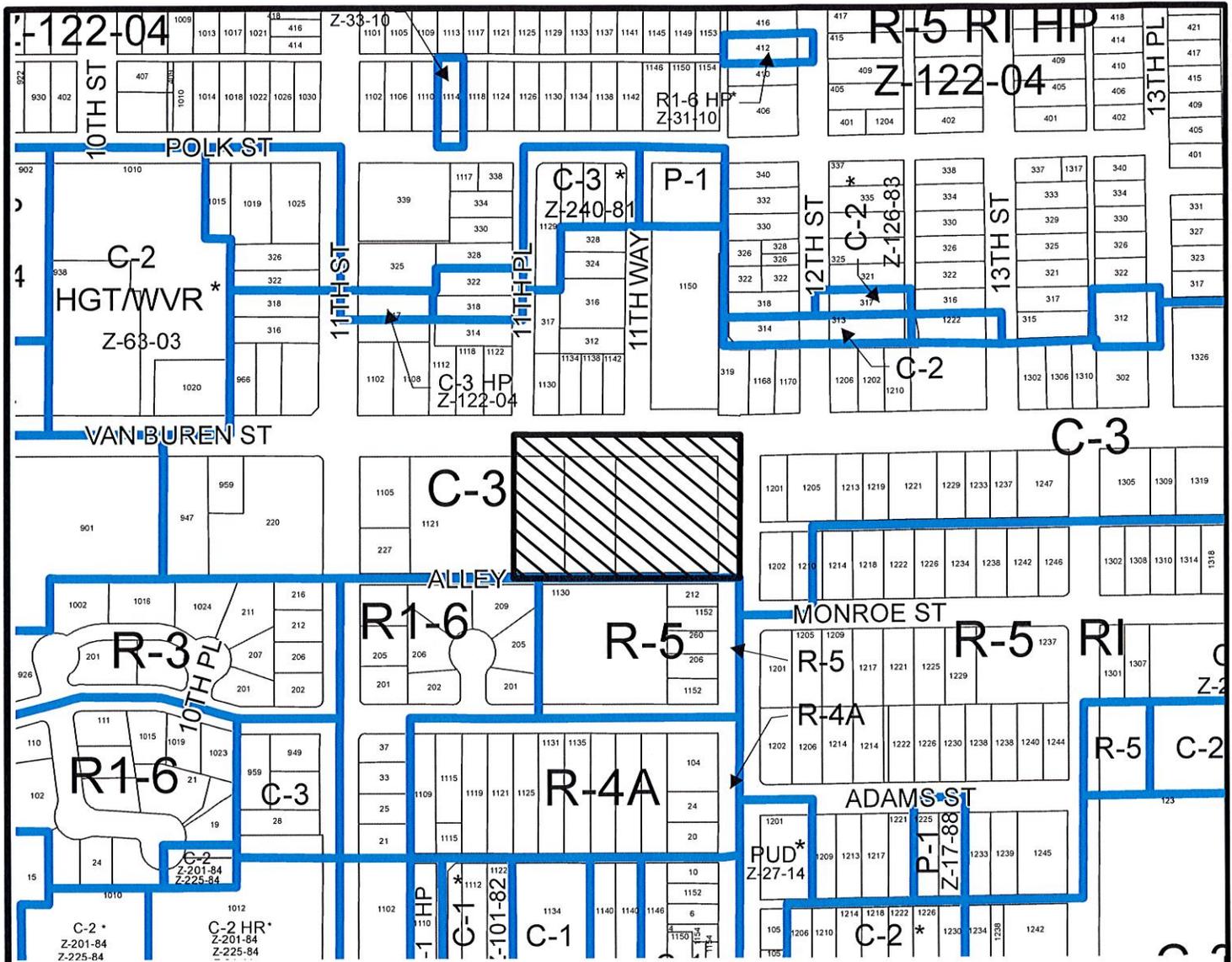
Sketch Map

Aerial

Site Plan

Elevations (5 pages)

