



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-63-16-7
(10th Avenue Hotel PUD)
 December 9, 2016

Central City Village Planning Committee Meeting Date December 12, 2016
Planning Commission Hearing Date January 5, 2017
Request From: C-1 DNS/WVR CMOD (1.64 acres) and C-3 DNS WVR CMOD (0.70 acre)
Request To: PUD CMOD (2.34 acres)
Proposed Use Planned Unit Development to allow a mix of uses including a hotel and a restaurant
Location Northeast corner of 10th Avenue and Van Buren Street
Owner Grand Capitol, LLC
Applicant/Representative Nick Wood – Snell & Wilmer, LLP
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	10th Avenue	Local	12-foot east half street
	Van Buren Street	Arterial	33-foot north half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; INFILL; LAND USE PRINCIPLE: <i>Plan cores, centers and corridors to include a variety of land uses: office, retail, shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</i></p> <p>The proposed project will provide a mid-range hotel option for nearby government uses as well as for the Downtown Core.</p>			

CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; LAND USE PRINCIPLE: *In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.*

The project frontage comprises a whole block from Van Buren Street to Polk Street. The development will upgrade the sidewalk to meet ADA standards and the sidewalk will be detached to allow shade trees to be planted on both sides of the sidewalk.

TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK – MEDIUM URBAN CENTER: *Balanced commercial and residential, retail destination, entertainment destination, some employment.*

The Medium Urban Center place type for this station area is an acknowledgement of the intensity of nearby government buildings as well as historic neighborhoods. The land use proposed is intended to complement the government uses by providing a mid-range hotel option for visitors to the area.

Area Plan

Transit Oriented Development Strategic Policy Framework - See items 5 through 7 in Background/Issues/Analysis.

Governmental Mall Redevelopment Plan - See items 8 through 11 in Background/Issues/Analysis.

Background/Issues/Analysis

1. This request is to rezone a 2.34-acre site, located at the northeast corner of 10th Avenue and Van Buren Street, from C-1 DNS WVR CMOD (Neighborhood Commercial with a Density Waiver, Capitol Mall Overlay District) and C-3 DNS WVR CMOD (General Commercial with a Density Waiver, Capitol Mall Overlay District) to PUD (Planned Unit Development) CMOD (Capitol Mall Overlay District) to allow for a mix of uses including a hotel and a restaurant. The site is located within one quarter mile of the planned 7th Avenue/Washington Street/Jefferson Street light rail station. The Phase 1 segment of the Capitol/I-10 West Light Rail Extension (from downtown Phoenix to the Capitol area) is anticipated to be complete in 2023. The site has frontage on both 10th Avenue and Van Buren Street.



2. The site was the former home of the Desert Inn Motel which was demolished approximately six years ago. University Park with its ball diamond, basketball courts, swimming pool and picnic areas, is located on the entire city block to the west. Across Van Buren Street to the south is a linear park and the Woodland Historic District. Along the site's eastern boundary are various auto-related and warehouse type uses as well as a small restaurant with Van Buren Street frontage. In 2009 a rezoning request was approved to add a Density Waiver to the site. At that time there was the possibility of a multifamily housing development occurring there. At present the site is fenced and vacant.



Desert Inn Motel at the northeast corner of 10th Avenue and Van Buren Street. The adobe building in the upper right hand corner is the former Arizona



Subject site at the northeast corner of 10th Avenue and Van Buren Street. Source: Google Maps, Street View July 2015

3. The General Plan Land Use Map designation for this property is Commercial. The PUD proposes to construct a four story hotel with approximately 120 rooms. The southern portion of the site is envisioned for approximately 2,500 square feet of a ground floor restaurant use. These uses are consistent with the General Plan Land Use Map designation for the site.
4. The subject site was approved for Density Waivers on both the C-3 and C-1 portions (Z-36-09) in 2009. At the time there was interest in pursuing a possible affordable multifamily housing development for the site. There was no site plan submitted with the rezoning request and the idea for the site never came to fruition.

TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK

5. The Transit Oriented Development Strategic Policy Framework is intended to improve the investment environment around key nodes in the Phoenix transit network and guide sustainable urban development to benefit all residents. The Transit Oriented Development Strategic Policy Framework includes a detailed background regarding the market for development near high capacity transit, the community benefits that can be realized and the sustainability integration that can occur. Further, the policy document notes that proactive planning can ensure that economic growth benefits the community and advances urban sustainability. In keeping with this idea, planning typologies, describing urban environments by related characteristics, were developed for existing and proposed light rail station areas across the system. The typologies and associated policies are designed to

shape walkable mixed use environments and focus redevelopment near high capacity transit stations.

6. The 7th Avenue/Washington/Jefferson light rail station area is identified as a Medium Urban Center place type. Medium Urban Center is characterized by a balance of commercial and residential uses and some employment. Housing can be mid-rise, apartments, town houses, row houses or live/work. Development in this place type is of medium intensity in a range of three to six stories and the possibility of up to 10 stories with some incentives.
7. The PUD is structured based on Section 623 (C-2) of the Zoning Ordinance. The proposed standards are generally consistent with this section.

AREA PLAN AND OTHER REGULATIONS

8. The site is located within the Governmental Mall Redevelopment Area. Adopted in 1987, the purpose of the Governmental Mall Redevelopment Plan is to revitalize and redevelop the area west of the downtown. This is an area of a diverse mixture of uses, including residences, a school, historically significant structures, the location of the state Capitol, as well as the legislative and administrative functions of state government. The plan seeks to produce an attractive, vital area which will be of major benefit to Phoenix. This proposal meets the goal of providing adequate space for necessary or desirable related support activities (restaurant and hotel).
9. There are two regulatory tools in place for the Governmental Mall Area. One is the Capitol Mall Overlay District (Section 656) in the City of Phoenix Zoning Ordinance. This District acknowledges the varied uses of the area including governmental offices, industrial and commercial businesses and historic residences. Many activities in this area are in close proximity to each other and the compatibility of these activities is critical to their property and orderly function. The overlay district purpose is to prevent a concentration of certain uses which could then restrict businesses and residences from functioning normally and possibly contributing to the deterioration of the business and living environment. Development of residential at this location is a compatible use and meets the intent of this overlay district.
10. The second regulatory tool falls under State purview. The Legislative Governmental Mall Commission was established in 1985 to develop and maintain a comprehensive long-range plan for the development of the Governmental Mall area. The Commission is composed of representatives from State, County and City government as well as from the general public. Legislation was approved that gave the Commission the authority to review and approve proposed development prior to the issuance of building permits. The Commission utilizes the goals, objectives and design guidelines included in the Capitol District Development Guidelines to evaluate the project and make a decision which is forwarded to the City of Phoenix. The proposed development was presented to the Legislative Governmental Mall Commission on November 17, 2016 and received preliminary approval to move forward with the proposal.

11. The Governmental Mall area is home to a number of services providing support to a large number of the city's population of homeless individuals. The Human Services Campus is located six blocks to the south of the subject site. This campus is comprised of several organizations, including: the Central Arizona Shelter Services (CASS); the Society of St. Vincent de Paul; Maricopa County Healthcare for the Homeless; Lodestar Day Resource Center; and St. Joseph the Worker. CASS provides overnight shelter for over 400 homeless men and women each night. Due to the proximity of these services, there is a high concentration of transient individuals who are observed congregating along the block wall on the 10th Avenue frontage of this site. Homeless individuals also walk through the greater area to reach the campus. Redevelopment will activate the site thereby discouraging the loitering that currently occurs.

PROPOSAL

12. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
13. The PUD proposes to develop a four-story, 56-foot high motel with an ancillary restaurant use on Van Buren Street. Surface parking will be at the front of the property and a port cochère is proposed to extend almost to the sidewalk on 10th Avenue. The approval of this PUD and the provision of its shade standards for the site will allow the site to develop with a comfortable walking environment adjacent to a 120 room motel. A two story restaurant building is proposed at the south end of the property along Van Buren Street.
14. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped December 9, 2016.