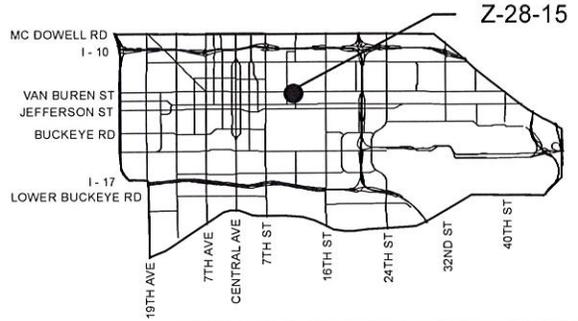
St. Ambrose PUD Development Narrative date stamped July 31, 2015



CITY OF PHOENIX PLANNING DEPARTMENT

CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Michael J. Lafferty/Lafferty Development

REQUESTED CHANGE:

FROM: C-3 TOD-1, (2.82 a.c.)

APPLICATION NO. Z-28-15

DATE: 6/5/15
REVISION DATES:

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

2.82 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 10-29

ZONING MAP F-8

TO: PUD, (2.82 a.c.)

MULTIPLES PERMITTED

CONVENTIONAL OPTION

* UNITS P.R.D. OPTION

C-3

41

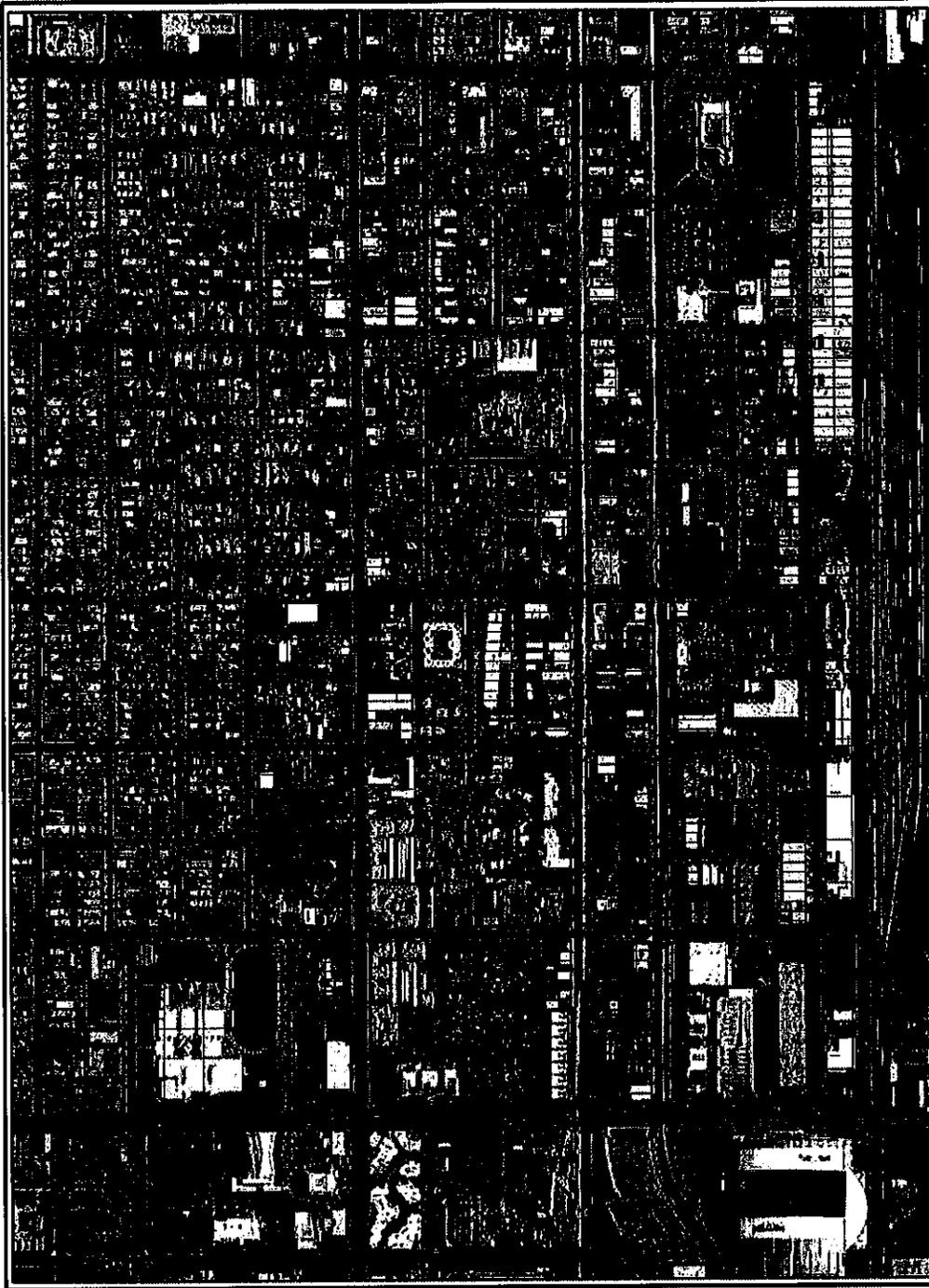
49

PUD

250

250

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



1 inch = 627,300 ft.
0 215 430 645 860 feet

N

City of New York

The information provided on this map is based on current planning information and is subject to change without notice. The City of New York is not responsible for any errors or omissions on this map.

Planning and Development



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ARCHITECTS & INTERIORS, L.L.C.
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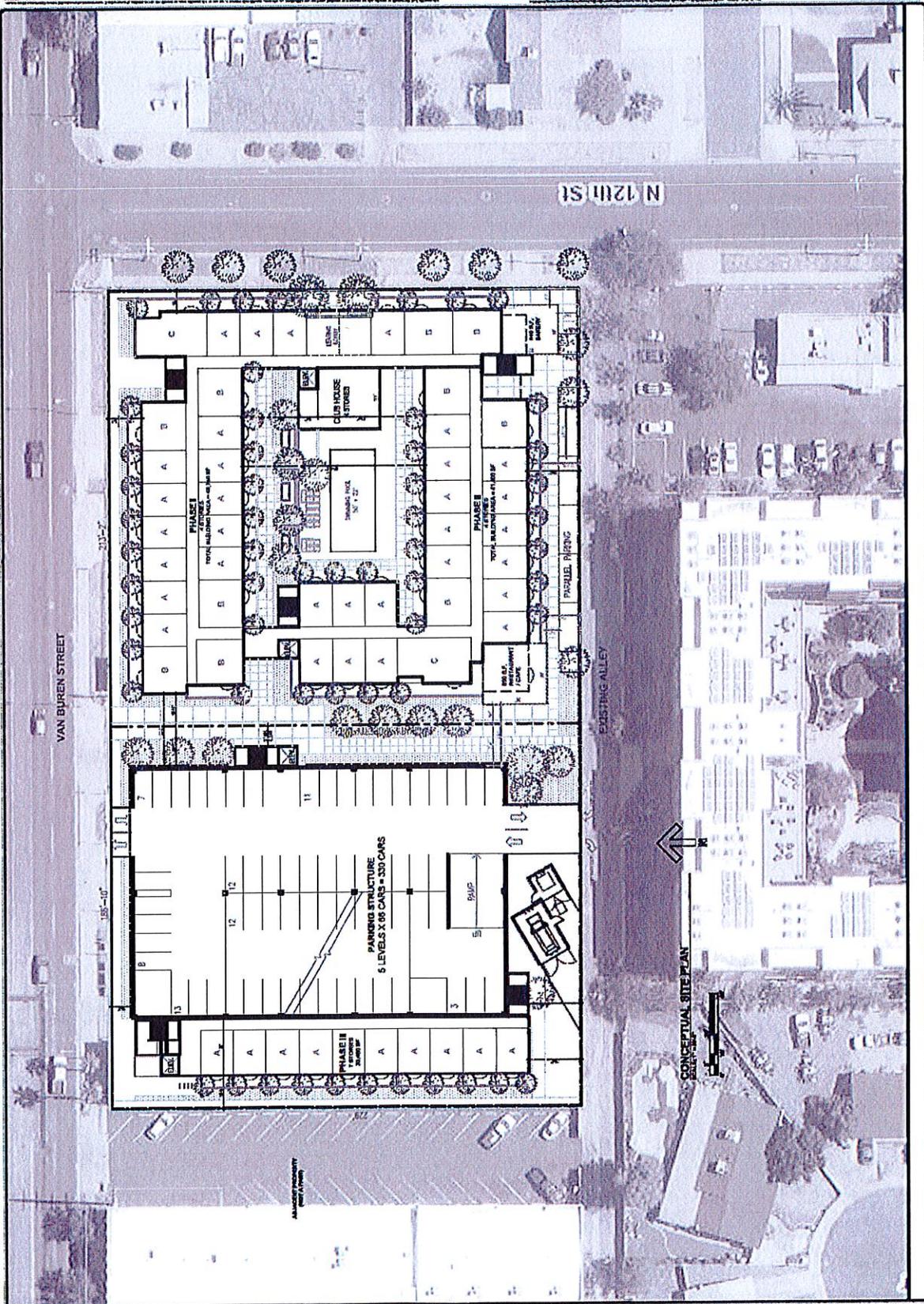


LAFFERTY DEVELOPMENT
220 N. 12TH STREET
S.W.C. 12TH ST. & VAN BUREN ST.
PHOENIX, ARIZONA 85004

| | |
|-----------|----------------------|
| DATE | DESCRIPTION |
| 1/15/2010 | CONCEPTUAL SITE PLAN |

CONCEPTUAL SITE PLAN

DP-1



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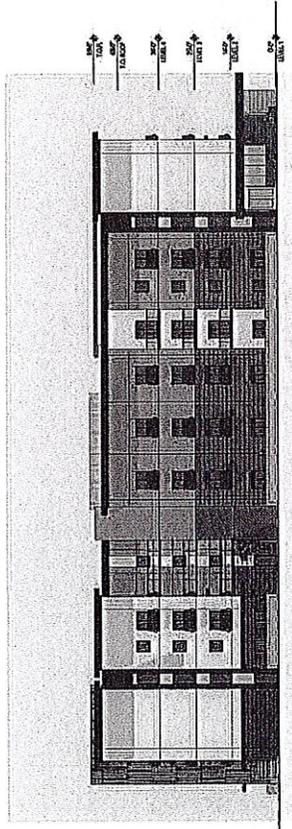
LAFERTY
 DEVELOPMENT

ST. AMBROSE
 220 N. 12TH STREET
 SMC 12TH ST. & VAN BUREN ST.
 PHOENIX, ARIZONA 85034

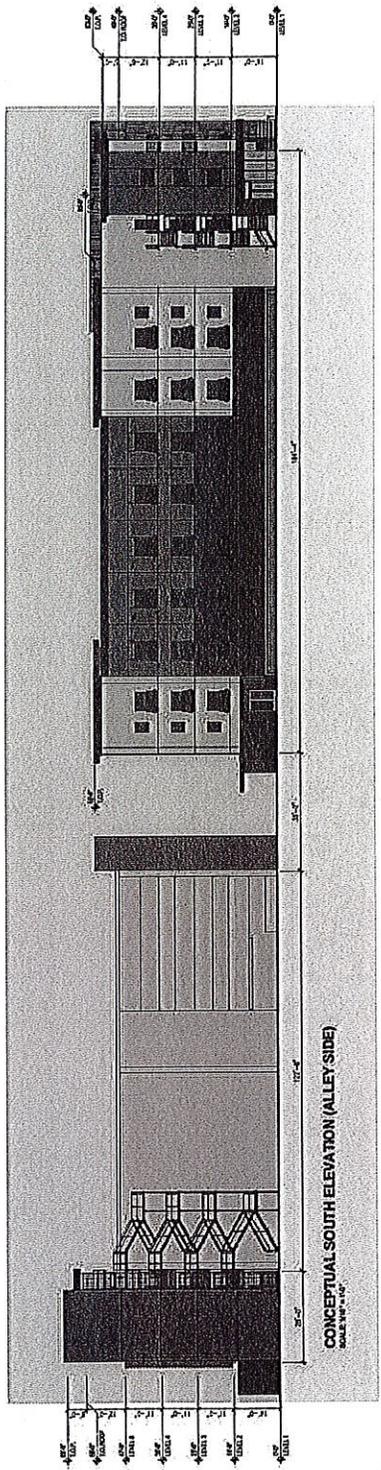
| | |
|-------------|-----------|
| Author | C. JANG |
| Designer | J. PARKER |
| Checker | T. BROWN |
| Date | |
| Scale | |
| Sheet No. | |
| Project No. | |