Land Use

The narrative proposes providing 120 motel rooms and a two story building with a restaurant use on the ground level with approximately 2,500 square feet at each level. All land uses specified in Section 623 (C-2) will be allowed.

Development Standards

Density	No maximum.
Building Height	4 stories, 56-foot maximum

Setbacks	Van Buren Street	10 feet
	10th Avenue	10 feet
	Polk Street	75 feet
	East property line	0 feet
	Internal property line	0 feet
Shade	75% minimum coverage on internal walkways	
Signs	Required to submit sign plans with landscape plans to mitigate conflicts between the two	
Lot Coverage	75% maximum	

Parking

Hotel	.75 spaces per room
Commercial	No spaces required for <8,000 square feet

Vehicular and Pedestrian Access

The vehicle parking area will be accessed by driveways on 10th Avenue and Van Buren Street. Access from Polk Street is prohibited. On-site shaded walkways will be provided for pedestrians. The 10th Avenue sidewalk will be detached from the street and widened to ADA standards.

Amenities

An amenity deck/pool, meeting space, fitness center and business services are planned at the first level.

Landscape

A. Trees	
i.	1 Tree per 30 Linear Feet (Exclusive of Driveways)
ii.	50% of Trees 2-inch Caliper Size
iii.	25% of Trees 3-inch Caliper Size
iv.	25% of Trees 4-inch Caliper Size
v.	Tree Species Shall Be "Shade" Providing Trees Compliant with Arizona Dept. of Water Resources "Low Water Use Plant List" or Per Zoning Administrator Approval
B. Shrubs	
i.	Four (4) 5-gallon Shrubs per Tree (May Include Cactus)
C. Parking Lot Islands	
i.	Landscaping Islands Required at:
a.	Every 12 Parking Stalls or
b.	At the End of Parking Stall Groupings (less than 12)
ii.	Landscaping Islands Shall Include 1 Tree (See Note 1)
iii.	60% of Trees 2-inch Caliper Size
iv.	40% of Trees 1-inch Caliper Size
v.	Landscaping Islands Shall Include Five (5) 5-gallon Shrubs per Tree
vi.	Landscaping Islands Shall Be Five (5) Feet Wide (Inside Curb Dimensions)
D. Areas Adjacent to Structures (not otherwise landscaped per the preceding provisions)	
i.	1 Tree per 200 Square Feet of Area, Minimum Five (5) Feet Wide
ii.	Five (5) 5-gallon Shrubs per Tree (May Include Cactus)
iii.	60% of Trees 2-inch Caliper Size
iv.	40% of Trees 1-inch Caliper Size
E. Turf	
i.	May Be Utilized as a Groundcover (Except in Rights-of-Way)

Sustainability

- Dual glaze windows
- Reduced flow water fixtures
- Energy Star rated appliances
- LED-type light fixtures (or similar best practices technology)
- Provide secure bicycle parking for employees
- Light colored roofing materials
- Provision of some operable windows (minimum 25%)
- Recycling collection in guest rooms

Phasing

The project will be completed in one phase.

MISCELLANEOUS

15. The Archaeology Section of the City of Phoenix has commented that there are no known archaeological sites located in this project area. However, if any 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 and allowed time to properly assess the materials. This is addressed in Stipulation 2.
16. The Aviation Department requests that the property owner 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. Stipulation 3 addresses this request.
17. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
18. The Floodplain Management division of the Street Transportation Department determined that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013 maps.
19. The Street Transportation Department has reviewed the proposed plan and has commented that a traffic impact study for the development is required to be reviewed and approved prior to preliminary approval of plans for the site, and additional improvements may be required as a result of the Traffic Impact Study. This is addressed in Stipulation 4.
20. The Water Services Department has noted that the site is surrounded with existing sewer mains that can potentially serve this development. A new water main may be needed to meet fire flow. The closest is a 12-inch DIP off of 9th Avenue on the south side of Van Buren Street. Capacity is a dynamic condition that can change over time

due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

21. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation 5.
22. 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 development conforms to the General Plan Land Use Map Designation of Commercial.
2. The request is consistent with the Medium Urban Center assignment from the Transit Oriented Development Strategic Policy Framework of the General Plan.
3. The proposal is generally consistent with and will further the goals of the Governmental Mall Redevelopment Plan.