SHEET TITLE:
 CONCEPTUAL BUILDING
 ELEVATIONS

PROJECT NO.
 DRAWING
DP-3

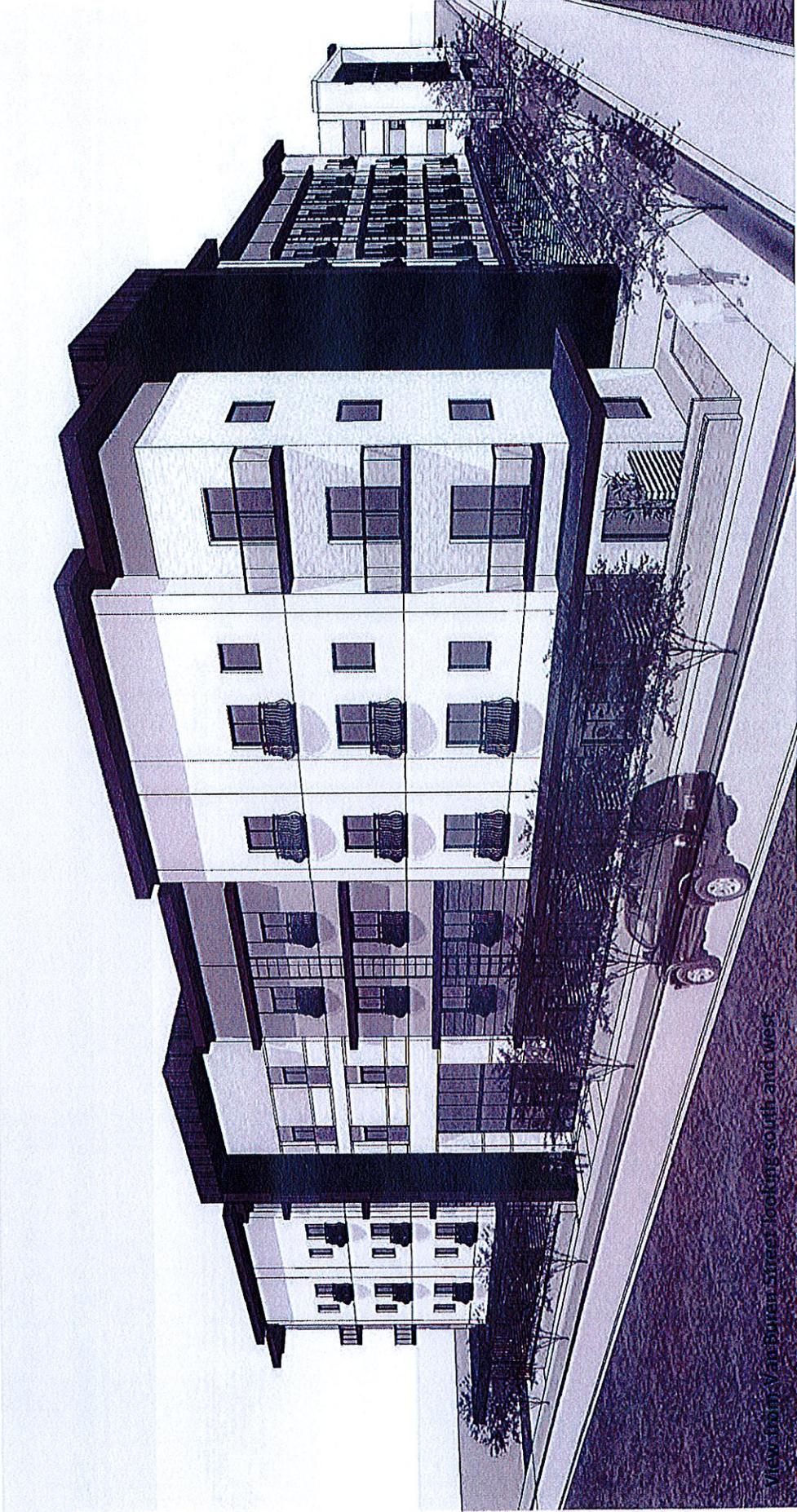


CONCEPTUAL WEST ELEVATION
 SCALE: 1/8" = 1'-0"



CONCEPTUAL SOUTH ELEVATION (ALLEY SIDE)
 SCALE: 1/8" = 1'-0"

EXHIBIT 11 - Conceptual Perspective Views



View from Van Buren Street looking south and west

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 Architecture & Interiors, LLC

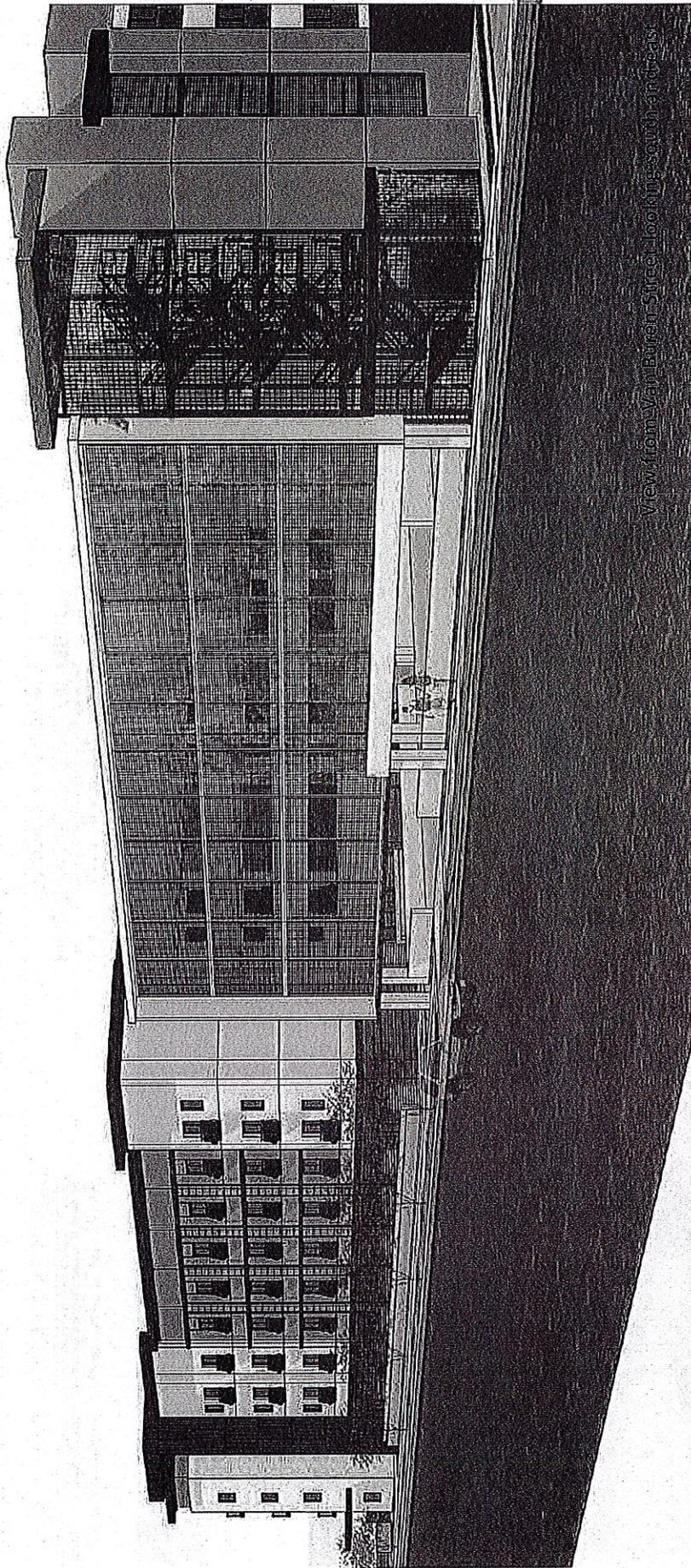
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LAFFERTY
 DEVELOPMENT