Stipulations

1. An updated Development Narrative for the 10th Avenue Hotel 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 the Development Narrative date stamped December 9, 2016.
2. 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.
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.
4. The applicant shall submit a Traffic Impact Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Mani Kumar, (602) 495-7129, to set up a meeting to discuss the requirements of the study.

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5. The development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

Writer

K. Coles

12/8/2016

Team Leader

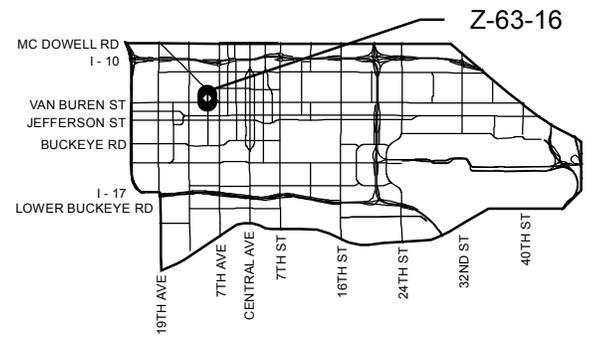
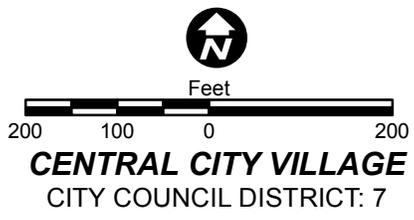
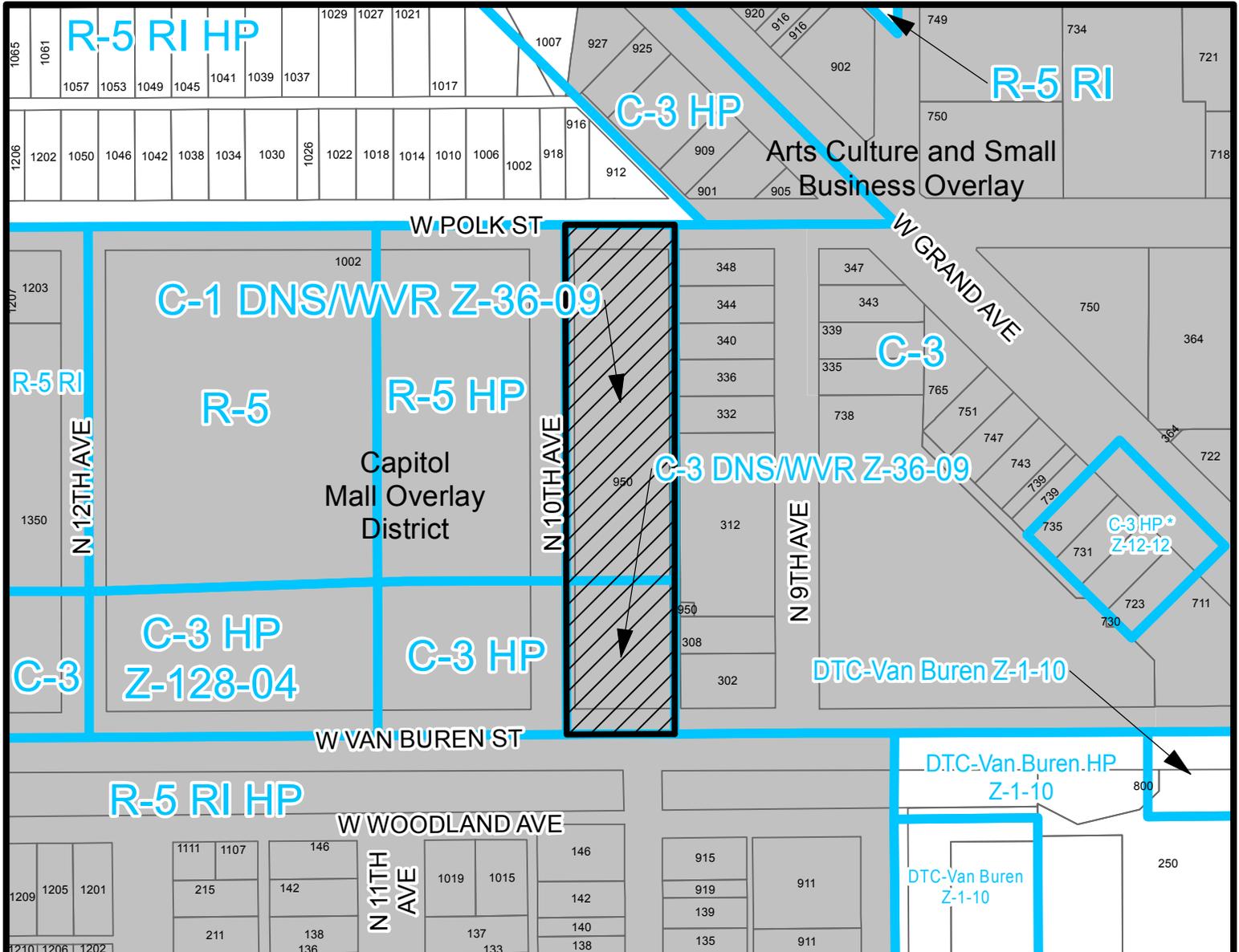
Joshua Bednarek