DATE ISSUED: 6-04-2015



View from Van Buren Street looking south and east

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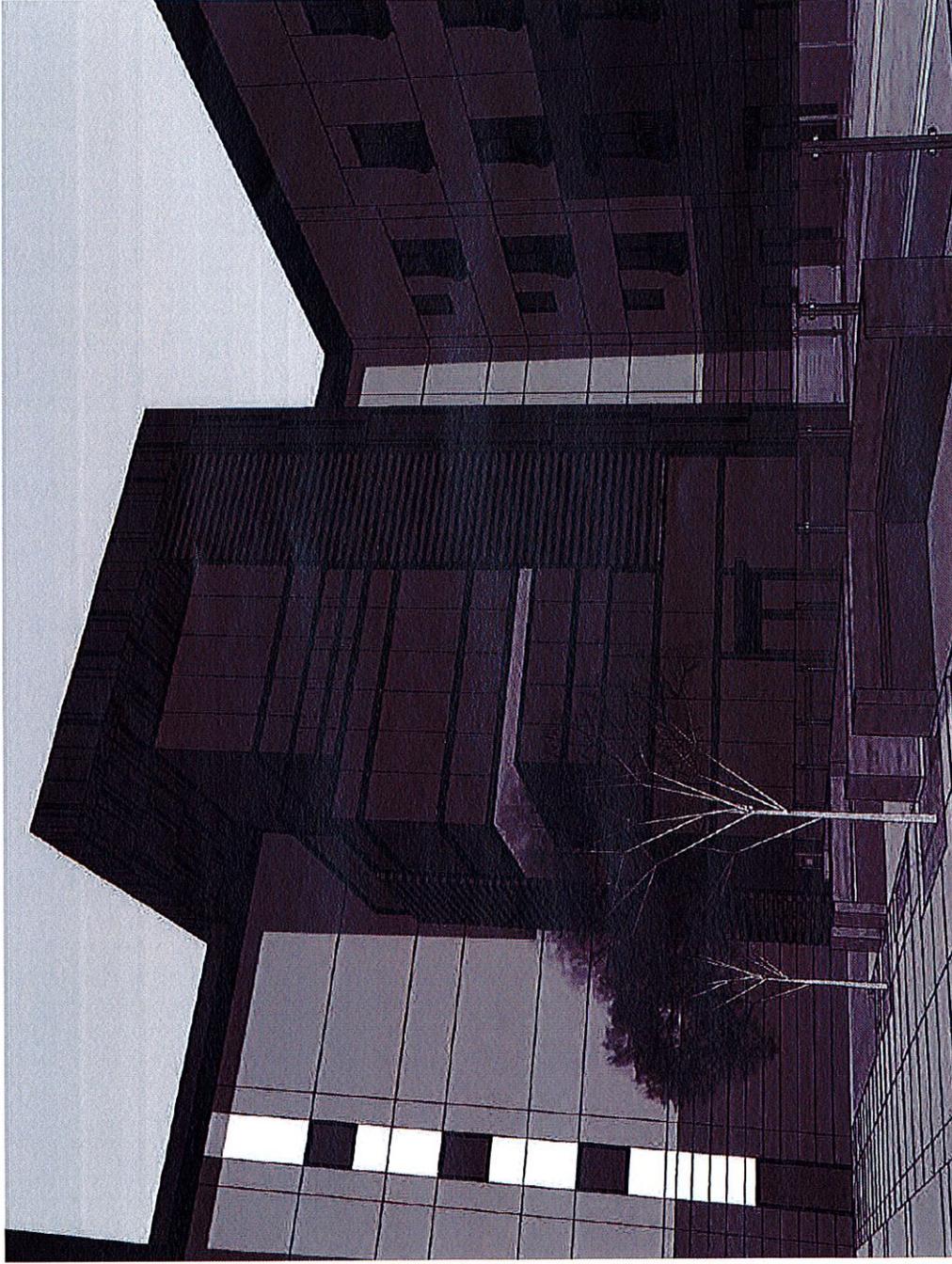
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LAFFERTY
 DEVELOPMENT

St. Ambrose – 220 North 12th Street
 Planned Unit Development – Hearing Draft



OUTDOOR COURTYARD VIEW

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