Attachments

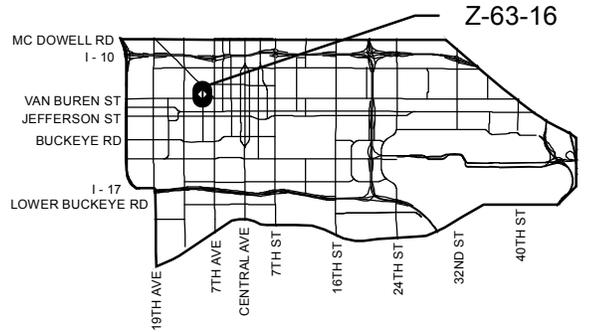
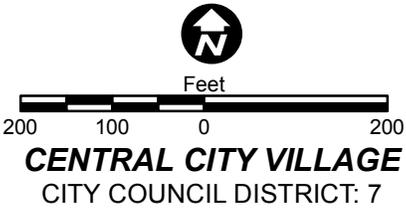
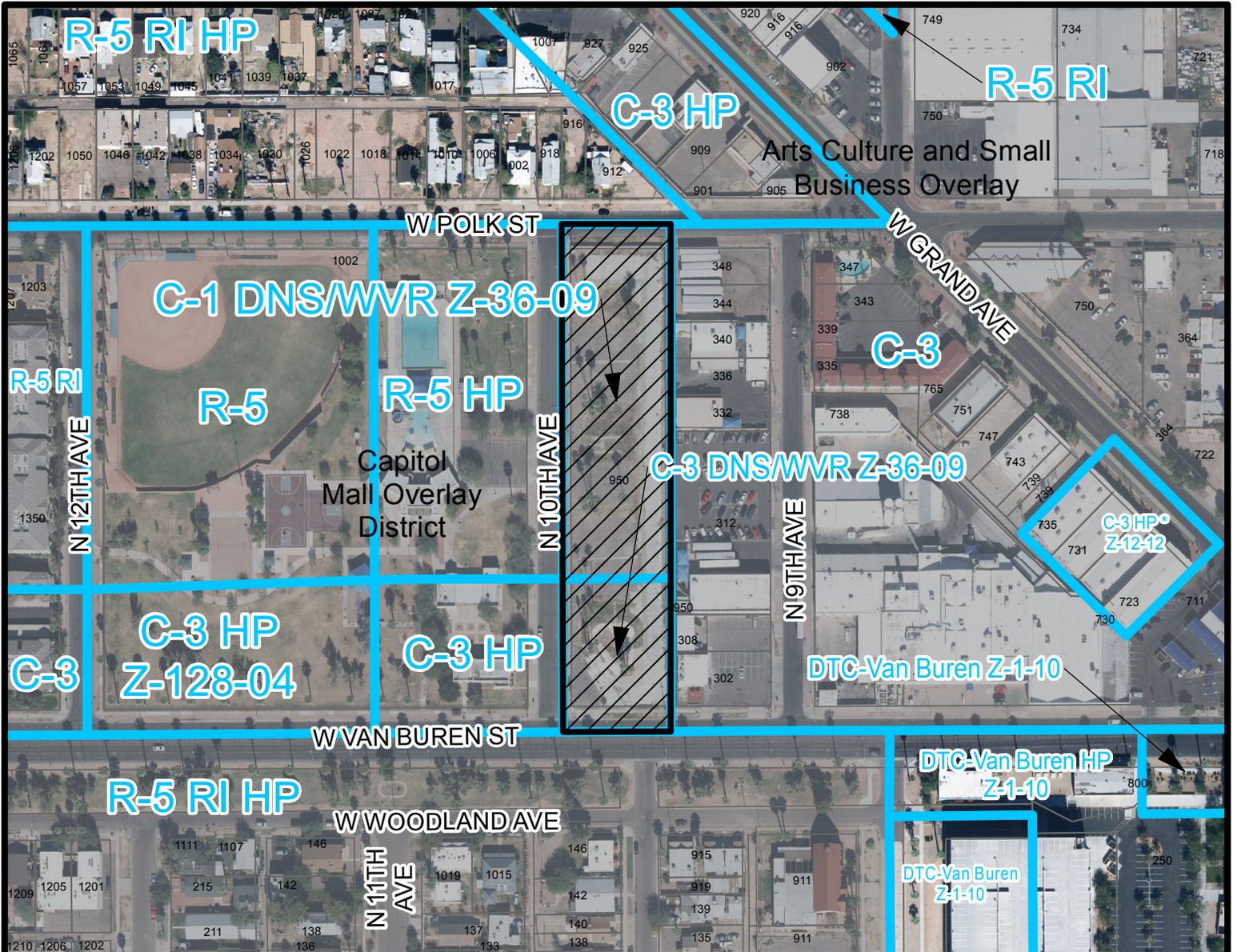
Sketch Map

Aerial

10th Avenue Hotel PUD Development Narrative date stamped December 9, 2016



APPLICANT'S NAME: Nick Wood, Snell & Wilmer, LLP		REQUESTED CHANGE: FROM: C-1 DNS/WVR CMOD, (1.64 a.c.), C-3 DNS/WVR CMOD, (0.70 a.c)	
APPLICATION NO. Z-63-16	DATE: 11/16/2016 REVISION DATES:	TO: PUD CMOD, (2.34 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.34 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 11-26		
MULTIPLES PERMITTED C-1 DNS/WVR, C-3 DNS/WVR PUD CMOD	CONVENTIONAL OPTION 23,10 33		* UNITS P.R.D. OPTION 28,12 40
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Nick Wood, Snell & Wilmer, LLP		REQUESTED CHANGE: FROM: C-1 DNS/WVR CMOD, (1.64 a.c.), C-3 DNS/WVR CMOD, (0.70 a.c)	
APPLICATION NO. Z-63-16	DATE: 11/16/2016	TO: PUD CMOD, (2.34 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.34 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 11-26	ZONING MAP F-8	
MULTIPLES PERMITTED C-1 DNS/WVR, C-3 DNS/WVR PUD CMOD	CONVENTIONAL OPTION 23,10 33		* UNITS P.R.D. OPTION 28,12 40

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